



## U.S. 1 COUNCIL OF PLANNING MEETING SUMMARY

**August 24, 2022  
2:30 PM**

### Attendance

Attendees		
MEMBERS	AGENCY	E-MAIL ADDRESS
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>
Melanie Rausch	GoRaleigh	<a href="mailto:Melanie.rausch@raleighnc.gov">Melanie.rausch@raleighnc.gov</a>
Zach Steffey	Franklinton	<a href="mailto:zsteffey@franklintonnc.us">zsteffey@franklintonnc.us</a>
GUESTS/INVITED AGENCIES		
Alex Rickard	CAMPO	<a href="mailto:Alex.rickard@campo-nc.us">Alex.rickard@campo-nc.us</a>
Paul Kallam	City of Raleigh	<a href="mailto:Paul.kallam@raleighnc.gov">Paul.kallam@raleighnc.gov</a>
Brad Kimbrell	City of Raleigh	<a href="mailto:bradley.kimbrell@raleighnc.gov">bradley.kimbrell@raleighnc.gov</a>
David Keilson	NCDOT	<a href="mailto:dpkeilson@ncdot.gov">dpkeilson@ncdot.gov</a>
Patrick Reidy	Town of Wake Forest	<a href="mailto:preidy@wakeforestnc.gov">preidy@wakeforestnc.gov</a>
Joe Guckavan	Town of Wake Forest	<a href="mailto:jguckavan@wakeforestnc.gov">jguckavan@wakeforestnc.gov</a>
Ben Williams	Guest	
George DeLoache	Guest	
Garrett Honeycutt	Guest	
R Stephenson	Guest	
Samuel Morris	Guest	
Tim Richards	Guest	
William White	Guest	
CAMPO COP Staff		
Shelby Powell	CAMPO	<a href="mailto:Shelby.powell@campo-nc.us">Shelby.powell@campo-nc.us</a>

### Meeting Summary

#### Welcome/Introductions

Vice Chair Scott Hammerbacher opened the meeting and invited Council members to introduce themselves.

#### Meeting Minutes

**Action:** The Council tabled this item til the next meeting

### **Old Business**

- U-5307 – US 1 Freeway Project – Shelby Powell updated the group on this project, noting that it has once again been funded in the new draft STIP. She advised members that NCDOT has organized meetings in the next month with the City of Raleigh and Town of Wake Forest to review the comments those agencies submitted during the December 2021 public comment period. Mr. Hammerbacher asked the group if there was a desire to make any recommendations about this project from the Council of Planning. Jason Myers asked what sort of comments Mr. Hammerbacher had in mind? Mr. Hammerbacher clarified that perhaps the group would want to make a statement about the project schedule. Mr. Myers noted that, given the upcoming meetings with NCDOT, the City would prefer to hold off on further comments until they have discussed their initial comments with NCDOT. Jennifer Currin agreed that the Town of Wake Forest would do the same. No action was taken on this item.

### **New Business**

- Joyner Property, Attachments 2, 3, 4, 5, and 6
  - Jennifer Currin and Patrick Reidy, Town of Wake Forest, presented information on this item. Mr. Reidy noted that the Town has coordinated with Terry Far of NCDOT on the alignment of service roads, and that this development would have a mix of single family homes and townhomes. The Town is not recommending the rezoning yet, as the developer is using a 15-year-old special use permit. NCDOT has accepted the site plan for review, and seems to be in favor of the cross section proposed. Jason Myers asked if there was a connection at Country Club Drive at the southern border, and if there was an extension of the service road. Mr. Reidy responded that yes, the current break in the median would allow left turns into he development. Mr. Myers asked ift he location of the frontage road was set, noting a concern about whether there was sufficient right-of-way between US 1 and the frontage road. Mr. Reidy responded that NCDOT seemed to ask for this alignment, so that must mean there was sufficient right-of-way to construct the US 1 project. This road will meet the three lane cross section as identified in the US 1 plan. Shelby Powell noted that if NCDOT has indicated that this alignment will work with the future US 1 project, the MPO could support the alignment. Scott Hammerbacher asked whether there would be signalization. Mr. Reidy noted that the TIA does not indicate signalization being needed, and added that the Town has requested moving the townhomes off the service road. Jason Myers asked if the Town’s adopted plan shows the connection of the service road to the new location frontage road. Ms. Currin responded that one of the Town’s comments on the US 1 project overall is that the culdesac shown on the plans for that service road is inappropriate. Mr. Myers wondered if the County would be able to require the extension of the service road in the future. Ms. Powell noted that the larger issues of whether the culdesac on the service road is appropriate and whether future development outside the Town limits could require that extension was not pertinent to this particular development, unless the placement of the frontage road made it impossible to do that extension in the future. Mr. Myers noted that it may be made impossible by the superstreet treatment on Purnell Road to the north of here rather than by this particular development. Ms. Currin reminded the group that there is an historic property in this vicinity, which is why the service road was located further off US 1 in the original plan. It was noted that the discussions about the extension of the service road need to continue between Wake Forest, NCDOT and Wake County. Ms. Currin noted that those discussions would continue. Mr. Myers asked if this should be tabled to a future meeting. Ms. Powell stated that the larger issue of the eventual connection of the service road should continue, but should not hold up action on this development.

**Action:** No formal action was taken at the meeting; the Council agreed that maintaining the viability of the frontage road was important and should be discussed further with NCDOT.

- Harris Road Property, Attachments 7, 8, 9, and 10
  - Jennifer Currin, Town of Wake Forest, presented information on this item. Ms. Currin reported that this is a 68 acre development with 12 acres proposed as commercial adjacent to US 1. There are also 226 proposed residential units with 98 of those being townhomes. There were two alternatives

published for this area in the US 1 plan sheets. One alternative shows a service road extending north through this site; that has been discussed at previous Council meetings. The other alternative proposed is an alignment to the north, which would impact the design of this development. Staff have met with NCDOT about this, but NCDOT has stated a preferred alternative for this section will not be available til later this year. This development is part of a rezoning request, and Ms. Currin would like guidance from the Council on how to proceed. Mr. Myers asked if the street layout in the development is part of the Town's planning documents. Ms. Currin confirmed it was, and displayed a map showing the proposed street layout overlayed with the adopted street layout. The slight curve takes the proposed street to a point south of the roundabout and does not connect with it. The NCDOT plan for alternative 2 does show the street connecting with the roundabout, even though there has been a stormwater control pond constructed in one leg of that roundabout. Mr. Myers noted that the direction of the proposed street that would serve as the service road does not point appropriately toward the roundabout. Ms. Currin agreed. Ben Williams, working with the developer, noted that the Town plans show service road plans as an extension of Devon Square Blvd. This development will take a route to the Wallridge Road that is graded and will work, and will not impact the existing stormwater pond. Mr. Myers asked if this road could tie into the roundabout. Mr. Williams noted that connecting to the roundabout would necessitate rebuilding the stormwater pond. Mr. Myers noted that, while this alignment proposed appears to feasibly be consistent with the plan, it is not functional for the intent of the service roads. He noted that this proposed road needs to point to the roundabout, and he further noted that the developer may want to consider relocating or omitting some of the townhouses in order to make the curve work, and noted that this will be a fairly busy road and may not be attractive to townhouse residents. Mr. Myers further noted that the Town's plan for this area is consistent with NCDOT's alternative 2, and that there is a local street shown on the US 1 plan that seems ignorant of topography between Wall Road and the frontage road. Ms. Powell noted that when a road is included as a "local street" on the plan, it was something that came from a local planning effort and was not necessarily recommended as part of the overall US 1 plan, but that some of those local streets were leveraged in the designing of connections for frontage and backage roads. Ms. Currin noted that particular street is no longer in the local plan. Tim Gardiner asked if there was a way to connect these streets to the roundabout without destroying the stormwater pond. Mr. Myers stated that probably not, and that he could understand why the applicant here does not want to pay for the reconstruction of someone else's stormwater pond. Ms. Powell noted that the NCDOT alternative 2 clearly shows impacts to that stormwater pond, so that must be included if that alternative is selected, and if this development comes before the construction of the US 1 project, then it may make the selection of alternative 2 a foregone conclusion. Scott Wheeler noted that there were problems with option 1 in the area due to grading and being able to keep access open during the US 1 construction, so it was not likely that option 1 would be preferred by the Department. Mr. Myers asked if the Town would be supportive of suggesting that the site plan curve this access road to the north to point toward the roundabout, which would require the relocation of the development's stormwater infrastructure and potentially the relocation of several townhomes. Ms. Currin stated that the Town would prefer some official action by the Council on this item, and that she agreed this option sounded like a good one.

**Action:** A motion was made by Jason Myers, Second by Tim Gardiner, to recommend adjustments to this layout that would effectively point the frontage road sufficiently to tie into the existing roundabouts, recognizing that the modifications would impact the existing stormwater pond but that this development would not be responsible for dealing with that. There being no further discussion, the motion carried unanimously.

The Council briefly discussed the need to update the US 1 plan to reflect existing roadways on the ground. Ms. Powell noted that this was done comprehensively back in 2017, and it was probably time to do that again. She suggested the Council take some time during a future work session to evaluate the changes that are needed. She further noted that the plan should be updated whenever a final recommendation comes from NCDOT on the US 1 freeway and frontage/backage road designs.

## **Other Business**

- Round Robin – Brief Updates from Council Members

- Franklin County – lots of potential projects, nothing concrete to report to the Council right now.
- Youngsville – some ideas coming forward, will be bringing items forward to the Council soon
- Wake Forest – have some additional plans that will need to come forward to the Council in next several months.
- Raleigh – shared a link to an area plan underway adjacent to the corridor, and noted that the study did not change street elements related to the corridor. <https://raleighnc.gov/projects/wakefield-small-area-study>
- NCDOT – a lot of potential development coming along, nothing to report yet
- Jason Myers requested that the group receive an update on the S-line project in the near future to discuss any potential impacts to the corridor. Ms. Powell noted that the MPO would help coordinate that presentation at a future meeting.

### **Adjourn**

There being no further business, the meeting was adjourned.