

Cornelius  
Davidson  
Huntersville  
Kannapolis  
Concord



Lincoln County  
Mecklenburg County  
Cabarrus County

May 26, 2022  
1:00 PM - 2:00 PM  
Virtual Zoom Meeting

## Regular Meeting Minutes

### Attendees:

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

### Welcome and Introductions

Mr. Bryant opened the meeting at 1:04 pm. All present introduced themselves.

### Administrative Matters

#### Meeting Minutes from January 2022 COP meeting:

Motion was made by Mr. Tucker to approve meeting minutes and seconded by Mr. Simoneau at 1:04 pm.

Due to when staff arrived, the decisions was made by Mr. Bryant to do community updates before the NCDOT updates.

### NCDOT Updates

Mr. Basham began NCDOT updates about the draft STIP. It was released on April 25<sup>th</sup> and resulted in some movement regarding several projects along NC 73. From a higher level, to rebalance the STIP, we've tried to hold the schedule as close as we could on delivery projects. These are projects that were programmed for right of way or construction in 2026 or sooner.



R5721A-Beatties Ford to Denver; project has been reduced to funding for preliminary engineering only. At this point, it does not have funding for right of way or construction.

R5721B-Completed 25% design plans last November and are currently working toward 65% plans. It's new schedule in the draft STIP is pretty much unchanged. Still has right of way funded in 2023 and construction in 2026. Limits of this project are from Beatties Ford Rd to West Catawba Avenue. U-5765 is W Catawba Avenue to Northcross Drive. That project has right of way in 2023 and construction in 2026. It is paired with R5721A and 25% design plans have been completed and is working towards 65% plans completed.

I5715 -Sam Furr Rd interchange conversion to split diamond design. Construction between North Cross Drive and US21. Restarted back in the fall, traffic work has to be redone to be updated. Expected to be completed in August or September and at that point we will have to look at the current design based on the updated traffic count and see if any changes will be warranted. The schedule calls for right of way in 2024 and construction in 2026.

R2632AB-NC 115 to Davidson-Concord Rd-2023 for right of way, 2026 for construction.

R5706A-Davidson-Concord Rd to Poplar Tent-this is in design phase; right of way in 2024 and construction in 2026.

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. Project costs is up to \$250million, right of way increased about \$75million. This means it has been pushed out and is only funded for preliminary engineering only.

Mr. Bryant had a question about several of the TIAs conducted recently, projects haven't come to zoning entitlement yet, but because of the funding status of the NC73 project, they've gone to congestion management for review and recommendations. With just preliminary engineering approved and no ROW or construction dollars, does that change that process of congestion management review for TIAs and possibly their recommendations? Mr. Basham said not that he understood. An internal NCDOT meeting and the answer from them was it was still funded for preliminary engineering, just not right of way or construction, so it doesn't materially change the way NCDOT would treat the design phase and any resulting traffic reviews or anything else.

Schedule for adoption of the draft STIP; if there are any issues with project swapping; have a finalized draft STIP in December and will not become official until adoption by the board of Transportation in the Summer of 2023.

### **What's New Along the NC 73 Corridor**

#### Cabarrus County

At this time, there are no updates from Cabarrus County. Cabarrus is not participating financially.

#### Cabarrus-Rowan MPO

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

#### Concord

At this time, there are no updates from Concord.

Cornelius

Mr. Tucker provided the following update for Cornelius: Only had one project update as they've seen a slow-down in development for new projects. Near the new Atrium Hospital at 131 Main St., there will be a 200-bedroom hotel facility; doing the TIA right now. Probably 6-9 months out for rezoning before it gets approved. Pretty significant development on those 100 acres.

Davidson

Mr. Burdette provided the following update for Davidson: Not much to add. Davidson East is completing its residential component in the Washam Family area. Mixed use commercial segment along 73 that is a future phase. No interested parties. We've gotten a lot of questions about when Shearer Rd will connect through North and South of River Run into Iredell County. There's been a lawsuit with the developer over obligations of completing that road connection to 73. No definitive timeline but definitive trigger action.

Moving east, at the front of Summer's Walk, the neighborhood is largely completed, Phase 6 at the front of the subdivision and 44 townhomes are under construction and look to be completed in the next 6-12 months.

GCLMPO

At this time, there are no updates from GCLMPO.

Huntersville

Mr. Hill provided the following update for Huntersville: They've released an RFQ to do a mobility plan for a town-wide plan. Within this RFQ, they are asking for NC73 to be a focus area. They'll be reaching out to this group to see if there is interest in participating. They won't have the scope of work and draft contract ready until July/August. Huntersville will be in touch with the full group, especially the adjacent municipalities to Huntersville, about participation. They're focusing on the relationship between land uses and the corridor itself.

Kannapolis

At this time, there are no updates from Kannapolis.

Lincoln County

Mr. Bryant presented the following update for Lincoln County: Development focused around Hwy 16/73 interchange and about a mile north and south of that. Lots of TIAs being completed. June and August zoning agendas are packed with things not on 73 but their traffic will eventually affect the route. Last meeting with commissioners; they want to talk about new growth management strategies. Each have different opinions and there will be lots of discussion the next couple of months on growth management.

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 October 27, 2022. Mr. Tucker made a motion to adjourn the meeting at 1:25 pm and was seconded by Mr. Basham.

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