

Cornelius
Davidson
Huntersville
Kannapolis
Concord



Lincoln County
Mecklenburg County
Cabarrus County

January 27, 2022
10:30 AM - 11:30 AM
Virtual Zoom Meeting

Regular Meeting Minutes

Attendees:

Susie Morris	Cabarrus County
Phil Conrad	Cabarrus Rowan MPO (CRMPO)
Monterai Adams	City of Concord
Aaron Tucker	Town of Cornelius
Jason Burdette	Town of Davidson
Andrew Golden	Town of Davidson
Julio Paredes	Gaston-Cleveland-Lincoln MPO (GCLMPO)
Dave Hill	Town of Huntersville
Jack Simoneau	Town of Huntersville
Richard Smith	City of Kannapolis
Andy Bailey	NCDOT
Dominique Boyd	NCDOT
Jerome Scott Miller	NCDOT
Roger Castillo	NCDOT
Stuart Basham	NCDOT
Carina Trustram Eve	Centralina Regional Council
Andrew Bryant	Lincoln County

Welcome and Introductions

Mr. Bryant opened the meeting at 10:30 am. All present introduced themselves.

Administrative Matters

Meeting Minutes from December 2020 & September 2021 COP meetings:

Motion was made by Mr. Burdette to approve both meeting minutes and seconded by Mr. Tucker at 10:41 am.

NCDOT Updates

Mr. Basham began NCDOT updates with corridor widening projects. Several widening projects are planned from Concord to Highway 16 in Denver, Lincoln Co.

5721A-Beatties Ford to Denver; project has been on suspension for two years and has been cleared to move ahead in late 2021, but the project has not restarted. There have been discussions about restarting this and the B section has already been restarted (Beatties Ford to Catawba Avenue, U-5765 is a companion project of the B section) Main B section is Catawba to Northcross Drive. The

firm that is working on this is also working on the R5721B piece and the U5765 piece. Because of the large number of commercial acquisitions that will be required along these projects, we've decided to proceed with these first. We're at about 25% plans right now and the firm is moving forward with design activities, and they're currently scheduled to go into ROW in 2023 and construction in 2026. Once they get further along with the B section, we're still planning to start work on the A section, just want to begin the B section ROW.

R2632AB-NC 115 to Davidson-Concord Rd-brought off suspension in spring of 2021, is in design phase.

R5706A-Davidson-Concord Rd to Poplar Tent-this has been restarted and is also in the design phase.

R5706B-Poplar Tent to US29- section has been an issue-cost and time has increased. Project has been pushed to the back end of timeline because of cost increases. Still idle at this time. Project costs including ROW acquisition have increased dramatically.

Mr. Tucker had a question regarding the stretch of 73 that runs from Catawba Ave to Highway 16; he was interested if there would be any more public meetings. Mr. Basham mentioned that most public meetings were completed as part of the environmental review section, which was completed last year.

Mr. Simoneau had a question about the interchange of 77 and Sam Furr. He mentioned Mr. Basham said that NCDOT was moving forward with improvements near Birkdale; do those improvements also include the interchange? Mr. Basham replied that the interchange was not included in the improvements. Mr. Basham also thanked Mr. Simoneau for bringing that topic up as he had neglected to mention the 77 & 73 interchange. This project, which is I5715, was one of the first projects on suspension and came off late summer of 2021. We looked at getting it restarted and the traffic work was 6 ½ years old and that information needed to be updated, using the regional model. Traffic work is being done now, and on some of the original traffic work, several movements at the interchange were very near capacity on the original traffic work, so some of the movements have capacity issues now, to make determinations on how it will affect the future work. Mr. Simoneau mentioned the original timeline was ROW acquisition 2023 and construction in 2025, were those dates still accurate. Mr. Basham was not able to confirm those but will be able to come back in the spring and see if there are any changes or redesigns needed which may influence the schedule.

Mr. Bailey mentioned to stay tuned for the 2022 draft in December which may help with timeline questions.

What's New Along the NC 73 Corridor

Cabarrus County

Ms. Morris provided the following update. At this time, there are no active projects in Cabarrus County. Cabarrus is not participating financially.

Cabarrus-Rowan MPO

At this time, there are no updates from the Cabarrus-Rowan MPO.

Concord

Ms. Adams provided the following update for Concord: as of now, there is nothing new to update, everything was covered the last time we met. Due to some of the new processes with utilities, we've seen a change in how we function with projects. They did a rezoning last week for Davidson Highway and Winecoff School Rd. Adding 99 active adult units and it will have only one entrance/exit.

Cornelius

Mr. Tucker provided the following update for Cornelius: At the intersection of 73 and Hwy21/Statesville Rd-North of intersection, there are 100 acres vacant (West side of 21), North of church (Jim Cooke Rd) Atrium is building a hospital on that parcel, 50% of traffic will go down 73, but will not have direct access. It will be a 40-bed hospital, and phase 2 will have 104 beds. They are in the rezoning process right now.

Davidson

Mr. Burdette provided the following update for Davidson: They are also experiencing sewer capacity limitations, except that about 90% of their projects are impacted by this issue, based upon their agreements with Charlotte. Still trying to figure out how to deal with this by having discussions with Charlotte Water. At Mayes Road, Mayes Hall by Tri Pointe Homes is 62 single family homes, 4 duplexes, and is about 1/3 done, and already have sewer approvals from Charlotte Water, so no impact to project.

Moving east, at the front of Summer's Walk Phase 6 is at the front of the subdivision and will be 42 townhomes.

GCLMPO

At this time, there are no updates from GCLMPO.

Huntersville

Mr. Simoneau provided the following update for Huntersville: Davidson-Concord & 73 intersection had approved a project there well over a decade ago called Huntersville East, renamed to North Creek Village, was approved as a strip mall with a grocery store, residential townhomes and single family. Shopping center is now under construction. Town approved some development around that last year, so that development will connect up with Blackfarm Rd. There will be two sections of development dumping onto 73. With everything on the east side of Huntersville, there's not sewer capacity so the rest of the development will be put on hold until expansion plans are implemented. Just passed Mayes Road to the west, there is a large senior living facility going in, called Symphony Park. Moving west again passed the City Church, there is industrial flex space going in, and is close to being finished. South of that site, there are two subdivisions going in and there is a connection with 73. Northeast of that subdivision, another 61 lot subdivision has been approved.

Ms. Morris asked where the treatment plant for North Mecklenburg is; is it Mallard Creek or somewhere else where they are having similar issues to Cabarrus (for sewer). She is aware that the sewer issue is impacting the Skybrook area of Cabarrus County because there are some Mecklenburg utilities there. Mr. Simoneau responded that everything east of the railroad tracks goes to Mecklenburg County (about half their jurisdiction) and there are lots of projects waiting and more in the queue. Most of the eastern half of Huntersville is in a holding pattern for development due to the sewer issue.

Kannapolis

Mr. Smith mentioned two projects: Stanly Drive, won't have direct access to 73, they were restricted to Stanly by Kannapolis and NCDOT and the other is at the southeast corner of Kannapolis parkway and 73. It's Redwood Living Davidson, 73 townhome units, but Kannapolis has sewer constraints so that development will only receive sewer capacity post 2027.

Lincoln County

Mr. Bryant presented the following update for Lincoln County: They are right in the middle of sewer capacity issues (about 18 months); only going to allocate up to 90% of new plant capacity, but the new plant is about a year out from completion. South of Publix Super Market at Cambridge Village on the east side of North Pilot Knob Road, lots of interest mostly south of the utility easement and working with cross sections to facilitate some NCDOT cost savings.

The space between Forney Creek and the railroad track that parallels Hwy 16 has been sold to a group that will do warehousing, up a 1m sq ft. There's a frontage road that was built by the original owners so working with NCDOT on a traffic study and any interchange modifications that would need to be made to accommodate traffic there. Their trip distribution would be more north and south, so not adding much traffic to NC 73.

Moving west to the northwest side of Farm at Ingleside, some construction is starting and north of that property, there is also some development queuing up too. They'll be working with a modified interchange with the jug handles there, with one already installed on the south side by the Ingleside owners. Lots of development queuing up, still dealing with sewer capacity issues, and getting everyone to move forward. So far, everyone's been pretty cooperative on requests for access restriction onto 73.

They're also moving into an effort with our utilities and planning department as a joint update between planning and capital projects. It will be completed in about a year, around the same time as the sewer plant is ready.

Mecklenburg County

At this time, there are no updates from Mecklenburg County.

Wrap-Up and Adjourn

The next meeting of the COP will be held May 26, 2022. Mr. Bryant made a motion to adjourn the meeting at 11:35 a.m.

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