



Tuesday, September 02, 2025  
REGULAR MEETING- FIRST TUESDAY  
AFTERNOON & EVENING SESSION  
RALEIGH CITY COUNCIL MEETING  
**COUNCIL MINUTES**  
City Council Chamber, Room 201  
222 West Hargett Street

**PRESENT:** Council Member Jonathan Lambert-Melton, Council Member Mitchell Silver, Council Member Megan Patton, Council Member Corey Branch, Council Member Jane Harrison, Council Member Christina Jones, Mayor Pro Tem Stormie Forte and Mayor Janet Cowell

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

**A.1 Pledge of Allegiance**

**B. CONSENT AGENDA**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

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

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**B.1 Application for Historic Landmark Designation – State Capitol Holiday Inn – 320 Hillsborough Street**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Refer the application to the Department of Natural and Cultural Resources, Office of Archives and History for its analysis. Authorize a joint public hearing before the City Council and RHDC on the evening of November 4, 2025 to receive public comment on the historic landmark report and proposed landmark designation.

**Adopted**

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

### **B.2.a Petition Annexation AX-10-25**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**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 September 16, 2025.

**Adopted**

### **B.2.b Petition Annexation AX-22-25**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**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 September 16, 2025.

**Adopted**

### **B.2.c Petition Annexation AX-24-25**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**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 September 16, 2025.

**Adopted**

### **B.2.d Petition Annexation AX-26-25**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**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 September 16, 2025.

**Adopted**

## **B.3 CONSENT AGENDA - GRANTS**

### **B.3.a Grant Application – NC Governor’s Highway Safety Program - Traffic Enforcement**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize staff to execute all required grant documentation; authorize a budget amendment in the amount of \$50,000; adopt a resolution required to complete the grant application.

**Adopted**

**See Ordinance (2025) 782 TF 476 and Resolution (2025) 696.**

**B.3.b Grant Application - NC Governor’s Highway Safety Program - BikeSafe (Motorcycle Safety) Coordinator**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize staff to execute all required grant documentation; authorize a budget amendment in the amount of \$5,000; adopt a resolution required by the GHSP to complete the grant application.

**Adopted**

**See Ordinance (2025) 782 TF 476 and Resolution (2025) 697.**

**B.3.c Grant Application – NC Governor’s Highway Safety Program - Driving While Impaired Enforcement Unit**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Adopt the resolution required to complete the grant application; authorize staff to execute all required grant documentation; authorize a budget amendment in the amount of \$553,707.

**Adopted**

**See Ordinance (2025) 782 TF 476 and Resolution (2025) 698.**

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

**B.4.a Interlocal Agreement - Ponderosa Subdivision Wastewater Treatment - City of Raleigh and Wake County**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize City Manager to execute the Interlocal Agreement with Wake County.

**Adopted**

**B.4.b Professional Services - South Saunders Street Improvements - STV, Inc.**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize the City Manager to execute the contract amendment with STV INC. in the amount not to exceed \$113,400.

**Adopted**

**B.4.c Office Lease - Police Department - 111 West Hargett Street**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**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.

**Adopted**

**B.4.d Contract Services – Utility Billing Print, Mail and Related Services – RevSpring, Inc.**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize the City Manager to execute the contract amendment with RevSpring Inc. in the amount not to exceed \$700,000.

**Adopted**

**B.4.f Contract Services - Enterprise Resource Planning Modernization – Technical Requirements and Future State - Gartner, Inc.**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize the City Manager to execute the contract with Gartner in the amount not to exceed \$424,000.

**Adopted**

**B.4.g Contract Services – Eagle Stream Restoration Project – Durham County Soil and Water District**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize the City Manager to execute an Interlocal Agreement with

the Durham Soil and Water District in the amount of \$506,000 for the Eagle Stream Restoration and Easement Acquisition.

**Adopted**

**B.4.h Contract Services – Property Management Services - Affordable Housing Rental Program – Barker Realty, Inc.**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize the City Manager to execute a contract with Barker Realty, Inc. as property manager for the City’s rental portfolio. Terms are for an initial period of three (3) years with an option for one (1) additional year.

**Adopted**

**B.4.e Contract Services – Convention and Performing Arts Center Event and Security Services – Staff-1 Services Group, Inc.**

Per questioning from Council Member Silver, Convention and Performing Arts Center Director Kerry Painter provided information on Convention Center expenditures.

**Motion** Council Member Silver

**Seconded** Council Member Jones

**Recommended Action:** Authorize the City Manager to execute a three-year contract in an amount not to exceed \$7,531,380, with the option for two extensions of one year each for a total contract amount not to exceed \$15,863,635.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**B.5 CONSENT AGENDA - STREET CLOSING REQUESTS**

**B.5.a Street Closing STC-02-2025: Swinburne Street Right-of-Way**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Adopt a resolution of intent to close Swinburne Street and authorize a public hearing on the proposed street closure on October 7,2025.

**Adopted**

**See Resolution 699.**

**B.6 CONSENT AGENDA - ENCROACHMENT REQUESTS**

**B.6.a Encroachment - 2111 New Hope Church Road - Groundwater Monitoring Well**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

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

**Adopted**

**B.6.b Encroachment - 1000 Hammell Drive - Concrete Stairs**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

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

**Adopted**

**B.6.c Encroachment - 513 E Whitaker Mill Road - Soil Nails for Shoring Wall**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

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

**Adopted**

**B.7 CONSENT AGENDA - BUDGET AMENDMENTS AND TRANSFERS**

**B.7.a Budget Amendment – The Conservation Fund - Bailey Drive Gateway**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize the budget amendment in the amount of \$340,000 for to appropriate the donation.

**Adopted**

**See Ordinance (2025) 782 TF 476.**

**B.7.b Budget Amendment – Appropriation of Fund Balance - Solid Waste Services**

**Enterprise Fund**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize a budget amendment and associated budget transfers to purchase equipment necessary for the enhanced yard waste collection program.

**Adopted**

**See Ordinance (2025) 782 TF 476.**

**B.7.c Budget Amendment – Vallie Henderson Park**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Authorize the budget amendment in the amount of \$35,000 to appropriate the funding.

**Adopted**

**See Ordinance (2025) 782 TF 476.**

**B.8 CONSENT AGENDA - RIGHT OF WAYS ITEMS- (CONDEMNATION REQUESTS)**

**B.8.a Condemnation Authorization - Sanford Creek Interceptor Project – Resolution**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Adopt a resolution of condemnation.

**Adopted**

**See Resolution (2025) 700, Resolution (2025) 701, and Resolution (2025) 702.**

**B.9 CONSENT AGENDA - BIDS**

**B.9.a Bid Award – Northeast Remote Operations Center - Street Maintenance Building - Heating, Ventilation and Air Conditioning Replacement Project – Comfort Systems USA, LLC**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

**Recommended Action:** Award the bid to Comfort Systems USA, LLC in the amount not to exceed \$580,000 and authorize the City Manager to execute the contract.

**Adopted**

## **B.10 CONSENT AGENDA - TRAFFIC**

### **B.10.a Neighborhood Speed Limit Reductions**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

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

**Adopted**

**See Ordinance (2025) 783.**

### **B.10.b RDOT - No Parking Zones – Line of Sight – Keowee Way - 2025-125.docx**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

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

**Adopted**

**See Ordinance (2025) 783.**

### **B.10.c RDOT – No Parking Zones – Line of Sight – Dowling Road**

**Motion** Council Member Harrison

**Seconded** Council Member Branch

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

**Adopted**

**See Ordinance (2025) 783.**

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

### **C.1 Planning Commission Report**

#### **C.1.a Rezoning Z-13-24 S New Hope Road, north of the intersection with Rock Quarry Road (District C)**

**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 October 7, 2025.

Assistant Planning Director Bynum Walter explained the item. Council Member Branch requested staff provide additional transportation-related information at the time of the

public hearing. Council Member Patton raised various questions regarding the enforceability of the prohibited uses referenced in the conditions.

**Motion** Council Member Branch

**Seconded** Council Member Lambert-Melton

Motion to authorize an October 7, 2025 public hearing.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**C.1.b Rezoning Z-51-24 Fairbanks Road, on the north side of Fairbanks Road (District E)**

**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 October 7, 2025.

Assistant Planning Director Bynum Walter explained the item. Chairperson Fox responded to various transportation-related questions from Council Member Jones.

**Motion** Council Member Branch

**Seconded** Council Member Lambert-Melton

Motion to authorize an October 7, 2025 public hearing.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**C.1.c Rezoning Z-10-25: 8125 Leesville Road, north of its intersection with Country Trail (District E)**

**Recommended Action:** The City Council may defer setting a public hearing date to allow the applicant to revise their request in response to suggestions from the Planning Commission. Alternately, the City Council may set a date for a public hearing on this request. If a hearing is authorized, staff recommends a hearing date of October 7, 2025.

Assistant Planning and Development Director Bynum Walter explained the item, noting the applicant is requesting that the Council delay setting a public hearing date to allow for

revision of conditions. The Council agreed to consider the case as a special item on October 7, 2025.

**C.1.d Rezoning Z-12-25 W Peace Street and N West Street, northeast of the intersection (District D)**

**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 October 7, 2025.

Assistant Planning and Development Director Bynum Walter explained the item, noting the applicant is requesting that the Council delay setting a public hearing date to allow for revision of conditions. Per questions from Council Member Patton, Assistant Director Walter provided additional information on parcel layout and height considerations. The Council agreed to consider the case as a special item on October 7, 2025.

**D. REPORT AND RECOMMENDATION OF THE CITY MANAGER**

**D.1 Resolution of Support - NCDOT Naming of Louisburg Road (US-401) Bridge over the Neuse River**

**Motion** Council Member Patton

**Seconded** Council Member Branch

**Recommended Action:** Adopt the resolution and direct staff to transmit the resolution and supporting materials to NCDOT for their consideration.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

Assistant City Manager Michael Moore explained the item, recognizing Dr. William Weston Hedrick in the audience. He further touched on Dr. Hedrick's accomplishments and the requirements of the North Carolina Department of Transportation to name the bridge. **See Resolution (2025) 703.**

**D.2 Fayetteville Street Streetscape Plan Updates**

**Recommended Action:** Receive as information.

Assistant Planning and Development Director Ken Bowers provided an update on the Fayetteville Street Streetscape Plan, including engagement efforts, current design, and potential implementation strategies.

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Discussion took place regarding the possibility of a water feature element, with Council Member Branch expressing his opposition to the idea due to maintenance concerns.

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Discussion took place regarding connections to the nearby transit center, with several Council Members pointing out the need for improvements and activations along the subject alleyways leading from Fayetteville Street to the transit center.

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Per questioning from Council Member Silver, Assistant Director Bowers explained staff will be seeking Council authorization for capital budget requests on a future agenda.

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Additional discussion took place regarding the need for enhanced public art, activation of the surrounding ground-floor retail, furniture configurations, and expediting higher-impact, low-cost projects. Council Member Lambert-Melton suggested discussing the topic in the Economic Development and Innovation Committee, with the goal of producing actionable recommendations.

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The item was received as information.

**Motion** Council Member Lambert-Melton

**Seconded** Council Member Harrison

Motion to refer Fayetteville Street Streetscape Plan Updates to the Economic Development and Innovation Committee.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**E. MATTERS SCHEDULED FOR PUBLIC HEARING (AFTERNOON SESSION)**

**E.1 Rezoning Z-52-24: Tryon Road, west of the intersection with S Wilmington Street (District D) (Hearing to be Resumed during Evening Session)**

**Recommended Action:** Open 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.

Due to deficiencies with notification requirements, Mayor Cowell opened the hearing and held it open until the evening session.

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

**F.1 No Report/No Items Pending**

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

**G.1 No Report/No Items Pending**

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

**H.1 Item 24-03: Digital Signage and Digital Billboards**

**Motion** Council Member Branch

**Seconded** Mayor Cowell

The Safe, Vibrant and Healthy Community Committee recommends authorizing staff to draft a text change for referral to the Planning Commission to allow digital billboards as proposed by external industry representatives with modifications to address the following:

- Increased bulk (size and height)
- Locational expansion
- Separation – between signs, from residential, from historic districts
- Brightness, change sequence, and transition times
- Require removal of existing sign(s) as prerequisite for every digital sign

Several Council Members expressed concerns with the proposed text change, pointing out the Council had previously investigated the topic, which generally did not receive support from the public or the Council at the time. Council Member Forte pointed out if the item advances, it should receive rigorous public engagement. Various Council Members agreed that the item should be discussed in closed session in order to receive updated guidance on the law

surrounding digital billboards.

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Upon further discussion, the Council directed that the item be held and considered as a special item on a future agenda.

## **H.2 Items Pending**

### **I. REPORT AND RECOMMENDATION OF THE TRANSPORTATION AND TRANSIT COMMITTEE**

#### **I.1 No Report**

#### **I.2 Items Pending**

### **J. REPORT OF THE MAYOR AND CITY COUNCIL**

#### **J.1 Individual Reports from the Mayor and Council Members**

Various Council Members made remarks regarding recent community events and initiatives.

### **K. APPOINTMENTS**

#### **K.1 Arts Commission - Two Regular Vacancies**

Deputy City Clerk Cassidy Pritchard announced the following ballot results, noting Mr. Baker would be appointed.

- Andrew Baker (Silver/Branch) - eight votes received (Cowell, Branch, Forte, Harrison, Jones, Lambert-Melton, Patton, Silver)

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Council Members Harrison and Jones nominated Chaunce Bustamante; however, requested staff confirm eligibility based on residency requirements. Deputy Pritchard indicated the remaining vacancy and information on the nominee will appear on the next ballot.

#### **K.2 Design Review Commission - One Alternate Vacancy**

Deputy City Clerk Pritchard announced the following ballot results, noting Ms. Charland would be appointed.

- Kate Charland (Patton) - eight votes received (Cowell, Branch, Forte, Harrison, Jones, Lambert-Melton, Patton, Silver)

**K.3 Environmental Advisory Board - One Regular Vacancy**

Deputy City Clerk Cassidy Pritchard announced the following ballot results, noting Ms. Bitting would be appointed.

- Veronica Bitting (Cowell) - eight votes received (Cowell, Branch, Forte, Harrison, Jones, Lambert-Melton, Patton, Silver)

**K.4 Raleigh Sister Cities - One Regular Vacancy**

Deputy City Clerk Cassidy Pritchard announced Council Member Jones had nominated Sebastian Duca, which will appear on the next ballot.

**L. NOMINATIONS**

**L.1 Fair Housing Advisory Board - One Regular Vacancy**

Deputy City Clerk Cassidy Pritchard announced the term of Octavia Rainey is expiring and she does not wish to be considered for reappointment. Per City Code, she will continue to serve until replaced. The following nominations were made, which will appear on the next ballot.

- Damien Gu (Jones)
- Diane Youssef (Branch)

**L.2 Parks, Recreation and Greenway Advisory Board - One Regular Vacancy**

Deputy City Clerk Cassidy Pritchard announced the term of Iain Burnett is expiring and he would like to be considered for reappointment.

**Motion** Council Member Silver

**Seconded** Mayor Cowell

Motion to reappoint Parks, Recreation and Greenway Advisory Board member Iain Burnett.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**L.3 Various Advisory Board and Commissions - Pending Additional Council Direction**

Deputy City Clerk Cassidy Pritchard reminded the Council that a listing of boards awaiting direction from the Council regarding potential reorganization is included in the agenda

materials. Per questioning from Council Member Jones, Council Members confirmed the direction to hold appointments until the Special Committee on Council Advisory Boards and Commissions concludes its review.

**M. REPORT AND RECOMMENDATION OF THE CITY ATTORNEY**

No report.

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

**Motion** Council Member Lambert-Melton

**Seconded** Council Member Branch

**Recommended Action:** Approve the August 19, 2025 Work Session and Regular Session minutes.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**O. CLOSED SESSION**

**O.1 Enter Closed Session**

**Motion** Mayor Cowell

**Seconded** Council Member Lambert-Melton

A MOTION IS IN ORDER TO ENTER CLOSED SESSION PURSUANT TO:

- G.S. 143-318.11(a)(3) to consult with the City Attorney in order to preserve the Attorney-Client Privilege and to consider and give instructions regarding the handling and/or settlement of a potential claim in the following matters:
  - City of Raleigh v. Jones Estates, LLC, et al.
  - City of Raleigh v. Jones Estates Raleigh 1, LLC, et al.
- G.S. 143-318.11(a)(9) to discuss and take action regarding plans to protect public safety as it relates to existing or potential terrorist activity and to receive briefings by staff members, legal counsel, or law enforcement concerning actions taken or to be taken to respond to such activity.
- G.S. 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**P. OPEN SESSION**

**P.1 Return to Open Session**

The Council returned from closed session with Mayor Cowell indicating the Council had not taken any action. The meeting was recessed until the evening portion of the agenda.

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

**SPECIAL COMMITTEE ON COUNCIL ADVISORY BOARDS AND COMMISSIONS - MEETING ANNOUNCED**

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Mayor Cowell announced that the Special Committee on Council Advisory Boards and Commissions will hold a special meeting on Monday, September 8, 2025 at 6:30 p.m. in the Council Chamber to receive feedback from the public.

**R. MATTERS SCHEDULED FOR PUBLIC HEARING**

**R.1 Business Investment Grant Program - Economic Development - BuildOps**

**Motion** Council Member Branch

**Seconded** Council Member Silver

**Recommended Action:** Conduct the public hearing. Following the hearing, make a determination that the incentive will increase the taxable property, employment, and business prospects of the City and authorize finalization and execution of an incentive agreement by appropriate City officials.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

Kyle Touchstone, Greater Raleigh Chamber of Commerce, summarized the information. Mayor

Cowell opened and closed the hearing as no one signed up to speak on the matter.

**R.2 Street Closing STC-05-2023: Woodside Drive Right-of-Way (Petition Withdrawn)**

**Recommended Action:** Dismiss the petition submitted by the resident.

Senior Engineer Amanda Jones explained the request had been withdrawn by the applicant and therefore no further action is necessary.

**R.3 Street Closing STC-01-2025: Willow Street Right-of-Way**

**Recommended Action:** Conduct the hearing. If Council wishes to proceed with the closing, adopt the resolution ordering the closing and related actions with the conditions outlined.

Transportation Senior Engineer Amanda Jones summarized the information noting a Duke Energy easement would be maintained.

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Council Members pointed out only two of the three property owners signed off on the application and that the matter was discussed in Transportation and Transit Committee wherein the Committee recommended that Council set the public hearing. Mayor Cowell opened the hearing.

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Support

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**Ryan Reid** outlined the reasons the Council should grant the request to close the right-of-way and questioned the need to compensate the City for the closure.

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Discussion took place amongst the Council regarding the land appraisal and public benefit.

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Opposition

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**Andrea Merkel** indicated her property is solely accessed via Willow Street and expressed her opposition to the closure, as it would require a substantial expense to construct a driveway.

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Further discussion took place regarding public benefit, compensation, and driveway standards.

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Mayor Cowell closed the hearing. Council Members Lambert-Melton, Jones, and Branch suggested referring the matter back to Committee to discuss compensation; however, Council Member Patton subsequently made a motion to deny the request.

**Motion** Council Member Patton

**Seconded** Mayor Pro Tem Stormie Forte

Motion to deny Street Closing STC-01-2025 Willow Street Right-of-Way.

For (5): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Silver, Council Member Patton, and Council Member Harrison

Against (3): Council Member Lambert-Melton, Council Member Branch, and Council Member Jones

**Adopted (5 to 3)**

#### **R.4 Petition Annexation AX-18-25**

**Recommended Action:** Conduct 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: September 2, 2025, or 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 and approve connection to public water and sewer utilities (at outside rates). The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by the Council.

Senior Planner Christopher Golden summarized the information. Brief discussion took place regarding the subject property being a 20-foot landscape buffer. Mayor Cowell opened the hearing.

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Support

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**Attorney Isabel Mattox**, representing the Applicant, stated the subject land was acquired from an adjacent cemetery and that a bankruptcy delayed the land conveyance. She also noted that paved access to the cemetery would be maintained.

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Mayor Cowell closed the hearing, noting no one signed up to speak in opposition. **See Ordinance 784 and Resolution 704.**

**Motion** Council Member Harrison

**Seconded** Mayor Cowell

Motion to approve the annexation by adopting an ordinance annexing the property and a resolution assigning the property to City Council District D, effective September 2, 2025.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**R.5 Rezoning Z-70-22: Glenwood Avenue, Lake Anne Drive, Winchester Drive, west of the intersection of Glenwood Avenue and Lake Anne Drive (District E)**

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

Planning Supervisor Hannah Reckhow summarized the information and proposed conditions. Mayor Cowell opened the hearing.

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Support

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**Attorney Isabel Mattox** stated her client worked with the Lake Anne Homeowner's Association

(HOA) to compose the proposed conditions, noting the HOA lies outside the city limits and had worked diligently on its own to maintain Lake Anne. She noted a third-party consultant would handle and address stormwater concerns and would work with city staff.

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Discussion took place regarding the proposed third-party consultant, with Stormwater and City Attorney staff expressing concern regarding the uncertainty of the language and Mayor Pro Tem Forte stating she was not prepared to move forward as she questioned the stormwater condition's enforceability. Discussion also included options moving forward as well as the reason behind the Planning Commission's split vote recommendation.

**Motion** Mayor Pro Tem Stormie Forte

**Seconded** Council Member Branch

Motion to hold the hearing open to the September 16, 2025 agenda to provide an opportunity for the City Attorney's Office to investigate the proposed stormwater condition language.

For (6): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Branch, and Council Member Harrison

Against (2): Council Member Patton, and Council Member Jones

**Adopted (6 to 2)**

**R.6 Rezoning Z-52-24: Tryon Road, west of the intersection with S Wilmington Street (District D)**

**Recommended Action:** Open 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.

Planning Supervisor Hannah Reckhow summarized the information and proposed conditions. Discussion took place regarding property access options, including Tryon Road, Fairway Drive, and Bruce Circle as well as proposed traffic calming infrastructure for Fairway Drive from Tryon Road to Carolina Pines Avenue. Transportation Engineer Carter Roberson stated the Applicant had been working with NCDOT regarding options to improve the Tryon Road-Fairway Drive Intersection, including installation of a traffic signal.

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Mayor Cowell opened the hearing.

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#### Support

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- **Attorney Toby Coleman**, representing the Applicant, stated the conditions were in response to neighbors' concerns and noted the Applicant was under contract to purchase the property.
- **Ryan Summerwill** stated all residential units would be 60% AMI affordable housing.

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#### Opposition

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**Gene Cobb**, representing Delta Sigma Phi Fraternity, indicated he was a retired civil engineer and expressed concern over the lack of proper protection and access to the Fraternity's property.

**Motion** Council Member Harrison

**Seconded** Mayor Pro Tem Stormie Forte

Motion to hold the hearing open to the September 16, 2025 agenda to allow the Applicant to submit amended conditions.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

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

**Recommended Action:** Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternately, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance

approved shall be adopted this day and shall become effective thirty days following a favorable vote.

Planning Manager Justin Rametta summarized the information. Mayor Cowell opened and closed the hearing as no one signed up to speak. **See Ordinance 785 TC 491.**

**Motion** Council Member Lambert-Melton

**Seconded** Council Member Harrison

Motion to adopt the following Consistency Statement dated September 2, 2025 contained in the agenda materials and approve the zoning text amendment.

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**Text Change: TC-11-24**

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**Nature of the Ordinance:** This text change incentivizes the creation of pedestrian passages by allowing them to substitute for streets in more cases, requires narrower intersection widths through curb bulb-outs, and updates the Street Design Manual to specify pedestrian passage designs that improve safety and accessibility.

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After considering the policies and other materials included as a part of the Comprehensive Plan, the City Council determines that the proposed zoning text amendment is CONSISTENT with the Comprehensive Plan and other adopted plans and should be APPROVED.

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The following policy statements contained in the 2030 Comprehensive Plan have been considered consistent:

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- Policy T 5.1 Enhancing Bike/Pedestrian Circulation
- Policy T 5.3 Bicycle and Pedestrian Mobility
- Policy LU 4.5 Connectivity
- Policy LU 7.6 Pedestrian-friendly Development
- Policy T 5.4 Pedestrian and Bicycle Network Connectivity
- Policy T 5.13 Pedestrian Infrastructure
- Policy EP 1.1 Greenhouse Gas Reduction.

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The action taken is reasonable and in the public interest because:

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- This text change promotes safer, more walkable development patterns, encourages alternatives to vehicle travel, and aligns city standards with best practices for pedestrian visibility and comfort.

**Adopted**

**R.8 Text Change TC-2-25: Stormwater Items to Reflect State Law**

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

Planning Manager Justin Rametta summarized the information. Mayor Cowell opened and closed the hearing as no one signed up to speak. **See Ordinance 786 TC 492.**

**Motion** Council Member Lambert-Melton

**Seconded** Mayor Pro Tem Stormie Forte

Motion to adopt the following Consistency Statement dated September 2, 2025 contained in the agenda materials and approve the zoning text amendment.

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**Text Change: TC-2-25**

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**Nature of the Ordinance:** This text change updates the Unified Development Ordinance to exempt parcels over one acre with a single 1- or 2-unit dwelling from full stormwater requirements if the limits of disturbance are less than one acre, instead applying zoning based impervious limits. It also revises the City’s definition of “built-upon area” to match recent changes in State law, clarifying which surfaces count toward impervious coverage.

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After considering the policies and other materials included as a part of the Comprehensive Plan, the City Council determines that the proposed zoning text amendment is CONSISTENT with the Comprehensive Plan and other adopted plans and should be APPROVED.

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The following policy statements contained in the 2030 Comprehensive Plan have been considered consistent:

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- Policy EP 3.1 Water Quality Stormwater Control Measures
- Policy EP 3.2 Protection of Local Streams and the Neuse River
- Policy EP 3.12 Mitigating Stormwater Impacts

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The action taken is reasonable and in the public interest because:

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- This text change aligns the City’s stormwater regulations with State law, reduces unnecessary regulatory burden for small residential projects, and provides consistency and clarity in how impervious surfaces are defined and regulated.

For (8): Mayor Cowell, Mayor Pro Tem Stormie Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Council Member Harrison, and Council Member Jones

**Adopted (8 to 0)**

**S. ADJOURNMENT**

**S.1 Adjournment**

There being no further business, Mayor Cowell declared the meeting adjourned at 9:03 p.m.

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Ralph L. Puccini, III

Deputy City Clerk