



## **Meeting Minutes**

There was a motion by Chip Russell, Second by Bob Clark to approve meeting minutes from the March 2018 meeting. Minutes were approved unanimously.

## **New Business**

### **TRU Hotel Proposal in Wake Forest**

Chip and Jennifer went over the proposed TRU 84 room hotel. Chip said the existing right of way along Hampton Way was 50 feet with some widening in the curves to around 52, but we would likely need 60' for the service road with a turning lane per the plan. Bob asked if a Traffic Impact Analysis (TIA) had been done; Jennifer responded that the intersections on either side with Durham Road and Wake Union Church has been studied, but peak trips were very low and a full TIA was not needed. She noted that there is additional development proposed along Durham Road that might change patterns in the future, and NCDOT may want to account for this as they evaluate the project.

Reid Elmore asked about different driveway configurations and potential sight distance issues. Jason asked about a possible full-movement driveway at the center of the proposed development, and did the hotel really need all that parking? Jennifer said they had more than the required minimum parking in the current proposal. Reid noted that aligning a full movement driveway directly across from the driveway nearest the curve would have problems with sight distance. Chip added that the woods & trees would also be an issue with a central driveway. Scott Wheeler said he was ok with the currently proposed driveway setup as a right-in, right-out only configuration and its proximity to Wake Union Church Road. There was general agreement that a 60' right of way would be needed to accommodate the turn lane, and there was discussion on how that might occur.

Scott Hammerbacher asked about transit service and if there was a bus stop there. Chip said the current route comes north on Retail Drive and turns west onto Durham Road before it turns right onto Wake Union Church—so there is not a bus stop directly on Hampton Way.

The Chair asked for a motion on the need for 60' right of way; Tim Gardiner made the motion and Jason Myers seconded, all were in favor.

## **Old Business**

- None

## **Other Business**

Round Robin—Pending Projects – Bob said the Holden BBQ property is still under scrutiny for development—all the properties in the northwest quadrant at Holden Road are being sold and could potentially be in the way of the future interchange ramp proposed in the plan. There will also be a new townhouse development on Holden Road itself, along with additional residential in the southwest quadrant of the that intersection—Scott Hammerbacher noted that the residential would need water and sewer which are not currently available there. Reid observed that depending on the timing of the development versus the road project there could be a possible taking.

Jennifer informed the group that the Glen Oaks proposal shown at the last meeting was denied by the Town, but it will probably be back in a different form in the future. The Town will still require a stub to Rolling Oaks.

Tim told the group that Sheetz, Inc. has challenged all their tax appraisals in Wake County, and have settled all but one in Raleigh's jurisdiction in the corridor—due to their belief that the pending freeway will reduce the value of their location there. Tim wanted to the group to be aware of this in case it comes up in other forms.

Jason went over the City's "Development Dashboard" website and the group looked at a number of development proposals in the corridor in the City's jurisdiction. Jason asked if the group would want to see all of the these on a regular basis. Scott Hammerbacher said it would be nice to get updates. Even though Raleigh is getting what the plan calls for, it is helpful to know when proposed connections become existing connections; it also conforms to the MOU.

Scott Hammerbacher then apologized to the group, but had to leave for another commitment. He turned the meeting over to Tim, the Vice Chair.

Tim asked Jason to continue, and the group finished reviewing pending developments in Raleigh. Then the group circled back to the Northpark area, where the City said it would be abandoning the frontage road as currently shown in the plan due to topographic constraints, but had not decided on the final alternative connection. Jason noted that the City plan still showed the same frontage road.

Scott Wheeler said the asphalt plant wanted to close the full access at Star Drive/Height Lane and convert it to a superstreet configuration due to safety issues. The question is whether that is a good investment given the pending nature of U-5307—is there enough “interim” time to make it worthwhile? Jennifer noted that they were asked to provide access by the Town as part of their plan—if NCDOT does not think that is needed to please let the Town know. The Council of Planning agreed that they are fine leaving the decision to NCDOT at this time if Wake Forest has no concerns. Jennifer also added that there is some development pressure at Cliff Drive. Chip then brought up talks around a possible slip lane at Jenkins/Stadium and US 1. Jenn related that Meredith [Van Duyn] and Richard [Hancock] were present at the talks with the property owners. Scott Wheeler noted that this was studied before, and it is too close to the other interchanges and does not work—Division won’t support it. Paul added that from the standpoint of protecting regional mobility, CAMPO was also unlikely to support it.

Tim asked if there were any additional projects. [none]

### **Adjourn**

Meeting was adjourned by the Vice-Chair.