



**U.S. 1 COUNCIL OF PLANNING
MEETING
Tuesday June 4, 2024
2:00 PM**

Microsoft Teams meeting

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Virtual Meeting

Agenda

Welcome/Introductions

Tim Gardiner, Chair, will give the welcome and introductions.

Attendees		
MEMBERS	AGENCY	E-MAIL ADDRESS
Tim Gardiner – Chair	Wake County	Tim.Gardiner@wakegov.com
Scott Hammerbacher – Vice Chair	Franklin County	shammerbacher@franklincountync.us
Jennifer Currin	Town of Wake Forest	jcurrin@wakeforestnc.gov
Gaby Lawlor	CAMPO	Gaby.lawlor@campo-nc.us
Daniel Boulware	NCDOT Div 5	dboulware@ncdot.gov
Melanie Rausch	City of Raleigh	Melanie.rausch@raleighnc.gov
GUESTS/INVITED AGENCIES		
Tim Richards	Town of Wake Forest	trichards@wakeforestnc.gov
Jason Myers	NCDOT Rail Division	jsmyers1@ncdot.gov
CAMPO COP Staff		
Daniel Spruill	CAMPO	Daniel.spruill@campo-nc.us

Chair Tim Gardiner of Wake County opens the meeting and asks if there are any introductions that need to be made to the group. There were none.

Meeting Minutes

Meeting Minutes – March 22, 2024, see Attachment 1

Action: The Council will consider approving meeting minutes from the March 22, 2024 meeting.

Mr. Gardiner asked if there were any comments or changes from the Council for the Meeting Minutes from March 22, 2024. Hearing no revision request, Mr. Gardiner opened the floor for a motion. Jennifer Currin motioned to approve the meeting minutes with Scott Hammerbacher seconding the motion. Mr. Gardiner asked for any votes in opposition and hearing none moved to approve.

Action Taken: *The Council approved the meeting minutes from the March 22 , 2024 meeting.*

Old Business

- No Old Business

New Business

- Johnson Hyundai, NE Corner of US 1 @ Burlington Mills Rd (Jennifer Currin, Town of Wake Forest)
 - Attachment 2 – Aerial
 - Attachment 3 – Aerial Overlay
 - Attachment 4 – TIA
 - Attachment 5 – Master Plan
 - Attachment 6 – US 1 Corridor Overlay
 - **Action:** The Council will consider endorsement or recommendations as applicable

Mr. Gardiner turns over the meeting to Ms. Currin from the Town of Wake Forest. Ms. Currin introduced Tim Richards from the Town of Wake Forest Planning Department to present the details of the plan in front of the Council. Mr. Richards shared an overview of the Johnson Hyundai development proposal that is seeking a conditional rezoning with the town for a collection of parcels. Mr. Richards does not that the developer was unable to come to an agreement with two land owners and have designed the project to avoid impacting their land. Mr. Richards notes that the Town has shared with the developers the impact of the US 1 Plan (U-5307 B&C TIP project) and that they do want to move forward. The developers have developed a phased approach to deal with the eventual taking by the U-5307 B&C project that will utilize the full parcel and then scale back to outside the project right-of-way (ROW) in phase 2 when the road project moves forward. For this they are proposing just parking in that area with their main show buildings on the parcels that they will maintain after the road project. Mr. Richards states that they did meet with NCDOT Div 5 District Office. Terry Far, on this phased proposal. Mr. Gardiner asked to see the notes for the conditional rezoning on the master plan. Mr. Richards pulled up the notes and points out where it states that the large parking area will be acquired for U-5307. Ms. Currin states that NCDOT was only ok with this site plan as long as the remaining area could accommodate the minimum parking requirements for their business. Mr. Richards states that they looked at this and their phase 2 site plan will meet the required parking requirements for the Town of Wake Forest. Mr. Gardiner asks if there is any delineation between the parking for their inventory as a car dealership and parking for employees/customers. Mr. Richards responded they do and shaded parking in their site plan to indicate the amount needed/would be used for their inventory. Mr. Gardiner suggested the Town look at sidewalk connections with their site plan but that would be outside of the scope of the US 1 Council of Planning. Mr. Gardiner asked about their future access connection to the backage road anticipated to be built with the U-5307 project, which shows the access slightly north of where the site plan is indicating and suggests working with NCDOT and the developer to ensure that is being planned for appropriately. Mr. Gardiner asked if other Council Members have any questions. Daniel Spruill from the Capital Area Metropolitan Planning Organization indicated that he has a list of questions submitted to him prior to the meeting from the City of Raleigh, Kenneth Ritchie, about this site plan. Mr. Spruill states that most questions have already been answered but wanted to put them out to the group for the record. [*questions appended to end of minutes document*] Mr. Richards responded to the question on intersection timing that they have since revised their Traffic Impact Analysis. Ms. Currin added that the developer will have to improve their frontage to its ultimate section as required by their comprehensive transportation plan and that the Town of Wake Forest hired a consultant, Exult Engineering, to study what improvements could be made for the intersection. Their finding was that if U-5307 didn't happen any improvements by this developer would be obsolete by 2035 and large scale projects needed to make it last in the longer term would be cost prohibitive for a single developer. Mr. Gardiner asked about the results of SPOT 7 and how U-5307 segments B-D faired. Mr. Spruill replied that scores have been released two business day prior and CAMPO is currently reviewing the scores and

discussing with NCDOT. Mr. Gardiner stated he had heard that the U-5307 may be an active project again, Mr. Spruill replied that it is possible with the score of U-5307B-C but CAMPO is still working with NCDOT to ensure everything is in order. Mr. Gardiner stated that should be a note to the Town and developer that the U-5307 project may be moving ahead and stated some concern about the type of commitments from the developer knowing that NCDOT will be purchasing ROW and pavement. Mr. Richards states they could request the developer include language about Phase 2 and their acknowledgement of NCDOT future ROW needs. Mr. Gardiner put forward two recommendations on the motion for this proposal as follows: Request the developer include a note in their proposal, and in NCDOT driveway permitting, they understand the expectations that they will need to ensure their site is still viable for business in their phase 2 development after the NCDOT acquires the ROW for U-5307 and indicate on their plan the parking that will be lost and retained. Secondly, the Council of Planning will provide expectations on the TIP/STIP schedule of when projects will be released and programmed.

Action Taken: Recommend the Town of Wake Forest request further notation in the developer's proposal that they understand the C/A line from the NCDOT U-5307 project is within their site and they are agreeing the remaining parcel is viable for their continued business operation. Further recommendation to provide the Town of Wake Forest and Developer with an update from SPOT 7 process and the schedule on when potential project development will advance.

*Motion by Tim Gardiner of Wake County
Seconded by Scott Hammerbacher of Franklin County*

Other Business

- U.S. 1 Council of Planning / Southeast High Speed Rail Integration
 - Attachment 7 – Final Draft Memorandum of Understanding
 - Attachment 8 – Final Draft Bylaws
 - **Action:** No Action Requested

Mr. Gardiner moves to 'Other Business' and turns the meeting over to Daniel Spruill of CAMPO for an update on the integration of the US 1 Council of Planning and the Southeast High Speed Rail project. Mr. Spruill states this item is to gauge the progress of the Council of Planning MOU and Bylaws being adopted by member boards with the intention of having all parties signed by end of Summer. The floor was opened for Council of Planning members to give updates. Mr. Gardiner states that Wake County will have the MOU update on the consent agenda for their July 8th Board of Commissioners meeting. Mr. Hammerbacher states that it will be on the Franklin Board of Commissioners schedule for June 17th. Ms. Currin states that Wake Forest has scheduled July 16th to consider the MOU update. Melanie Rausch from City of Raleigh states that they would follow up with their schedule following the meeting. Mr. Spruill states that on previous MOU and updates NCDOT participation has been signed by the Secretary of Transportation, a role currently held by Joe Hopkins. Mr. Spruill asked NCDOT representatives Daniel Boulware, Joshua Kellen, and Jason Myers if this is the same route to take and steps forward. Mr. Myers stated that it is possible there will need to be separate action for NCDOT Rail Division from the Division 5 Office. Mr. Myers stated he will send an email to NCDOT representatives on the call as well as other NCDOT individuals like Brandon Jones and Jason Orthner, to discuss it internally. He states that it is possible they will want the Board of Transportation to be the signatory for this update. Mr. Spruill stated that CAMPO is willing and happy to help with any presentations to boards if needed.

Adjourn