



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
Shelby Powell	CAMPO	shelby.powell@campo-nc.us
Margaret Tartala	City of Raleigh	margaret.tartala@raleighnc.gov
Lucy Garcia	Town of Youngsville	lgarcia@youngsvillenc.gov
Timohty McHugh	NCDOT Rail Division	tmchugh@ncdot.gov
Emma Linn	Town of Wake Forest	elinn@wakeforestnc.gov
Becca Gallas	NCDOT	rigallas@ncdot.gov
Jennifer Currin	Town of Wake Forest	tcurren@wakeforestnc.gov
Colton Young	Franklin County	cyoung@franklincountync.gov
Daniel Boulware	NCDOT	dboulware@ncdot.gov
GUESTS/INVITED AGENCIES		
Matt Lowder	Developer	
Ross Godwin	Developer	
Bethany Cooksey	Developer	
Robert Corlett	Developer	
Mike Stocks	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.

Election of Vice-Chair 2026

Lucy Garcia opened stating that as she was leaving the Town of Youngsville she would not be able to continue the role as Vice-Chair. Chair Tim Gardiner opened the floor to nominations. Lucy Garcia nominated Emma Linn of Wake Forest. Shelby Powell of CAMPO seconded. Mr. Gardiner asked for any votes in opposition and hearing none welcomed the new Vice-Chair, Emma Linn, and moved to meeting minutes.

Meeting Minutes

Meeting Minutes – January 21 2026, see Attachment 1

Action: The Council will consider approving meeting minutes from the January 21 2026 meeting.

Mr. Gardiner asked if there were any comments or changes from the Council for the Meeting Minutes from January 21 2026. 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 January 21, 2026 meeting.

Motion by Shelby Powell of CAMPO

Seconded by Emma Linn of the Town of Wake Forest

Old Business

- No Old Business

New Business

- CaptiveAire (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 CaptiveAire project. This project is along the ROW for the S-Line Rail corridor. Ms. Garcia reviewed the project is to expand the existing facility by adding a new warehouse and that project plans take into account the planned relocation of the rail line as part of its project design. Mr. Gardiner asked if the Rail Division could confirm that the ROW being shown by the site plan is still the most accurate design to be used. Ms. Laad from the Rail Division confirmed that this is the correct design to use. With no additional concerns to note, Shelby Powell of CAMPO motioned that the plans are consistent with the US 1 Plan. Emma Linn of the Town of Wake Forest seconded the motion. Mr. Gardiner asked for any votes in opposition and hearing none moved to next item.

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

Motion by Shelby Powell of CAMPO

Seconded by Emma Linn of the Town of Wake Forest

- Youngsville Crossing Self Storage (Lucy Garcia, Town of Youngsville)
 - **Action:** The Council will consider endorsement or recommendations as applicable

Ms. Garcia presented this plan showing a project along a proposed frontage/backage road along the US 1 Corridor. This site plan shows the backage road that conflicts with the US 1 Corridor plan. Mr. Spruill noted that a previous decision of the US 1 Council of Planning approved a derivation from the US 1 Plan for the adjacent Wren Estates Plan. NCDOT Division 5 staff highlighted concern with the constructability of making the US 1 Plan with the approved ROW from the Wren development and wondered if there were alternatives that would make the corridor operate as desired. Mr. Gardiner stated he remembered an idea of moving the connection east to align with the Wren Site plan with a roundabout and if that is a feasible idea. Division 5 stated that would be an interesting idea but would be unsure if it would actually work. Jennifer Currin motioned that the applicant return to the US 1 Council of Planning with a design to demonstrate how this connection could be made. Shelby Powell of CAMPO seconded this motion. Mr. Gardiner asked for any votes in opposition and hearing none moved to next item.

Action taken: The US 1 Council of Planning notes the Youngsville Crossing project does not conform with the adopted plans for US 1 and its frontage/backage roads. The Council would

recommend the applicant demonstrate how the project can make a connection from the proposed right-of-way back to the frontage roads on US 1.

***Motion by Jennifer Currin of Town of Wake Forest
Seconded by Shelby Powell of the Capital Area MPO***

- Conyers (Back Woods) (Lucy Garcia, Town of Youngsville)
 - **Action:** The Council will consider endorsement or recommendations as applicable

Ms. Garcia presented this project which is the southern tip of the Conyers project that had previously been before the Council. This project brought up concerns with the difference in the US 1 Plan between projects that are considered as part of the actual main corridor versus what is noted based on local plans. Ms. Currin stated that the regional connection to the east of the project shown is still desired by the Town of Wake Forest, which was confirmed by the Town of Youngsville as their desire too. Mr. Gardiner and NCDOT Division 5 both highlighted concerns on how the overall Conyers project will feed traffic into the frontage roads for US 1 and their access to the future freeway. Mr. Gardiner further states designs shown by the master plan indicate a connection to Rolling Acres Rd is different an imagined in the US 1 Corridor Study but is outside the bounds of this project. Due to time constraints, no conclusion was able to be made at this meeting. Mr. Gardiner requested a follow-up meeting to finish this review and adjourned the meeting.

Action taken: Action tabled for next meeting for follow-up due to time constraints

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

- U-5307 Update (Sara Sherman, NCDOT)
 - **Action:** Informational

Topic tabled due to time constraints.

Other Business

- U.S. 1 Council of Planning Member Updates

No other business was highlighted

Adjourn