



**Tuesday, July 01, 2025**  
**REGULAR MEETING - FIRST TUESDAY**  
**AFTERNOON & EVENING SESSION**

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

City Council Chamber, Room 201  
222 West Hargett Street

Janet Cowell, Mayor  
Stormie Forte, Mayor Pro Tem  
Corey D. Branch  
Jane Harrison  
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).

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**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.

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

**B.1 CONSENT AGENDA - GENERAL ITEMS**

B.1.a Resolution - Revised Human Resource Policies - Civil Service Commission Endorsement

Sharnell Jones, Human Resources

The City maintains various policies related to employees and the Human Resources (HR) department.

Three revised HR policies, which have now completed the citywide policy review process and have also been presented to the Civil Service Commission as required by the Civil Service Act, require adoption by the City Council. The Civil Service Commission reviews HR policies and makes recommendations to the City Manager associated with policies reviewed. At the June 18 meeting, the Commission voted to endorse the policy changes as revised by Human Resources. The Commission had no further recommendations.

Included with the agenda materials are the revised HR Policy 300-21: Applicant Background Investigation; 300-22: Recruitment and Selection; and 300-23 Probationary Period.

It would be appropriate for Council to adopt a resolution implementing the revised policies; a resolution is included with the agenda materials. Adoption is recommended.

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**Recommended Action:** Adopt the resolution to provide for the implementation of the revised policies.

B.1.b Method Community Park– Authorize City Manager to Execute Certain Documents and Permits

Kelly Ham, Engineering Services

Brad Williams, City Attorney's Office

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Method Community Park is located at 514 Method Road. The 2022 Parks Bond allocated \$14,650,000 to Method Community Park for extensive renovation of the existing historic O'Kelly/White Community Center and Pioneers Building, improved site drainage, and accessibility improvements. On November 19, 2024, City Council authorized the addition of a recreational water feature in the park. A request for authorization of additional funds of approximately \$4M to support the water feature addition is anticipated to be included with the request for authorization of construction award after the project is bid.

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As part of the design and permitting process, certain applications must be made to the City (as the regulator of development under the State Building Code and the Unified Development Ordinance) associated with construction of the project. These applications include deeds of easement with utility providers and various

applications for development approval, including in this instance an application to the Raleigh Historic Development Commission for Certificate(s) of Appropriateness, all as necessary for project development.

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Execution of these types of applications and deeds of easement requires City Council authorization. Authorization is requested to allow the City Manager to execute, as the designated representative of the City as the property owner, an application to the Raleigh Historic Development Commission for issuance of Certificate(s) of Appropriateness as well as deed(s) of easement conveying utility easement interests to utility providers to allow the permitting and construction of the Method Community Park project.

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This requested authorization does not include authorization for the City to enter into contracts or financing arrangements that exceed the thresholds for the City Manager's authority under Section 2-4003 of the City Code of Ordinances (\$300,000 for service contracts and \$500,000 for construction contracts). Further approvals for these items for the Method Community Park project will be brought to the City Council for authorization as they arise.

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**Recommended Action:** In addition to existing delegations of authority, authorize the City Manager to execute applications, agreements, and other instruments necessary to facilitate the construction of Method Community Park Improvements as described in the agenda item, with such authorization to not include obligations of funding or execution of contracts above the existing thresholds for City Manager approval as set forth in the City Code or through other Council action.

B.1.c Affordable Housing - Grosvenor Gardens - Conditional Funding  
Commitment - Budget Transfer

Annie Baumann-Mitchell, Housing and Neighborhoods

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On April 15, 2025, City Council authorized staff to conditionally commit \$1,200,000 to CASA for the rehabilitation of the 62-unit Grosvenor Gardens project.

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The Joint Venture Rental Development Program provides low-interest loans to developers of affordable multifamily housing and often leverages the Federal Low-Income Housing Tax Credits (LIHTC). The conditional commits issued subsequent to City Council approval are contingent upon the projects receiving all necessary funding to close the loan, including LIHTC award.

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While Grosvenor Gardens financing does not include LIHTC, the project has received all necessary financing to move towards closing and staff recommends the associated budget transfer:  
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- Bond Funds in the amount of \$1,200,000

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**Recommended Action:** Authorize the associated budget transfer in the amount of \$1,200,000 for Grosvenor Gardens, a previously authorized affordable housing development project.

B.1.d      Affordable Housing - Southeast Raleigh Promise Housing LLC – Scattered Site Affordable Rental Development - Option to Lease

Annie Baumann-Mitchell, Housing and Neighborhoods

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On July 5, 2023, City Council adopted a resolution authorizing the City to lease 111 & 116 E. Lee Street, 1102 S. Person Street, 1000, 1125, 1129 & 1131 Gregg Street, 1116 Spaulding Street, and 902 & 911 E. Edenton Street to Southeast Raleigh Promise Housing LLC (SERP) for a 27-unit scattered-site affordable rental development for low- to moderate-income households. Authorized lease terms included the tenant paying \$1.00 per year for rent up to a 75-year lease term.  
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In the April 12, 2024, Manager’s Update staff updated City Council on the negative environmental review findings for 902 E. Edenton, which impacted SERP’s ability to obtain primary and subordinate financing for the site. As a result, SERP revised their development plan to exclude 902 E Edenton Street, and the two units planned for that site, bringing the total proposed development to 25 units on 9 City-owned sites listed below:  
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- 111 & 116 E. Lee Street
- 1102 S. Person Street
- 1000, 1125, 1129 & 1131 Gregg Street
- 1116 Spaulding Street
- 911 E. Edenton Street

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Low Income Investment Fund, the senior lender for the Southeast Raleigh Promise Scattered-Site project, has requested a change to the lease in order to

finance the project. Low Income Investment Fund requires an option to lease the nine (9) sites listed above in the unlikely event that the lease between the City and Southeast Raleigh Promise Housing LLC, or an affiliated entity (the “SERP Lease”) is terminated prior to its expiration date. The terms and conditions of the lease pursuant to this option will be on the same terms and conditions as the SERP lease. The lease shall last for the remainder of the 75-year term existing at the time of the termination of the previously authorized SERP Lease at a rent of \$1.00 per year. Staff worked with the developer and negotiated mutually agreeable terms for the option to lease provision. City Council has previously authorized similar options to lease for affordable housing developments on City-owned sites.

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**Recommended Action:** Adopt the resolution authorizing the City to lease city-owned sites for the development of a 25-unit scattered-site affordable rental project to Low Income Investment Fund. In the event of the termination of the authorized lease with Southeast Raleigh Promise Housing LLC for a term commencing on or around the termination of the Southeast Raleigh Promising Housing LLC lease and lasting for the remainder of the 75-year term.

B.1.e Raleigh Housing Authority Bond Issuance – The Averie

Annie Baumann-Mitchell, Housing and Neighborhoods

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The Raleigh Housing Authority has requested to issue bonds to finance the development of The Averie, a 181-unit affordable rental property to be located at 4900 Old Poole Road. The property is being developed by Roers Raleigh Apartments LLC. The project has not applied for City gap financing funds.

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Under the North Carolina Housing Authorities Law, the Raleigh Housing Authority has the ability to issue bonds for projects located within the City of Raleigh, provided that the governing body of the municipality in which the project is located adopts a resolution consenting to the issuance of bonds by the Housing Authority (NCGS 157-39.1). Since The Averie will be located within the City of Raleigh, the City Council is being asked to consent to the Raleigh Housing Authority issuing bonds for this property. This action will not obligate any funding of the City nor create any legal obligations of the City with regards to the bonds being issued.

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The Raleigh Housing Authority plans to issue up to \$32,500,000 for the purpose of financing, constructing, and equipping The Averie development and held a public hearing on the bond issuance on June 23, 2025.

Additional information is included with the agenda materials.

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**Recommended Action:** Adopt a resolution to authorize the Raleigh Housing Authority to issue bonds for The Averie affordable rental housing project.

**B.1.f      Extension of Utility Service - Outside City Limits – 8100 Battle Bridge Road**  
Jonathan Ham, Raleigh Water

Raleigh Water has received a request from the North Carolina Department of Transportation (NCDOT), North Carolina Turnpike Authority, and Aqua North Carolina, Inc. to connect The Preserves at Long Branch Farm Subdivision to municipal water. The subdivision lies outside the city's corporate limits and currently relies on a single well system, which conflicts with the NCDOT's Complete 540 Phase 2 construction.

The proposed connection would be a master water meter and backflow at the right-of-way of Battle Bridge with Aqua continuing to operate their existing private distribution system behind the backflow, and process-wise this request is very similar to a request from the US Army Corps of Engineers Falls Lake Tailrace Comfort Station but would not include sewer service.

Despite two years of efforts and drilling two test wells, Aqua and NCDOT were unable to secure a sufficient alternative water source. A water main is already available nearby, and no extension is needed to serve the subdivision. To resolve the issue, the proposed plan is to connect the subdivision to Raleigh Water, with Aqua maintaining ownership of the internal water system. The existing well will be decommissioned after the connection. City code requires Council approval for utility extensions outside corporate limits.

Staff recommends allowing Aqua to connect the subdivision to municipal water without requiring annexation. This approach and solution ensures reliable and safe drinking water for the 38 affected homes. Additional details are contained within the staff memorandum included with the agenda materials.

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**Recommended Action:** Authorize the property to connect to the water system via the existing mains in Battle Bridge Road.

**B.2      CONSENT AGENDA - PETITION ANNEXATIONS**

B.2.a      Petition Annexation - AX-12-25 - Contiguous Inside ETJ – 4208 Forestville Road (District B)

Christopher Golden, Planning and Development

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**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 August 19, 2025.

B.2.b      Petition Annexation - AX-13-25 - Contiguous Inside ETJ – 1539 Old Milburnie (District B)

Christopher Golden, Planning and Development

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**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 August 19, 2025

B.2.c      Petition Annexation - AX-16-25 - Contiguous Inside ETJ – 5424 Rock Quarry Road (District C)

Christopher Golden, Planning and Development

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**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 August 19, 2025.

### **B.3      CONSENT AGENDA - STORM DRAINAGE**

B.3.a      Raleigh Rainwater Rewards – New Project Approval – 1924 Capital Boulevard

Barbara Moranta, Engineering Services

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The Stormwater Management Advisory Commission reviewed a Raleigh Rainwater Rewards program application at their May 1, 2025 meeting for City cost share above the Commission's approval threshold of \$30,000. Projects requesting more than \$30,000 require City Council review under the program

policy revised in March 2018. When reviewing these project requests, the Commission and Stormwater staff consider the estimated project cost, water quality benefits, past requests for similar practices, available funding, and project sustainability. The property owner, Food Bank of Central & Eastern North Carolina, Inc., a registered 501(c)(3) nonprofit, is undertaking this project to improve water quality and provide community education.

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The Commission recommended approval at the May 1, 2025 meeting.

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**Recommended Action:** Authorize the project as recommended by the Stormwater Management Advisory Commission and authorize an associated budget transfer in the amount of \$190,205.

#### **B.4 CONSENT AGENDA - CONTRACTS AND CONSULTANT SERVICES**

##### **B.4.a Contract Services – ADA Paratransit Transportation Services - GoTriangle**

David Walker, Transportation

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The City provides curb-to-curb transportation services to individuals who meet the qualifications of the Americans with Disabilities Act (ADA) during the same hours of operation as GoRaleigh fixed-route services. GoRaleigh Access services are fully accessible and provide curb-to-curb transportation to eligible individuals unable to use a regular fixed-route transit bus due to a physical or cognitive disability. GoRaleigh Access service operates within a width of 3/4 of a mile on each side of GoRaleigh's fixed routes and utilizes the services of RATP Dev, participating taxi companies, and GoTriangle to perform these critical trips.

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The Transit Division is renewing the contract with GoTriangle for the provision of Americans with Disabilities Act (ADA) paratransit transportation, on an as-needed basis, to eligible passengers who wish to travel into the service area from outside Raleigh's regular paratransit service area. Transit staff recommends the continuation of this arrangement with GoTriangle to maintain the elimination of paratransit transfers between GoTriangle and GoRaleigh Access, the City's ADA paratransit program . Without an agreement, each party would bear the full cost of all requested paratransit trips made solely within their respective paratransit service areas and the passengers would be required to transfer between services. The cost for these trips is shared with GoTriangle paying 75% of the trip cost and GoRaleigh paying 25%. The City contribution to the total cost of these services is capped at 25% of the total cost.

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The City's projected costs for the four-year contract are as follows:

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FY26 at \$332,365

FY27 at \$348,533

FY28 at \$365,112

FY29 at \$382,109

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**Recommended Action:** Authorize the City Manager to execute a contract with GoTriangle in the amount not to exceed \$1,428,119.

B.4.b Contract / Professional Services – Marsh Creek Greenway Trail Project – Alta Planning + Design, Inc

Kimberly Siran, Parks Recreation and Cultural Resources

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The Marsh Creek Greenway project is an approximately 6.5 mile corridor which aims to provide a continuous trail along Marsh Creek, connecting the existing Crabtree Creek Trail to Spring Forest Road.

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This contract is for the initial phase of Planning and Feasibility, amendments are expected for the design development and construction drawing phase. The 2022 Parks Bond allocates \$3,375,000 for the planning, feasibility study, and preliminary design phases of the project.

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In accordance with NCGS 143-64.31, a Request for Qualifications (RFQ) for Professional Design Services was advertised on January 9, 2025. PRCR staff received formal responses from eight (8) firms. Each response was evaluated and scored according to the criteria identified in the RFQ by a committee comprised of Transportation and Raleigh Parks department staff. The three (3) firms with the highest evaluation scores were shortlisted and invited to interview. Based on the RFQ response and interview, the committee recommended Alta Planning + Design, Inc, to perform professional design services for the project.

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Adequate funding is available in the Capital Improvement Program (CIP). The adopted FY25 CIP includes a phased project rollout as follows:

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- \$1,000,000 in FY26

- \$2,375,000 in FY27

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A budget amendment of \$300,00 is recommended to support the design consultant contract in FY26, utilizing partial funds from the FY27 scheduled budget. Finance and Budget Services Management have reviewed this proposed amendment and are in agreement.

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**Recommended Action:** Authorize the City Manager to execute a contract with Alta Planning + Design, Inc. in the amount not to exceed \$1,181,769, and authorize a budget amendment in the amount of \$300,000 for Phase 1 of the Marsh Creek Trail Project.

B.4.c Contract Services – School Resource Officers – Wake County Board of Education

Zachary Lechette, Police

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An interlocal agreement is required to set forth the terms and conditions for the Raleigh Police Department to provide sworn law enforcement officers to serve as school resource officers at the nine Wake County public high schools located in the City from July 1, 2025 until June 30, 2026. Under the terms of the services agreement, the Wake County Board of Education will pay the City an amount not to exceed \$807,039. This contract was approved by the Wake County Board of Education on June 3.

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The nine high schools included in this agreement are as follows:

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- Athens Drive High School
- Broughton High School
- Enloe High School
- Millbrook High School
- Leesville High School
- Longview/Phillips High School
- Sanderson High School
- Southeast Raleigh High School
- Wakefield High School

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**Recommended Action:** Authorize the City Manager to execute the agreement

with the Wake County Board of Education.

B.4.d Contract Services – Janitorial Services – ServiceMaster of Wake County

Zachary Lechette, Police

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The contract for janitorial services for several RPD facilities is set to expire in August 2025. These services include cleaning tasks to be performed daily, weekly, monthly, quarterly, and semi-annually at a total of 14 RPD buildings located throughout the city.

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In August 2024, the RPD publicly advertised a request for proposals for janitorial services. By the RFP due date of September 27, 2024, the RPD had received responses from ten vendors. The proposals were evaluated by a committee of RPD personnel, and the committee selected ServiceMaster of Wake County based on high scores in project understanding, corporate experience, and team firm experience. The contract will have a term of five years, and funding for the contract has been appropriated in the operating budget; no additional budgetary action is necessary to execute the agreement.

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**Recommended Action:** Authorize the City Manager to execute a contract with ServiceMaster of Wake County in the amount not to exceed \$1,856,523 for a five-year term.

B.4.e Contract Services – Chemical Root Control Services – Duke’s Root Control, Inc.

Scott Smart, Raleigh Water

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The Sewer Maintenance division of Raleigh Water proactively addresses root intrusion—one of the most destructive and costly issues affecting the sanitary sewer collection system. Left unmanaged, root intrusion can cause significant operational and environmental challenges, including:

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- Sewer backups and overflows
- Structural pipe damage and joint separation
- Reduced flow capacity and sewer odors
- Septic pooling and infiltration/exfiltration in groundwater-prone areas

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These problems are especially prevalent in areas with dense vegetation, such as neighborhoods with mature trees or landscaped gardens near sewer lines.

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To mitigate these risks, staff issued a Request for Proposal (RFP) on May 5 for chemical root control services for the sanitary sewer collection system. One proposal was received and evaluated by the designated review committee. The evaluation committee recommends the selection of Duke's Root Control to provide the chemical root control services. Duke's Root Control, Inc., is a nationally recognized specialist in chemical root control. The proprietary root control application effectively deters root infiltration, preserving the structural integrity and hydraulic capacity of the sewer system.

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The proposed contract with Duke's Root Control, Inc. will support service continuity throughout the Raleigh Water utility service area, including the merger communities of Garner, Knightdale, Rolesville, Wake Forest, Wendell, and Zebulon. The contract will have an initial term of three years, with the option for two additional one-year renewals.

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Staff recommends City Council approval of the proposed five-year contract to prevent infrastructure degradation due to root accumulation.

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**Recommended Action:** Authorize the City Manager to execute the contract with Duke's Root Control in the amount not to exceed \$2,500,000.

B.4.f Professional Services - Architectural Services Master Services Agreement – Osterlund Architects, PLLC - Contract Amendment No. 3

Pat Dawson, Housing & Neighborhoods

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On June 21, 2023, staff approved the qualifications-based selection of Osterlund Architects, PLLC to provide on-call professional architectural services through a Master Services Agreement. The contract provides funding for architectural design review, value engineering, Unified Development Ordinance interpretation, conceptual neighborhood design and planning, graphical representations, and publications for projects. The contract has since established two specific statement of work (SOW) projects: Studios at 2800 Brentwood and Seclusion Court.

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Staff is requesting an amendment to the Osterlund Architects, PLLC on-call architectural Master Services Agreement in the amount of \$817,749.79 to carry out additional architectural services under the agreement. Because this is a

Master Services Agreement, no funds will be encumbered at this time. Funds will be encumbered from the appropriate project accounts based on statements of work.

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**Recommended Action:** Authorize the City Manager to execute the contract amendment with Osterlund Architects, PLLC in the amount not to exceed \$817,749.79.

B.4.g Contract Services - Odor and Corrosion Control Services – Evoqua Water Technologies and USP Technologies

Scott Smart, Raleigh Water

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On February 25, 2025, the Raleigh Water Resource Recovery Division issued a Request for Proposal (RFP) for odor and corrosion control (O&CC) services. These services encompass monitoring and dosing equipment, treatment technologies, and specialized chemical applications aimed at ensuring comprehensive odor and corrosion management within designated wastewater systems.

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Following the solicitation, five proposals were received and evaluated by the designated review committee. The evaluation committee recommends the selection of Evoqua Water Technologies and USP Technologies to provide these O&CC services, specifically with Evoqua Water Technologies providing calcium nitrate and USP Technologies providing ferrous sulfate and hydrogen peroxide for the odor and corrosion program. The contracts will have an initial term of three years, with the option for two additional one-year renewals.

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**Recommended Action:** Authorize the City Manager to execute a contract with Evoqua Water Technologies in the amount not to exceed \$8,614,856 and a contract with USP Technologies in the amount not to exceed \$5,144,362.

B.4.h Contract/Professional Services Amendment – City Hall Project – Brasfield & Gorrie - Master Agreement Amendment No. Five

Priscilla Tyree Williams, Engineering Services

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On October 3, 2023, City Council approved the Guaranteed Maximum Price (GMP) package for the new City Hall project in the amount of \$181,500,000 and authorized a budget amendment of \$16M. During that presentation, City Council was briefed with regard to certain project elements not included with the project budget.

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Throughout project development, City Council has been apprised of project elements not included in the project, specifically furniture, fixtures, and selected equipment (e.g., Raleigh Television Network) and software recommendations anticipated from the IT Master Plan. The budget for RTN was estimated at \$2M and this unfunded investment has been funded.

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Grant applications for the following programs have been submitted: Green Stormwater Infrastructure (GSI) reimbursement, Duke Energy's New Construction Energy Efficiency Design Assistance program, and Office of Sustainability grant.

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The new City Hall is one of the first projects to submit application for reimbursement of GSI elements designed and to be constructed in the project. The adopted GSI Policy requires the evaluation of GSI on city-led projects and promotes installation to reduce stormwater runoff, improve water quality, and provide ecological benefits. An agreement has been executed with the Stormwater division of the Engineering Services department to reimburse the new City Hall project in the amount of \$674,840 for GSI elements designed and to be constructed for this project.

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A grant application has been submitted to the Office of Sustainability to cover the costs of the solar-powered bike racks; the project was awarded a grant of \$5,000.

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The Master Agreement will be amended to increase the GMP by \$3,679,840. In summary, this amendment adds to the contract:

- \$674,840 – Reimbursement for GSI elements;
- \$5,000 – Office of Sustainability Grant for solar-powered bike racks;
- \$2,000,000 – unfunded non-construction-related elements for RTN; and
- \$1,000,000 – from the project account for future handling of RMB.

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The contract duration is also extended with this amendment by twenty-five (25) calendar days, which changes to date of substantial completion to December 29, 2026, extends the final completion date to March 29, 2027.

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**Recommended Action:** Authorize the City Manager to execute an amendment to the Master Agreement with Brasfield & Gorrie in the amount not to exceed

\$3,679,840 and extend the contract by twenty-five (25) calendar days.

B.4.i Lease Agreement – 8308/8312 Pinecrest Road – Fire Station 23

Sarah Beth Gentry, Planning and Development

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Since 1999, the City has leased the fire station facility located at 8308/8312 Pinecrest Road from the Durham Highway Fire Protection Agency, Inc. (DHFD) for use by the Raleigh Fire Department as Station 23. The current lease agreement expires July 18, 2025. Continued use of the facility is needed to provide fire service to this area.

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Terms have been reached DHFD for a 5-year lease term at \$50,000 in annual rent. The terms of the lease include abatement of asbestos that was recently identified in the building as well as specific renovations to the kitchen, bathroom and living areas of the facility. The City will continue to perform routine maintenance on the facility including maintenance of the HVAC system and will be responsible for all utility services to the property.

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**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 CONSENT AGENDA - ENCROACHMENT REQUESTS**

B.5.a 311 East Cabarrus Street – Retaining Wall

Daniel King, Transportation

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From time to time the City receives requests from private property owners, firms, or corporations to encroach upon publicly maintained right-of-way for special construction, utility conveyances, monitoring wells, etc. Staff reviews these requests and upon satisfactorily meeting administrative and regulatory requirements, submits major encroachments to the City Council for authorization and approval.

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The property owner at 311 East Cabarrus Street is seeking to bring an existing retaining wall into compliance. The wall encroaches into the public right of way of East Cabarrus Street and is in compliance with Raleigh Historic District guidelines. The wall was identified as part of the review for BLDNR-015081-2025 and will be maintained by the property owner until removed or until future

improvements along Coley Forest Drive become necessary. Staff have reviewed the wall and have no concerns

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**Recommended Action:** Approve the encroachment subject to completion of a liability agreement and documentation of proof of insurance by the applicant.

**B.5.b 2108 Coley Forest Place – Paverstone Walkway**

Daniel King, Transportation

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From time to time the City receives requests from private property owners, firms, or corporations to encroach upon publicly maintained right-of-way for special construction, utility conveyances, monitoring wells, etc. Staff reviews these requests and upon satisfactorily meeting administrative and regulatory requirements, submits major encroachments to the City Council for authorization and approval.

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The property owner at 2108 Coley Forest Place wishes to install a walkway from the property line to the back of curb. The walkway extends approximately 12' into the right of way along Coley Forest Place. This was identified as part of building permit BLDR-000783-2024, as indicated in the backup materials. Staff have reviewed this request and have determined that the public right-of-way can be maintained as needed. The walkway will be maintained by the property owner until removed or until future improvements along Coley Forest Drive become necessary.

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**Recommended Action:** Approve the encroachment subject to completion of a liability agreement and documentation of proof of insurance by the applicant.

**B.6 CONSENT AGENDA - RIGHT OF WAYS ITEMS- (CONDEMNATION REQUESTS)**

**B.6.a Valley Drive Sidewalk – Authorization for Condemnation**

Sylvester Percival, Engineering Services

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The Valley Drive sidewalk improvement project includes pedestrian accommodation from Lynn Road to existing sidewalk on Valley Drive. The project will install a 5-foot sidewalk for an approximate distance of 2,800 linear feet along the east side of Valley Drive. Intersection improvements are also included to construct ADA compliant handicamp ramps.

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Exhibit maps included in the backup materials are for illustrative purposes only based on present project projections; specific easement needs are subject to change to support and accommodate project construction prior to filing legal proceedings, if necessary.

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**Recommended Action:** Adopt the Resolution, if such property interests are not acquired by the City by voluntary conveyance on or before November 25, 2025.

## **B.7 BUDGET AMENDMENTS AND TRANSFERS**

### **B.7.a Ordinance - FY2026 Employee Compensation and Benefits**

Sharnell Jones, Human Resources

City Council adopted the FY2025-26 Operating Budget on June 9, 2025. The adopted budget included changes recommended by the City Manager in employee benefits and pay. These changes now need approval by the Council to provide for formal adoption of the recommended pay plans, employee benefits, and job classifications.

Included with the agenda materials is the "FY2026 Employee Compensation and Benefits" book, which outlines general wage increases, retirement benefits, health/dental benefits, pay structures, and job classifications. Council has received numerous presentations on the items contained in the booklet.

The City Council received information during the May 20 City Manager's Proposed FY2026 Operating and Capital Budget presentation. The presentation outlined major adjustments in employee compensation as well as changes in health and dental insurance provided to employees.

An ordinance to implement the employee programs is included with the agenda materials; adoption is recommended.

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**Recommended Action:** Adopt the ordinance.

## **B.8 CONSENT AGENDA - BIDS**

### **B.8.a Bid Award – Pullen Park Electric Train Engine Acquisition – Chance Rides, LLC**

Adam Forman, Parks Recreation and Cultural Resources

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The Pullen Park train consisting of a train engine and passenger cars are a central feature of Pullen Park Historic Attractions located at 520 Ashe Avenue in Raleigh. Currently Pullen Park operates a propane train engine nearing the end of its

service life. Monies for acquisition are provided from PRCR Capital Improvement Fund as well as a \$100,000 from the Office of Sustainability Climate Action Fund.

The project was publicly advertised for bid on March 21, 2025 based on criteria to produce an electric train engine while matching current track gauge and passenger car compatibility. The public bid deadline closed on April 25, 2025 with the winning bidder, Chance Rides, submitting a total project cost of \$372,850. Chance Rides also built the current propane engine and passenger cars and considered a leader in the attractions industry.

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**Recommended Action:** Authorize the City Manager to execute a contract with Chance Rides, LLC in the amount not to exceed \$372,850 for the acquisition of an electric train engine at Pullen Park Historic Attractions.

B.8.b Bid Award – Wake Bus Rapid Transit – New Bern Avenue Corridor Package 1 – Rifenburg North Carolina, LLC

Het Patel, Transportation  
Sam Brewer, Engineering Services

In November 2016, Wake County voters approved a transit-dedicated half-cent sales tax investment to expand and better connect the public transit network throughout Wake County. The plan will connect the region; connect all Wake County communities; provide frequent, reliable urban mobility; and enhance access to transit. Transit improvements identified in the plan include the implementation of four (4) Bus Rapid Transit (BRT) corridors. On September 4, 2018, City Council authorized the mayor to accept the City's project sponsor designation for the Wake Transit Plan's BRT (Wake BRT) projects.

The Wake Bus Rapid Transit (BRT) New Bern Avenue Project will install approximately 5.4 miles of Bus Rapid Transit corridor including 3.3 miles of dedicated bus lanes and 19 bus platforms at 10 stations along New Bern Avenue, Morgan Street, Edenton Street, Blount Street, and Wilmington Street. The project will add sidewalk and multi-use path along New Bern Avenue from the downtown core to Sunnybrook Road. The sidewalk and path will provide improved multi-modal connectivity by connecting sidewalks, improving pedestrian crossings, installing street trees, and public art at stations. Curb and gutter and stormwater infrastructure will be added within the corridor to improve stormwater control. Roadway mill and overlay, new pavement markings, intersection improvements (including new mast arms), and water and sewer main replacement are included.

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On January 7, 2025, City Council rejected all bids during the previous construction advertisement. At the February 11, 2025 Council Work Session, staff presented a project status update and approach for splitting construction activities into the following three (3) separate packages:  
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1. Package 1 – horizontal roadwork construction within downtown areas (South Wilmington Street, Blount Street, New Bern Avenue and Edenton Street) to Poole Road
2. Package 2 – horizontal roadwork construction from Poole Road to I-440 (along New Bern Avenue)
3. Package 3 – horizontal roadwork construction east of I-440 (along New Bern Avenue) and includes all the vertical station construction for the project.

.  
Package 1 was advertised for construction bids on April 23, 2025. Four (4) sealed bids were received on June 20, 2025. The engineer's estimate for Package 1 was \$27,860,478. Sealed bids were opened, and the apparent lowest bid received was \$28,664,500 with six (6) percent Disadvantaged Business Enterprise (DBE) commitment. Transportation and Engineering Services have reviewed the bid for completeness and responsiveness and recommend award not to exceed \$31,520,750.  
.

Construction advertisement for Package 2 is anticipated mid-July 2025 with bid opening in mid-September. Construction advertisement for Package 3 is anticipated early October 2025 with bid opening in early December 2025.  
.

Staff have reviewed the bid for completeness and responsiveness and recommend bid award in the amount of \$28,664,500, and authorization to include a project contingency equal to 10% (\$2,856,250) of the awarded contract for a total project authorization in an amount not to exceed \$31,520,750.  
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**Recommended Actions:** (1) Award the bid to Rifenburg North Carolina, LLC in the amount of \$28,664,500; (2) Authorize a project contingency equal to 10% of the awarded contract amount (\$2,866,450); (3) Authorize the City Manager to execute the construction contract and any necessary change orders; and (4) Authorize budget amendments up to the total project authorization of \$31,520,750.

B.8.c Bid Award – Large Diameter Valve Replacements – Moffat Pipe, Inc.

Janeen Goodwin, Raleigh Water

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On May 22, 2025, Raleigh Water advertised and received two bids for the Large Diameter Valve Replacements project. As required by G.S. 143-132(a), the project was re-advertised for bid. Two construction bids were received on June 3, 2025 for the Large Diameter Valve Replacement Project. This project was identified by the Water Distribution Large Valve Exercising Program, focused on maintaining the reliability of large diameter valves in the water distribution system. The project will install one 36-inch, one 20-inch, six 16-inch, one 8-inch valves and associated appurtenances to replace existing broken valves in the water distribution system. The project is located at five sites near NC State University and one along Six Forks Road.

.

Moffat Pipe, Inc. is the low bidder in the amount of \$1,268,896. All three bid alternates were also chosen for a total amount of \$2,606,610 with 80 percent underutilized business participation commitment. The Business Engagement and Opportunities Program (BEOP) and Raleigh Water have reviewed the documents, determined that a good faith effort for underutilized business was made, and recommend award to Moffat Pipe, Inc.

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**Recommended Action:** Award the base bid and all three bid alternates to Moffat Pipe, Inc. in the amount not to exceed \$2,606,610 and authorize the City Manager to execute the contract.

B.8.d Bid Award – Pullen Park Electrical Upgrades – Classic Electric Service, Inc.

James Walters, Engineering Services Department

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The project includes upgrades to the existing electrical infrastructure at Pullen Park, specifically supporting the holiday express and planned event power, as well as additional lighting throughout the park in pre-determined locations. The project was rebid due to an insufficient number of bids following Procurement requirements, with one construction bid received on May 8, 2025 as a result of the rebidding process for the Pullen Park Electrical Upgrades. Funding for this project has been secured to adequately cover the full project cost through FY26 Capital Budget.

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**Recommended Action:** Award the bid to Classic Electric Service, Inc. in the amount not to exceed \$765,000.00 and authorize the City Manager to execute

the contract.

**B.8.e Bid Rejection – UV Channel Influent Valve Replacement and Grit Basin Improvements**

Janeen Goodwin, Raleigh Water

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The UV Channel Influent Valve Replacement and Grit Basin Improvements project is planned at Raleigh Water's Neuse River Resource Recovery Facility. The Project consists generally of the following major items: 1) installation of three Grit Baffles in Vortex Grit, and 2) replacement of UV Influent Valves at Channels 1 through 8 and associated appurtenances.

.

On October 22, 2024, Raleigh Water advertised and received no bids for the UV Channel Influent Valve Replacement and Grit Basin Improvements project. As required by G.S. 143-132(a), the project was re-advertised for bid. On November 19, 2024, Raleigh Water received no bids for the second time for the UV Channel Influent Valve Replacement and Grit Basin Improvements project. Therefore, the project was re-advertised for a third time. One construction bid was received on February 27, 2025 for the UV Channel Influent Valve Replacement and Grit Basin Improvements project. The Engineer's estimate was \$2,500,000. The low bid was \$5,192,000 and about 108% over the Engineer's estimate. Staff have tried to negotiate the bid price with the low bidder but have not been successful. Therefore, staff recommends that Council reject the bid, as is permitted by state law.

.

Staff is evaluating the design and bid strategy to identify opportunities to add this bid package with another capital project and/or prepurchase equipment and utilize On Call contractors.

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**Recommended Action:** Authorize the rejection of all bids submitted under this bidding process.

**B.9 CONSENT AGENDA - TRAFFIC**

**B.9.a No Parking Anytime Zone – 700 Harvey Street**

Tony Howard, Transportation

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It is recommended that a No Parking Anytime Zone be established along the north side of the 700 block of Harvey Street.

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In April 2025, Transportation staff received a petition signed by approximately 75% of the households along Harvey Street, between Glenwood Avenue and Scales Street. The petition requested the establishment of a “No Parking Anytime” zone along the north side of the roadway, citing ongoing visibility concerns when exiting private driveways.

.

Following the request, staff conducted a site visit and reviewed the proposed restriction. It was noted that the majority of the north side of this block is already signed as “No Parking Anytime,” primarily due to the need to maintain adequate travel lane clearance near the intersection of Glenwood Avenue and ensure safe sightlines when turning from Scales Street onto Harvey Street. Currently, only about five (5) on-street parking spaces remain along this stretch.

.

Staff’s review determined that the removal of these remaining spaces would not significantly impact parking availability. The proposed restrictions aim to enhance safety along this corridor and ensure clear access for emergency vehicles.

.

All affected property owners were duly notified of this proposed change and provided two weeks to respond with any concerns, but no responses were received. The proposed parking restriction would result in the loss of approximately five (5) unregulated parking spaces along the north side of Harvey Street.

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Upon approval, the Traffic Schedule should be amended effective seven days after Council action.

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

B.9.b Evening No Parking Tow Away Zone – Bur Oak Circle

Charles Howard, Transportation

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It is recommended that a No Parking Tow Away Zone from 9:00 p.m. to 6:00 a.m. be established along both sides of Bur Oak Circle.

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Transportation staff recently received concerns from both local business owners and the Raleigh Police Department regarding ongoing safety issues on Bur Oak Circle during evening hours. These concerns center around the repeated on-street storage of business vehicles, which creates safety hazards and limits

access.

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When these concerns were first brought to the City's attention in late 2024, Transportation staff contacted the business owner responsible for the vehicles. During that discussion, staff outlined the issues observed and provided information regarding applicable City Code violations related to illegal parking behaviors. Staff also recommended that the business explore off-site storage options for their fleet to help alleviate the issue. The business owner was advised that if conditions did not improve, formal parking restrictions could be considered.

.

Since that time, staff has continued to monitor the area and maintain communication with nearby business owners. Unfortunately, the situation has not improved, and the continued vehicle storage during the evening hours remains a concern. As a result, staff is recommending the implementation of a No Parking Tow-Away Zone during evening hours to discourage the ongoing misuse of on-street parking.

.

Similar restrictions were successfully implemented by City Council on Brewton Place in December 2017 and on Coke Street in November 2021. Both measures effectively addressed comparable issues and improved overall safety. Staff and Raleigh Police believe that a similar approach on Bur Oak Circle will yield the same positive outcome.

.

All affected property owners were duly notified of this proposed change and provided two weeks to respond with any concerns, and one response was received. The received response was from the owner of the previously described commercial vehicles who had concerns that the proposed restrictions would negatively impact their business. Staff reminded the owner of our discussion several months ago and explained that staff has continued to monitor the area but seen no improvement. Unfortunately, despite staff's best efforts, a positive resolution with the business owner could not be reached.

.

The proposed parking restriction would result in the loss of approximately twenty-six (26) evening parking spaces along Bur Oak Circle. The proposed parking restriction would be in affect Monday to Sunday from 9:00 p.m. to 6:00 a.m. and will remain unrestricted all other times. The proposed restriction will enhance safety along this corridor and ensure adequate access for daytime employees and guests of the adjacent businesses.

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Upon approval, the Traffic Schedule should be amended effective seven days

after Council action.

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

B.9.c Accessible Parking Space – 100 Fayetteville Street

Tony Howard, Transportation

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It is recommended that a designated accessible parking space be established along the east side of the 100 block of Fayetteville Street.

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In February 2025, City Council heard from Dr. Hugo Uyttenhove, Director of the Raleigh Lace Museum, regarding concerns about accessibility for disabled guests visiting the Museum. In response, Transportation staff coordinated an on-site meeting with representatives from both the Transportation Department and the Downtown Raleigh Alliance to better understand the Museum's needs.

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Two key concerns were identified during the visit: the need for a designated accessible parking space adjacent to the Museum, and the need for a safe area where buses transporting guests could load and unload near the facility.

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Following this meeting, Transportation staff conducted a comprehensive review of the area. Although an existing accessible space was identified on the southwest corner of Fayetteville and Hargett Streets (in front of the former CVS), staff determined that this location would present an undue hardship for Museum visitors due to its distance. As a result, staff recommends the establishment of a new designated accessible parking space on the 100 block of Fayetteville Street, at the northeast corner of its intersection with Hargett Street—immediately adjacent to the Museum.

.

To address the second concern, staff reviewed nearby loading options and identified an existing shared-use zone on the south side of the 00 block of East Hargett Street, currently designated as a Commercial Loading Zone during the day and a Taxi Zone in the evening. Rather than remove additional on-street parking to create a new loading area, staff recommends modifying this existing zone to a 24/7 Mixed-Use Loading Zone. This change would preserve loading access for nearby businesses while also providing a convenient and accessible location for buses serving the Museum.

.

All affected property owners including the Museum were duly notified of this



proposed change and provided two weeks to respond with any concerns. Doctor Uyttenhove reached out and was fully supportive of staff's proposal, and was pleased with staff's willingness and desires to ensure accessibility to this corridor. No other responses were received.

.

The proposed parking restrictions would result in the modification of a standard Metered Parking Space to an accessible Accessible Parking Space, as well as the conversion of a Commercial Loading/Taxi Zone to a Mixed-Use Loading Zone. The proposed accessible parking space and revised loading zone should meet the Museum's accessibility and group transportation needs.

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Upon approval, the Traffic Schedule should be amended effective seven days after Council action.

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

#### B.9.d No Parking School Days Zones – East Davie Street

Tony Howard, Transportation

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It is recommended that two (2) No Parking School Days Zones be established along East Davie Street between the intersections of Tarboro Road and Chavis Way.

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In late 2024, staff received a request from a property owner in the 600 block of East Davie Street to remove an existing No Parking Anytime zone in front of their property and replace it with unrestricted parking. The property owner noted that the south side of the remaining corridor allows parking and argued that the existing restriction no longer reflected the current needs of residents. They also expressed concerns that the restriction led to frequent citations during Hunter Elementary's carpool periods. They further explained that the existing restriction dates back to the early 1990s and was implemented at the request of residents to address parking spillover from nearby businesses—most of which are no longer present.

.

In response, Transportation staff conducted multiple site visits during school drop-off and pickup hours to evaluate the potential impact of modifying the existing restrictions. Staff observed that on nearby blocks where parking is currently unrestricted, vehicles parked during carpool hours often create operational challenges by forcing parents/guardians in the carpool line to

navigate around these parked vehicles. These conditions reduce visibility, contribute to congestion, and increase safety risks for students and other roadway users.

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Staff met with the principal and several representatives from Hunter Elementary to better understand the school's operational needs. School officials confirmed that parked vehicles during carpool hours are a consistent concern and that they regularly rely on Raleigh Police Department to enforce existing regulations in support of student safety.

.

Following these discussions, staff conducted a comprehensive review of existing parking regulations between the school entrance and Chavis Way. The objective was to identify a solution that improves the flow of carpool traffic, enhances safety, and addresses the needs of the surrounding community. This review revealed several No Parking Anytime zones that are not codified in the City's Traffic Schedule, as well as outdated conditions no longer justified.

.

As a result, staff recommends implementing time-limited no parking restrictions which will prohibit parking on school days from 8:45 a.m. to 9:30 a.m. and 3:30 p.m. to 4:15 p.m. only. These restrictions would apply only during carpool operating hours and only days when school in session; outside of those times, parking would be permitted.

.

This recommendation balances the operational needs of the school with the parking needs of the surrounding community, improving safety during peak hours while maintaining curbside access during off-peak times.

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All affected property owners were duly notified of the proposed changes and provided two weeks to respond with any concerns, and one response was received. The respondent requested that staff extend their review to South State Street and indicated existing parking spill over often creates similar hazards for residents of the block. Staff explained that a review would need to be completed of State Street to confirm an issue exists, and that in order to ensure the proposed restrictions were in place prior to the start of the school year that staff needed to move forward on the existing request rather than hold to bring the this together as one item. Once a review has been completed and if a need is determined staff will follow up with an additional request to Council at the appropriate time.

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Upon approval, the Traffic Schedule should be amended effective seven days after Council action.

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

### **C. REPORT AND RECOMMENDATION OF THE PLANNING COMMISSION**

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) when available, 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:

The following items are scheduled for public hearing at City Council on August 19, 2025, at 1 pm:

- Petition Annexation - AX-01-25 - 3130 Tryon Road (District D)
- Petition Annexation - AX-09-25 - 2418 Kirk Avenue (District D)
- Petition Annexation - AX-15-25 - 2809 Sadie Hopkins Street (District D)

The following items are scheduled for public hearing at City Council on September 2, 2025, at 7 pm:

- There are no items currently scheduled

#### **C.1 Rezoning Z-48-24: 1220 and 1246 Wicker Drive, east of the intersection of Wicker Drive and Atlantic Avenue (District C)**

Rezoning Z-48-24 Wicker Drive, being Wake County PINs 171439627 and 1714395527

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Current Zoning: Industrial Mixed-Use – 3 stories (IX-3)

Requested Zoning: Commercial Mixed-Use – 20 stories – Urban Limited – Conditional Use (CX-20-UL-CU)

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Approximately 3.51 acres are requested to be rezoned by the Wake County Board of Alcoholic Control. Proposed conditions would prohibit detention centers, jails, and prisons; limit square footage for retail uses to 20,000 and for office uses to 50,000; and limit the number of residential units to 675.

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The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Urban Form Map.

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Planning Commission recommends approval (9-0).

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**Recommended Action:** The City Council may set a date for a public hearing on this request. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.

## **C.2 Text Change to Zoning Conditions TCZ-51-24: 9308 Fairbanks Drive, on the north side of Fairbanks Drive**

Text Change to Zoning Conditions TCZ-51-24: 9308 Fairbanks Drive, being Wake County PIN 0788026472.

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Current Zoning: Neighborhood Mixed-Use-3 stories-Conditional Use (NX-3-CU)

Requested Zoning: Neighborhood Mixed-Use-3 stories- Conditional Use (NX-3-CU)

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Approximately 2.67 acres are requested for text change to zoning conditions. This request would amend existing zoning conditions (adopted October 2000). Proposed conditions would prohibit several undesirable uses, such as public or private school, telecommunication tower, outdoor sports or entertainment facility, vehicle fuel sales, vehicle sales/rental, detention center, and minor vehicle repair; limit the number of dwelling units on the property to 60; and limit both office and retail uses to a maximum of 65,000 square feet each. The request removes zoning conditions regarding stormwater controls, height maximums, site lighting, right-of-way reimbursement, protective yards, screening of mechanical equipment, and tree preservation.

.

Planning Commission unanimously (9 – 0) requests a 45-day extension of their review period to continue discussion of Text Change to Zoning Conditions TCZ-51-24. Planning Commission discussed the request on May 13 and deferred action to allow the applicant to resolve questions about the property boundary. The applicant has recently resolved boundary delineation of the parcel and is prepared to submit revised materials to document the correct extent of the parcel.

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The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

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**Recommended Action:** Grant the Planning Commission a 45-day extension of their review period. The current deadline for action is July 14, 2025. If the extension is granted, the new deadline for action would be August 28, 2025.

### **C.3 Rezoning Z-52-24: 1600, 1604, and 1610 Tryon Road**

Rezoning Z-52-24, 1600, 1604, and 1610 Tryon Road being Wake County PINs 1702058722, 0792940241, and 0492945214

.

Current Zoning: Residential-4 (R-4) and Residential-10 (R-10) w/ Special Residential Parking Overlay District (SRPOD)

Requested Zoning: Residential-10-Conditional Use (R-10-CU) and Residential Mixed-Use-4 stories-Conditional Use (RX-4-CU) w/ SRPOD

.

Approximately 43.83 acres are requested to be rezoned by Toby Coleman of Smith Anderson on behalf of Raleigh Leased Housing Associates I, LLLP. The site is within Raleigh city limits. Proposed conditions for the portion of the property being rezoned RX- would prohibit uses that are currently permitted in the RX- district, such as boardinghouse, dormitory, fraternity, sorority, and Emergency Shelter type B; limit the number of dwelling units to 400; limit the height for buildings within 100' of 1605, 1607, 1609, 1613, and 1621 Bruce Circle to three stories or 50'; state that if more than 100 dwelling units are developed, the developer will install a traffic signal at the intersection of Tryon Road and Fairway Drive if permitted by NCDOT; state that a stub for future cross-access will be provided for the property located at 1526 Tryon Road; and stipulate that two percent (2%) of the dwelling units will be affordable for households earning sixty percent (60%) of the area median income (AMI).

The Planning Commissions recommends approval (9-0).

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The request is inconsistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

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**Recommended Action:** The City Council may set a date for a public hearing on this request. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.

### **C.4 Rezoning Z-2-25: 201 Bragg Street, northeast at the intersection of Bragg Street and South Blount Street**

Bynum Walter, Planning and Development

Blannie Miller, Planning Commission

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Current Zoning: Residential-10 with South Park Neighborhood Conservation Overlay District (R-10 w/ NCOD)

Requested Zoning: Neighborhood Mixed Use-3 stories with South Park Neighborhood Conservation Overlay District (NX-3 w/ NCOD)

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Approximately 0.07 acres are requested to be rezoned by Ashly Hum on behalf of the property owners Catherine and Arnold Brown. The rezoning request would permit a broader range of neighborhood serving commercial uses on the property while maintaining the South Park Neighborhood Conservation Overlay District (NCOD).

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The request is inconsistent with the Future Land Use Map.  
The request is consistent with the 2030 Comprehensive Plan overall.

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The RHDC recommends approval (8-0).  
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The Planning Commission recommends approval (8-1).

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**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 August 19, 2025.

#### **C.5 Rezoning Z-07-25: 3328 Forestville Road; Northeast Raleigh at the intersection of Mitchell Mill Road & Forestville Road (District B)**

Rezoning Z-07-25 3328 Forestville Road, being Wake County PIN: 1747477639

.  
Current Zoning: Residential-4 (R-4)  
Requested Zoning: Commercial Mixed Use – 4 – Conditional Use (CX-4-CU)

.  
Approximately 14.10 acres are requested to be rezoned by Chad Essick of Poyner Spruill on behalf of Wake Cross Roads Baptist Church. The applicant proposes one zoning condition, which would limit the site's maximum entitlement to either 325 residential units, 115,000 square feet of office or medical space, or 57,500 square feet of retail space, along with various combined scenarios in between.

.  
The Planning Commission recommends approval (7-0).  
The request is consistent with the Future Land Use Map. The request is consistent with the 2030 Comprehensive Plan.

undefined

**Recommended Action:** The City Council may set a date for a public hearing on this request. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.

#### **C.6 Rezoning Z-08-2025: 1011 Cross Link Road**

Rezoning Z-08-2025: 1011 Cross Link Road, being Wake County PIN 1712164085.

Current Zoning: Residential-4 (R-4)

Requested Zoning: Residential-10 (R-10)

Approximately 0.67 acres are requested to be rezoned. There are no zoning conditions. The request is consistent with the Future Land Use Map.

The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

Planning Commission unanimously (9-0) requests a 45-day extension of their review period to continue discussion of Rezoning Z-08-25. Planning Commission discussed the request on June 24 and deferred action until August 26 to allow the applicant time to consider revised zoning conditions. The request last appeared on the June 10, 2025, Planning Commission agenda under Old Business, but was not discussed due to lack of quorum. The Planning Commission's deadline for action is August 23, 2025. If the 45-day extension to review is granted the new deadline would be October 7, 2025.

**Recommended Action:** Grant the Planning Commission a 45-day extension of their review period. The current deadline for action is August 23, 2025. If the extension is granted, the new deadline for action would be October 7, 2025.

#### **C.7 Text Change TC-11-24: Pedestrian Passages and Crosswalks**

This text change amends the Unified Development Ordinance (UDO) to allow pedestrian passages to substitute for streets in more situations. It also specifies narrower street widths at intersections to improve pedestrian safety and comfort. Finally, it amends the Street Design Manual to specify the design of new pedestrian passages for improved safety. Planning Commission recommends approval (8-0).

**Recommended Action:** The City Council may set a date for a public hearing on this request. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.

#### **C.8 Text Change TC-2-25: Revise Stormwater Regulations to Reflect State Law**

This text change amends the Unified Development Ordinance as follows: (1) exempt properties over one acre with one 1- or 2-unit dwelling from the full stormwater requirements if their limits of disturbance are less than one acre; and (2) adopt the State of North Carolina definition of built-upon area.

Adoption of TC-2-2025 provides for 1- or 2-unit dwellings on parcels over one acre to avoid the full stormwater regulations when the project limits of disturbance are one acre or less. These dwellings would instead be subject to zoning-based impervious area limits. In

addition, the text change will change the definition of built-upon area, which is the State's term for impervious area. Slatted decks, certain gravel installations, and artificial turf over pervious land would be considered 0% built-upon area.

Planning Commission recommends approval (9-0).

undefined

**Recommended Action:** The City Council may set a date for a public hearing on this request. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.

## **D. SPECIAL ITEMS**

### **D.1 Rezoning Z-70-22: Glenwood Avenue, Lake Anne Drive, Winchester Drive, west of the intersection of Glenwood Avenue and Lake Anne Drive (District E)**

On June 17, 2025, City Council deferred setting the public hearing for the following item so that signed conditions could be received and considered per the timing requirements.

Signed zoning conditions have been received and a public hearing date for this version of the request may be scheduled. The suggested hearing date is August 19, 2025.

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Z-70-22 Glenwood Ave, Lake Anne Drive, Winchester Dr, approximately 6.58 acres located at 8151 Glenwood Avenue, 6805 Lake Anne Drive, and 8265 Winchester Drive.

Signed zoning conditions provided on May 23, 2025, specify the following for the CX-5-CU portion: no parking is permitted between the building and the street, no more than 100 dwelling units are permitted, no more than 35,000 square feet of retail is permitted, the building façade shall be within 35 feet of Glenwood Ave, and certain land uses are prohibited. The following is specified for the R-10-CU portion: no more than 12 dwelling units are permitted, buildings shall be at least 60 feet from certain properties to the south, and no more than two stories are permitted with dwelling units. The proposed conditions also specify that buildings fronting on Glenwood Avenue shall not exceed 3 stories with dwelling units, specify certain landscape buffers, stormwater control measures, and requirements pertaining to a neighborhood sign easement, utility extension, and additional notification to neighbors regarding blasting and stormwater control.

.

Current zoning: Neighborhood Mixed Use-3 stories-Conditional Use (NX-3-CU), Office Mixed Use-3 stories (OX-3), Residential-2 (R-2), Conservation Management (CM)

Requested zoning: Commercial Mixed Use-5 stories-Conditional Use (CX-5-CU), Residential-10-Conditional Use (R-10-CU), and Conservation Management (CM)

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The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

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The Planning Commission recommends approval of the request (5 - 3) with the suggestion that the City Council wait to schedule a public hearing until the signed version of the conditions has been received. Commissioners opposed noted concern with the clarity and enforceability issues of the zoning conditions noted by staff.

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

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**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 August 19, 2025.

## **D.2 Council Contingency Disbursement**

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:

<b>Council Member</b>	<b>Amount</b>	<b>Organization</b>	<b>Purpose</b>	<b>Balance Before Request</b>	<b>Balance After Request</b>
Mayor Cowell	\$1,000	A's for Kids Nonprofit Corporation	Backpack Event	\$18,750	\$17,750
Council Member Silver	\$7,500	North Raleigh Arts and Creative Theatre, Inc.	Organizational Support	\$18,750	\$11,250

## **D.3 Street Closing STC-05-2023: Woodside Drive Right-of-Way**

Amanda Jones, Transportation

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Staff have received a petition to close approximately .124 acre of Woodside Drive right-of-way. The subject street right-of-way is an unimproved stub street. This petition is to close the west half of the right-of-way and recombine with 300 Dartmouth Road. The east half of the right-of-way will remain open.

.

During the April 1 City Council the matter of non-conforming citizen street closing requests was referred to the Transportation and Transit Committee. The committee reported the item out during the June 3 meeting; staff was directed to draft a resolution of intent and place on a future council agenda for consideration.

.

This right-of-way was dedicated on a 1955 map (Wake County BM 1955 PG 125) for the

Subdivision of Farrior Hills. During committee discussion the applicant proposed an offer of compensation at \$175,000, based on consideration of closing the full public right-of-way and their interest in only half of the proposed closing. With the modified petition to only close half of the public right-of-way the petitioner is now offering \$128,000, equal to ½ of the \$256,000 appraised value for the full public right-of-way.

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**Recommended Action:** Should Council desire to proceed with the right-of-way closure, it would be appropriate to adopt a resolution of intent to close Woodside Drive and authorize a public hearing on the proposed street closure on September 2, 2025.

#### **D.4 Street Closing STC-01-2025: Willow Street Right-Of-Way**

Amanda Jones, Transportation

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Staff have received a petition to close approximately .16 acre of Willow Street right-of-way. The subject street right-of-way is an unimproved stub street which borders 701 Edmund Street, 619 Edmund Street, and Conn Elementary School at 1220 Brookside Drive.

.

During the April 1 City Council the matter of non-conforming citizen street closing requests was referred to the Transportation and Transit Committee. The committee reported the item out during the June 3 meeting; staff was directed to draft a resolution of intent and place on a future council agenda for consideration.

.

During the May 22 Transportation and Transit Committee meeting, the committee was informed that the petitioner is unable to obtain all necessary signatures to complete the applicaiton process, therefore the request to close the street could not proceed. Staff has reviewed the request and notes that an easement for Duke Energy is required. The Transportation and Transit Committee approved the closure to move forward to public hearing. Council will need to find the remaining right-of-way reasonable for the neighbor at 619 Edmund Street to access their property.

.

This right-of-way was dedicated on a 1920 map (Wake County BM 1920 PG 232) for the Subdivision of W.L. Johnson and E.B. Crow. This closure is proposed to be split between the properties of 701 Edmund Street and 619 Edmund Street. The applicant at 701 Edmund Street plans to build a new single-family residence upon closure of the right-of-way. The value of this currently public asset, per completed appraisal, is \$163,000.

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**Recommended Action:** Should Council desire to proceed with the right-of-way closure, it would be appropriate to adopt a resolution of intent to close Willow Street and authorize a public hearing on the proposed street closure on September 2, 2025.

## **D.5 Crisis Alternative Response for Empathy and Support (CARES) - Program Update**

Michele Mallette, City Manager's Office

Various Departments

Staff will provide an update on the progress of the implementation of the [Raleigh CARES](#) program.

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**Recommended Action:** Receive as information.

## **D.6 Six Forks Road Improvement Project Update**

Kenneth Ritchie, Engineering Services

Funded through the 2013 and 2017 Transportation Bonds, the original scope of the Six Forks Road Improvement Project proposed to establish a 6-lane median-divided street section between Rowan Street and Lynn Road with separated bicycle and pedestrian facilities on both sides, as well as protected intersection designs to improve bicycle and pedestrian crossing safety, street lighting, landscaping, stormwater quality enhancements and enhanced transit stops. The project is the result of the Six Forks Road Corridor Study, which was adopted by City Council in 2018.

Design for the project was initiated in Spring 2020 with a project budget of \$31.3M.

Market escalation for both construction and real estate has had a significant impact on the estimated cost of this project as has been presented to City Council during previous transportation bond updates annually since 2022. Subsequently, \$14.6M was reallocated as part of the FY23 Capital Improvement Program (CIP), establishing the current project budget of \$46.1M. The City also successfully obtained \$14M of federal funding, bringing the total project budget to \$60.1M.

By May 2023, the estimate for the originally scoped project increased to \$119.0M. Further follow-up with the Council in Fall 2023 and Spring 2024 resulted in direction being provided to rescope the project, changing the northern terminus of the project to Millbrook Road and modifying the streetscape section from separated bicycle and pedestrian facilities to an 8' multi-use path (MUP). The delivery of this alternative was estimated at \$56.1M, just under the \$56.3M remaining funding for the project.

During the March 2025 Major Projects Update presentation to City Council it was shared that the estimated cost for the rescope project has escalated to \$93.5M, an increase of \$37.4M or ~67%. While a staggering change, this is consistent with the general market environment.

Since the March 2025 update, staff has been assessing all options associated with delivering improvements to this corridor.

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**Recommended Action:** At the conclusion of the presentation, staff will be requesting Council direction on next steps as it relates to delivery of this phase of the Six Forks Road

Corridor Study through the current Six Forks Road Improvement project.

#### **D.7 Citizen Advisory Council Update**

Niki Jones, City Manager's Office

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By informal consensus at the 2024 City Council Retreat and by a formal motion during the February 6 City Council Meeting, Council provided direction regarding Citizen Advisory Councils, to include:

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- Provide Citizen Advisory Councils with free, monthly access to City facilities within the boundary of each  
Citizen Advisory Council
- Provide free access to technology to facilitate streaming meetings
- Develop succession planning opportunities to build participation and leadership for Citizen Advisory Councils

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A cross departmental team began to meet to understand the financial, technological, operational, and staffing needs necessary to determine the next steps to act on City Council direction. In April of 2024, staff shared recommendations regarding community center locations, technology cost and options, leadership development connection opportunities, summary of models, potential staff impacts, and reconciliation with the Engagement Network. The information from the April 2024 City Council update is included with the agenda materials.

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During the presentation, staff will provide an overview of the progress on the items noted in the February 2024 motion regarding support to Citizen Advisory Councils.

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**Recommended Action:** Receive as information.

### **E. REPORT AND RECOMMENDATION OF THE CITY MANAGER**

#### **E.1 Convention Center Hotel - Omni Hotels and Resorts - Restructured Transaction**

Evan Raleigh, City Manager's Office

Brandon Poole, City Attorney's Office

Allison Bradsher, Finance

At the November 19, 2024, City Council meeting, the City was authorized to take the necessary steps to facilitate the development of a hotel at 10 W. South St. by a team led by Omni Hotels and Resorts (the "Hotel Team") to support the operations of the expanded

Raleigh Convention Center. Subsequent to that authorization, the composition and internal structure of the Hotel Team has changed and certain changes in the previous deal structure require further City Council authorization.

Key terms of the revised transaction include:

- Conveyance of the property located at 10 W. South Street to an affiliate of Omni Hotels & Resorts for fair market value of \$419.90 per square foot, with the final consideration to the City set at closing by a survey of the property interest conveyed (estimated currently to be approximately 46,317 square feet). The previous deal structure contemplated a 99-year ground lease at a lease rate of \$75,000 per year.
- Lease of hotel meeting space, parking, and public-serving amenities constructed as part of the project and owned as separate condominium units by the City to an affiliate of Omni Hotels & Resorts for a term of approximately 40 years at a lease rate of \$1.00 per year. (The previous deal structure contemplated a 50-year lease to Omni's former development partner in the project.)
- Development Agreement with an affiliate of Omni Hotels & Resorts to construct an approximately 600 key hotel, with related amenities in exchange for the City's investment of \$75 million from room occupancy and prepared food and beverage tax revenues and financial contributions to publicly-owned and public benefitting elements of the project, which may be credited against, but shall not exceed, the purchase price of the property, which amenities will be a part of the overall hotel project. (The previous deal structure contemplated a 550 key hotel, included Omni's former development partner, and limited the City's investment in the project to the \$75 million from room occupancy and prepared food and beverage tax revenues.)
- The Omni parent company will issue a completion guaranty to the City to ensure the performance of the Omni Hotels & Resorts's obligations under the Development Agreement. (The previous deal structure did not contemplate a guaranty as the City funds were held back until later in the construction process. The guaranty allows City funding to enter the project earlier than previously contemplated.)
- Agreement from Omni Hotels & Resorts to hold a portion of the Convention Center Hotel rooms open at mutually agreed upon rates for Convention Center customer events for a period of 50 years. (The previous deal structure included Omni's former development partner and was terminable earlier than 50 years.)
- Establishment of a condominium across the project that establishes multiple condominium units and the relationship between the owners following construction of the project. This will include establishment of units consisting of improvements financed by the City's financial contribution to the project, which will be owned by the City and leased back to an affiliate of Omni Hotels & Resorts for use to support the project and the Raleigh Convention Center. (No change from previous structure.)

A resolution authorizing the disposition of the property and authorizing the City Manager to take actions in furtherance of the project and the other for the actions necessary to proceed with the financing for the City's financial obligations for the project is included with the agenda materials.

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**Recommended Action:** (1) Adopt the resolution described in the agenda item and included with the agenda materials; (2) Authorize the City Manager to execute all documents associated with the Convention Center Hotel development including, but not limited to, instruments to convey the Property, the Master Development Agreement, the Ground Lease, the Room Block Agreement, the Declaration of Condominium, and the City Facilities Lease; and (3) authorize the City Manager, in addition to existing delegations of authority, to execute further instruments to facilitate the development of the project described in the agenda item, including development applications as the owner of the property (including to City boards acting in a quasi-judicial review capacity) and other agreements.

## **E.2 Downtown Major Projects Update**

Patrick Young, Planning & Development

Priscilla Williams, Engineering Services

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At the June 11, 2024 work session, City Council received an update on several projects occurring in the Southern Gateway area of Downtown Raleigh, including Raleigh Housing Authority's Heritage Park Investments; the Chavis to Dix Strollway; Downtown Mobility Plan; investments at Dix Park and the expansion of the Convention Center and the relocation of Red Hat Amphitheater.

Now that a year has passed, there has been substantial progress on several of the projects highlighted last year, as well as other significant downtown projects that were not part of last year's update. Staff will deliver a presentation updating the City Council on the following projects: City Hall, Fire Station 1 and Fire Administration, Red Hat Amphitheater, the Omni hotel, Convention Center Expansion, Chavis-Dix Strollway: Fourth Ward, Heritage Park, and the Southern Gateway interchange.

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**Recommended Action:** Receive as information.

## **E.3 Fire Department Master Plan**

Herbert Griffin, Fire Department

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In April 2024, the City Council authorized staff to proceed with a professional services agreement with Darkhorse Emergency Corporation to conduct a comprehensive analysis of Fire Department operations, infrastructure, and service delivery. The scope of work

included evaluating current and projected service demand, station coverage, apparatus deployment, staffing levels, and organizational structure.

Representatives from Darkhorse Emergency will present the findings and recommendations from the completed Fire Master Plan. The presentation will summarize key data points, operational analysis, and strategic recommendations for future service enhancements, capital investments, and long-term planning.

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**Recommended Action:** Receive as information.

## **F. MATTERS SCHEDULED FOR PUBLIC HEARING (AFTERNOON SESSION)**

### **F.1 Petition Annexation- AX-17-24- Contiguous Inside ETJ – 3301 Tarheel Clubhouse Road (District B)**

Approximately 78.0 acres located at 3301 Tarheel Clubhouse Road are requested by Mary Ellen Woodlief for annexation. The property is contiguous with Raleigh corporate limits and located inside the city's Extra-territorial Jurisdiction. The property is currently zoned Agricultural Productive (AP) and is requested for Residential-6-Conditional Use (R-6-CU) by rezoning Z-14-24 which also appears on this agenda.

undefined

**Recommended Action:** Continue the public hearing. At the conclusion of the public hearing, City Council may: 1. Choose to approve the annexation by adopting an ordinance annexing the property on one of the following statutory allowed effective dates: July 01, 2025, June 30, 2026, or June 30, 2027, then adopt a resolution placing the property in the appropriate electoral district. (If the effective date is delayed, the approval includes authorization to extend utilities). 2. Defer for further review by continuing the public hearing to a further date certain; or 3. Deny the case. If denied, Council can allow for the issuance of appropriate permits and approve connection to public utilities (subject to outside rates). The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by the Council. Full city service coverage beyond water and sewer would not be available under this scenario.

### **F.2 Rezoning Z-14-24 Tarheel Clubhouse Road, west of the intersection with Tarheel Club Road (District B)**

Rezoning Z-14-24 3301 Tarheel Clubhouse Road, being Wake County PIN 1735848246.

Current Zoning: Agriculture Productive (AP)

Requested Zoning: Residential-6-Conditional Use (R-6-CU)

Approximately 78.9 acres are requested by Jeremy Keeny of Morris & Ritchie Associates of NC to be rezoned. Conditions would limit the density on site to a maximum of 225 units; prohibit the townhouse and apartment building types; restrict lot size to a minimum of 5,000 square feet and a maximum of 12,000 square feet, with at least 40% of the lots exceeding 7,000 square feet; locate at least 60% of the open space adjacent to existing environmentally sensitive or undisturbed areas; stipulate that the development would include a minimum of two amenities, such as a dog park, playground, playfield, pocket park, community garden, natural trail, pool, or clubhouse; propose a connection for the site's internal pedestrian network to the Alvis Farm property to the northeast for a future greenway connection; and require dedication of land to the City or a contribution toward public safety. This request is associated with annexation request AX-17-24, also scheduled for public hearing on this agenda.

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The request is inconsistent with the 2030 Comprehensive Plan.

The request is inconsistent with the Future Land Use Map.

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Planning Commission recommends denial (5-4). In terms of opposed votes, commissioners noted reasons for their support for their request. Commissioners O'Haver and Fox cited the property's proximity to Beaverdam Elementary School. Commissioner O'Haver appreciated the applicant's willingness to protect open space and the site's proximity to Interstate 540. Commissioner McCrimmon liked that the request would add to the city's housing supply.

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On June 17, 2025, the public hearing was opened and continued to July 1, 2025, to allow the applicant the opportunity to submit revised conditions. Updated conditions submitted on June 20, 2025, propose to dedicate a maximum of three acres to the City for a fire or public safety station if so requested by City staff. If not requested by staff, the conditions state that the developer will donate \$50,000 to the City of Raleigh Fire Department.

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**Recommended Action:** Resume 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.

## **G. REPORT AND RECOMMENDATION OF THE SPECIAL COMMITTEE ON COUNCIL ADVISORY BOARDS AND COMMISSIONS**

### **G.1 Special Committee on Council Advisory Boards and Commissions - Various Recommendations**



During the March 18 City Council meeting, the City Council established a temporary Special Committee on Council Advisory Boards and Commissions to carry out a review on various matters related to the function and operation of the City's advisory boards and commissions. A memorandum containing a summary of the Committee's recommendations is attached to the agenda item for consideration of approval.

The following items, which are referenced in the Committee's recommendation summary, are also attached:

- Standardized advisory board/commission bylaws template
- City Council Liaison Role Guidance document
- June 18 staff presentation highlighting various administrative actions

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**Recommended Action:** Uphold the recommendations of the Special Committee on Council Advisory Boards and Commissions.

**H. REPORT AND RECOMMENDATION OF THE ECONOMIC DEVELOPMENT AND INNOVATION COMMITTEE**

**H.1 No Items Pending**

**I. REPORT AND RECOMMENDATION OF THE GROWTH AND NATURAL RESOURCES COMMITTEE**

**I.1 No Items Pending**

**J. REPORT AND RECOMMENDATION OF THE SAFE, VIBRANT AND HEALTHY COMMUNITY COMMITTEE**

**J.1 Items Pending**

Item 24-01: Commercial and Residential Use - Conflicts (3/18/25) & Intersection of Hospitality/Nightlife Areas and Residential (5/6/25)

Item 24-02: Hours of Operation - Commercial Trash Pickup (4/1/25)

Item 24-03: Digital Signage and Digital Billboards (5/6/25)

**K. REPORT AND RECOMMENDATION OF THE TRANSPORTATION AND TRANSIT COMMITTEE**

**K.1 Items Pending**

**L. REPORT OF THE MAYOR AND CITY COUNCIL**

- Individual Reports from the Mayor and Council Members

**M. APPOINTMENTS**

**M.1 Centennial Authority – One Regular Vacancy**

- John A. Hardin (Jones)
- La'tanta McCrimmon (Forte)

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**Recommended Action:** Vote or make nominations.

**M.2 Civil Service Commission – One Regular Vacancy (Management of a Private Business or Industry Slot)**

- Seth Wood (Cowell/Jones)

Note: As outlined in the Raleigh Civil Service Act, the outgoing member currently fills one of the two slots dedicated to "...individuals actively engaged in the management of a private business or industry."

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**Recommended Action:** Vote or make nominations.

**M.3 Human Relations Commission – Two Alternate Vacancies**

- Stacey Lenn Webb (Jones)
- Daphne Moore (Jones)

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**Recommended Action:** Vote or make nominations.

**M.4 Police Advisory Board – One Alternate Vacancy**

- Carlin Ashford (Jones)
- Shaun R. Quezada (Patton)

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**Recommended Action:** Vote or make nominations.

## **N. NOMINATIONS**

- No Report

## **O. REPORT AND RECOMMENDATION OF THE CITY ATTORNEY**

### **O.1 City Code Revisions - Regulation of Activity within Public Streets and Rights-of-Way**

In response to community concerns about pedestrian and motorist safety related to activities occurring in street medians, the Raleigh Police Department, the Transportation Department, and the City Attorney's Office have proposed revisions to the City Code of Ordinances. The revisions aim to clarify and further define existing rules regulating such activity.

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A draft ordinance is included with the agenda item and requires two readings for enactment. The City Council initially approved the ordinance on its first reading on June 17, 2025. The ordinance now appears for a second and final reading. Should the Council wish to adopt the changes, it would be appropriate to enact the ordinance.

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If approved, the ordinance will become effective November 1, 2025, to allow adequate time for Raleigh Police and Transportation to develop a signage plan, finalize signage content, develop a communication plan regarding the changes and to install the signs.

undefined

**Recommended Action:** Enact the ordinance.

### **O.2 Sociable City Report Follow-Up**

Following the delivery of the Sociable City Report to City Council at the May 13 work session, staff have been reaching out to other jurisdictions to seek benchmarking information to inform possible changes in City ordinances regarding noise and amplified sound.

Staff will present information from this research to the Council for consideration and direction on any potential ordinance changes for Council to consider at an upcoming

meeting.

**P. REPORT AND RECOMMENDATION OF THE CITY CLERK**

Draft copies of the following minutes are included in the agenda materials for consideration of approval.

- June 17, 2025 Work Session
- June 17, 2025 Regular Session

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**Recommended Action:** Approve the minutes.

**Q. ENTER CLOSED SESSION**

**R. RETURN TO OPEN SESSION**

**S. 7:00 P.M. EVENING AGENDA**

**T. Joint Public Hearing with the Raleigh Historic Development Commission for Historic Landmark Designation**

This is a hearing to receive public comment on a proposed Raleigh Historic Landmark. The application and report are included with the agenda materials.

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- 1514 Delmont Drive, Bill and Betty Weber House

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The Bill and Betty Weber House is a dramatic, split-level Modernist house designed by architect William Weber and George Matsumoto. The house is an example of Modernist style, executed in collaboration with one of Modernism's masters, with the use of clean straight lines, affordable materials, walls of windows and open floor plan that characterize Matsumoto's brand of Modernist architecture. The house remains an excellent example of Modernist design and now serves as another example of Raleigh's long history of relocating historic structures to ensure their preservation.

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**Recommended Action:** Following the hearing, refer the application to the Raleigh Historic Development Commission to consider the comments of the State of North Carolina and any additional information received during the public hearing.

**U. PUBLIC COMMENT**

The July 1 public comment session will be approximately one (1) hour. Speakers will be capped at 50 with speaking times adjusted as follows:

- 0-16 Speakers: 3 minutes each
- 17-25 Speakers: 2 minutes each
- 26-50 Speakers: 1 minute each

#### **U.1 Voice Mail Public Comment**

Effective with the September 20, 2022 City Council regular meeting, residents are able to phone in ahead of meetings and leave up to a three-minute **single** voicemail message. This option allows people who may not be able to or want to attend meetings in-person to participate. Comments provided via the voicemail feature will be uploaded here approximately 30 minutes prior to the start of the City Council meeting.

#### **U.2 Public Comment Materials Submitted to Council**

### **V. MATTERS SCHEDULED FOR PUBLIC HEARING**

#### **V.1 Rezoning Z-43-24: Athens Drive, at the intersection of Athens Drive and Athena Woods Lane/Jaguar Park Drive (District D)**

Rezoning Z-43-24: 1321 & 1405 Athens Drive, being Wake County PINs 0783554709 and 0783555672

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Current Zoning: Residential-4 with Special Residential Parking Overlay District (R-4 w/ SRPOD)

Requested Zoning: Residential Mixed Use-3 stories-Conditional Use with Special Residential Parking Overlay District (RX-3-CU w/ SRPOD)

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Approximately 2.62 acres are requested to be rezoned by Arthur and Anya Gordon.

Proposed conditions would prohibit the following uses: eating establishment, cemetery, outdoor sports facility, and retail store.

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The request is inconsistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

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On June 3, 2025, City Council opened the public hearing for this item and received a full staff presentation on the rezoning request. At that meeting, City Council deferred action to their July 1, 2025, meeting to allow time for the applicant to revise the request. For public comment, there are 3:33 minutes remaining for those in support and 3:26 minutes

remaining for those in opposition.

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The applicant submitted unsigned revisions on June 19, 2025, adding three new conditions which would require a minimum 20-foot side yard setback, fencing, and tree and shrub plantings between the site and two abutting properties to the east; limit the maximum number of units to 30; and limit the maximum building height to 45 feet. The other condition remains unchanged. Provided signatures are received by June 27, 2025, City Council may consider these revisions when making their determination at public hearing.

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Planning Commission recommends approval (5-3), with an additional recommendation that City Council consider the applicant add additional setbacks. In terms of opposed votes, Commissioner Peeler said he was supportive of increased density near schools, but noted the request was inconsistent with the Future Land Use Map and upzoning the property would not set a good precedent. Commissioner Omokaiye said she appreciated that the site was near transit, but was concerned about parking and traffic impacts and inconsistency with the FLUM. Commissioner Burnett did not specify a reason for his vote.

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**Recommended Action:** Resume 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.

## **V.2 Text Change to Zoning Conditions TCZ-3-25: 200 West Street**

Text Change to Zoning Conditions TCZ-3-25 200 West Street, being Wake County PIN 1703488236

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Current Zoning: Downtown Mixed Use - 40 stories - Conditional Use (DX-40-CU)

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Requested Zoning: Downtown Mixed Use - 40 stories - Conditional Use (DX-40-CU)

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This request is to amend zoning conditions for 200 South West Street. Approved zoning conditions from 2019 cover the topics of restricted uses, affordable housing, building type, parking restrictions, pedestrian access, building materials, active uses, and historic preservation. The only proposed change to the 2019 zoning conditions is related to affordable housing. The existing zoning conditions require the dedication of affordable housing units on site. Specifically, the existing condition requires that 20 units or 10%, whichever is greater, be dedicated as affordable housing to households earning 80% of the area median income or less for a period of 15 years. The rezoning request seeks to amend

this condition to provide the option to contribute funding to the City in lieu of constructing dedicated affordable dwelling units. The condition requires a contribution of \$40,000/unit for 10% of the total dwelling units on site, if housing is built.

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The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

The request is consistent with the Urban Form Map.

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The Planning Commission recommends approval (4-2).

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**Recommended Action:** Conduct the public hearing. At the conclusion of the public hearing, 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.

#### **W. ADJOURNMENT**