

# Meeting Minutes

Johnson Street/Sandy Ridge Road Improvements – STIP U-4758  
High Point, Guilford County

## Agency Steering Committee Meeting #1

Piedmont Triad Farmers Market (Moose Cafe), High Point, NC  
September 18, 2012, 10:00-11:30 am

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### Attendees

**FEDERAL** None

**STATE (non-NCDOT)** None

#### **COUNTY & CITY OF GREENSBORO**

Bill Bruce, Guilford Co. Planning Department

Chris Spencer, Greensboro DOT

#### **HIGH POINT**

Mark McDonald, DOT

Edith Brady, High Point Museum

David Hyder, MPO

Lee Burnette, Planning & Development

Heidi Galanti, Planning & Development

#### **NCDOT**

Darrell Ferguson, Division 7

#### **CONSULTANT TEAM**

Jill Gurak, ATKINS

Kim Bereis, ATKINS

Karen Simon, Simon Resources

Allen Oliver, Parks & Recreation

Greg Venable, MPO

Scott Cherry, Engineering

Loren Hill, Economic Development

Garey Edwards, Electric Utilities

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### Handouts and Displays

- Agenda
- Project Location Map
- JSSRR Environmental Features Mapping
- Project Schedule
- PowerPoint Presentation

### Minutes

The sign-in sheet for the first JSSRR Agency Steering Committee (ASC) is attached. Each participant was provided the handouts listed above. Mark McDonald opened the meeting by thanking everyone for their participation. He then introduced the Consultant Team and asked everyone to introduce themselves. He then turned it over to Jill Gurak for a PowerPoint presentation that covered:

1. **Introductions/Invited Participants** – overview of federal, state, and local agencies/departments invited to participate on the ASC.
2. **Project Study Process** – limits of the project; corridor's importance in the northwest planning area and overall transportation network; land use/characteristics of the existing roadway; history and background (land use and transportation plans); core planning vision for High Point; 2002 feasibility study recommendations; summary of the transportation project development process; funding source and how we are required to study the project; project schedule; National Environmental Policy Act (NEPA) overview and project document (EA/FONSI) and its major components (purpose and need; affected human, physical, cultural, natural environments; alternatives evaluation/environmental consequences); agency coordination/Merger process overview; current NEPA/planning activities

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(scoping, existing conditions, forecasts, public involvement and other activities to develop purpose and need).

3. **Issues for JSSRR** – scoping activities; existing conditions (roadway characteristics, volumes and LOS); natural and human environment challenges; project goals; summary of agency scoping comments.
4. **ASC Input** – opened up to discussion (see summary below), asking members to identify problems/needs they see along the corridor and any resources not identified by the team; how ASC can assist throughout the project.
5. **What's Next** – review data and continue needs assessment for purpose and need.

## Discussion

- **Section 6(f) Lands** – Allen Oliver discussed the property around the Johnson Street Sports Complex and Oak Hollow Lake and the Land and Water Conservation Fund grant used to acquire this land. The Sports Complex has already outgrown its potential (parking issues right now) and the City is currently looking across the street for additional land. The land is Section 6(f) and conversion of this land is not impossible, but would be an extensive procedure that would need to begin early in the process.

The land at the crossing and upstream and downstream is owned by the City of High Point and is designated a future open space park that will have a greenway along West Fork Deep River. The entire boundary of Oak Hollow Lake (as far north as Squire Davis Rd.) is also LWCF property. In about 1 ½ years there will be a greenway easement near River Landing. If we can show that connectivity will be improved, a conversion waiver may be granted. Mr. Oliver suggested discussing and maybe engaging the services of someone who was involved in the previous conversion for the Skeet Club Road project and several other conversions.

Mr. McDonald asked how much impact is allowed, and Mr. Oliver said that as long as there is construction on the land (even temporary easement), there will be “impact”. There have been 40 conversions around Oak Hollow Lake. Mr. Oliver asked about the timing of alternatives. Since alternatives development doesn't occur in the schedule until next year, Mr. Oliver suggested getting the conversion process underway.

- **Potential for an EIS** – What the chances are that the EA would not result in a FONSI, but rather a finding to complete a Draft EIS?

Ms. Gurak indicated that this is not likely to happen for several reasons: 1) it does not appear that it will be highly contentious, 2) there appears to be no significant impacts that cannot be avoided (such as those associated with a new-location roadway-for example, Winston Salem Northern Beltway) to warrant a Draft EIS, and 3) there are no plans to convert it to a facility type that would typically trigger such action (i.e. an interstate facility).

**350 South Project** – Heidi Galanti noted that a site plan for the 350 South project was recently filed with the City. The project is scheduled to go to the Planning and Zoning Commission in late October and to City Council in mid-November for rezoning and annexation (these dates are subject to change). The project is ~500 acres of non-residential use (*note: Heidi forwarded a schematic following the meeting*). Loren Hill indicated that this is within the business center area shown in light blue on the NW area plan map. Darrell Ferguson also noted that a traffic impact assessment (TIA) is being done for the area of Sandy Ridge Road near I-40, so the project team should coordinate with that study.

- **Population Projections** – Heidi Galanti stated the City currently is in the process of developing population projections (by census tract).

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- **Watershed Critical Areas** – It was noted that the environmental features mapping did not show the City’s critical watershed areas. The mapping included in the handout depicts the State’s critical watershed area boundaries. The Consultant Team has the City’s boundaries. These were not shown on the map because they could not be shown clearly.
- **Community Advisory Committee Members** – Karen Simon reviewed the list of CAC members.
- **NCDOT Maintenance Yard** – Darrell Ferguson suggested that maintaining access to the NCDOT Maintenance Yard is important for this project. He also noted the adjacent property is a prison transfer station for the Department of Corrections (they own the property). Transfer activities (trucks and prison buses) typically take place on Tuesdays, Wednesdays, and Thursdays, in addition to the Maintenance Yard traffic.
- **Churches and Cemeteries** – Edith Brady asked that the project team try to avoid and be sensitive to resources such as churches and cemeteries along the corridor.
- **Piedmont Parkway** – A question was asked about whether the study will make recommendations for the Piedmont Parkway project. Mark McDonald responded that the scope of this study doesn’t include Piedmont Parkway, but the team may want to coordinate to and consider possible intersection locations for tie-in. The JSSRR project will consider the future Piedmont Parkway and not preclude its future construction.
- **Economic Development** – Loren Hill noted that High Point is receiving requests for bigger sites (30-50 acres) to accommodate 1 million+ sq. ft. buildings and it’s important to try to keep large parcels intact.
- **Roadway Names** – A discussion took place regarding (re)naming of Sandy Ridge to Johnson Street to clearly show that from I-40 the corridor is the connection south to northern High Point. Attendees acknowledged this action will need to be revisited at a later date.
- **Utilities** – Garey Edwards said that after the Farmer’s Market, sewer/water lines are “hit or miss” spot connections. Duke is an important service provider in the area, and there is also a co-op (Duke, City and Energy United). There is a power transmission line at Skeet Club Road and a tower is being relocated in the northwest quadrant of the intersection. Mr. Edwards can provide more detailed (mapping) information on the power lines and the schematic of the transmission line at Skeet Club Road to the project team, as needed. AT&T and Time Warner also have telephone and cable lines in the area.
- **Sandy Ridge Road north of I-40** – A feasibility study is underway for the portion of Sandy Ridge Road from I-40 to Market Street. This study will recommend improvements for the interchange (loop ramps). The project is not funded, but is in the STIP.
- **Guilford County Land Use Plans** – The project study area contains pockets of both municipal and county-zoned property. The County has a land use plan for the east side of the corridor. There may be subtle differences in the County land use plan and City’s plans, and this will call for continued coordination. A protected corridor following the FONSI may be beneficial for future land use/development decisions.

## ACTION ITEMS

### Atkins

- Prepare meeting minutes and distribute to attendees for review.