



U.S. 1 COUNCIL OF PLANNING MEETING

Mar 30, 2023

2:00 PM

Webex Virtual Meeting

MEETING SUMMARY

Attendees		
MEMBERS	AGENCY	E-MAIL ADDRESS
Tim Gardiner – Chair	Wake County	Tim.Gardiner@wakegov.com
Scott Hammerbacher – Vice Chair	Franklin County	shammerbacher@franklincountync.gov
Jennifer Currin	Town of Wake Forest	jcurrin@wakeforestnc.gov
Scott Wheeler	NCDOT Div 5 Dist 1	mwheeler@ncdot.gov
Shelby Powell	CAMPO	shelby.powell@campo-nc.us
Jason Myers	City of Raleigh	Jason.myers@raleighnc.gov
Melanie Rausch	GoRaleigh	melanie.rausch@raleighnc.gov
Erin Klinger	Youngsville	eklinger@townofyoungsville.org
GUESTS/INVITED AGENCIES		
Patrick Reidy	Town of Wake Forest	preidy@wakeforestnc.gov
Tim Richards	Town of Wake Forest	trichards@wakeforestnc.gov
Bradley Kimbrell	City of Raleigh	Bradley.kimbrell@raleighnc.gov
Dr. Mary L. Young	Guest	
Ben Williams	Guest	
David Bookhout	Guest	
Michael Birch	Guest	
Evan Parrott	Guest	
Rynal Stephenson	Guest	
CAMPO COP Staff		
Gaby Lawlor	CAMPO	Gaby.lawlor@campo-nc.us

Welcome/Introductions

Tim Gardiner, Chair, called the meeting to order.

Adjustments to the Agenda

- None

Old Business

- None

New Business

- Harris Road Subdivision in Wake Forest
 - Jennifer Currin, Wake Forest, presented an overview of the project details.
 - Information about the development was provided as Attachments 2, 3 and 4. Ms. Currin noted that development is proposed in the northeast quadrant of US 1 at Harris Rd. The proposed site configuration is consistent with the Option B design for US 1 at Harris Rd interchange (as presented at the U-5307 public meeting in November 2021). Ms. Currin explained that the applicant has coordinated with NCDOT regarding connections to the Harris Teeter and Richland Creek Elementary School, located northeast of this project. Initially there was concern about subdivision traffic from the proposed traffic going into adjacent neighborhoods and by the elementary school, so the applicant made modifications and adjusted points of access to alleviate those concerns.
 - Scott Wheeler asked whether this site plan has been vetted by Terry Farr and the U-5307 project team. Ms. Currin confirmed that the applicant has worked closely with NCDOT in development of this site plan, and mentioned that Ben Williams and Michael Birch, from the applicant team, were on the call to address any questions from the Council.
 - Mr. Williams explained that NCDOT's main concern was the connection to Birch Rd, but the site design was modified to address those concerns and that was coordinated with Mr. Farr. The site design was also modified to ensure Wall Ridge Rd would be able to accommodate ramps for US 1, and Mr. Farr's group signed off on the site design.
 - Jason Myers noted that the project appeared to be a good match in terms of accommodating the US 1 corridor plan and that it also worked well with adjacent development. Mr. Myers asked what the Town of Wake Forest staff perspective on the proposed project was. Ms. Currin answered that staff are still evaluating the site plan for conformity with the Town's regulations, but, for now, the Town wanted to ensure the Council of Planning had a chance to review the proposed project for consistency with the US 1 corridor plan.
 - Tim Gardiner asked for clarification regarding consistency between this project and U-5307 Option A for this section of U-5307, and asked for confirmation that this proposed project would not impact necessary ROW. Mr. Gardiner also asked whether this project would disrupt connectivity between Harris Rd and Wallridge Dr. Mr. Myers answered that there would essentially be two connections: one directly to Harris Rd, and another to the neighborhood.
 - Mr. Gardiner pointed out that a good thing about this site plan is that it maintains the ability to construct the interchange and it could also accommodate the backage road.
 - Shelby Powell asked whether the Town of Wake Forest is looking for the Council to make a motion today or if they are still in the process of reviewing the project. Ms. Currin answered that Town staff is still reviewing the project, but mostly with regard to land use, and that they are ready for the Council to make a motion.

Action: A motion was made by Ms. Powell, seconded by Mr. Wheeler, for a finding of consistency with the US 1 corridor plans. The motion carried unanimously.

- Burlington Mills Residential in Wake Forest
 - Tim Richards, Wake Forest, presented an overview of project details.
 - Information about the development was provided as Attachments 5, 6, 7, 8, 9 and 10. Mr. Richards noted that the development is proposed in the southeast quadrant of US 1 at Burlington Mills Rd. This project was presented to the Council in January and there was a concern among the group that the proposed site configuration would not work well with the

U-5307 design, Option A at this location. Since then, the applicant has been coordinating with NCDOT to identify a better connection to Burlington Mills Rd and revised the site layout. The applicant is also working with the Town to address other outstanding issues and are planning to bring the project to the Town Board on May 9th.

- Mr. Richards explained that an exhibit, showing the site's connection to Burlington Mills Rd. and documented coordination with the U-5307 project team, are provided as attachments.

Action: A motion was made by Mr. Wheeler, seconded by Mr. Myers, for a finding of consistency with the US 1 corridor plans. The motion passed unanimously.

- Stadium Drive Mixed Use in Wake Forest
 - Patrick Reidy, Wake Forest, presented an overview of the project details.
 - Information about the development was provided as Attachments 11, 12, and 13. Mr. Reidy noted that the project is proposed in the northeast quadrant of US 1 at Stadium Dr. The ground floor would include retail and apartments and a services and medical office building. The applicant is proposing to reserve the ROW required for the US 1 corridor; the site plan accommodates the service road and acceleration/deceleration lanes identified in the US 1/Stadium Dr hot spot, completed as a part of the Northeast Area Study (NEAS).
 - Mr. Myers asked what the recommendation from the hot spot was. Ms. Currin answered that the U-5307 project did not identify an interchange for construction at this location. However, access to the Wake Forest Crossing shopping center, and the future Wake Forest Business and Technology Park would be eliminated and was therefore not desirable to local stakeholders. As such, the hot spot evaluated what would be necessary to provide an interchange at this location, and acceleration/deceleration ramps were included in that concept. Mr. Myers clarified that the U-5307 project will not include construction of the ramps identified in the hot spot, but the U-5307 project team is ensuring that their design does not preclude ability to construct them.
 - Mr. Wheeler confirmed that the applicant team has coordinated with the U-5307 project team. Mr. Gardiner inquired whether there was any concern over the proposed site plan showing a direct connection into the US 1 ROW. Mr. Wheeler stated that Mr. Farr's group has reviewed this site plan and coordinating with the applicant to ensure sufficient ROW is preserved for the frontage road.

Action: Mr. Myers made a motion, seconded by Ms. Powell, for a finding of consistency with the US 1 corridor plans and the hot spot study.

Other Business

- Mr. Gardiner inquired about the status of CAMPO staff discussion with NCDOT Rail regarding coordination for the S-Line project. Gaby Lawlor explained that CAMPO staff was in the process of setting a meeting with NCDOT Rail to discuss the possibility of a joint effort, and would report back to the group once that discussion occurred.

Adjourn

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