



U.S. 1 CORRIDOR – COUNCIL OF PLANNING MEETING

Thursday – April 19, 2007 - 10:00 AM – Town of Wake Forest Planning Office at 221 S. Brooks Street

Agenda

Purpose: Review and discussion of three development projects by the City of Raleigh Public Works Department concerning the US 1 Corridor.

- | | |
|------------------|--|
| 10:00 – 10:05 am | Introductions |
| 10:05 – 10:15 am | Cheviot Hills Golf Course Redevelopment – US1/Greshams Lake Rd. |
| 10:15 – 10:25 am | Honeycutt Tract – US 1/Perry Creek Road |
| 10:25 – 10:35 am | Wakefield Park/Rex Healthcare – US 1/New Falls of Neuse Boulevard |
| 10:35 – 11:00 am | Preparation for next meeting <ul style="list-style-type: none">• Review the proposed Bylaws• Invitation to Centralina Council of Governments\NC 73 Council of Planning• Future items• Formalize meeting dates and times |



US 1 Council of Planning Meeting April 19, 2007
 Town of Wake Forest Planning Department

US 1 Council of Planning – April 19, 2007 Meeting		
NAME	AGENCY	E-MAIL ADDRESS
Aaron Hair	City of Raleigh – Transit (CAT)	Aaron.hair@ci.raleigh.nc.us
Scott Hammerbacher	Franklin County	shammerbacher@co.franklin.nc.us
Al Copening	Town of Youngsville	Newton98@earthlink.net
Shelby Powell	Kerr-Tar RPO	spowell@Kerrtarcoq.org
Rob Brink	KARTS	rbrink@kartsnc.com
Shirley Williams	NCDOT Rail	srwilliams@dot.state.nc.us
Eric Hodge	City of Raleigh	eric.hodge@ci.raleigh.nc.us
Scott Walston	NCDOT-TPB	swalston@dot.state.nc.us
Eric Lamb	City of Raleigh	eric.lamb@ci.raleigh.nc.us
David Wasserman	NCDOT-TPB	dswasserman@dot.state.nc.us
Chip Russell	Town of Wake Forest	crussell@wakeforestnc.gov
CAMPO Staff		
Kenneth Withrow	Capital Area MPO	kenneth.withrow@ci.raleigh.nc.us

MEETING NOTES

Welcome and Introduction

Mr. Kenneth Withrow began with a welcome to the Council of Planning participants, followed by a brief introduction of the Group members. Mr. Withrow informed the Council that only Franklin County and the Capital Area Transit are the only agencies that have not signed the Memorandum of Understanding (MOU). Mr. Withrow informed the Council that Capital Area Transit will review the US 1 MOU at their meeting on Thursday afternoon; and that Franklin County will be reviewing the US 1 MOU on Monday, May 1. Signed copies of the MOU will be provided to the signatory agencies prior to the next Council of Planning meeting.

Projects under Review

Mr. Eric Lamb presented to the Council three plans along US 1 within the City of Raleigh's jurisdiction that are either conceptual or in the initial planning stages. Proceeding northward along US 1 from the I-540 interchange are those projects which are: Cheviot Hills, the Honeycutt property, and Wakefield Park respectively.

The Cheviot Hills project has not been presented in a formal application to the City of Raleigh. The concepts include an auto-park near the proposed interchange at US 1 and Durant Road, with a mixed-use development on the other parcels. The project considers a collector street network along with frontage/backage roads; yet impediments on the site include wetlands that fall under the Neuse River buffer requirements. The major concern addressed involved whether or not to keep the required grade separation over US 1 at the Sims Creek Road

juncture. Council members commented on the precedent that would be set if the grade separation was not included in future plans, and noted that a useful model would be the Beaver Creek Shopping Center complex in Apex. Council member also commented that if the grade separation were to be kept, have the developers grade the land to incorporate a future grade separated crossing.

The Honeycutt property is on the east side of US 1 and at the Perry Creek Road intersection. Mr. Lamb informed the Council that Perry Creek Road is scheduled to be widened to a five-lane facility. Issues of concern include environmental constraints behind the Eaton plant; therefore the City of Raleigh may have to encroach upon the Eaton property if a frontage/backage road network is to be built. The developer has agreed to extend Watford Drive and allow no access off of Capital Boulevard to the property(ies) being proposed for development.

Mr. Lamb presented Wakefield Park to the Council. This proposal is located at the intersection of US 1 and New Falls of Neuse Boulevard. The project includes retail and medical office facilities. The developer is suggesting that a “compressed-diamond” interchange be constructed at the current intersection of South Main\US1\New Falls of Neuse Boulevard. The Council of Planning supports the “compressed-diamond” interchange concept.

Mr. Withrow passed out copies of the proposed Bylaws for the Council of Planning; as well as addressed future scheduling and inviting the NC 73 Council of Planning to our next meeting. Decisions involving the Bylaws or other Council related actions will not occur until the MOU is signed by all parties. The next meeting will be held in July. A date has not been established for the meeting; and future meetings may occur following TCC meetings. Mr. Withrow will serve as the staff liaison to the Council of Planning.

The meeting was adjourned at 11:10 am