



**U.S. 1 COUNCIL OF PLANNING MEETING**  
**Oct 3, 2022**  
**11:00 AM**  
**Webex Virtual Meeting**

**MEETING SUMMARY**

<b>Attendees</b>		
<b>MEMBERS</b>	<b>AGENCY</b>	<b>E-MAIL ADDRESS</b>
Tim Gardiner – Chair	Wake County	<a href="mailto:Tim.Gardiner@wakegov.com">Tim.Gardiner@wakegov.com</a>
Jennifer Currin	Town of Wake Forest	<a href="mailto:jcurrin@wakeforestnc.gov">jcurrin@wakeforestnc.gov</a>
Scott Wheeler	NCDOT Div 5 Dist 1	<a href="mailto:mwheeler@ncdot.gov">mwheeler@ncdot.gov</a>
Shelby Powell	CAMPO	<a href="mailto:shelby.powell@campo-nc.us">shelby.powell@campo-nc.us</a>
Jason Myers	City of Raleigh	<a href="mailto:Jason.myers@raleighnc.gov">Jason.myers@raleighnc.gov</a>
Scott Hammerbacher – Vice Chair	Franklin County	<a href="mailto:shammerbacher@franklincountync.us">shammerbacher@franklincountync.us</a>
Erin Klinger	Town of Youngsville	<a href="mailto:eklinger@townofyoungsville.org">eklinger@townofyoungsville.org</a>
Paul Black	GoTriangle	<a href="mailto:pblack@gotriangle.org">pblack@gotriangle.org</a>
<b>GUESTS/INVITED AGENCIES</b>		
Jason Rogers	Franklin County	<a href="mailto:jrogers@franklincountync.us">jrogers@franklincountync.us</a>
<b>CAMPO COP Staff</b>		
Shelby Powell	CAMPO	<a href="mailto:Shelby.powell@campo-nc.us">Shelby.powell@campo-nc.us</a>

**Welcome/Introductions**

Tim Gardiner, Chair, called the meeting to order.

**Meeting Minutes**

Meeting Minutes – March 10, 2022 and August 24, 2022, Attachments 1 and 2

**Action:** A motion was made by Scott Hammerbacher, second by Scott Wheeler, to approve the meeting minutes from the March 10, 2022 and August 24, 2022 meetings. The motion carried unanimously.

**Old Business**

- U-5307 – US 1 Freeway Project – Shelby Powell provided an update on meetings that NCDOT convened last month with Wake Forest and City of Raleigh to discuss issues and concerns with the current US 1 freeway design. There were several follow up items identified in the meetings in order for NCDOT to finalize a new schedule to proceed with the Merger Process. Ms. Powell will keep the Council updated as developments occur.

## New Business

- Franklin County/Youngsville 7-11 Development
  - Jason Rogers, Franklin County, reviewed this item.
  - Information about the development was provided as Attachment 3. Mr. Rogers noted that this development is proposed in the northwest quadrant of US 1 at NC 96. The developer is dedicating right-of-way on US 1 and NC 96. The developer will also construct a greenway segment in congruence with the Franklin County Greenway Plan for bicycle and pedestrian accommodation. The County feels like this developer has gone far towards meeting goals of the US 1 Study.
  - Ms. Powell noted that the development is directly in conflict with the planned interchange at US 1 and NC 96. She asked if NCDOT will be noting that the US 1 driveway will be temporary, as has been done with other developments on US 1. Scott Wheeler responded that the NCDOT will note that, and will also note the future interchange ramps. Mr. Wheeler further noted that this is approximately the third development that has attempted to develop in this quadrant, and this developer has been positively responding to all requests and dedications asked of them. The developer is aware of the future interchange identified on the study.
  - Tim Gardiner noted that this is similar to issues with development previously on Purnell Road, although this one was different in that this section of US 1 freeway is likely far from being funded. On Purnell, the Council had asked the developer to show how the future interchange would be accommodated, but the developer could not, and thus ultimately did not develop there.
  - Jason Myers asked about topography and parcel ownership around this parcel, trying to see if an alternative interchange design could be done to wrap around this development. Mr. Wheeler stated that he could not see how the development on this parcel could possibly be saved if an interchange is implemented. Mr. Myers noted that it could be a possibility if US 1 were built to go over NC 96, but he didn't know enough about the topography there to know if that were a feasible option.
  - Scott Hammerbacher noted that this issue has occurred repeatedly along the corridor – without having funding to acquire the property in advance of the road project being funded in the TIP, there is no way to stop these developments that will impact the future freeway project. This similarly happened at Durant Road and Wakefield and other locations.
  - Mr. Wheeler stated that NCDOT could supply a letter as part of their review noting the impacts of this on the future viability of the interchange. Mr. Gardiner agreed the developer should be told that the parcel would eventually be taken as part of the interchange and freeway project, but it is possible that they will still get enough use out of the business development to make that worth it to them.
  - Mr. Hammerbacher noted that, while the County is disappointed in that this will negatively impact the future US 1 project, there is nothing they can do at this point short of acquiring the property, and there is no funding for that. There was some discussion about the possibility of redesigning the interchange. Ms. Powell noted that the interchange ramps are placed in the location they are on the US 1 study maps because of the existing development that was in place when the study was extended to this area of the county.
  - Mr. Gardiner asked if anyone had other creative ideas on how to approach this, or if there was a position that was different than just documenting that this is unfortunate for the future of the US 1 project. Ms. Powell stated that the Council should also reflect the positive outcomes from the development as well, such as the right-of-way being dedicated and the greenway being constructed.
  - Jason Myers asked if NCDOT could purchase the property with a land lease back to the developer to reduce cost of acquiring the property in future. Mr. Wheeler responded that the Department has tried that in the past with outdoor advertising signs that the NCDOT purchased and leased back to owners with the expectation of dismantling the signs when road widenings occurred. That did not necessarily go to plan. But he will discuss this idea with

management to see if NCDOT might be open to it along this corridor. Mr. Gardiner noted this could be a potential issue on the northeastern quadrant soon as well.

- Mr. Hammerbacher said the County expects a letter saying this is not consistent with the US 1 plan, and they will need that to be on record that this could jeopardize US 1 project in future.
- **Action:** A motion was made by Tim Gardiner, second by Shelby Powell, that the US 1 Council of Planning sent communication to Franklin County noting the good elements of this development that conform to the US 1 corridor plan and noting the things about this that were not in conformity with the US 1 corridor plan. The motion carried unanimously.

### **Other Business**

- Presentation: S-Line Corridor Update, NCDOT Rail Division – Postponed to next meeting
- Brief Updates from Council Members
  - No members had updates to provide. Mr. Gardiner asked Mr. Wheeler to report back on his discussions about the potential for land preservation through a purchase and lease back approach. Mr. Wheeler agreed he would.

### **Adjourn**

There being no further business, Mr. Gardiner adjourned the meeting.