



**U.S. 1 COUNCIL OF PLANNING MEETING**  
**Friday March 27, 2025**  
**11:00 AM**  
**Virtual Meeting**

**Agenda**

**Welcome/Introductions**

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

<b>Attendees</b>		
<b>MEMBERS</b>	<b>AGENCY</b>	<b>E-MAIL ADDRESS</b>
Tim Gardiner – Chair	Wake County	<a href="mailto:Tim.Gardiner@wake.gov">Tim.Gardiner@wake.gov</a>
Gaby Lawlor	CAMPO	<a href="mailto:Gaby.lawlor@campo-nc.us">Gaby.lawlor@campo-nc.us</a>
Shelby Powell	CAMPO	<a href="mailto:shelby.powell@campo-nc.us">shelby.powell@campo-nc.us</a>
Chris George	Town of Franklinton	<a href="mailto:cgeorge@franklintonnc.gov">cgeorge@franklintonnc.gov</a>
Lucy Garcia	Town of Youngsville	<a href="mailto:lgarcia@youngsvillenc.gov">lgarcia@youngsvillenc.gov</a>
Jason Myers	NCDOT Rail Division	<a href="mailto:jmyers1@ncdot.gov">jmyers1@ncdot.gov</a>
Emma Linn	Town of Wake Forest	<a href="mailto:elinn@wakeforestnc.gov">elinn@wakeforestnc.gov</a>
Colton Young	Franklin County	<a href="mailto:cyoung@franklincountync.gov">cyoung@franklincountync.gov</a>
Jacob Nicholson	NCDOT	<a href="mailto:jpnicholson@ncdot.gov">jpnicholson@ncdot.gov</a>
Randy Cantor	KARTS	<a href="mailto:rcantor@kartsnc.com">rcantor@kartsnc.com</a>
Tim Richards	Town of Wake Forest	<a href="mailto:trichards@wakeforesnc.gov">trichards@wakeforesnc.gov</a>
Jason Rogers	Franklin County	<a href="mailto:jrogers@franklincountync.gov">jrogers@franklincountync.gov</a>
Melanie Rausch	GoRaleigh	<a href="mailto:Melanie.rausch@raleighnc.gov">Melanie.rausch@raleighnc.gov</a>
Preston Fisher	NCDOT	<a href="mailto:pafisher@ncdot.gov">pafisher@ncdot.gov</a>
Jennifer Currin	Town of Wake Forest	<a href="mailto:jcurrin@wakeforestnc.gov">jcurrin@wakeforestnc.gov</a>
<b>GUESTS/INVITED AGENCIES</b>		
Mike Hull	Developer	
Ken Peters	Developer	
Robert Franks	Developer	
Tyler Carpenter	Developer	
<b>CAMPO COP Staff</b>		
Daniel Spruill	CAMPO	<a href="mailto:Daniel.spruill@campo-nc.us">Daniel.spruill@campo-nc.us</a>

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.

**Election of Officers 2025**

Chair Tim Gardiner turned the meeting over to CAMPO Council of Planning Staff, Daniel Spruill to initiate the election of officers for 2025. Mr. Spruill highlighted the current Chair and Vice Chair's efforts and informed the group that current Vice Chair, Scott Hammerbacher of Franklin County will not be running for reelection as he has taken another position in the County. Mr. Spruill asked if there are any nominations for the position of Chair. Shelby Powell of CAMPO nominated Tim Gardiner of Wake

County to serve as Chair for another year. No other nominations were presented, the Council voted in affirmation for Tim Gardiner's position. No objections were noted. Mr. Spruill welcomed Mr. Gardiner back to the position and opened nominations for Vice Chair. Ms. Powell nominated Lucy Garcia of the Town of Youngsville. Ms. Garcia accepted the nomination, with no other nominations the Council voted in favor of Lucy Garcia as Vice Chair with no objections.

## **Meeting Minutes**

Meeting Minutes – December 4, 2024, see Attachment 1

**Action:** The Council will consider approving meeting minutes from the December 4, 2024 meeting.

Mr. Gardiner asked if there were any comments or changes from the Council for the Meeting Minutes from December 4, 2024. Hearing no revision request, Mr. Gardiner opened the floor for a motion. Chris George of the Town of Franklinton motioned to approve the meeting minutes with Ms. Powell 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 December 4, 2024 meeting.**

**Motion by Chris George of the Town of Franklinton**

**Seconded by Shelby Powell of CAMPO**

## **Old Business**

- No Old Business

## **New Business**

- Murphy Gas Station (Lucy Garcia, Town of Youngsville)
  - **Action:** The Council will consider endorsement or recommendations as applicable

Mr. Gardiner turned the meeting to Ms. Garcia to go over the Town's development for the Murphy Gas Station. Ms. Garcia described this project as a new gas station on the northeast corner of NC 96 and US 1. Ms. Garcia called on Mike Hull as the project's civil engineering consultant to provide additional information. Mr. Gardiner stated the goal of the Council is to preserving areas to ensure future completion of the US 1 conversion to freeway at some point in the future. Mr. Gardiner mentioned that as the conversion of freeway would eliminate any existing access to US 1, the RIRO access would be temporary. Mr. Spruill showed a map indicating the future ROW of a US 1 interchange is in conflict with this property. Mr. Gardiner noted that this project would directly conflict the plan and the council would want to try and preserve the right of way if possible but at minimum daylight the potential conflict to the developer. Ms. Garcia noted that the Town's hands are tied and can't prevent this development going forward with the project in its current status.

**Action Taken: The US 1 Council of Planning motions to request the Town of Youngsville make the applicant aware of direct conflicts with the US 1 Freeway Project, note the reservation of right of way along the back property for backage roads and the future removal of access onto US 1.**

**Motion by Shelby Powell of CAMPO**

**Seconded by Chris George of the Town of Franklinton**

- Sheetz Gas Station (Lucy Garcia, Town of Youngsville)
  - **Action:** The Council will consider endorsement or recommendations as applicable

Ms. Garcia presented the Sheetz Gas Station project which is to upfit the existing Sheetz on the corner of Holden Rd and US 1. Ms. Garcia states this upfit would include building interior upgrades but also the demo and reconstruction of the fuel pump canopy, parking lot and existing utilities, and adding in sidewalks. Mr. Gardiner asked about the overlay with the US 1 Corridor Plan which showed potentially an interchange at this location. Ms. Powell questioned whether this project came to the US 1 Council of Planning when it was initially constructed. Mr. Spruill stated that this project was not in the history of projects reviewed by the Council of Planning. Tyler Carpenter of Kimley Horn, a consultant on this project, stated this Sheetz was originally planned and constructed in 2008-2009. Mr. Spruill stated that this would have been before the expansion of US 1 Council of Planning into Franklin County and the update to the Corridor Plan in 2012 missed this project. Mr. Spruill noted that the 2014 update recognized the inconsistency but did not have a recommendation, just noting the interchange needed to be updated. Ms. Powell stated she thinks the actions following this meeting should be to go through the 2014 Study Recommendations and determine where reevaluations are needed and strategize how to make these reevaluations. Mr. Gardiner provided the motion as noting the original construction was prior to the inclusion of Youngsville and noting concerns with the proposed interchange at this location. Furthermore the Council recommends changes to the original interchange design and verify the driveway permitting on US 1.

**Action taken: The US 1 Council of Planning notes the original construction was prior to the inclusion of Youngsville and noting concerns with the proposed interchange at this location. Furthermore the Council recommends changes to the original interchange design and verify the driveway permitting on US 1.**

***Motion by Tim Gardiner of Wake County  
Seconded by Shelby Powell of CAMPO***

- Via Fortunata Flex Development (Jennifer Currin, Town of Wake Forest)
  - **Action:** The Council will consider endorsement or recommendations as applicable

Mr. Gardiner turned the meeting over to the Town of Wake Forest, presented by Patrick Reidy. Mr. Reidy reviewed the proposed development off of Star Rd, noting they are removing the Via Fortunata Plaza right-of-way as recorded currently and just have a driveway in that location. Mr. Gardiner asked if this development is providing the needed ROW for the Star Rd future cross section. Mr. Reidy responded in the affirmative and noted the development is also dedicating ROW for the backage road to the project's east. No other thoughts were made on this item.

**Action taken: The US 1 Council of Planning notes this project is in compliance with the US 1 Corridor Study**

***Motion by Shelby Powell of CAMPO  
Seconded by Lucy Garcia of the Town of Youngsville***

## **Other Business**

- US 1 Tolling Study Update and Public Engagement Strategy

Mr. Gardiner moves to the next item, presented by Daniel Spruill. Mr. Spruill updated the group that the Public Engagement from US 1 Tolling Study is expected to go live April 7<sup>th</sup> and last through May for the CAMPO Executive Board to take action on path forward. CAMPO plans to hold two public workshops along the corridor to meet and inform the public. Ms. Powell clarified that the public engagement is being imagined not as a referendum on tolling but what the Executive Board needs in order to make this decision. Mr. Spruill mentioned that if any municipalities would like CAMPO to present to their respective Board to please let him know.

- U.S. 1 Council of Planning Member Updates

Mr. Reidy of Wake Forest wanted to bring two projects just for informational purposes to attention. Mr. Reidy highlighted Wake Union Townhomes which have come to the Council in the past will be coming back for its construction drawings in the near future. He stated the designs still seem to be in compliance but wanted to keep the Council updated. Mr. Reidy stated the other FYI was in regards to Wake Union Church Road realignment. Tim Richards of the Town of Wake Forest noted that this plan has a future interchange across this parking area but confirms to Mr. Gardiner the developers are aware of the proposal.

Ms. Garcia also stated an update related to a project along the S-line that will be coming to the Council soon. Ms. Garcia stated she would really like some recommendation from others like the Town of Wake Forest about how they use ordinances to help direct development with the end goal of ensuring developments that are more consistent with the US 1 Corridor Plan.

## **Adjourn**