



U.S. 1 CORRIDOR – COUNCIL OF PLANNING MEETING
Thursday – August 20, 2009 - 2:00 – 4:00 PM
Capital Area MPO Small Conference Room
Suite 800 Professional Building
127 West Hargett Street
Raleigh, NC 27601

Agenda

2:00 pm

Welcome/Introductions

Mr. Eric Lamb, US 1 Council of Planning chair, will give the welcome and introductions.

2:05 – 2:55 pm

Plan Review – Wakefield Park-Tract 9: Case# S-9-09

This is the continuation of the US 1 Council of Planning to review the proposed subdivision within the Wakefield Park development on the City of Raleigh's side of US 1 between Common Oaks Drive and Falls of Neuse Boulevard. Both the City of Raleigh and John R McAdams Company will be given an opportunity to address any new points of information that they desire to provide. The Tract 9 item has been discussed during the July 9, July 30, and August 6 meetings

The Council of Planning will be required to make an advisory recommendation that will be forwarded to the City of Raleigh Planning Commission.

Action: The US Council of Planning will review and make a recommendation for the site plan for Wakefield Park.

2:55 - 3:55 pm

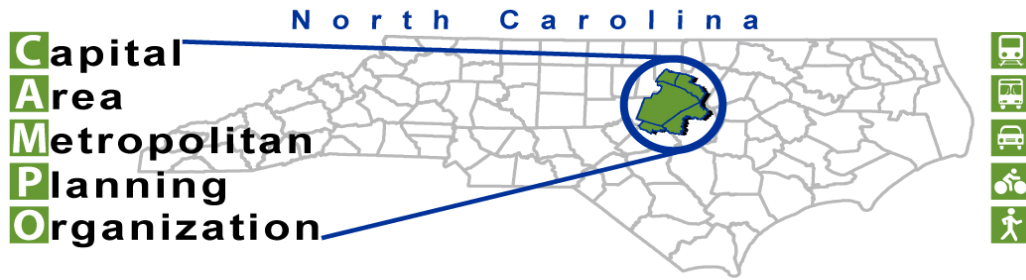
Initial Plan Review – The Commons at Youngsville

The Franklin County Planning Department has provided preliminary site plan information regarding the proposed Commons at Youngsville. The proposed development is to be built along US 1 near the intersection of NC 96. Also with this agenda are comments from Franklin County concerning the Commons project.

Action: The US Council of Planning will conduct an initial review for the Commons' site plans.

3:55 - 4:00 pm

Adjourn



US 1 Council of Planning Meeting

August 20, 2009

Capital Area MPO Small Conference Room

US 1 Council of Planning – August 20, 2009 Meeting		
NAME	AGENCY	E-MAIL ADDRESS
Chip Russell	Town of Wake Forest	crussell@wakeforestnc.gov
Scott Hammerbacher	Franklin County	shammerbacher@franklincountync.us
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Guests		
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MEETING NOTES

Welcome and Introduction

Mr. Eric Lamb began with a welcome to the Council of Planning participants, followed by discussion on The Commons at Youngsville. The Tract 9 item was deferred until a representative from the Town of Wake Forest would arrive. (Note: Mr. Chip Russell, planning director for the Town of Wake Forest was able to participate in the meeting a few minutes later). There were questions concerning the Town of Wake Forest’s exaction authority with respect the Northpark subdivision.

I. Plan Review – The Commons at Youngsville

Mr. Scott Hammerbacher addressed the Council by stating that Franklin County had received preliminary subdivision plat for a parcel of about 19.4 acres. The parcel is located on the southwest corner of NC 96 and US 1. There is adjacent development in the area; as well as retail on the southeastern side of US 1. The property is zoned “Highway Business” and is consistent with the Franklin County Comprehensive Land Use Plan.

The subdivision plan calls for two access points along US 1(which would be right-in, right-out). The newly constructed left-over for the US 1 southbound movement into the Food Lion Shopping Center which is on the aforementioned southeastern side. The TIA discusses access points to Long Mill Road, which will serve as a “collector street” in the future. The US 1 Corridor Study plan does show an interchange being constructed for the current US 1/NC 96 intersection. Mr. Steven Winstead of NCDOT

believes that there are grade issues at the US 1/NC 96 intersection that would make building an interchange costly. Mr. Hammerbacher also mentioned that Mr. Winstead had spoken with Mr. Horn on several occasions concerning this plan. Some of the requirements that they are looking at include for their driveway permit on this project are: (1) when three of the outparcels are developed, that access be required onto Long Mill Road, (2) or when the 16 acre parcel is developed that access be required onto Long Mill Road. The site plan also shows water and sewer easements inside of the 53 foot reserved area; however, there are plans to relocate those lines. There is also a signage easement within the reserved area; however, when the property is developed or a frontage road is constructed, the developer must move any sign (at their own expense). This project will be presented to the Franklin County Planning Board on the second Tuesday of September. Mr. Mike Horn stated that Mr. Winstead has requested that the developer provide an additional 53 of property for right-of-way along the entire frontage as a reservation. Mr. Horn also stated that Mr. Kevin Lacey of NCDOT has agreed to the corresponding "left-over" along US 1. Mr. Lacey, however, wanted to make it know to the developer that the existing and proposed "left-overs" would be removed at some future to accommodate the construction of the proposed US 1 freeway. Ultimately, the development will tie into Long Mill Road.

Following additional discussion, the motion below was put forward.

Motion – Mr. Chip Russell recommended approval of the proposed Commons at Youngsville subject to the additional conditions as presented by Mr. Scott Hammerbacher: (1) before the c/o for the third out parcel is issued (excluding lots six and seven) access to Long Mill Road will be provided, or (2) access to Long Mill Road will be provided in the event that outparcel number six is developed at the time before a c/o is issued. The motion was seconded by Dr. Albert Corpening. Ayes (All)

II. Plan Review – Wakefield Park. Tract 9. S-9-09

The Council wanted information from the Town of Wake Forest concerning exaction authority with respect to the Northpark subdivision. Chip noted the challenges of the public and private domain but believes that it is doable. Eric noted that the road connection would be an attractive alternative through the area. The biggest hurdle is the floodplain issue and getting the "LOMAR" (Letter of Map Revision). Mr. Padiak stated their next submittal to the Board of Adjustment will be on Monday, August 24, 2009 as a "Plan B" alternative. Mr. Eric Lamb believes that Mr. Padiak's client would be happy if they were held to the same setback requirements that they had in their original approval. This procedure keeps what your client's plan is intact from the original proposal before amending the plan and seeking a new variance.

Discussion continued about the topography for the new backage road alignment along with the constructability of the service road off of the US 1 mainline. The alternatives are:

1. Stick with the current plan as is; and allow the applicant to either conform to that plan or seek a variance to the plan with respect to setbacks.
2. Reducing the right-of-way
3. Reducing the thoroughfare yard requirements
4. Dedicating the land for half of the right-of-way (the 306' footprint plus 20' slope easements)

Discussion continued on the item. The backage road option through the Wakefield subdivision is still viable and more time is needed to explore the option. Andy Padiak stated that if this item is tabled, his agency will still pursue a variance. If the variance is given, the specific subject may be over, but the Council of Planning will still need to address frontage and backage road access through the area. The Council of Planning agreed to table this item until the next meeting.

Meeting adjourned.