



Tuesday, May 05, 2026
REGULAR MEETING
AFTERNOON & EVENING SESSION

RALEIGH CITY COUNCIL MEETING
1:00 PM and 7:00 PM

City Council Chamber, Room 201
222 West Hargett Street

Janet Cowell, Mayor
Jane Harrison, Mayor Pro Tem
Corey D. Branch
Stormie Forte
Christina Jones
Jonathan Lambert-Melton
Megan Patton
Mitchell Silver

NOTE TO DEAF AND HARD-OF-HEARING INDIVIDUALS

Assistive listening devices are available upon request. Interpreters for Deaf and Hard of Hearing persons are available. If needed, please provide a 48-hour notice by calling 919-996-3100 (voice) or 919-996-3107 (TDD).

A. 1:00 P.M. MEETING CALLED TO ORDER BY THE MAYOR

A.1 Pledge of Allegiance

B. CONSENT AGENDA

All items on the consent agenda are considered to be routine and may be enacted by one motion. If a council member requests discussion on an item, the item will be removed from the consent agenda and considered separately. The vote on the consent agenda will be a roll call vote.

Recommended Action: Motion to approve all Items of the Consent Agenda.

B.1 CONSENT AGENDA - GENERAL ITEMS

B.1.a Housing & Community Development - Adoption of Federal FY 2026-27 Annual Action Plan

Will Hartye, Housing & Community Development

The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities to submit an Annual Action Plan as the official application for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funding. The [annual action plan](#) establishes the City's strategic and production goals for the program year. Development of the FY2026-27 plan included a multi-phase public engagement process including public hearings and meetings, comment period, and a community survey and has been revised to reflect comments received during the public hearings.

Recommended Action: Adopt the Annual Action Plan for fiscal year 2026-2027 and authorize staff to submit the plan to the U.S. Department of Housing and Urban Development. Authorize the Mayor to execute the transmittal letter, certifications, and related documents.

B.1.b Municipal Art Collection - Donations

Sarah Powers, Parks Recreation and Cultural Resources

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The Arts Commission recommends accepting donations from Dan Nelson and Kristin and Brian Walsby for accession into the Municipal Art Collection. Dan Nelson has offered to donate his painting "Memorial Auditorium" which has been on long-term loan at the Martin Marietta Center for the Performing Arts. Kristin and Brian Walsby have offered to donate an artwork "Prayer, 2023" by Brian Walsby.

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Additional details and images of the artworks are included with the agenda materials.

Recommended Action: Accept the donations of artwork.

B.1.c Raleigh Police Department Foundation – Donation of Equipment - Various

Rico Boyce, Police

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The Raleigh Police Department Foundation is an independent, non-profit 501(c)(3) organization dedicated to advancing public safety initiatives and promoting police support for a safe and thriving community.

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Included with the agenda materials is a staff memorandum which provides details regarding the donated items and the approximate value, which totals \$103,172, in support of various public safety programs.

Recommended Action: Accept the in-kind donations from the Raleigh Police Department Foundation.

B.2 CONSENT AGENDA - PETITION ANNEXATIONS

B.2.a Petition Annexation – AX-37-25 – Contiguous Outside ETJ - 3900, 4024, 4020, 4016, 4017, 4008, 4000, 4013, 0, 4025, 4004, 4012, and 3904 Jones Ridge Trail; 4205 Aquarius Lane (District B)

Matthew Klem, Planning and Development

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An annexation petition has been received by the city. The property is located within the Priority Annexation Boundary established by Resolution 2025-717. Additional information is included with the agenda materials. A concurrent rezoning request (Z-44-25) also appears on this agenda under Report and Recommendation of the Planning Commission with the same suggested public hearing date.

Recommended Action: Acknowledge the annexation petition, direct the City Clerk to check the sufficiency of the petition pursuant to State statutes, and if found sufficient, authorize advertisement for public hearing to be held on June 16, 2026

B.2.b Petition for Annexation - AX-5-26 - Non-Contiguous, Inside ETJ – 511 Strother Road (District D)

Matthew Burns, Planning and Development

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The following annexation petition has been received by the city. The property is located within the Priority Annexation Boundary established by Resolution 2025-717. Additional information is included with the agenda materials. This property was last rezoned in 1971.

Recommended Action: Acknowledge the annexation petition, direct the City Clerk to check the sufficiency of the petition pursuant to State statutes, and if found sufficient, authorize advertisement for public hearing to be held on May 19, 2026.

B.3 CONSENT AGENDA - REQUEST FOR PUBLIC HEARINGS

B.3.a November 2026 Elections - Bond Referendum - Affordable Housing and Transportation Bonds

Allison Bradsher, Finance

During the April 21st meeting, City Council adopted the preliminary findings resolution for a November 2026 bond referendum in an amount not to exceed \$203,000,000, which includes \$101,500,000 Affordable Housing Bonds and \$101,500,000 Transportation Bonds.

To proceed with the November 2026 referendum, Council must take the following actions at its May 05, 2026, meeting:

Introduction and passage on first reading of the bond orders authorizing \$101,500,000 Affordable Housing Bonds and \$101,500,000 Transportation Bonds.

- Direct the Chief Financial Officer to file with the City Clerk the following documents: Sworn Statement of Debt and Statement of Disclosures.

- Call for a public hearing on the bond orders at its May 19, 2026, Council meeting.

- Direct the City Clerk to publish the bond orders and the related Notice of Public Hearing scheduled for its May 19, 2026, Council meeting.

Included with the agenda materials are suggested proceedings prepared by bond counsel for the above actions to place the Affordable Housing Bonds and Transportation Bonds referendum on the November 2026 ballot.

Also included with the agenda materials is the staff presentation from the April 21 Council meeting outlining steps required to comply with the timelines to place an item on the municipal ballot. The Housing and Community Development and Transportation department presentations from the March 10 work session are also included for reference.

Recommended Action: Approve the necessary steps to place the Affordable Housing Bond and Transportation Bond Referendum on the November 2026 ballot, including: introduce and pass on first reading the bond orders authorizing \$101,500,000 Affordable Housing Bonds and \$101,500,000 Transportation Bonds; direct the CFO to file with the City Clerk a Sworn Statement of Debt and a Statement of Disclosures; call for a public hearing on the bond order at its May 19, 2026 meeting; and direct staff and bond counsel to work with both the Wake and Durham County Boards of Elections to set language for the November 2026 ballot.

B.3.b Raleigh-Knightdale Annexation Agreement

Matthew Klem, Planning and Development

North Carolina state law allows adjacent cities to enter into agreements concerning future annexations they undertake. These agreements are meant to promote the orderly planning of the participating municipalities and to avoid potential conflicts. Annexation agreements designate which municipality a property owner may apply to for annexation, but do not address inter-municipal arrangements for delivery of services, such as water or public

safety. Under North Carolina Statute, agreements last 20 years. The most recent of Raleigh's agreements was executed in 2024 with the Town of Garner.

The current agreement was adopted in 2006 with an expiration date of October 6, 2026. No substantial changes to the agreement are proposed. Renewing the annexation agreement requires legislative hearings before each governing body. Staff from Knightdale expects the Town Council to similarly hold a public hearing in June of 2026. If approved, the annexation agreement will not need to be renewed until 2046.

Recommended Action: Schedule a public hearing to consider the Raleigh-Knightdale annexation agreement for May 19, 2026.

B.4 CONSENT AGENDA - EASEMENTS

B.4.a Easement Request – 975 Buffaloe Road and 2301 Benson Road

Robert Mathes, Planning and Development

The North Carolina Department of Transportation (NCDOT) is proposing to widen Benson Road between Rand and Buffaloe Roads as part of Project No. HL-0008J. This will include the installation of a concrete median, concrete sidewalk on the south side and a multi-use path on the north side of Benson Road.

The proposed improvements will increase roadway and pedestrian safety. NCDOT has requested various easements across two city properties located at 975 Buffaloe Road (Lake Benson) and 2301 Benson Road (Dempsey E. Benton Water Treatment Plant).

Raleigh Water manages the properties and has no objections to the requests.

Recommended Action: Authorize staff to proceed deed of easement execution and authorize appropriate City Officials to execute all required documents subject to final document approval by the City Manager and City Attorney.

B.5 CONSENT AGENDA - CONTRACTS AND CONSULTANT SERVICES

B.5.a Interlocal Agreement – GoPass Fee Sharing Revenue Agreement – GoTriangle – Contract Amendment No 1

Het Patel, Transportation

GoTriangle, serving as lead manager of the Regional GoPass program, collects fare revenue on GoRaleigh's behalf and then distributes the agreed upon share to GoRaleigh. The GoPass program is a regional transit pass and includes access via physical smart card or mobile app.

This request is to increase the original contract amount by \$275,701 due to higher than projected ridership and fare collections in the region. The increase represents additional revenue that the City is anticipated to receive over the remainder of the three-year contract term ending June 30, 2027.

Recommended Action: Authorize the City Manager to execute the revenue contract amendment with GoTriangle.

B.5.b Lease Agreement – State of North Carolina Property at Chavis Park

Sarah Beth Gentry, Planning and Development
Shawsheen Baker, Parks Recreation and Cultural Resources

In 1974, the City entered into a lease agreement with the State of North Carolina for the lease of three parcels located at Chavis Park for the purpose of operating a public park and recreation area. The parcels are identified as 1001 Garner Road, 513 Martin Luther King, Jr. Boulevard and 520 Cape Avenue. The lease has terminated and both parties desire to continue use of the properties for public park and recreation area purposes for a 30 -year term at a rate of \$50 per year in rent. The North Carolina Council of State has approved this agreement. Use of the properties includes greenway trail and park pavilion locations.

Recommended Action: Authorize staff to proceed with lease execution and authorize appropriate City Officials to execute all required documents subject to final document approval by the City Manager and City Attorney.

B.5.c Contract Services – Professional Maintenance and Asset Management for Water Storage Tanks – Utility Service Company Inc. – Contract Amendment No. 3

Aaron Levitt, Raleigh Water

The utility system currently operates a total of 32 elevated water tanks, each requiring ongoing inspection and maintenance provided through a service contract approved in 2019. City Council approved the proposal-based selection of Utility Service Company Inc. to provide contract services for maintenance on Raleigh Water tank assets for seven initial years, with an option to extend for 3 years.

The initial seven-year term is coming to an end, and staff is requesting an amendment to the contract in the amount of \$2,428,838 to exercise renewal terms for these contract services.

Recommended Action: Authorize the City Manager to execute the contract amendment for three additional one-year terms with Utility Service Company Inc. in an amount not to exceed \$2,428,838.

B.5.d Contract Services – Triangle Regional Transit Survey – Cambridge Systematics, Inc and Interlocal Agreement – GoTriangle, City of Durham, Orange County

Het Patel, Transportation

Staff recommends a contract with Cambridge Systematics, Inc. to conduct a region-wide, tablet-based survey of fixed-route riders for regional routes serving Durham, Orange, and Wake Counties to obtain ridership, origin-destination and demographic data.

The contract is being procured through the CAMPO on-call for planning and associated services. The total contract amount is not to exceed \$930,290. GoRaleigh transit will fund the survey efforts within Wake County by utilizing Federal Transit Administration (FTA) Section 5303 federal funds for a total of \$603,018. Staff recommends entering into an interlocal funding agreement with GoTriangle, the city of Durham, and Orange County for the remaining amount of \$327,272.

Recommended Action: Authorize the City Manager to execute an interlocal funding agreement with GoTriangle, City of Durham and Orange County in the amount of \$327,272, and execute a contract with Cambridge Systematics, Inc. in an amount not to exceed \$930,290. Authorize budget amendment in the amount of \$327,272.

B.5.e Contract Services – Concentra – Medical Services for Employee Health Center

Sharnell Jones, Human Resources

Human Resources advertised a Request for Proposals, Employer Directed Medical Care, for medical oversight of the City’s Employee Health Center that will include general medical services and worker’s compensation medical services. Human Resources received two proposals, Concentra and WorkCare, Inc. Based upon review of proposals received and evaluation criteria, the established committee recommends awarding the contract to Concentra for a one-year initial term and two additional one-year terms renewal options. The annual amount for services is \$360,000.

Recommended Action: Authorize the City Manager to execute a contract with Concentra in an amount not to exceed \$360,000 for the initial one-year term, and the option to renew for two additional one-year terms and the total contract not to exceed \$1,080,000.

B.5.f Contract Services - Convention Center Food and Beverage Services - Sodexo Live! - Amendment No. 2

Kerry Painter, Convention and Performing Arts Complex

The Raleigh Convention and Performing Arts Complex has contracted with Sodexo Live!

(formerly known as Centerplate) as the food and beverage supplier since 2017. Sodexo Live! is an industry leader serving major convention centers in addition to arenas, stadiums and theaters throughout the United States. The current contract, which was extended in early 2025, is set to expire in 2031.

Extension of the contract at this time is a proactive request and is recommended so that staff are best able to support the operations of an expanded convention center upon completion of construction of the new facility. The amendment will extend the contract to 2036, and Sodexo Live! will provide a \$2 million capital investment to assist with the provision of food and beverage services within the Complex as part of the extension period. Food and beverage quality and continuity is a critical aspect of negotiating with convention and conference organizers. The timing of the expiration of the current contract in 2031 will produce a hardship to the Complex as the Raleigh Convention Center expansion, scheduled to open in 2030, will be coming online for business right as the Sodexo Live! contract is expiring. An extension of the contract under the current terms, plus the new \$2 million capital investment to be made by Sodexo Live!, will allow for a continuity of service during the construction period and for the first few years of operation of the relocated amphitheater and the expanded Convention Center. This continuity will minimize disruptions to the level of service with food and beverage currently being provided for customer events, and will allow for multi-year contracts to be executed as pricing will be better known. Additionally, approval of a five-year contract extension will position city staff to better define the value and needs of an expanded Convention Center Complex.

Recommended Action: Authorize the City Manager to execute Amendment Two to the Sodexo Live! agreement for an additional five years to 2036 at the current terms, with an additional \$2 million capital investment to be made by Sodexo Live! for use within the Complex.

B.5.g Contract Services - Convention Center Expansion - Commissioning Services - RMF Engineering, Inc. - Contract and Budget Amendments

Kerry Painter, Raleigh Convention Center and Performing Arts Complex

Following a Request for Qualifications (RFQ) procurement process it is appropriate at this time to contract with RMF Engineering, Inc. for building commissioning services as part of the construction project. A Commissioning Agent is an independent, third-party professional responsible for verifying that building systems are properly designed, installed, and operating in accordance with the owner's requirements and project specifications. The Commissioning Agent serves as a key intermediary among the owner, design team, and contractors to ensure optimal system performance. Following qualifications review and negotiation for professional services, a contract in the amount of 1,564,940 is recommended with RMF Engineering Inc.

In addition, project site conditions necessitate contract amendments related to the environmental conditions and utility infrastructure encountered in the field. Funding for the commissioning services contract all contract amendments is available from prior year reserves and requires appropriation of prior year reserves in the amount of \$4,612,342. Accounting details are included with the agenda materials.

Initial excavation activity revealed that soil conditions on the amphitheater site were more heavily impacted than previously identified. While environmental considerations were anticipated, the extent of contamination required significantly expanded remediation efforts. To safely and responsibly manage this condition, the City has engaged environmental specialists and implemented controlled excavation, testing, and disposal procedures. These steps are necessary to ensure compliance with environmental regulations and to protect public health, resulting in additional cost and extended field durations.

Contract amendments with various vendors are necessary in the following amounts, attributable to the conditions described above:

Ratio USA, LLC (\$878,717); Skanska USA Building, Inc. (\$2,157,869); Terracon Consultants Inc. (\$207,686); Cumming Management Group Inc. (\$1,200,000)

Additional information is included with the agenda materials.

Recommended Action: Authorize the City Manager to execute a contract for professional services with RMF Engineering Inc. in the amount not to exceed \$1,564,940. Authorize the City Manager to execute four contract amendments in the amounts indicated. Authorize associated budget amendment and transfers in the amount of \$4,612,342.

B.5.h Contract Services – Police Vehicle Leasing – Advantage Leasing Associates, LLC

Shawn Brown, Police

The Police Department Detective Division utilizes approximately 29 leased vehicles for covert operations. In May 2025, RPD publicly advertised a Request for Proposals seeking contractors capable of providing vehicle leasing services. All three of the proposals that were received contained pricing that was significantly higher than that of the current contract. Upon departmental review of current GSA and Sourcewell contracts, staff discovered Advantage Leasing Associates LLC, which has a current GSA contract.

Based on company references, pricing, and demonstrated understanding of the project requirements, Advantage Leasing has been selected as the preferred vendor to meet the

needs of the police department. The contract would begin upon date of execution, and delivery of the vehicles is expected to begin July 1.

Recommended Action: Authorize the City Manager to execute a contract with Advantage Leasing Associates, LLC. in the amount not to exceed \$652,284 for a three-year term.

B.6 CONSENT AGENDA - ENCROACHMENT REQUESTS

B.6.a Encroachment – 321 Bledsoe Avenue - Fence

Sarah Beth Gentry, Planning & Development

Staff recently reviewed vacant properties in the City’s property inventory for which the Housing and Community Development department has maintenance responsibilities to determine potential uses. This review resulted in the discovery of several possible encroachments on City properties located between Martin Luther King, Jr. Boulevard and Bledsoe Avenue. These encroachments were further confirmed by survey.

The property owners of 321 Bledsoe Avenue have constructed a fence which encroaches on the City property located at 328 Martin Luther King, Jr. Boulevard. Housing and Community Development is in agreement with the encroaching fence remaining in place under a revocable encroachment agreement until such time as the City determines a use for the property, or declares it as surplus and conveys to a third party.

Recommended Action: Authorize the encroachment subject to completion of an encroachment license agreement.

B.6.b Encroachment – 401 Bledsoe Avenue – Landscape Area

Sarah Beth Gentry, Planning and Development

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Housing and Community Development recently reviewed vacant properties in the City’s property inventory for which the department has maintenance responsibilities to determine potential uses. This review resulted in the discovery of several possible encroachments on City properties located between Martin Luther King, Jr. Boulevard and Bledsoe Avenue. These encroachments were further confirmed by survey. The property owners of 401 Bledsoe Avenue have constructed a landscape area which encroaches on the City property located at 400 Martin Luther King, Jr. Boulevard. Housing and Community Development is in agreement with the encroaching landscape area remaining in place under a revocable encroachment agreement until such time as the City determines a use for the property or declares it as surplus and sells it to a third party.

Recommended Action: Authorize the encroachment subject to completion of an encroachment license agreement.

B.7 CONSENT AGENDA - BUDGET AMENDMENTS AND TRANSFERS

B.7.a Council Contingency

Michele Mallette, City Manager's Office

In accordance with appropriation procedures for Council Contingency items, at the request of Council, the following disbursements from Council Contingency allocations are being requested:

Council Member Silver

\$3,500 to We Plant It Forward

\$3,500 to Trees for the Triangle

\$5,000 to Raleigh Housing Fund (Emmaus House)

\$4,250 to Tamarisk Community

Council Member Jones

\$2,000 to El Centro Hispano

\$2,500 to Gabi's Workforce

Recommended Action: Council may authorize the disbursement of the Council Contingency allocation request as presented.

B.7.b Budget Amendment – July 4th Celebration at Dix Park

Adam Forman, Raleigh Parks

WTVD-TV has pledged \$100,000 to serve as the title sponsor and official, exclusive broadcaster of the July 4th Celebration at Dix Park. A budget amendment is necessary in the amount of \$100,000 for the July 4th Celebration.

Recommended Action: Authorize a budget amendment in the amount of \$100,000 to appropriate the funding.

B.8 CONSENT AGENDA - TRAFFIC

B.8.a Neighborhood Speed Limit Reductions

William Shumaker, Transportation

The Neighborhood Traffic Management Program (NTMP) was established with a goal of

increasing the safety and vibrancy of Raleigh’s neighborhood streets. Speed limit reductions resident requested and are the first step in the broader traffic calming process and are usually effective enough that no further action is needed.

Staff engages all properties abutting the street in the speed limit reduction process and solicits input from those residents through mailers. Resident support is represented below by showing the total number of ballots sent to the abutting properties and the number of “no” responses received per street:

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- La Costa Way – 26 ballots sent with 4 no votes
- Marcony Way – 51 ballots sent with 0 no votes

Recommended Action: Authorize the appropriate changes in the traffic Schedule included with the agenda materials effective seven days after Council action.

B.8.b All-way Stops

William Shumaker, Transportation

The Neighborhood Traffic Management Program (NTMP) was established with a goal of increasing the safety and vibrancy along neighborhood streets. The three components used by the NTMP are speed limit reductions, all-way stop conversions, and traffic calming projects.

One of the components, all-way stop evaluations, are conducted by requests. When warranted, conversion to all-way stop can improve the operation of an intersection and increases safety by reducing conflicts.

Staff received a citizen request for an all-way stop evaluation at the intersection of Milburnie Road at N King Charles Road. An engineering evaluation was conducted to determine if an all-way stop was warranted. The intersection recommended meets and/or exceeds the criteria specified in Section 4 of the NTMP policy adopted by the Raleigh City Council. All-way stops do not further restrict on-street parking. An existing ordinance already restricts parking by 25 feet for all intersection approaches. All residents directly abutting these intersections have been notified. Upon approval, the Traffic Schedule should be amended effective seven days after Council action.

Recommended Action: Authorize the appropriate changes in the Traffic Schedule included with the agenda materials effective seven days after Council action.

B.8.c ADA Parking and Mixed Use Loading Zone – 900 West Morgan Street

Tony Howard, Transportation

It is recommended that an ADA-accessible parking space be established on the west side of the 900 block of West Morgan Street near Tryon Hill Drive to improve access for individuals with disabilities. The location directly in front of the requesting business was identified as the most suitable based on field review and proximity to the pedestrian network.

To address existing curbside safety concerns, the proposal also includes creating a daytime Mixed Use Loading Zone nearby to accommodate delivery activity and reduce illegal parking that currently interferes with a mid-block crosswalk. While the changes will convert three time-restricted spaces to loading and one to ADA parking, they will enhance accessibility, improve safety, and support more efficient curbside operations. No public concerns were received during the notification period.

Recommended Action: Authorize the changes in the Traffic Schedule included with the agenda materials.

B.8.d Evening No Parking Tow Away Zone – Paula Street

Tony Howard, Transportation

It is recommended that the existing overnight “No Parking” restriction on the west side of Paula Street be removed and replaced with a stricter No Parking Tow-Away Zone from 11:00 p.m. to 6:00 a.m., Monday through Sunday, on both sides of the street. This action responds to ongoing safety concerns related to the repeated overnight storage of derelict vehicles, which has persisted despite prior coordination and enforcement efforts.

The updated restriction is intended to deter misuse of on-street parking, improve safety, and maintain access along the corridor. While the change will eliminate approximately fifteen overnight parking spaces, parking will remain unrestricted during daytime hours. Similar measures implemented elsewhere in the city have proven effective in addressing comparable issues. No public concerns were received during the notification period.

Recommended Action: Authorize the changes in the Traffic Schedule included with the agenda materials.

B.8.e Police Vehicle Parking Zones – 100 W Hargett Street

Tony Howard, Transportation

It is recommended that ten (10) “Police Vehicle Only” parking spaces be established along West Hargett Street and South McDowell Street to support the Raleigh Police Department operational needs in the area. This solution will provide a context-sensitive solution that

balances public safety needs with existing curbside demands.

The proposal also includes converting eight existing police-only spaces on West Cabarrus Street into two-hour metered parking. Although the changes will remove certain loading zones and metered spaces in the immediate area, they will be offset by the addition of eight new two-hour metered spaces nearby. No public concerns were received during the notification period. Overall, the recommendation reflects a coordinated effort to enhance accessibility, maintain efficient corridor operations, and support public safety.

Recommended Action: Authorize the changes in the Traffic Schedule included with the agenda materials.

C. REPORT AND RECOMMENDATION OF THE PLANNING COMMISSION

C.1 Planning Commission Report

The agenda items in this category are the recommendations of the Planning Commission. The Council may wish to consider these items in the same manner as items on the consent agenda. If a Council Member requests discussion of an item, the item will be removed from the commission report and considered separately. The vote on the Planning Commission report will be a roll call vote.

Included with the agenda materials are minutes from recent Planning Commission meeting(s), provided for Council use and reference regarding commission discussion and votes. In accordance with a prior request from City Council, listed below is a current forecast of upcoming scheduled public hearings:

May 19, 2026 at 1:00 p.m.

- Affordable Housing & Transportation Bonds
- Petition for Annexation: AX-29-25 - Contiguous, Outside ETJ - 7929 Ligon Mill Road (District B)
- Petition for Annexation: AX-04-26 – Contiguous, Inside ETJ, 3800 Jones Sausage Road (District C)
- Rezoning Z-15-25: 7800 Battle Bridge Road (District C)
- Rezoning Z-35-25: Ligon Mill Road (District B upon annexation)
- Rezoning Z-39-25: 319 Heck Street (District C)
- Rezoning Z-53-25: 5601 Six Forks Road (District A)

C.1.a Text Change TC-1-26: School Lot Area Amendment - Request for 60-day Extension

Matthew Klem, Planning & Development

Dwight Otwell, Planning Commission

The Planning Commission requests a 60-day time extension from the City Council to allow the Commission additional time for a thorough review and refinement of the draft ordinance before finalizing its recommended version. The current deadline for a Planning Commission recommendation is May 17th. This extension will allow staff time to make changes and improvements to the ordinance discussed during the March 18th Text Change Committee meeting. TC-1-26 (School Lot Area Amendment) is a public - or external - request for a text change to the Unified Development Ordinance.

The applicant, Morningstar Law Group, requests to modify the minimum school lot area standard of 500 square feet per enrolled pupil contained in UDO Section 6.3.1.D.2.b.

Recommended Action: Council may grant a 60-day time extension to allow the Planning Commission to consider feedback and potentially suggest refinements to the text change.

C.1.b Rezoning Z-43-25 6309: Litchford Road, west side of Litchford Road, 800 feet north of intersection with Atlantic Avenue (District A)

Matthew Klem, Planning & Development
Dwight Otwell, Planning Commission

This is a conditional use request to allow for increased residential entitlement. Proposed conditions include prohibiting boardinghouses and apartment building types on the property; require the property owner to document the existing house prior to demolition or salvage and to provide that documentation to the City of Raleigh's Historic Preservation staff and the State Historic Preservation Office; limits principal dwelling units to 54; and requires super silt fencing for development.

The Planning Commission recommends denial (8-1).

Recommended Action: The City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of June 2, 2026.

C.1.c Rezoning Z-44-25: Jones Ridge Trail, north of the intersection of Louisburg Road and Lillie Liles Road (District B upon annexation)

Matthew Klem, Planning & Development
Dwight Otwell, Planning Commission Chair

This request would increase residential entitlement on the site. This item is paired with Annexation AX-37-25.

Planning Commission recommends approval (8-0).

Recommended Action: The City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of June 16, 2026.

C.1.d Text Change to Zoning Conditions TCZ-02-26: 4601 Creedmoor Road, at the intersection of Creedmoor Road and Glenwood Avenue (District E)

Matthew Klem, Planning & Development
Dwight Otwell, Planning Commission Chair

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The request amends existing zoning conditions on the site. Proposed conditions expand commercial uses permitted on the site, prohibit certain uses otherwise allowed in CX, expands limits on hours of operation, and maintain protective yard requirements.

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The Planning Commission recommends approval (8-0).

Recommended Action: The City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of June 2, 2026.

D. SPECIAL ITEMS

D.1 Rezoning Z-37-25: Multiple addresses along Avent Ferry Road, Broadwell Drive, Sure and Steadfast Court, and Chappell Drive (District D)

Bynum Walter, Planning & Development

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This request would permit additional residential density on the site, increase building height, and would permit limited commercial uses on the site.

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This was deferred from the April 21 council meeting to allow the applicant to revise the request to be less restrictive than the current version. This requires a new public hearing (all notice costs paid by the applicant).

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The revised request is for 5 Stories (RX-5-CU w/SRPOD). Revised conditions limit building height to 68' and residential development to 478 units.

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The Planning Commission recommends approval (8-0).

Recommended Action: The City Council may set a date for public hearing on this case.

Alternatively, the request can be held or referred to a committee for further review. If a hearing is authorized, staff recommends a hearing date of May 19, 2026.

E. REPORT AND RECOMMENDATION OF THE CITY MANAGER

E.1 Neighborhood Traffic Management Program Annual Report, Work Plan, and Program Recommendations

William Shumaker, Transportation

The Neighborhood Traffic Management Program (NTMP), adopted by Council in 2009, is intended to improve compliance with speed limits, increase safety, and enhance the quality of life on residential streets. This report contains three items of the NTMP, two of which require Council action.

The first item being for informational purposes reporting out a year-end summary of work accomplished. The second item is seeking City Council approval to authorize construction of traffic calming devices for streets on the 2025 Project List. The third item is seeking City Council approval to approve the 2026 Project list to authorize staff to begin design and engagement work with those streets.

Staff is also bringing forward a fourth item that is separate from the annual report and seeks City Council review and approval of NTMP policy changes as recommended by staff to strategically align programmatic elements with Vision Zero policies. Any policy changes will require Council action.

Recommended Action: City Council authorization to begin construction for the 2025 Project List, City Council approval to begin engagement and design work for the 2026 Project List, and City Council direction on recommended policy changes.

E.2 Comprehensive Plan Update - Reflecting Raleigh - Civic Assembly Recommendations

Sarah Shaughnessy, Planning & Development

Reflecting Raleigh is the process to develop the City's next Comprehensive Plan, a document which will guide future growth and development. A successful plan requires input from a large, representative cross-section of the Raleigh community.

In addition to achieving broader representation than many conventional engagement activities, a civic assembly is an effective technique for building consensus around a divisive topic or making recommendations on how to balance different priorities. Following Council endorsement of the remit on October 7, 2025, the Civic Assembly convened over the course of six Saturdays to learn about and make recommendations on how to manage growth in

neighborhoods served by frequent transit.

During the presentation, staff will share final recommendations that emerged from the Civic Assembly process. As part of the presentation, a participant will speak about their individual experience as member of the assembly. Overall, the Civic Assembly's recommendations reinforce key tenets of the existing 2030 Comprehensive Plan and affirm existing policy and budget priorities.

The final recommendation report, as drafted by the members of the Civic Assembly, is included in the back-up materials.

Recommended Action: Receive as information; direct staff to include recommendations in the development of the Next Comprehensive Plan.

E.3 Redevelopment of the Former DMV Headquarters Site - Project Update

Ken Bowers, Planning & Development

Staff continue to make progress on positioning the former site of the Department of Motor Vehicles Headquarters on New Bern Avenue for a model transit-oriented development along North Carolina's first Bus Rapid Transit (BRT) corridor. Staff from Planning and Development will be presenting the following topics, with staff from Engineering Services and Community Engagement available to answer questions:

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- An update on the demolition and abatement schedule
- Interim use of the site for staging BRT construction
- Plans for temporary activations of the site while it awaits redevelopment
- Findings from the market study
- Pending release of a Request for Interest/Information/Input to help inform the eventual solicitation process for development partners

Recommended Action: Receive as information.

F. REPORT AND RECOMMENDATION OF THE ECONOMIC DEVELOPMENT AND INNOVATION COMMITTEE

F.1 No Report & No Items Pending

G. REPORT AND RECOMMENDATION OF THE HOUSING AND ENVIRONMENT COMMITTEE

G.1 No Report & No Items Pending

H. REPORT AND RECOMMENDATION OF THE COMMUNITY SAFETY AND QUALITY OF LIFE COMMITTEE

H.1 No Report & No Items Pending

I. REPORT AND RECOMMENDATION OF THE TRANSPORTATION AND TRANSIT COMMITTEE

I.1 No Report & No Items Pending

J. REPORT OF THE MAYOR AND CITY COUNCIL

J.1 Individual Reports from the Mayor and Council Members

K. APPOINTMENTS

K.1 Arts Commission - Two Regular Vacancies

Jay Campbell (Existing Member/Lambert-Melton)

- 6 out of 18 Meetings Attended

K.2 Bicycle and Pedestrian Advisory Commission - One Regular Vacancy

No nominees.

K.3 Environmental Advisory Board - One Regular Vacancy

No nominees.

K.4 Planning Commission - One Regular Vacancy

Davon Murray (Branch)

Note: As previously announced, the term of Roberta Fox is expiring, and she is not eligible for reappointment due to length of service. The position held by Ms. Fox is the Wake County Board of Commissioners' appointment and must be filled by an individual who resides outside of the City's Corporate limits but within the City's extraterritorial jurisdiction (ETJ). Wake County has been notified of the vacancy, and staff will notify the Council once an appointment has been made.

K.5 Substance Use Advisory Commission - One Regular Vacancy

No nominees.

L. NOMINATIONS

L.1 Police Advisory Board - Removal Requests

A request has been submitted by the chairperson to remove members Jaden Grimes (At-Large) and Carlin Ashford (Alternate). Per the City Code, any member of a board who is absent without being excused from three (3) consecutive meetings may, upon recommendation of the chairperson, be removed or replaced by the Council. Letters from the chairperson, including relevant attendance information, are attached for consideration.

Should the Chairperson's request be upheld, the Council may wish to consider elevating the longest-serving alternate member, Selina Vazquez, to the At-Large seat and declare an additional alternate vacancy. Ms. Vazquez was recently appointed in February.

L.2 Stormwater Management Advisory Commission - One Regular Vacancy

A resignation has been received from Marinel Ubaldo.

Note: In 2019, the Council adopted an ordinance to establish desired qualifications of Stormwater Management Advisory Commission members, which is attached for reference. The outgoing member meets criteria that is fulfilled by other members.

M. REPORT AND RECOMMENDATION OF THE CITY ATTORNEY

N. REPORT AND RECOMMENDATION OF THE CITY CLERK

N.1 Minutes - Various

Attached for consideration of approval are the April 21, 2026 Work and Regular Session minutes.

Recommended Action: Approve the minutes.

O. CLOSED SESSION

O.1 Enter Closed Session

P. OPEN SESSION

P.1 Return to Open Session

Q. 7:00 P.M. EVENING AGENDA

R. MATTERS SCHEDULED FOR PUBLIC HEARING

R.1 Rezoning Z-38-25: Trailwood Drive, south of the intersection of Trailwood Drive and

Avent Ferry Road (District D upon annexation)

Bynum Walter, Planning & Development

This request would increase residential entitlement on the site. Provided conditions limit disturbances in the 100-year floodplain to 35,000 square feet, require a no-rise certification, require a minimum building façade frontage, require at least one street-facing pedestrian entrance, and require the installations of “Super Silt” fencing along any watercourse buffer.

Planning Commission recommends approval (7-3). Commissioners Bennett, Fox, and Omokaiye opposed approval of the request. They noted concerns that the request does not include sufficient floodplain protections and conditions do not fully address staff enforcement concerns.

Recommended Action: Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternately, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.

R.2 Rezoning Z-52-25: 3470 Blue Ridge Road, 170 ft west of the intersection of Blue Ridge Road and Morningside Drive (District E)

Matthew Klem, Planning & Development

The request would permit additional density on the site and increase building height.

Planning Commission recommends approval (9-0).

Recommended Action: Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternatively, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.

R.3 Rezoning Z-01-26: 307 W Martin Street, 311 Commerce Place, & 322 W Davie Street (District C)

Bynum Walter, Planning & Development

The request would increase height on the W Davie Street parcel, remove the Shopfront

Frontage, and apply the same conditions across the three sites. Minor adjustments to existing conditions have been made under the new request.

Planning Commission recommends approval (7-1).

RHDC recommends approval (11-0), contingent on the applicant including conditions to retain the existing masonry openings and window fenestration patterns within the first 85'-0" feet of the contributing buildings.

Recommended Action: Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternatively, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.

S. ADJOURNMENT

S.1 Adjournment