MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager MEB

COPY TO: Heather Taylor, Assistant Town Manager
Tyler Morrow, Planning & Zoning Director

DATE: April 1, 2026

SUBJECT: Request for Express Design of Key Intersections and Road Extension in Support of Town Center Development

In response to a request from Lewis Real Estate about support for transportation improvements, Town staff met with representatives of the French Broad River MPO and NCDOT to determine their thoughts about future improvements on Highway 25. The goal was to try and ascertain their thoughts about what future transportation improvements might be necessary to support better traffic flow for development of the Town Center project. Staff wanted to get their thoughts on what types of improvements might be envisioned and any funding sources available to do this.

After considerable discussion with the MPO staff and NCDOT staff present at the meeting it was determined that an Express Design might be the best option to determine an updated review of design options that would support further development. The Express Design is something done by NCDOT staff at no cost to the Town. The request must be submitted as part of the MPO prioritization process. The prioritization process allows this to be a conceptual design project that lists specific improvements and estimated costs.

The target area for Express Design by NCDOT would include several key intersections along Highway 25 and the extension of Old Cane Creek Road. The key intersections along Highway 25 would include Howard Gap Road, Fanning Bridge Road, and Cane Creek Road. The extension of Old Cane Creek Road would be an extension connecting it to Howard Gap Road. There may be other areas in this vicinity that would be studied but the primary ones would be along Highway 25 near the Town Center area.

It is staff's recommendation that Council support a request to the MPO and NCDOT to conduct an Express Design of the target area described in this report.

MEB/meb

Attachment