



## U.S. 1 COUNCIL OF PLANNING MEETING Monday, February 25, 2019

Town Hall located at 134 US1A South (opposite Youngsville Elementary)  
1:30 p.m.

<b>Attendees</b>		
<b>MEMBERS</b>	<b>AGENCY</b>	<b>E-MAIL ADDRESS</b>
Tim Gardiner – Vice Chair	Wake County	<a href="mailto:Tim.Gardiner@wakegov.com">Tim.Gardiner@wakegov.com</a>
Chip Russell	Town of Wake Forest	<a href="mailto:crussell@wakeforestnc.gov">crussell@wakeforestnc.gov</a>
Scott Wheeler	NCDOT Div 5 Dist 1	<a href="mailto:mwheeler@ncdot.gov">mwheeler@ncdot.gov</a>
Jason Rogers	Franklin County	<a href="mailto:jrogers@franklincountync.us">jrogers@franklincountync.us</a>
Geoff Green (via phone)	GoTriangle	<a href="mailto:ggreen@gotriangle.org">ggreen@gotriangle.org</a>
Shelby Powell	CAMPO	<a href="mailto:Shelby.powell@campo-nc.us">Shelby.powell@campo-nc.us</a>
<b>Guests/Invited Agencies</b>		
Jennifer Currin	Town of Wake Forest	<a href="mailto:jcurrin@wakeforestnc.gov">jcurrin@wakeforestnc.gov</a>
Jonathan Jacobs	Town of Wake Forest	<a href="mailto:jjacobs@wakeforestnc.gov">jjacobs@wakeforestnc.gov</a>
Courtney Jenkins	Town of Wake Forest	<a href="mailto:cjenkins@wakeforestnc.gov">cjenkins@wakeforestnc.gov</a>
Randy Smith	JPM South Dev.	<a href="mailto:randy@jpmsouth.com">randy@jpmsouth.com</a>
Travis Fluitt	Kimley-Horn	<a href="mailto:travis.fluitt@kimley-horn.com">travis.fluitt@kimley-horn.com</a>
Chris Rurkowski	TMTLA Associates	<a href="mailto:chris@tmtla.com">chris@tmtla.com</a>
<b>CAMPO COP Staff</b>		
Brandon Watson	CAMPO	<a href="mailto:Brandon.watson@campo-nc.us">Brandon.watson@campo-nc.us</a>

### MEETING SUMMARY

#### Welcome/Introductions

Tim Gardiner, Vice Chair, opened the meeting and asked attendees to introduce themselves.

#### Election of Officers 2019

According to the US 1 Council of Planning Bylaws, the Council will elect a Chair and Vice Chair to serve for the upcoming year at the first meeting of each calendar year. The Chair and Vice Chair must be representatives from one of the Regular Member agencies.

Tim Gardiner turned the meeting over to Shelby Powell, who explained the election procedures and bylaws. It was noted that the bylaws do not have term limits.

**Action:** Chip Russell made a motion for the nominations of Tim Gardiner for Chair and Scott Hammerbacher for Vice Chair. Scott Wheeler seconded and the motion passed unanimously for both.

## **Meeting Minutes**

### **Meeting Minutes – November 20, 2018**

**Action:** A motion was made by Chip Russell, seconded by Scott Wheeler, to approve the meeting minutes from the November 20, 2018 meeting. The motion carried unanimously.

## **Old Business**

### **1. Devon Square Master Plan in Wake Forest**

- Jennifer Currin presented this information to the Council of Planning (COP), noting that this concept had previously come before the Council. This project would be 273 total units off of US 1 south of Harris Road. Scott Wheeler noted that NCDOT is still looking at what options there are for service roads. The Town has indicated that a service road is needed in this area. RS&H is looking at options for frontage road connections and it was noted that there will be a draft showing the service roads brought to the COP in the spring. Jennifer Currin stated that the Town wants the service road connection to Stadium Drive. Scott Wheeler explained that the current US 1 plan does not have the connection from Stadium Drive to the service road, but the service road goes underneath Stadium Drive. Chip Russell asked what the phasing plan for the service road being built to Harris Road is. It is anticipated that the developer would do it all in phase 1, as the TIA has a 2021 buildout. It was noted that this plan is still in the master plan stage and would still need to go to rezoning. Scott Wheeler requested information on the distance from the existing US 1 ramp. Travis Fluitt stated that Kimley-Horn has submitted the plan to RS&H for incorporation into their service road planning. Scott Wheeler responded that they may have to slightly change the location of the Harris Road connection but that the general layout meets the corridor plan.

**Action:** Action is to endorse the design plan and coordinate with NCDOT and the Town of Wake Forest as the project moves forward. There was consensus that the general layout meets the corridor plan.

### **2. Wake Union Place in Wake Forest**

- Jennifer Currin presented this information to the COP, noting that this concept had also previously come before the Council. The status of this project is currently in the rezoning stage. This project would be approximately 300 multifamily units and around 90 townhomes off of Wake Union Church Road. There was discussion on recommending turn lanes on Kearney Road, following the US 1 plan for service roads. It was noted that a driveway permit was issued in 2017. Scott Wheeler indicated that they should make sure it is built far enough to tie into future service roads at the appropriate locations. Chip Russell also noted that he had received an email with marked up plans from GoRaleigh regarding transit easements in this area. Jennifer said the next steps are that the developer has to bring it back to the Planning Board and Board of Commissioners after addressing comments that were received. The Town has also asked the developer if the street is moved closer to US 1, how they will pull the service road back out to make the connection as shown on the US 1 Plan. It was noted that there will not be a signal at this location unless both service roads are brought in at the same point. Tim Gardiner also noted that consideration needs to be taken regarding the grade when tying in the service road to Jenkins Road.

**Action:** Action is to endorse the design plan and coordinate with NCDOT and the Town of Wake Forest as the project moves forward. The general layout meets the corridor plan requirements, but a few notes to consider are to make sure the service road is built far enough to tie into future service roads at appropriate locations, consider transit easements, and consider grade when tying the service road into Stadium Drive.

## **New Business**

### 1. Townhome Development in Franklin County

- Jason Rogers presented this information to the COP. This project would be about 377 units on 44 acres with some commercial outparcels along US 1. The site plan is showing access roads according to the US 1 Corridor Study. There is not a TIA yet to determine what sorts of off site improvements will be needed. It was noted that this site could have direct access to US 1 in the short term based on the TIA such as right in/right out access. Tim Gardiner raised concern that commercial developers are comfortable knowing that they will not have frontage access on US 1 in the future. Scott Wheeler said that NCDOT is assuming Franklin County will provide cross access to get back to the service road. It was noted that the Town of Wake Forest is moving towards discouraging development of residential directly on frontage roads. Scott Wheeler stated that NCDOT has no issue with this project. Jason added that the developer will have a TIA.

**Action:** Motion was made by Chip Russell, seconded by Scott Wheeler, to endorse the layout as conforming to the US 1 Study. The motion carried unanimously.

### 2. Planet Fitness in Wake Forest

- Jennifer Currin presented this information to the COP. This project would be ~25,000 sq. ft. with an additional 3900 sq ft. of residential. There are two driveways planned onto Wrigley Drive with a stub to the north for future street continuation. Tim Gardiner asked if they will reserve ROW to the north and Jennifer confirmed they will reserve ROW consistent with the US 1 Study. Scott Wheeler had no additional comments from NCDOT and concurred with the TIA.

**Action:** Motion was made by Scott Wheeler, seconded by Chip Russell, to endorse the layout as conforming to the US 1 Study. The motion carried unanimously.

## **Other Business**

### 1. Round Robin—Pending Projects

- Scott Wheeler updated everyone that RS&H is still working on designs and service plan recommendations. It is anticipated they will be done soon and will be back to talk to the COP in the spring.
- Scott Wheeler brought up a potential submission from a medical center just south of the townhome development in Franklin County brought up earlier in the meeting. The TIA is complete and the developer requested a left over, but NCDOT has recommended right in/right out with access on the back side in the future.
- Scott Wheeler noted that Leith on Durant Road will be providing concept plans to RS&H regarding access roads so they can proceed with development. They have already met to discuss where their entrance on Durant Road will be.
- Jennifer Currin stated that the Town of Wake Forest does not have anything immediate, but development is picking up so we may see additional projects from them in the near future.

## **Adjourn**

There being no further business, Tim Gardiner thanked attendees and presenters, and adjourned the meeting.