



U.S. 1 COUNCIL OF PLANNING MEETING
Monday July 7, 2025
2:00 PM
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@wake.gov
Paul Black	GoTriangle	pblack@gotriangle.org
Shelby Powell	CAMPO	shelby.powell@campo-nc.us
Chris George	Town of Franklinton	cgeorge@franklintonnc.gov
Lucy Garcia	Town of Youngsville	lgarcia@youngsvillenc.gov
Meredith Van Duyn	NCDOT Rail Division	Meredith.vanduynd@mottmac.com
Patrick Reidy	Town of Wake Forest	preidy@wakeforestnc.gov
Joshua Kellen	NCDOT	jlkellen@ncdot.gov
Tim Richards	Town of Wake Forest	trichards@wakeforesnc.gov
Jason Rogers	Franklin County	jrogers@franklincountync.gov
Melanie Rausch	GoRaleigh	Melanie.rausch@raleighnc.gov
Daniel Boulware	NCDOT	dboulware@ncdot.gov
GUESTS/INVITED AGENCIES		
Jon Frazier	Developer	
Aston Smith	Developer	
Dustin Atkielski	Developer	
	Developer	
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 27th, 2025, see Attachment 1

Action: The Council will consider approving meeting minutes from the March 27th, 2025 meeting.

Mr. Gardiner asked if there were any comments or changes from the Council for the Meeting Minutes from March 27th, 2025. Hearing no revision request, Mr. Gardiner opened the floor for a motion. Shelby Powell of CAMPO motioned to approve the meeting minutes with Lucy Garcia of the Town of Youngsville 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 27th, 2025 meeting.

Motion by Shelby Powell of CAMPO

Seconded by Lucy Garcia of the Town of Youngsville

Old Business

- No Old Business

New Business

- Youngsville Flex (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 Youngsville Flex. Ms. Garcia described the project as a three warehouse development to the north of the town with 30,000 square feet of building space. Ms. Garcia noted the train tracks to the east of the site plan. Meredith Van Duyn of NCDOT Rail noted that the project team for the S-Line is aware for the Flex Warehouse development and noted that the Rail in this area will either keep the existing alignment or even move eastwards away from the development. Ms. Van Duyn stated she would check with other members on the project team to confirm this and reach out to the Town of Youngsville. Mr. Gardiner asked if the Town is receiving any ROW needs that the Town is looking for. Ms. Garcia stated the Town is not requesting any additional ROW on the property's frontage on US 1A and would look toward NCDOT if they were looking for additional ROW. John Frazier of FLM Engineering, the consultant for the development, noted that they have been in contact with Rail Division on the development of their site. Ms. Powell motioned that this project seems to be in conformity with the US 1 Plans with Jason Rogers of Franklin County seconding. Mr. Gardiner asked for any votes in opposition and hearing none moved to the next item.

Action Taken: The US 1 Council of Planning finds the Youngsville Flex Development to be in conformity with the US 1 Plan

Motion by Shelby Powell of CAMPO

Seconded by Jason Rogers of Franklin County

- Northbrook Dr Development (Lucy Garcia, Town of Youngsville)
 - **Action:** The Council will consider endorsement or recommendations as applicable

Ms. Garcia presented the Car Dealership development on the corner of Northbrook Dr and Bert Winston. Ms. Garcia reviews the project and notes that the developer has been made aware of the conflicts related to the S-Line plans that are expected to go directly through the parcel in question. Ms. Garcia noted that the developer is being required to build a sidewalk on its property frontage on both Northbrook and Bert Winston. Mr. Spruill clarified that the road realignment shown on the screen is related to the S-Line and not the US 1 Corridor Study which has no improvements in this area. Mr. Gardiner highlighted the concern that due to the out year nature of the S-Line it would be difficult to require any changes based on the FEIS plans, he asked Mr. Spruill what language has been used in the past on the Council to account for conflicts further out that would be full takings. Ms. Powell stated that essentially this project would not be compliant and approving the project would make the overall project more expensive, Ms. Powell asked if NCDOT Rail Division had a comment they would like to include in this conversation. Ms. Van Duyn stated she would need to confirm their position on this project with other members of the Rail Division Team. Ms. Powell made a motion that the site plan is consistent with the roadway element of the US 1 Plan but highly inconsistent with the Rail Elements of the S-Line Plan and the Council would caution that the approval of this project will increase the overall cost of the rail project.

Action taken: The US 1 Council of Planning notes the site plan is consistent with the roadway element of the US 1 Plan but highly inconsistent with the Rail Elements of the S-Line Plan and the Council would caution that the approval of this project will increase the overall cost of the rail project.

Motion by Shelby Powell of CAMPO

Seconded by Jason Rogers of Franklin County

- Star Road Condos (Patrick Reidy 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 proposal for condos along Star Road which he states is in direct conflict with the US 1 Corridor Plan and the Wake Forest Staff plan to recommend denial of the rezoning to the Wake Forest Board of Commissioners. Mr. Reidy states that the developer have made the argument of using the road built on the site's west edge as the through traffic onto Moonbow Trail then turn at the T-intersection to the north for the North/South travel movement. Mr. Gardiner notes that the development to the north reserved/recorded the right-of-way needed for this backage road in coordination with the US 1 Council of Planning in the past. Mr. Gardiner also notes concerns with the use of the road that T's off of Moonbow Trail being too small to handle the traffic that would be anticipated. Upon measuring the roads, Mr. Spruill showed that Moonbow Trl has a curb-to-curb of about 35ft while the small road only has a curb-to-curb of 25ft. Mr. Gardiner asked if there were any conflicts with the rail project to the site's Southeast. Ms. Van Duyn responded there were no conflicts with the Rail Division Project, and that the S-Line would presumably move the rail line away from the development. Mr. Gardiner inquired as to whether the development could utilize the old rail ROW to better align the road section to the US 1 COP plans. Dustin Atkielski of the developer team mentioned that a concern their team is facing is topological issues in the area keeping to the US 1 Corridor Plans. Mr. Gardiner makes the motion that this plan as currently proposed is not consistent with the US 1 Plan as the road proposed with the project is not the planned alignment.

Action taken: The US 1 Council of Planning notes that this plan as currently proposed is not consistent with the US 1 Plan as the road proposed with the project would not allow for the proposed North-South movement.

Motion by Tim Gardiner of Wake County

Seconded by Shelby Powell of CAMPO

- Wake Union Villas (Tim Richards, 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 Tim Richards. Mr. Richards reviews the proposal of this 64-unit Senior Multifamily building, including the variance the development is seeking to avoid the 100ft setback requirements in the Town's Special Highway Overlay District. Mr. Richards mentions the plan does include the ROW and notes for the backage road that would be constructed as part of U-5307 and that the Town has had conversations with Terry Farr, project manager of U-5307, about different alternatives for how an interchange might be accomplished in this area. Mr. Gardiner stated that the setback requirements are specific to the Town and outside recommendations the Council would make to the Town. Ms. Powell stated that CAMPO has both an interchange and non-interchange design for this section of U-5307 in the Adopted MTP. Ms. Powell continues that this project appears to be consistent with what is on the U-5307 maps and the corridor plan but notes the Town may want to get additional feedback from the U-5307 Project Team prior to any town action and that CAMPO will help facilitate the discussions between the Town and the U-5307 Project Team on the most current thinking. Ms. Powell makes the motion that the plans as shown appear consistent with the US 1 Plan but notes that if the designs for the interchange changes then it may have greater impact to the site and recommends CAMPO to work with the Town and U-5307 Team to determine the most current plan for the interchange.

Action taken: The US 1 Council of Planning notes that the plans as shown appear consistent with the US 1 Plan but notes that if the designs for the interchange changes then it may have greater

impact on the site and recommends CAMPO to work with the Town and U-5307 Team to determine the most current plan for the interchange.

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

Other Business

- U.S. 1 Council of Planning Member Updates

No other business was highlighted

Adjourn