Mt. Holly Road Extension
Proposed Thoroughfare Plan Amendment

PROPOSED ACTION
The Charlotte Regional Transportation Planning Organization (CRTPO) is proposing to amend its Thoroughfare Plan to remove the unbuilt section of the Mt. Holly Road Extension/NC 27-Mt. Holly Bypass. The unbuilt section is located between Mt. Holly-Huntersville Road and the Catawba River. The original plan for this project included a new crossing of the river, and it will also be removed from the Thoroughfare Plan if the amendment is approved.

CRTPO is asking for public comments about this proposal, which is being considered due to the removal of the proposed NC 27 Bypass by the Gaston-Cleveland-Lincoln Metropolitan Planning Organization. The CRTPO Board (known as the MPO) will make its decision based on the results of analysis by staff and comments received tonight and during the public comment period.

Public Meeting
Thursday, May 21, 2015
4:30 – 6:30 PM
Shady Brook Baptist Church
2940 Belmeade Drive
Charlotte, NC 28214

WHAT IS THE CRTPO?
The Charlotte Regional Transportation Planning Organization (CRTPO) is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte Urbanized Area. Federal legislation requires that Urbanized Areas with populations larger than 50,000 have an MPO to carry out the multi-jurisdictional transportation planning process within its planning area boundary.

The governing body of the CRTPO is known as the MPO and consists of elected and appointed officials from jurisdictions in Iredell, Mecklenburg and Union counties, as well as the North Carolina Board of Transportation. Its Technical Coordinating Committee (TCC) includes staff representing various organizations involved in the transportation planning process. The TCC is charged with making technical recommendations to the MPO.
Additional information can be found at crtpo.org.

**HISTORY**
In the early 1990s, the City of Mt. Holly proposed that NC 27 be re-routed in the future around the north side of downtown Mt. Holly. At that time, the planning organizations in Gaston County and Mecklenburg County added this future roadway alignment to their respective thoroughfare plans. This proposed route became known as the Mt. Holly Road Northern Loop (also known as the Mt. Holly Road Extension in Mecklenburg County). The proposed route would start at the intersection of Mt. Holly Road (NC 27) and Mt. Holly-Huntersville Road in Mecklenburg County, then proceed northwest on a new bridge across the Catawba River to intersect first NC 273 north of downtown Mt. Holly and then NC 27 west of downtown Mt. Holly.

A short segment of this thoroughfare was built at the intersection of Mt. Holly and Mt. Holly-Huntersville roads in northwest Charlotte was built in the mid-2000s in conjunction with the construction of the Catawba Village Center. Right-of-way designated for the remainder of the thoroughfare in Mecklenburg County was reserved a part of a rezoning petition in 2000.

The Catawba Village Plantation subdivision was developed around this proposed thoroughfare and right-of-way for the future road was reserved through this subdivision. The proposed thoroughfare was also included in the Catawba Area Plan, adopted by the Charlotte City Council in 2010.

In 2014, the Gaston-Cleveland-Lincoln MPO voted to remove from their Thoroughfare Plan the section of the Mt. Holly Extension (also known as the Northern Loop) between the Catawba River and NC 273 without notifying the CRTPO. This action would effectively leave only a remnant portion of the proposed thoroughfare in Mecklenburg County from Mt. Holly-Huntersville Rd. to the middle of the Catawba River.

**SCHEDULE**
No action to remove or keep the proposed thoroughfare will be made at the May 21 meeting. The schedule for action on this item is anticipated to be as follows:

- June 1, 2015 – CRTPO will accept comments on the item until 5:00pm.
- June 4, 2015 – The TCC will receive information about the proposed amendment.
- June 17, 2015 – The MPO will receive information from Charlotte staff about the proposed amendment.
- July 2, 2015 – The TCC will recommend an action to the MPO.
- July 15, 2015 – The MPO will vote on an action as recommended by the TCC

**HOW DO I PARTICIPATE?**
First, please fill out a comment sheet. Second, if you have any other questions or comments, please contact Keith Sorensen at:
Telephone: 704-336-3906
Email: ksorensen@charlottenc.gov
Fax: 704-336-4400
Evaluation of Thoroughfare Plan Amendment:
Mt. Holly Road Extension
5/11/15

REQUESTED ACTION: Remove Mt. Holly Rd. Extension from the Thoroughfare Plan
AMENDMENT LIMITS: Between Mt. Holly-Huntersville Rd. and the Catawba River

• Why is this action being considered?
   In 2014, the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO), at the request of the town of Mt. Holly, deleted the section of Mt. Holly Road Extension from its thoroughfare plan between NC 273 and the Catawba River. This terminates the thoroughfare in the middle of the Catawba River. It is CRTPO’s practice to begin and terminate a thoroughfare at another thoroughfare. Without a continuation of this thoroughfare into Gaston County, there would be no independent utility for the Mecklenburg County portion.

• Abbreviated purpose and need statement for the thoroughfare
   The Mt. Holly Road Extension was first proposed to extend across Mt. Holly-Huntersville Road, cross the Catawba River into Gaston County, and form part of a loop around Mt. Holly in the northeastern part of town. The new road was intended to connect NC 27 to NC 273, and ultimately become part of two thoroughfares in Gaston County, one connecting Mt. Holly to Gastonia and one connecting Mt. Holly to Belmont and Cramerton. As described above, the Gaston County portion of this thoroughfare between the Catawba River and NC 273 has been removed from GCLMPO’s thoroughfare plan.

• Linkages to adopted/approved plans
  Land Use Plan
  The Catawba Area Plan (adopted by the Charlotte City Council in 2010) recommends constructing the Mt. Holly Rd. Extension into Gaston County. The plan calls for a land use of “Wedge Mixed-Use” in between existing Mt. Holly Rd. and the future extension of Mt. Holly Rd., based on the existing adopted conditional zonings for this area.

Land Development
The Catawba River Plantation subdivision was developed around the proposed thoroughfare corridor. Two subdivision streets (River Hollow Court, Turkey Point Drive) would have access to the thoroughfare, and undeveloped parcels between those streets and Mt. Holly-Huntersville Road would likely have driveways or street connections to the Extension.

The developer of the neighborhood commercial center at the intersection of Mt. Holly Rd. and Mt. Holly-Huntersville Rd. constructed the first block of Mt. Holly Rd. Extension, as required by rezoning petition 2000-39.

- **Multimodal effects**
  - *Future year traffic volumes*
  - *Effect on remaining adjacent street network (area of influence will vary by facility)*
    - Changes in vehicle-miles of travel (VMT)
    - Availability of alternate routes
    - Increase/decrease in traffic volumes on other streets
    - Gaps in connectivity created/removed
    - Impacts to bicyclists and pedestrians

<table>
<thead>
<tr>
<th>Street</th>
<th>Scenario</th>
<th>2015 Traffic Volume</th>
<th>2040 Traffic Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mt. Holly Road (existing NC 27)</td>
<td>With Thoroughfare</td>
<td>15,500</td>
<td>17,500 (2 lanes)</td>
</tr>
<tr>
<td></td>
<td>Without Thoroughfare</td>
<td>N/A</td>
<td>21,000 (4 lanes)</td>
</tr>
<tr>
<td>Mt. Holly Road Extension (Mt. Holly Northern Loop)</td>
<td>With Thoroughfare</td>
<td>N/A</td>
<td>6500 (2 lanes)</td>
</tr>
<tr>
<td></td>
<td>Without Thoroughfare</td>
<td>N/A</td>
<td>0</td>
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</tbody>
</table>

Without the thoroughfare extension, the existing bridges of I-85, NC 27, and NC 16 will continue to be the only means of access into northeastern Gaston County and southeastern Lincoln County.

The current NC 27 Bridge accommodates a 4-lane undivided roadway section, with 12-foot lanes. Pedestrians are able to travel on the bridge, though perhaps not comfortably. There is a concrete parapet wall on the south side and a 4-5 foot sidewalk on the north side. There are no specific accommodations for bicycles, but there is a 4-foot-wide painted
median that could conceivably be removed in order to provide additional space for bicyclists.

- **Impacts Created and Impacts Avoided/Minimized**
  - **Land uses**
    - Building frontage orientation
    - Current land use development patterns
    - Planned land use mix
  - Natural environment (e.g., creek/river crossings and wetlands)
  - Social environment (e.g., environmental justice)
  - Economic development

Catawba River Plantation was planned around this thoroughfare. The existing single-family residences have reverse frontage along the thoroughfare. 100 feet of right-of-way for the road has either been dedicated or reserved. Undeveloped land southeast of the single-family area is land zoned for multifamily development. Southeast of that is the existing Catawba Village Shopping Center (Food Lion).

There is a creek running parallel to the proposed thoroughfare that could be impacted if the thoroughfare were built. There is roughly 40 feet of fall from the subdivision elevation to the edge of the Catawba River; the topography and existing building locations would make grading for the road challenging. Removing the thoroughfare from the plan removes the need to construct another bridge across the Catawba River.

There do not appear to be any social-environment or economic-development impacts if the thoroughfare were constructed or removed.
Charlotte Regional Transportation Planning Organization

COMMENT SHEET
Mt. Holly Road Extension

Please submit comments or questions in the space provided below.

Name:

Address:

Phone Number:    Email Address:

Comments on the proposal to delete the Mt. Holly Road Extension:

________________________________________

________________________________________

________________________________________

________________________________________

________________________________________

Your input is important to us! Comments sheets may be given to a staff member tonight or returned by mail or fax so that they are received no later than June 3, 2015.

How did we do?
The website information was helpful in letting me understand the process.    Strongly Agree    Agree
Neither    Disagree    Strongly Disagree

Clear and adequate information was provided about the proposal.    Strongly Agree    Agree    Neither
Disagree    Strongly Disagree

How did you find out about this proposal?    Letter    Website    Other___________
Proposed Thoroughfare to Belmont, Cramerton, and Gastonia

Approximate alignment of eastern section of Mt. Holly Northern Loop
Removed from Gaston County thoroughfare plan in 2014

Proposed Thoroughfare Plan Amendment to remove this segment from the CRTPO Thoroughfare Plan

Mt. Holly Rd. Extension
Thoroughfare Plan Amendment

1" = 1,000 ft.
Mt. Holly Rd. Extension Thoroughfare Plan Amendment
1" = 1,000 ft.