

NC 73 Council of Planning

Regular Meeting Minutes

October 27, 2022

11:00 AM – 12:00 PM

Virtual Zoom Meeting



Attendees

Name	Organization
Luke Lowry	Centralina Regional Council
Michelle Nance	Centralina Regional Council
Jason Burdette	Town of Davidson
Richard Smith	City of Kannapolis
Monterai Adams	City of Concord
Julio Paredes	Gaston-Cleveland-Lincoln MPO
Andrew Bryant	Lincoln County
Susie Morris	Cabarrus County
Phil Collins	Cabarrus County
Jack Simoneau	Town of Huntersville
Heather Maloney	Town of Huntersville
Stuart Basham	NCDOT
Roger Castillo	NCDOT
Andy Bailey	NCDOT
Dominique Boyd	NCDOT

Welcome & Introductions

Luke began the meeting with welcome & introductions around the room, and then reviewed the meeting agenda.

Administrative Matters

The meeting minutes from May 26th, 2022 were approved through a motion and a second.

Luke shared the Scope of Work and confirmed that the Scope had been sent to the finance departments of the funding partners.

NCDOT Updates

Stuart Basham provided updates on several NCDOT projects along NC-73:

- For **R-5721B**, from Beatties Ford Road to West Catawba Avenue (in Mecklenburg County), the design work is almost completed, and right-of-way acquisition is expected to begin in early March 2023.
- For **U-5765**, from West Catawba Avenue to Northcross Drive (in Mecklenburg County), design activities are completed and the right-of-way acquisition was set to begin at the end of October 2022.
- For **I-5715**, the interchange project at NC-73 and I-77 (exit 25), the project has been stalled since August 2019. NCDOT has been looking to restart the project since the beginning of 2022, but the traffic work is from 2015 so it is needing to be updated. With 2040 numbers, some operational movements were already at capacity; however, the preliminary updated data has not resulted in any significant redesign required. Right-of-way acquisition date of FY23 and a scheduled bid date of FY25.
- For **R-2632AB**, the widening of NC-73 from Old Statesville Road to Davidson-Concord Road, NCDOT is moving forward with design. Right-of-way acquisition is scheduled for 2023, let for construction by 2026.
- For **R-5706A**, the widening of NC-73 from Davidson-Concord Road to Poplar Tent Road, NCDOT is moving forward with design. Right-of-way acquisition is scheduled for 2024, let for construction by 2026.
- For **R-5706B**, the project has experienced some changes. The right-of-way acquisition cost estimate jumped from \$7 million to \$70 million, which resulted in a stop of work until funding was secured. In the draft STIP, this project is shown as being funding for PE only (no construction or right-of-way). One strategy that is being considered is to segment the project, which brings the cost down. Segmented projects have a better chance of funding in STI. The other benefit is that the division can take on a smaller, more manageable piece (rather than taking a huge hit to the budget). The decision was made to segment the R-5706B project, which was supported by the City of Concord, the City of Kannapolis, Cabarrus County, and Cabarrus-Rowan MPO. The board acted in September to segment the project. The new project limits will be from Poplar Tent Road to I-85, and from I-85 to NC-29 in Concord. The intent is to submit one or both projects for scoring evaluation in Prioritization 7.0 (P 7.0), which will be underway in Fall 2023. P 7.0 is generally a two-year process, and NCDOT expects it to wrap up in late 2025, and a new STIP to be released in early 2026.

Around the Room

Town of Huntersville

Jack Simoneau gave updates for the Town of Huntersville:

- In Birkdale Village, developers want to build a commercial/office multi-story building. The address is 9040 Lindhold Dr, 3231, Huntersville, NC, 28078. There is lots of concern from citizens in the area. The Planning Board has recommended. It is going to the Town Board for decision in November. For McDowell Creek Greenway, there is a recognized need for an access point that doesn't connect directly to NC-73.
- A develop wants to build a "Crystal Lakes" resort on 270 acres of farmland off NC-73 in the Huntersville area. The developer tried to get the development in the press as a tactic. The town is expecting a development submission in December. Updates will be forthcoming. Peer review for the NC-73 website would be advantageous in this instance.
- The Renaissance Festival is up and operating, and traffic is bustling on the weekend. GPS navigation is directing some residents to cut through residential subdivisions, which needs to be addressed in the future. At some point, the owner of the Renaissance Festival is expected to walk away and make the land available for development. This location would be ideal for an 'activity center'.
- At the NC-73 and I-15 intersection, a developer wants to put in an apartment as by-right development. The ordinance is fairly permissible, but it does say development needs to "blend in" with the area (appropriate scale, massing, etc.). Residents were appealing staff's opinion that development met massing requirements. NC statutes state that "if developer has affordable housing units, local government can't use harmony requirements". Since the developer has two affordable units, the town can't control the architecture.

City of Concord

Monterai Adams gave updates for the City of Concord:

- For the 4421 Davidson Highway rezoning, the developer got some broader uses, including auto uses such as auto repair
- Across the street from 4421 Davidson Highway, the property was rezoned to industrial. The approved plan, RW Hwy 73 Industrial, states the developer is looking to do distribution, so they will need to get a special use permit from the city at some point. Neither of the two projects in the plan have currently submitted for sewer allocation, so the city does not know when the property will actually be developed.

- The city has lots of other development projects, but not along NC-73.

Town of Davidson

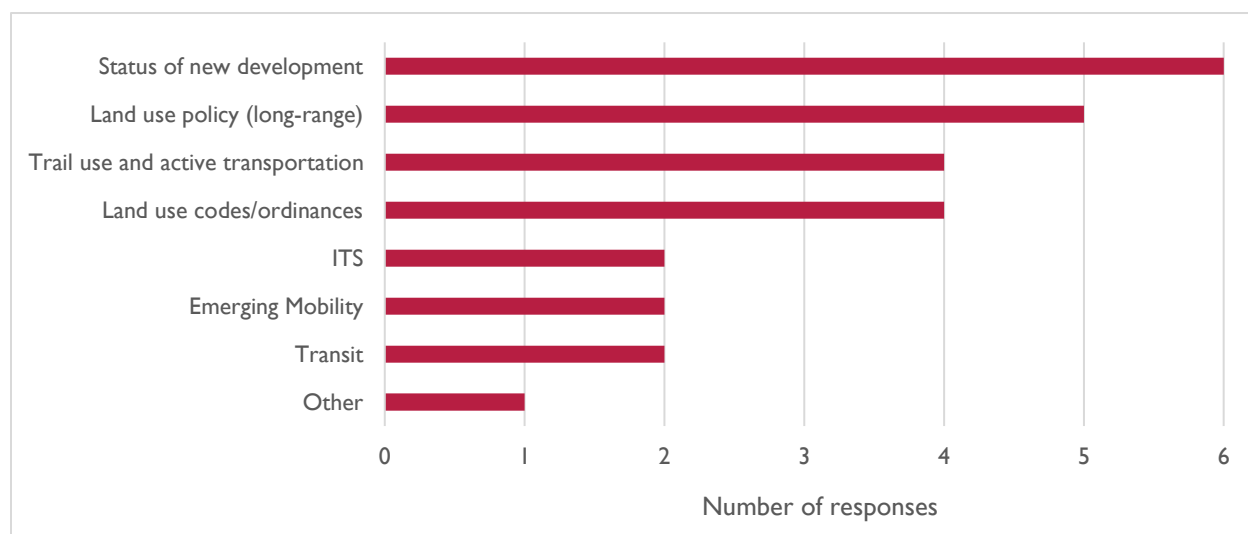
Jason Burdette gave updates for the Town of Davidson (not recorded in notes)

Pulse-Check

During the pulse-check, Luke shared the results of the pre-meeting survey, and meeting participants offered additional feedback/comments for each question. The pre-meeting survey results can be found in the meeting presentation, available on October 2022 meeting tab of the NC73 website. Participants agreed with the results of Question 1, which asked for the benefits of the NC73 Council of Planning thus far. Results included:

- “Regional knowledge of projects and coordination”
- “Learning what development is proposed along NC 73; coordinating details of improvements to NC73”
- “Discussing development patterns with other communities and current NC 73 project schedules with NCDOT”
- “NC73 project updates”
- “NCDOT updates. Networking with other jurisdictions.”

Participants stated that NC-73 may not be as important of a focus because development is happening elsewhere, but that sharing projects across the group has still been beneficial. They agreed with the potential future topic results from the pre-meeting survey, shown below:



Participants shared individuals and organizations who they thought should be invited to participate in the coalition. For future meetings, there was a strong preference for virtual, but participants were open to in-person or hybrid options if needed. There was also a strong preference to shift from 3 meetings per year to 2 meetings per year. Participants stated that the current meeting time—Thursdays at 11 am—was still ideal.

For the website, there was mixed feedback as to whether it should still be used and updated. Jack stated that it would be useful to put peer review, maps of projects on the website. Susie stated that the decisions lie more with Huntersville, Davidson, Lincolnton, and Kannapolis and it should be reviewed in accordance with the plan.

Wrap-up and Adjourn

Luke thanked meeting participants for being at the meeting and adjourned the meeting.