

2017-06-29

Falls of Neuse Confirmation Group Meeting #3

WakeMed North Conference Room

Staff present: Bynum Walter, Jason Hardin, Travis Crane

Consultants present (via video): Deana Rhodeside, Ron Sessoms, Anita Morrison, Jeff Hochanadel

Members present: Angela Allen, John Purves, Linda Monaghan, Susan Burton, Sam Boyce, Leon Cooke, Jim Morrison, Kerry O'Sullivan, John Toller, Olalah Njenga, Bob Fry

### **Opening remarks**

- Project Manager Jason Hardin opened the meeting and provided a status report on the plan process and the agenda for the group meeting.

### **Discussion of Community Workshop**

- Deana Rhodeside, Rhodeside & Harwell, provided an overview of what would be discussed during the meeting, with the focus being analysis of the input provided during the June 21 community workshop.
- Ron Sessoms, Rhodeside & Harwell, stated that comments and other forms of input from the meeting had been compiled and analyzed. He stated that he would present a summary of input for each of the study areas specifically considered during the workshop.
- For Site A, the general consensus from workshop input was that the land use mix of concept 1 (office and residential) was preferred, while the landscaping/tree conservation approach of concept 2 was preferred.
- Connectivity issues were discussed, as the concepts showed several connections to the east, along with connections to Raven Ridge Road and Falls of Neuse Road. Staff noted that the connections shown on the concept drawing were meant to illustrate potential connectivity and were not designed to show the specific number and location of any future connections.
- The alignment of any street connection to Raven Ridge Road was discussed. Group member Olalah Njenga stated that input she had received from the Raven Pointe community indicated a preference to not align any such connection on Site A with the entrance to the community.
- Group chairman Bob Fry asked whether the designation of "Tree Preservation" indicates conserving existing trees or replanting trees. Staff replied that current code requires a minimum of 10% of tree conservation on a site, and that existing watershed protection overlays require 40% of sites in the area be forested. The plan could include policy in support of conservation.
- For Site B, located at the intersection of Falls of Neuse Road and Dunn Road, several questions involved connectivity to Dunn Road and to a proposed senior living community to the south.
- Jeff Hochanadel, the transportation consultant for the plan, stated that placing a signal on Dunn Road at the entrance to the site would depend on traffic volume.

- Bynum Walter stated, in response to those questions and questions about Site A, that there is a need for additional staff exploration of issues involving the placement of potential future intersections. Planning staff will consult with transportation planning staff and NCDOT as needed.
- Ron Sessoms then discussed sites C, D, E, and F.
- Bynum Walter mentioned that the plan process may generate policy guidance that applies generally throughout the corridor, such as for signage or landscaping along Falls of Neuse Road or on potential medians.
- Jason Hardin discussed next steps. He stated that a survey that will include the same information and questions presented at the workshop will be distributed. He noted that input from the meeting was less definitive for Site D, which includes several residential properties that front on Falls of Neuse, and Site E, which is the small commercial area at the Falls Community near the dam. Input for Sites A, B, C, and F was clearer. He stated that the survey may provide a clearer direction for the areas where the workshop input was less conclusive.
- Hardin also stated that draft recommendations will be presented at a public meeting on August 10 at Abbott's Creek Community Center. Following that meeting, a draft plan would be finalized and made available for public comment.
- Discussion took place involving potential future group meetings, as this was the final scheduled meeting. Some members expressed a desire for an additional meeting. Staff suggested a meeting following the August 10 public meeting, in order to discuss any potential changes that could come from that meeting and ensure they are aligned with input from that meeting. Hardin stated that he would remain in communication with the group and set a date and location for the meeting.