



U.S. 1 COUNCIL OF PLANNING MEETING Wednesday March 21, 2018

**Wake Forest Town Hall
301 S. Brooks St, Wake Forest, NC
Meeting Room A 01
2:00 P.M.
Call-in 919-435-9645**

Agenda

Welcome/Introductions

Scott Hammerbacher, Chair, will give the welcome and introductions.

Meeting Minutes

Meeting Minutes – January 2018

Action: The Council will consider approving meeting minutes from the January 31, 2018 meeting.

Old Business

- None

New Business

- Election of Officers
- Wake Forest Development Proposals
 - Sportsplex
 - Glen Oaks
 - Pleasants Property
 - Informal Discussion of Potential Backage Road at Agora Drive

Other Business

Round Robin—Pending Projects
Other?

Adjourn



U.S. 1 CORRIDOR – COUNCIL OF PLANNING MEETING
January 31, 2018
Wake Forest Town Hall, 301 S. Brooks Street, Wake Forest, NC 27587
Conference Room 015
1:00 PM

Attendees		
MEMBERS	AGENCY	E-MAIL ADDRESS
Chip Russell	Town of Wake Forest	crussell@wakeforestnc.gov
Scott Hammerbacher –Chair	Franklin County	shammerbacher@franklincountync.us
Darcy Downs (phone)	GoTriangle	ddowns@gotriangle.org
Shelby Powell	CAMPO	shelby.powell@campo-nc.us
Tim Gardiner	Wake County	Tim.Gardiner@wakegov.com
Jason Myers	City of Raleigh	Jason.myers@raleighnc.gov
David Keilson (phone)	NCDOT Div 5	dpkeilson@ncdot.gov
Reid Elmore	NCDOT Div 5 Dist 3	treldmore@ncdot.gov
Bob Clark	Town of Youngsville	bclark@townofyoungsville.org
Scott Wheeler	NCDOT Div 5 Dist 1	mwheeler@ncdot.gov
Guests/Invited Agencies		
Meredith Van Duyn	RS&H	Meredith.vanduynd@rsandh.com
Mark Eatman	NCDOT-TPD	mreatman@ncdot.gov
Meredith Frye	NCDOT-TPD	mmfrye@ncdot.gov
Andy Thomas, Jr.	Town of Youngsville	athomas@townofyoungsville.org
Doumit Ishak	NCDOT-Cong.Man.	dishak@ncdot.gov
Allison McAuliffe	RS&H	Allison.mcauliffe@rsandh.com
Jamie Gerhart	Sheetz, Inc.	jgerhart@sheetz.com
Brian Pownall	RS&H	Brian.pownall@rsandh.com
CAMPO COP Staff		
Paul Black	CAMPO	paul.black@campo-nc.us

MEETING SUMMARY

Welcome/Introductions

Scott Hammerbacher, Chair, gave the welcome and introductions.

Meeting Minutes

There was a motion by Reid Elmore, Second by Shelby Powell to approve meeting minutes from the October 2017 meeting. Minutes were approved unanimously.

Old Business

Update on U-5307 (US 1 Freeway Conversion) from Consultant and NCDOT

Meredith went over purpose and need and logical termini; then measures of effectiveness (MOE's). issue was we need alternatives to evaluate for effectiveness--for a project like this it might be delay reduction, or travel time reliability.

Correcting the lane drop on the I-540/US 1 interchange will be included in this project. If the Department has the funds when it goes to bid, then it will be included.

Still have to meet with US Army Corps of Engineers to discuss MOEs and Logical Termini. We will not make the February Merger meeting--packet would have to go out tomorrow, so looking at March.

The team met with CAMPO to talk about special use lanes. HOV, HOT, BRT, BOSS are the 4 options. RS&H is going to take TRM and evaluate based on trips (not vehicles), and then do a high-level traffic estimate so we have more complete information going forward. Once we have data, the project team will reconvene to discuss how to move forward. Meredith went over plan cross sections and right-of-way and directed everyone to look at the map on the table. [need to get pdf]

Chip asked if we included service roads--Meredith said no, this was just looking at the main line. Many service roads already exists.

Scott H. asked about funding of special use lanes--Meredith said it will also depend on what the project does--build them, or don't preclude them, or something else. Shelby noted that the MTP called for the special use lanes.

Meredith distributed engineer scales to look at the map and noted that there may be some additional right of way need for constructability--keeping it open during construction. She also noted that it is a federal participation project and therefore subject to all the federal requirements; there are competing interests between minimizing the corridor footprint versus holding the corridor for the future. What can we do well now to plan for the future?

Mark Eatman asked about the 200'--edge of pavement or something else? Meredith went over detailed cross sections, including current standards for HOV that enter at-grade. Tim asked about spacing of access points--Meredith said that it depends on operations cost versus revenue. Tim summarized that the issue is that these access points require more right of way, and if we need 6 versus 20 makes a big difference. Meredith went over what Charlotte has done on 485, and what additional work a toll alternative would place on this project. It would likely delay the current construction schedule, including having the Turnpike Authority's involvement. This corridor is currently not on their radar. Tim went over a handful of potential access points based on roads that will be feeding the corridor like NC 98. He also added that he could forward some BRT right-of-way assumptions from RTA based on other installations (like San Diego). Shelby agreed. Some additional clarifications of the cross-sections were discussed. NCDOT maintenance concerns like landscaped medians were discussed. Bob asked about any provision for noise barriers--Meredith said we would have to do a noise model on the build scenario and see where warrants are exceeded. Then it goes to design team and neighborhoods are "balloted" to determine if they want a noise wall where warranted.

Meredith went over the schedule, noting that CP2 would be dependent on where the special use lane alternatives end up. Currently we think spring to early summer--special use lanes might move it to Fall depending on what needs to be evaluated. Jason asked about public input on purpose and need--was it the MTP, or the corridor study, or something else? Meredith said that the corridor study along with correlating data like INRIX show that congestion at all times of day is an issue. Scott H. noted the dates of the corridor study dates and hot spot follow ups, and Shelby agreed that there is more an issue with the detail questions related to CP2; there is enough evidence that the purpose and need are valid from previous efforts. Meredith noted that for now the thinking is one need--congestion--then the rest is secondary benefits, noting crashes as example.

Atlantic Packaging Site Plan Update

Scott H. introduced the next agenda item, the Atlantic Packaging site. Bob went over changes from the original plan, and also noted the accommodation to the changes on the adjacent Taco Bell project to the north. There was some discussion

about constructability--will the slope in the proposed right of way be a problem? Reid said not necessarily. It may add some cost with retaining walls. Additional discussion followed around the curves and design speed going into the Taco Bell property. Tim asked what Weathers Street does long term--Bob said it ties into the South with right of way dedicated but the road maintenance not taken over by NCDOT at this time.

New Business

- None

Other Business

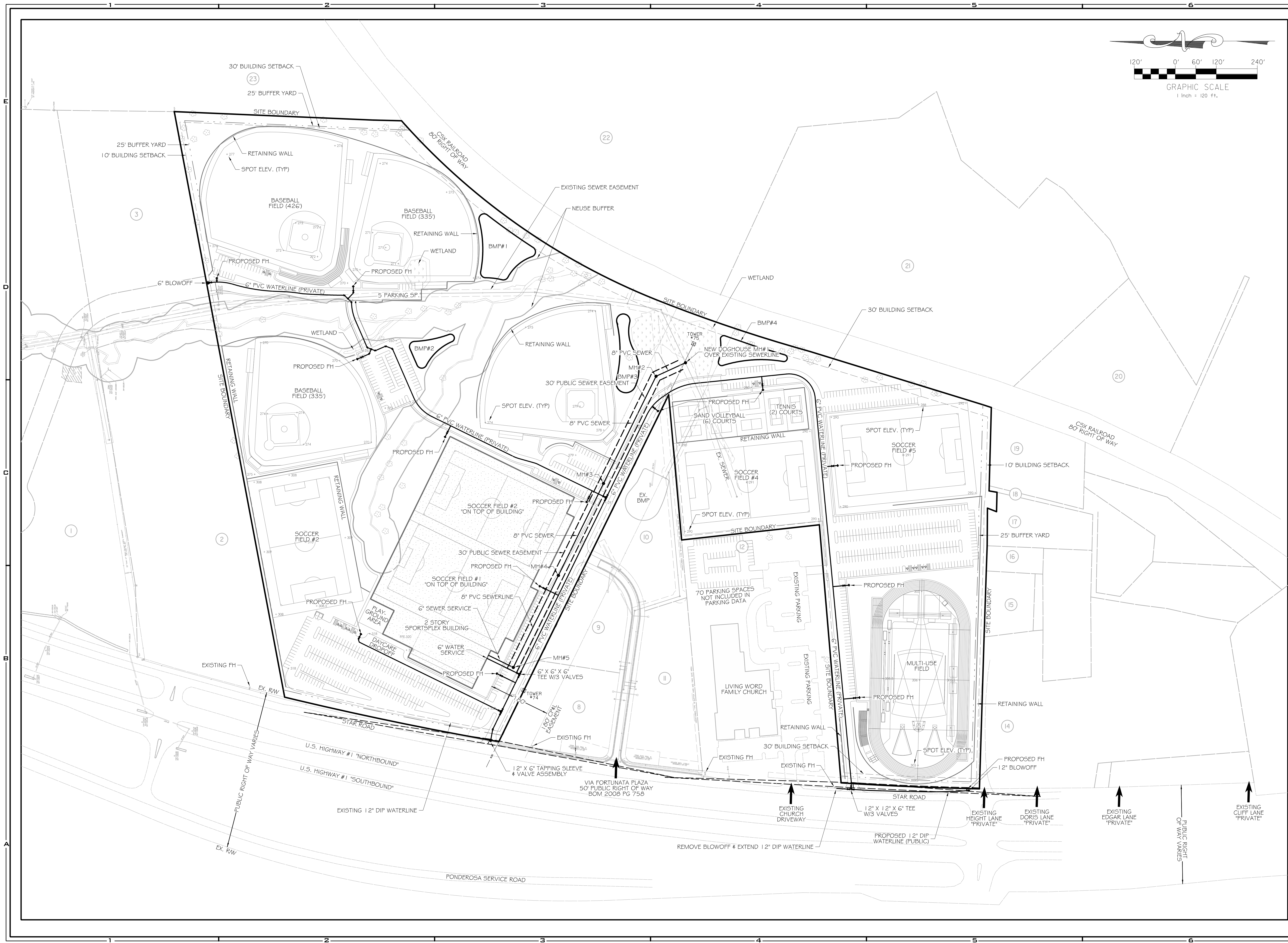
Round Robin—Pending Projects – Jason--interest in parcels just NE of 540 US 1 quadrant. Nothing formal yet. It would include extension of Triangle Town Boulevard; there is a meeting in 2 weeks or so.

Scott W. noted possible sports complexes in Wake Forest, indoor track, indoor swimming, day care, playing fields. No site plans yet, just looking for numbers in case they run a TIA. Also interest in a potential subdivision on old barbecue property; mentioned before, but has been on again-off again for some time. It has not come to boards yet. Scott W. said they already advised the sub-divider to configure their road network to not have direct access to US1.

Scott H. asked if there were any additional projects. [none]

Adjourn

Meeting was adjourned by the Chair.



ENGINEERS & CONSULTANTS
6750 TRYON ROAD
CARY, NC 27518
phone: 919.851.1912
CALYXengineers.com
NC License # F-1333

PRELIMINARY
DO NOT USE
FOR CONSTRUCTION

Applicant:
DENNIS L. GASKINS
3705 WILLOW STONE LANE
WAKE FOREST, NC 27587
(P) 919-539-5218
denniskaskins@gmail.com

Owner:
LA SCALA ASSOCIATES
847 WAKE FOREST BUSINESS PARK, STE 101
WAKE FOREST, NC 27587
(P) 919-201-3017
esady@ncrr.com

NO.	DATE	REVISIONS
1.	2017-02-01	REMARKS
2.		1ST SUBMITTAL
3.		
4.		
5.		
6.		
7.		
8.		

PROJECT NO: 2017161.00

DRAWN BY: PCP
DWG. CHECKED BY: PCP
SCALE: SEE PLAN
DATE: 2018-02-01

UTILITY PLAN

C-200



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

January 31, 2018

Glen Oaks

**Traffic Impact Analysis Review Report
Congestion Management Section**

TIA Project: SC-2018-004
Division: 5
County: Franklin



Clarence B. Bunting, IV, P.E. Project Engineer
Charles V. Sorrell

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Glen Oaks

SC-2018-004

Franklin

January 31, 2018

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the sealed Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	1/9/18	Date of Site Plan	9/1/16
Date of Complete Information	1/9/18	Date of Sealed TIA	12/29/17

Proposed Development

According to the TIA, the proposed Glen Oaks Development is to be located along US 1 in Franklin County. The TIA states the development is to be constructed by 2022 and is to consist of the following:

Land Use	Land Use Code	Size
Single Family detached Housing	210	225 units
Residential Condo/townhouse	230	73 units

Trip Generation - Unadjusted Volumes During a Typical Weekday

Based on appropriate methodology outlined in the *ITE Trip Generation Manual*.

	IN	OUT	TOTAL
AM Peak Hour	47	154	201
PM Peak Hour	167	96	263
Daily Trips			2,570

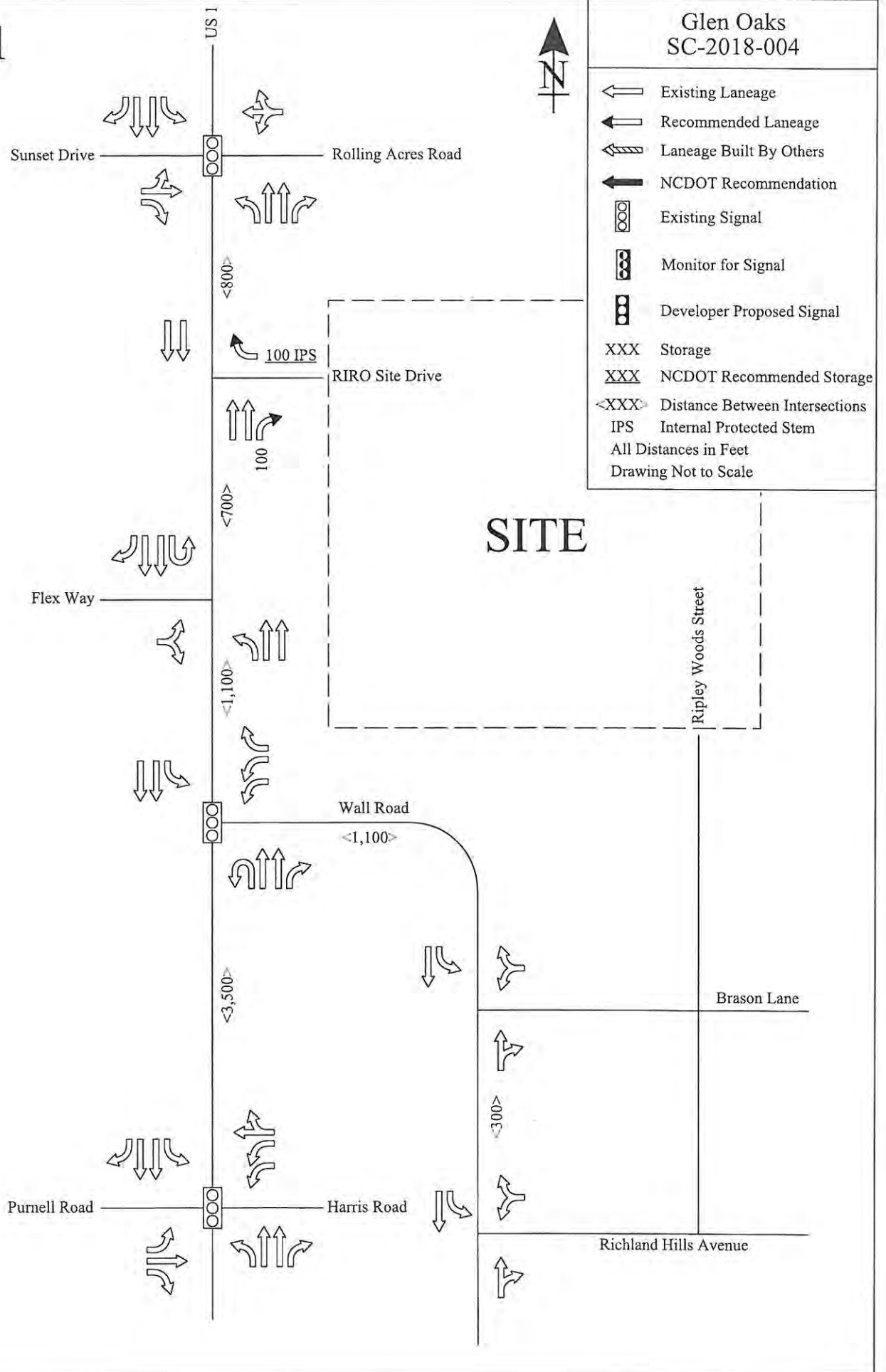
General Reference

For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/doh/preconstruct/traffic/tepp/Topics/C-37/C-37.html>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Phase 1

Glen Oaks
SC-2018-004

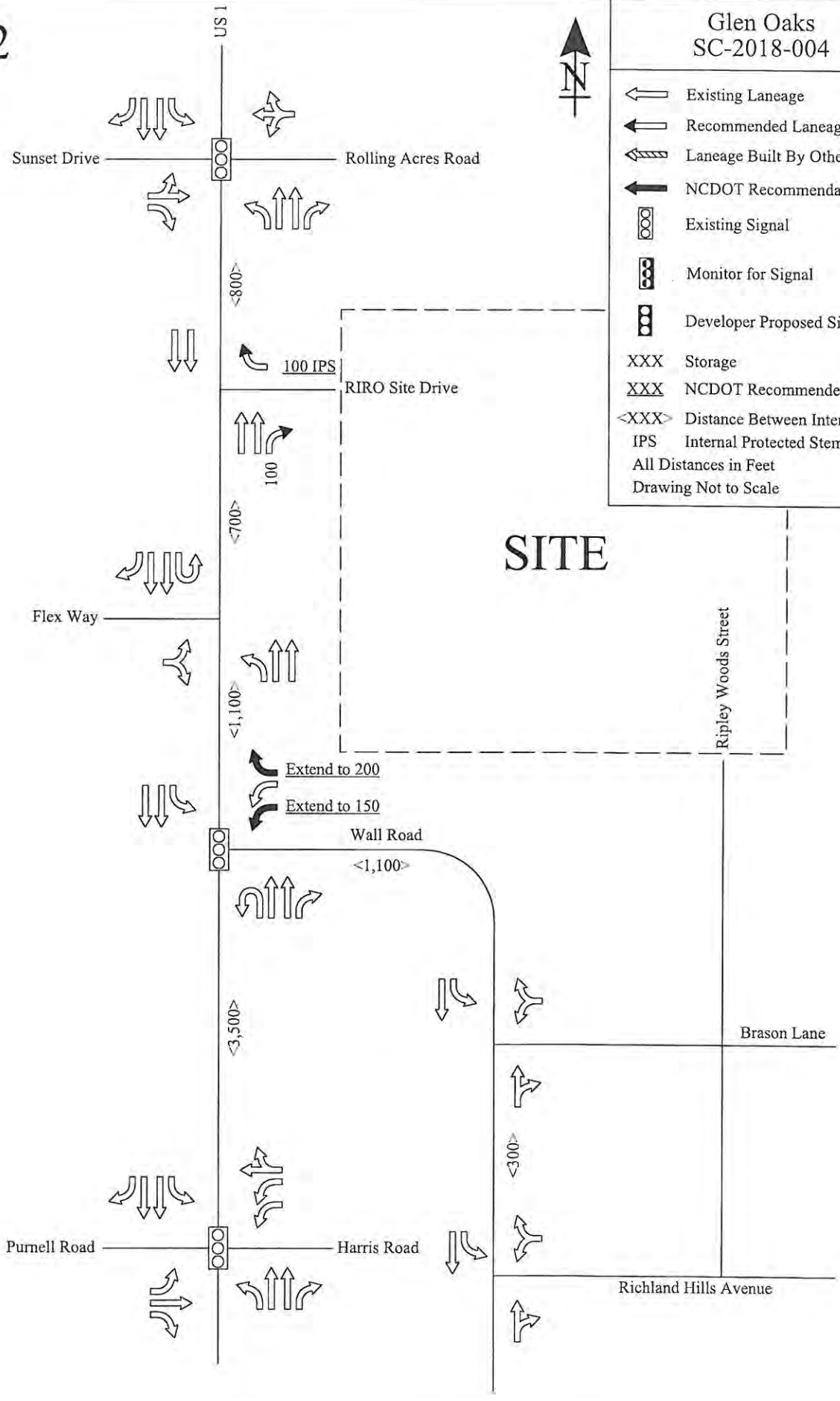


Phase 2

Glen Oaks
SC-2018-004



- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Monitor for Signal
- Developer Proposed Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale



RE-ZONING LEGEND

GR-10
(SINGLE FAMILY)
2,913,239 SF (66.88 AC) ±

RMX (RESIDENTIAL MIXED-USE)
(TOWNHOMES)
541,899 SF (12.44 AC) ±

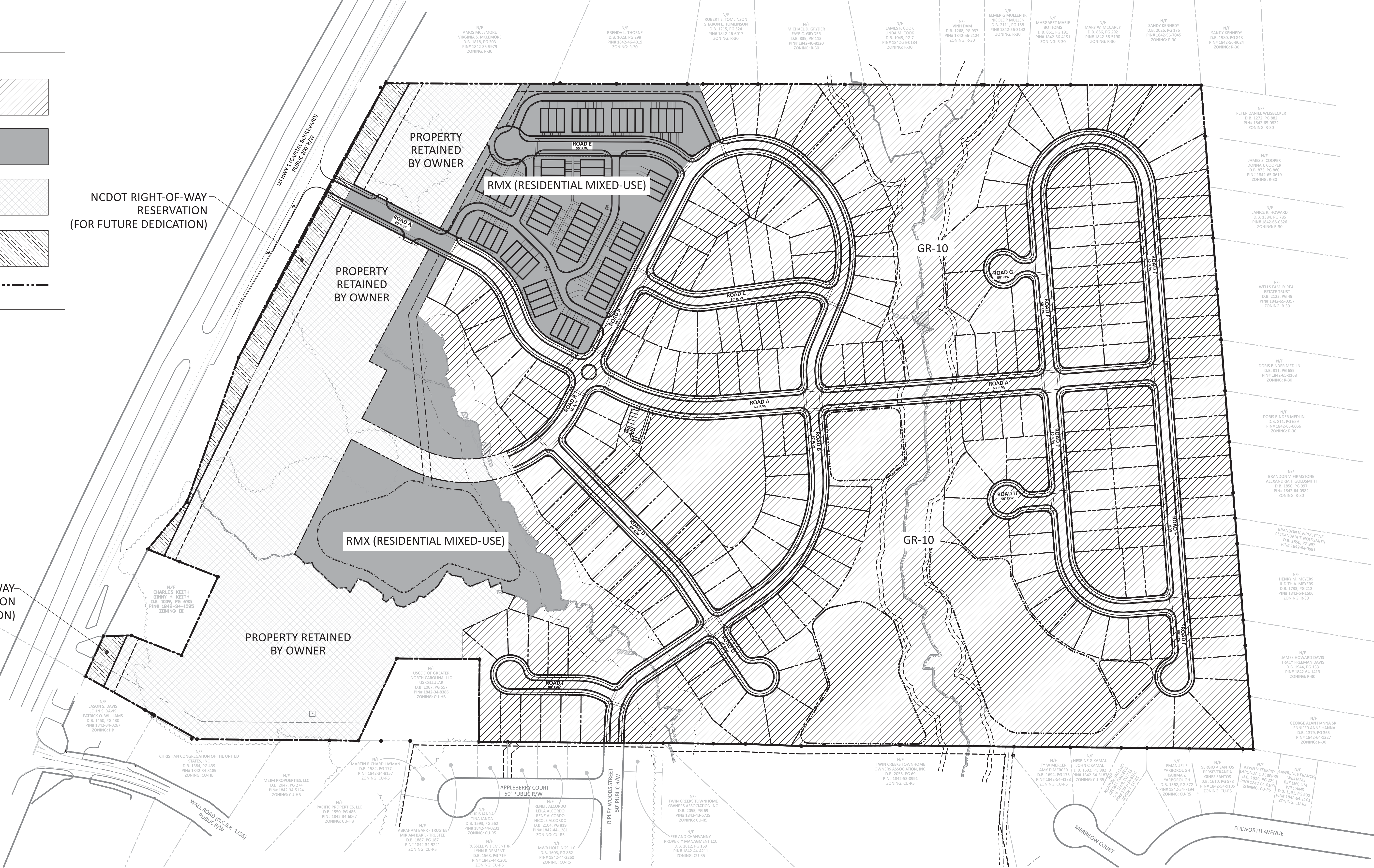
PROPERTY RETAINED BY OWNER
659,928 SF (15.15 AC) ±

NCDOT RIGHT-OF-WAY RESERVATION
64,779 SF (1.49 AC) ±

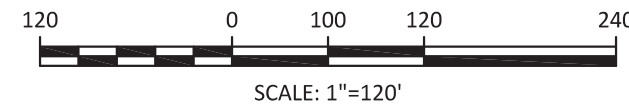
OVERALL PROPERTY BOUNDARY
4,179,845 SF (95.96 AC) ±

NCDOT RIGHT-OF-WAY
RESERVATION
(FOR FUTURE DEDICATION)

NCDOT RIGHT-OF-WAY
RESERVATION
(FOR FUTURE DEDICATION)



NO.	DATE	DESCRIPTION
1	09/26/2017	PER TOWN OF WAKE FOREST & CITY OF RALEIGH COMMENTS
2	02/19/2018	PER TOWN OF WAKE FOREST & CITY OF RALEIGH COMMENTS



RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD


DATE _____

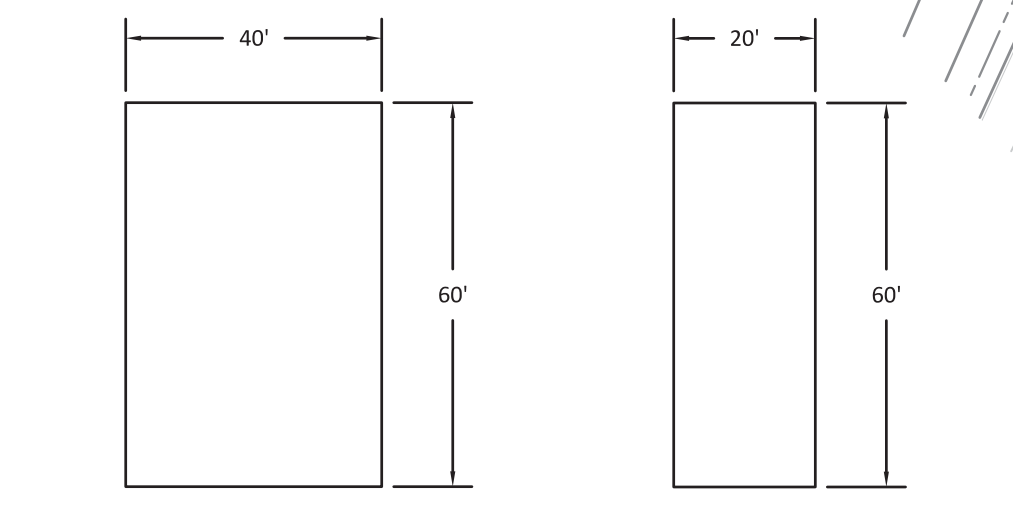
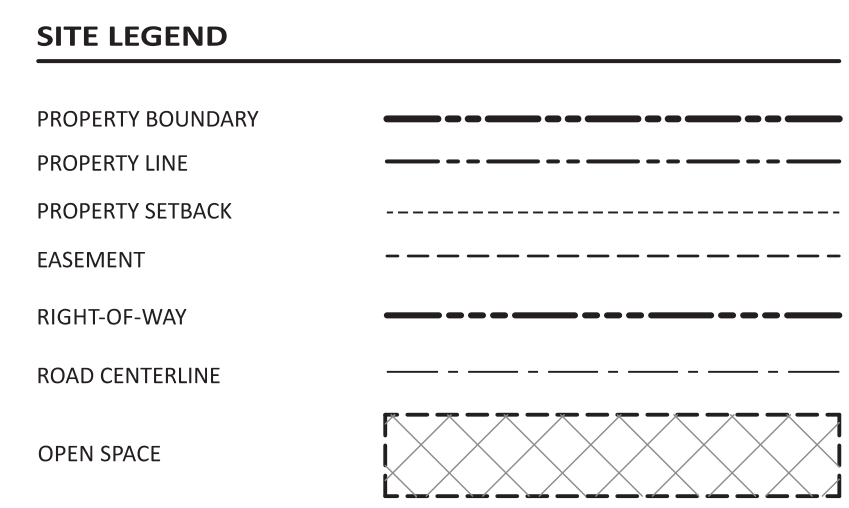
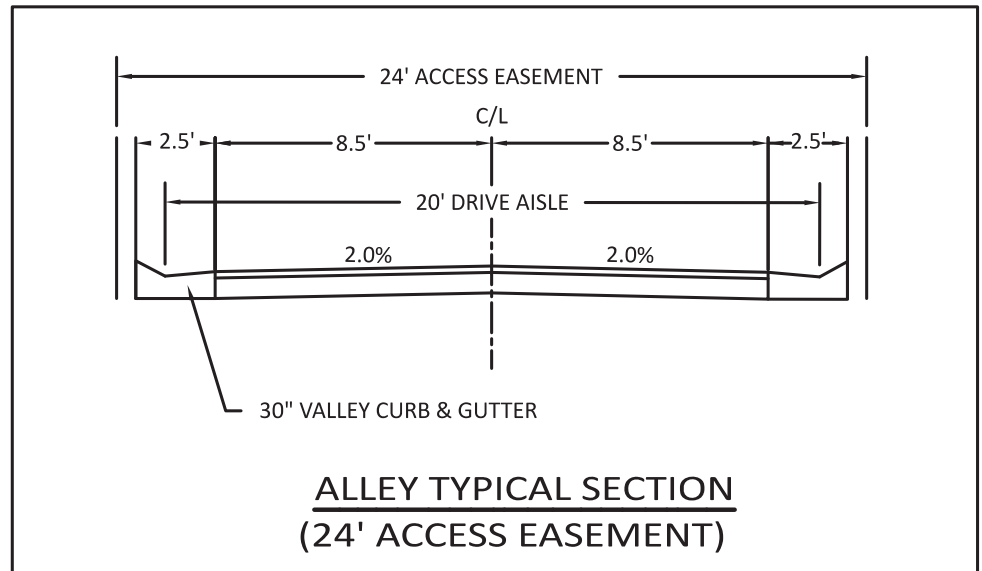
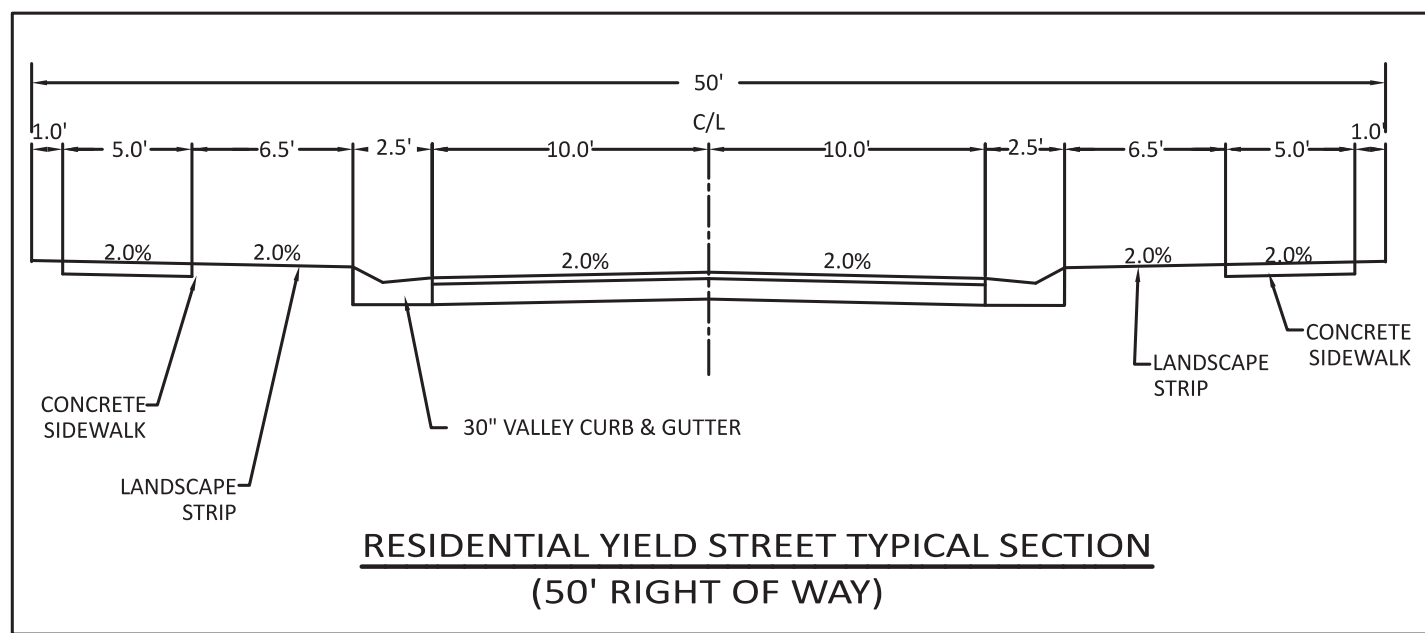
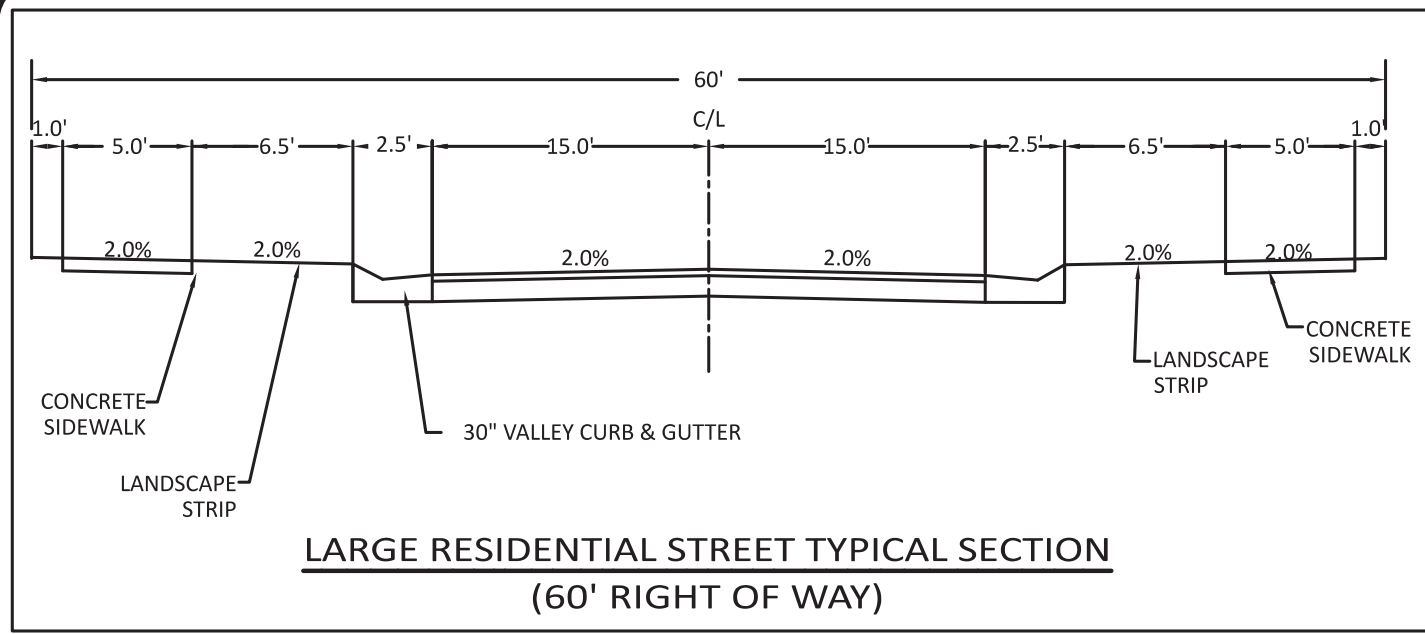
APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

The Nau Company
Consulting Civil Engineers

PO Box 810 | Rolesville, NC 27571
919.435.6395
NCBELS License P-0751

RE-ZONING PLAN		SHEET C-2.0	
GLEN OAKS		SUBDIVISION	
FRANKLIN COUNTY, NC			
DEVELOPER	GREENPOINT, LLC		
ADDRESS	7201 CREEDMOOR ROAD, SUITE 140 RALEIGH, NC 27613		
PHONE			
EMAIL ADDRESS			
 The Hanu Company	SURVEYED:		APPROVED:
	DRAWN: JDA	DATE: 9-1-2016	
	CHECKED: JDA	SCALE: 1"=120'	



PARCEL DATA	
PARCEL PINS	1842357153/1842459091
CURRENT ZONING	HB
ZONING USED FOR LAYOUT	RMX (TOWNHOME)
CURRENT PARCEL AREA	4,179,845 SF (95.96 AC) ±
NCDOT ROW DEDICATION	64,779 SF (1.49 AC) ±
RETAINED BY OWNER	659,928 SF (15.15 AC) ±
PROPOSED DEVELOPMENT AREA	3,455,138 SF (79.31 AC) ±

GR-10 LOT DIMENSIONAL REQUIREMENTS (SINGLE FAMILY)	
MAXIMUM DENSITY	10 UNITS/ACRE
MINIMUM LOT WIDTH	N/A (50' FOR FRONT LOAD)
FRONT SETBACK	20 FT
REAR SETBACK	25 FT
SIDE SETBACK*	5 FT
CORNER SIDE SETBACK*	5 FT
*REQUESTED REDUCED SIDE SETBACKS	

RMX LOT DIMENSIONAL REQUIREMENTS (TOWNHOMES)	
MAXIMUM DENSITY	24 UNITS/ACRE
MINIMUM LOT WIDTH	N/A
FRONT SETBACK*	20 FT MAX
REAR SETBACK*	5 FT
SIDE SETBACK*	0 FT
CORNER SIDE SETBACK*	5 FT
*SETBACKS APPLY TO PERIMETER FOR TOWNHOMES.	

DEVELOPMENT DATA	
TOWNHOME PARCEL AREA	541,899 SF (12.44 AC) ±
TOWNHOME LOTS	68
TOWNHOME DENSITY	5.47 UNITS/ACRE
SINGLE FAMILY PARCEL AREA	2,913,239 SF (66.88 AC) ±
SINGLE FAMILY LOTS	225
SINGLE FAMILY DENSITY	3.36 UNITS/ACRE
TOTAL LOTS	293
LF OF PUBLIC STREETS	11,117 LF
OPEN SPACE REQUIRED*	318,416 SF
OPEN SPACE PROVIDED	1,101,188 SF
PARK SPACE REQUIRED**	83,669 SF ±
PARK SPACE PROVIDED	84,291 SF
TOWNHOME PARKING REQ'D	102 SPACES
TOWNHOME PARKING PROV'D	136 SPACES
SINGLE FAMILY PARKING REQ'D	450 SPACES
SINGLE FAMILY PARKING PROV'D	450+ SPACES
*OPEN SPACE REQUIRED (10% FOR GR-10 AND 5% FOR RMX)	
**PARK SPACE REQUIRED (2.5% FOR GR-10 AND 2% FOR RMX)	

- FRONTAGE NOTES:
1. SINGLE FAMILY LOTS TO USE COMMON FRONTAGE TYPE PER UDO.
 2. TOWNHOMES THAT FACE PUBLIC ROADWAY TO USE COMMON FRONTAGE TYPE PER UDO. TOWNHOMES THAT FACE COURTYARDS OR OPEN SPACE TO USE STOOP FRONTAGE TYPE PER UDO.

NO.	DATE	DESCRIPTION
1	09/26/2017	PER TOWN OF WAKE FOREST & CITY OF RALEIGH COMMENTS
2	02/19/2018	PER TOWN OF WAKE FOREST & CITY OF RALEIGH COMMENTS




RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

The Nau Company
Consulting Civil Engineers
PO Box 810 | Raleigh, NC 27571
919.435.6395
NCBELS License P-0751

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

OVERALL SITE PLAN		SHEET C-3.0	
GLEN OAKS		SUBDIVISION	
FRANKLIN COUNTY, NC			
DEVELOPER	GREENPOINTE, LLC		
ADDRESS	7201 CREEDMOOR ROAD, SUITE 140 RALEIGH, NC 27613		
PHONE			
EMAIL ADDRESS			
 The Nau Company	SURVEYED:	APPROVED:	
	DRAWN: JDA	DATE: 9-1-2016	
	CHECKED: JDA	SCALE: 1"=120'	



