

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
Theo Ghitea	NCDOT
Aaron Tucker	Town of Cornelius
Andrew Golden	Town of Davidson
Andy Bailey	NCDOT
Arthur Cashwell	GCLMPO
Bill Thunberg	Lake Norman Transportation Commission
Brian Richards	Town of Huntersville
Dominique Boyd	NCDOT
Heather Maloney	Town of Huntersville
Jason Burdette	Town of Davidson
Jack Simoneau	Town of Huntersville
Phil Collins	Cabarrus County
Roger Castillo	NCDOT
Susie Morris	Cabarrus County
Richard Smith	City of Kannapolis

Welcome & Introductions

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

Administrative Matters

The meeting minutes from October 27th, 2022 were approved through a motion and a second.

NCDOT Updates

Theo Ghitea provided updates on several NCDOT projects along NC-73:

SCHEDULED FOR DELIVERY BY DIVISION 10							
TIP	Description	ROW	ROW	Utilities	Utilites	Construction	Construction
R-5721B	NC 73: Vance Road Ext/Beatties Ford Rd to West Catawba Ave	FY2023	\$15.5 million	FY2023	\$3 million	FY2026	\$28 million
U-5765	NC 73: West Catawba Ave to Northcross Dr	FY2023	\$58.5 million	FY2023	\$7.5 million	FY2026	\$31.5 million
I-5715	I-77 and NC 73 upgrade interchange to split diamond	FY2023	\$1.5 million	FY2023	\$2.4 million	FY2025	\$39.5 million
R-2632AB	NC 73: NC 115 to Davidson-Concord Rd	FY2023	\$4.4 million	FY2023	\$4.7 million	FY2026	\$46.8 million
R-5706A	NC 73: Davidson-Concord Rd to Poplar Tent Rd	FY2024	\$7 million	FY2024	\$2.9 million	FY2026	\$29.6 million

A public update meeting will be held for these projects in the summer. Anticipating a meeting date in June.

SCHEDULED FOR DELIVERY BY DIVISION 12							
TIP	Description	ROW	ROW	Utilities	Utilites	Construction	Construction
R-5721A	NC 73: NC 16 Vance Road Ext/Beatties Ford Rd	FY2026	\$46.4 million	FY2026	\$10.4 million	FY2029	\$102 million

FUNDED FOR PRELIMINARY ENGINEERING ONLY							
TIP	Description	ROW	ROW	Utilities	Utilites	Construction	Construction
R-5706B	NC 73: Poplar Tent Rd to US 29	N/A	\$70 million	N/A	\$7.3 million	N/A	\$175 million

Around the Room

Town of Huntersville

Jack Simoneau and Heather Maloney gave updates for the Town of Huntersville:

- The town is developing the Huntersville Mobility Plan which will combine many of the existing mobility, ped/bike, and other transportation plans. It should be completed by November 2023.
- In Birkdale Village, there are several rezoning requests / on-going development projects, including:
 - A rezoning request for a 7-story building
 - Current development for a hotel on the Birkdale golf course
 - Current development of a one-story apartment building
- As NC-73 is widened, the Town of Huntersville has concerns about the safety/practicality of several proposed pedestrian road crossing at locations including:
 - Lindholm Drive
 - Birkdale Commons
 - McDowell Greenway
 - Holly Point
- Closer to the intersection with Davidson-Concord Rd, there are several proposed developments. The primary rezoning request is for the 'Lagoon Project'. This would include: Apartments, town homes, a conference center, hotel, retail, commercial

shops, and single-family housing. The development is inconsistent with the Town of Huntersville's plans (and the Town of Cornelius' plans for the bordering area). The zoning decision should be made in 2 months. Other municipalities expressed interest in sharing their zoning and older planning efforts to provide context on this area to the Town of Huntersville board members.

Town of Cornelius

Aaron Tucker gave updates for the Town of Cornelius:

- A 170-bedroom hospital was just approved at West Moreland and U.S. 21. The hospital will be built on 30 acres of a 100-acre site, and it should be completed by 2025.

Town of Davidson

Jason Burdette gave updates for the Town of Davidson:

- Summer Walk, a 40 town-home development, is currently underway.
- The town has a new Town Hall! They have moved from their Main Street location to an adaptive reuse facility in an old school

City of Kannapolis

Richard Smith gave updates for the City of Kannapolis:

- Our Council adopted a text change to our KDO to reduce the preservation corridor along Hwy 73 from 50' to 35' (the protection area remains, but the preservation area was reduced to mirror the anticipated NCDOT future r/w width more accurately)
- Recently completed Bojangles Renaissance Square (near Mecklenburg County line)
- Redwood Living Davidson Hwy -78 apartments (southeast corner of the intersection of Hwy 73 and Kannapolis Parkway) plan review completed; construction pending.
- Biscayne self-storage facility – Our Board of Adjustment issued a special use permit for storage facility near the corner of Biscayne and Hwy 73; further retail plans for this site are in the works as well.
- 85 Exchange development underway- southwest corner of 73 and Kannapolis Parkway; mixed-use project
- Convenience store in Gateway Business Park (located just northeast of 73 and Parkway intersection) – under construction.
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Cabarrus County

Phil Collins gave updates for Cabarrus County:

- No updates currently.

Wrap-up and Adjourn

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