

# CITY MANAGER'S WEEKLY REPORT

raleighnc.gov



CITY OF  
**Raleigh**  
MANAGER'S  
OFFICE

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### Midtown-St. Albans Area Plan

*Staff Resource: Jason Hardin, City Planning, 996-2657, [jason.hardin@raleighnc.gov](mailto:jason.hardin@raleighnc.gov)*

The Midtown-St. Albans area plan process has completed its “testing options” public input phase, which attracted several hundred participants to in-person meetings and online surveys. The last step in the process will involve confirming and prioritizing plan recommendations. Public input on this topic will be sought in late September, and a final report will be delivered to City Council later in the fall. A memo enclosed with this *Report* provides more information about public input received to date and next steps.

*(Attachment)*

### Launch of Energov

*Staff Resource: Tom Hosey, Development Services, 996-2701, [thomas.hosey@raleighnc.gov](mailto:thomas.hosey@raleighnc.gov)*

As previously indicated, Energov officially launched on Monday of this week. Approximately 2,000 users have registered with the City’s new permit and development portal in its first week. New development projects that were entered into the new system this week are working as expected. Staff has been carefully monitoring the system to ensure a smooth transition. However as with any significant software change, some items have required special attention. As anticipated, call volume has been significant at the Development Services Department’s Customer Service Center. Customers have multiple options to request assistance. Callers may wait for a customer service agent or choose to leave a message, or customers may also send an email to [ds.help@raleighnc.gov](mailto:ds.help@raleighnc.gov), where incoming messages are being monitored by staff who are prepared to investigate and resolve any issues. Development Services staff are also available on the 4th

floor of One Exchange Plaza and the satellite location on Litchford Road to assist new customers with registration.

This effort has involved a significant amount of teamwork and cross-departmental coordination, not only from Development Services and Information Technology, but also Engineering Services (Stormwater), Fire, Public Utilities, and Parks, Recreation, & Cultural Resources. Staff continues to work overtime to address customer concerns.

*(No attachment)*

### **NCDOT Glenwood Avenue Project**

*Staff Resource: Eric Lamb, Transportation, 996-2161, [eric.lamb@raleighnc.gov](mailto:eric.lamb@raleighnc.gov)*

The North Carolina Department of Transportation (NCDOT) is proposing to widen Glenwood Avenue to six lanes from Millbrook Road/Duraleigh Road to I-540. This project will implement a significant portion of the City's US 70 Corridor Plan and may include extensions of Winchester Drive and Fidelity Boulevard parallel to Glenwood Avenue. The project scope also includes the construction of a multi-use path along the south side of Glenwood Avenue connecting neighborhoods along the corridor to Umstead State Park.

As reviewed for Council in the June 28 issue of the *City Manager's Weekly Report (Issue 2019-25)*, the most recent draft Transportation Improvement Program has this project (TIP Project U-2823) delayed for construction from FY2023 to FY2028. This project was already in production when this proposed schedule change was released; however, NCDOT has opted to continue with the project development.

NCDOT has scheduled a briefing for elected officials on July 22, 2019 from 3-4 pm at the Embassy Suites-Brier Creek, 8001 Arco Corporate Drive. Design team members will be available to provide an overview of the project and answer any questions. Immediately following this briefing, NCDOT will hold an open house public meeting at the same location from 4-7 pm.

*(No attachment)*

### **Crabtree Pipeline**

*Staff Resource: Eileen Navarrete, Public Utilities, 996-3480, [eileen.navarrete@raleighnc.gov](mailto:eileen.navarrete@raleighnc.gov)*

As Council is aware, the ongoing Crabtree Pipeline project will make capacity improvements to gravity interceptors in the Crabtree Basin Service Area of the City's wastewater collection system. The improvements will provide a long-term solution to handling peak wet-weather flows and accommodate anticipated population growth within Raleigh's service area of the Crabtree Creek drainage basin.

The project contractor (Oscar Renda Contracting) has mobilized additional resources to the Crabtree Pipeline project over the last 45 days, and staff has seen a significant improvement in construction progress in that time. Staff have been working with the contractor regarding plans for construction work over the next several weeks. Upcoming construction work includes the following:

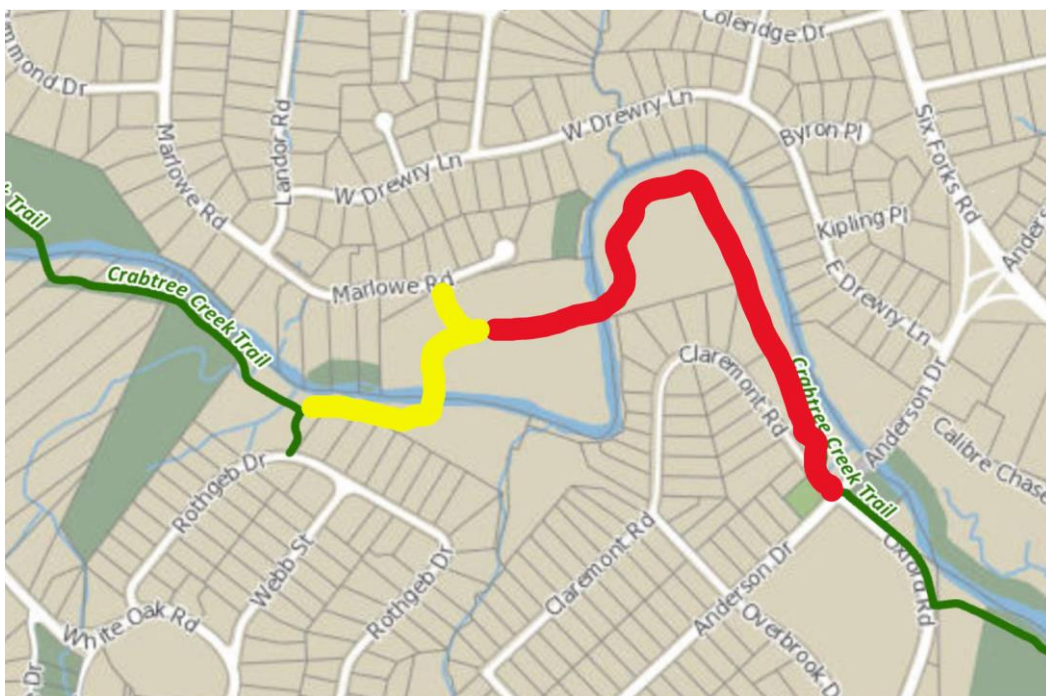
#### **Road/Lane Closures**

- **Atlantic/Hodges Lane Closures:** The contractor is preparing to install the new sanitary sewer pipe across Atlantic Avenue at Hodges Street. Lane closures are anticipated for Atlantic Avenue at Hodges Street on Monday, July 15. These lane closures will remain in effect into the fall. One lane of traffic will be maintained in each direction during these lane closures.

- Atlantic/Hodges Street Closures: The contractor will have to close Atlantic Avenue at Hodges Street during the weekend of July 20-21. This closure is required to relocate existing utilities in the intersection ahead of pipe installation.
- Oxford Road Closure: Oxford Road is now open to traffic.

#### Greenway Closures

- Kiwanis Park area: This greenway has reopened. Staff was not satisfied with the quality of the paved greenway path initially installed by the contractor, and that work was corrected this week. There were some unexpected intermittent access issues earlier this week, but staff expects that to be resolved by the end of this week.
- Anderson Drive/Rothgeb Drive area: The greenway is currently closed in the Claremont Drive area and will likely remain closed through October. In addition, the contractor expects to begin work on the greenway immediately to the west on or about July 29. This mobilization will require additional closure of the greenway between Marlowe Road and Rothgeb Drive. See below for a map of current and upcoming greenway closures.



*Red: Trail currently closed, scheduled to reopen October 2019.*

*Yellow: Trail to close on or about July 2<sup>h</sup>, scheduled to reopen December 2019.*

Communication efforts related to these impacts are ongoing, and include on-site message boards, press releases, website updates, and other efforts. Residents may direct any inquiries by phone to 919-996-3511 or by email to [CrabtreePipeline@raleighnc.gov](mailto:CrabtreePipeline@raleighnc.gov).

(No attachment)

**Weekly Digest of Special Events**

*Staff Resource: Derrick Remer, Special Events Office, 996-2200, [derrick.remer@raleighnc.gov](mailto:derrick.remer@raleighnc.gov)*

Included with the *Weekly Report* packet is the special events digest for the upcoming week.

*(Attachment)*

## Council Member Follow Up Items

### Follow Up Item from the June 4 City Council Meeting

#### Public Nuisance Cases: 2401 E. Millbrook Road

Staff Resource: Bryce Abernathy, Housing & Neighborhoods, 996-2450, [bryce.abernathy@raleighnc.gov](mailto:bryce.abernathy@raleighnc.gov)

During the regular meeting on June 4, the City Council received a petition of citizens from Issa Shaikh relevant to two public nuisance cases at 2401 E. Millbrook Road. Enclosed with this *Report* is a memo with an update on these cases.

(Attachment)

### Follow Up Items from the June 18 City Council Meeting

#### Guidelines for Hillside and Sloped Site Development in Mixed-Use Districts (Council Member Crowder)

Staff Resources: Joe Michael, City Planning, 996-4639, [joe.michael@raleighnc.gov](mailto:joe.michael@raleighnc.gov) & Mark Holland, City Planning, 996-2625, [mark.holland@raleighnc.gov](mailto:mark.holland@raleighnc.gov)

During the regular meeting on June 18, the City Council requested a progress update on the study of infill development standards that was added to the contract for the Hillside Development Best Practices study. A memo providing an update on this study and a timeline for next steps is enclosed with this *Report*. Of note, the Planning Department is under contract with Code Studio, LLC, as the prime consultant for two studies that will provide guidance and recommendations for changes to the Unified Development Ordinance (UDO). The first study, Guidelines for Hillside and Sloped-Site Development in Mixed-Use Districts is in the final stages of work, with plans to have a document for Council review in the Fall of 2019.

In the Spring of 2018, City Council approved an extension to Code Studio's contract to begin the Infill Housing Study, with work beginning July of 2018. Staff is in a position to release the survey by September 1, 2019. This will allow for advanced communication of the survey to the stakeholders. Staff anticipates that the survey would be live for a period of 30-45 days. At the conclusion of the survey, staff and the consultants will analyze the results. The consultants will prepare a series of targeted outreach meetings to stakeholders to review the survey results and discuss next steps. The consultants will also present the findings to the City Council.

(Attachment)

#### Pavement Marking Conditions (Council Member Cox)

Staff Resource: Rebecca Duffy, Transportation, 996-4091, [rebecca.duffy@raleighnc.gov](mailto:rebecca.duffy@raleighnc.gov)

During the regular meeting on June 18, the City Council requested information about existing pavement marking conditions throughout the City, especially at when viewed at night and/or during inclement weather. Staff has prepared the following summary outlining current practices, challenges, and new initiatives to address these concerns.

### Background/Current Practices

Pavement markings are installed on roads to help delineate lanes, channelization, right-of-way controls, pedestrian crossways, and other scenarios. Markings are typically comprised of a material called thermoplastic. This material is very durable and has imbedded reflective beads to increase visibility. Thermoplastic markings typically last 7-10 years in high wear areas but can last much longer if subjected to minimal traffic. Special reflective paint can also be used, however as its life span is only a year, this paint is rarely used for permanent installations. Pavement markings are generally installed on higher volume roads and are less frequently provided on residential streets. In Raleigh's corporate limits, roads generally fall into one of three categories: private roads, City-maintained roads, and roads falling on the North Carolina Department of Transportation (NCDOT) State Highway System. Pavement markings are primarily present on NCDOT State Highway System roads, since these are typically multi-lane facilities and act as thoroughfares.

Pavement marking maintenance has historically been an interim measure to sustain the markings and delineations between roadway resurfacing projects. This practice has become problematic as NCDOT (like the City) is dealing with funding constraints which have decreased the frequency at which roads are resurfaced. The State does have operational funds for pavement markings; however, the amount is not substantial compared to the growing need of long-term maintenance. The City has a municipal agreement with NCDOT which allows City forces to assist with maintenance on NCDOT roads; this agreement has a pre-set reimbursement rate. Each year some City funding is allocated for contractual services for pavement marking maintenance work. This contracting work is supplemented with in-house forces. Over the past three fiscal years, equipment has been procured to help increase the output of pavement markings installed by in-house forces. Some of this equipment includes special vats that keeps heated thermoplastic ready for installation and a motorized installation machine that is more conducive to the replacement of longer sections of double yellow or skip lines.

### Challenges and Initiatives

At this time, NCDOT does not appear to have plans to increase their rate of resurfacing roads. This situation – combined with the added growth of new infrastructure (new roads) – will result in the continued deterioration of pavement markings. If the quality of pavement markings are to be kept at the same level or improve, the City may need to play a larger role. This can be accomplished in two ways: increase the amount of pavement marking work contracted to others or increase the pavement marking output of in-house staff. Unfortunately increasing the amount of contracted work does not seem to be an option. Over the past four years, pavement marking contracts have required numerous advertisements to get a response from even a single bidder. The abundance of work in the area has resulted in a shortage of pavement marking contractors and/or has made contractors more selective about the profitability of the work they pursue.

The second option is for city crews to perform more maintenance work. In addition to the procurement of additional equipment, as noted, staff has evaluated options to obtain a thermoplastic installation truck. These trucks are rather expensive (approximately \$700,000); however, they are set up to install a large amount of pavement markings relatively quickly and efficiently. Many larger cities in North Carolina (including Charlotte, Greensboro, Durham and Winston Salem) have these types of trucks. The truck would require two new additional staff members and a crash attenuator (needed for higher speed roads) in order to fully realize any new increased capacity for these installations. Constricted budgets have prevented staff from procuring this equipment to date.

NCDOT is ultimately responsible for maintenance of the pavement markings on their roads, which comprise most of the thoroughfares in Raleigh. As maintenance levels have decreased, motorists continue to

experience fading pavement markings. Staff is aware of this issue and have taken some steps to better prepare internal staff with equipment to help increase our pavement marking output. Staff will also discuss this situation with NCDOT to investigate other potential options to help improve conditions for our roadway users.

*(No attachment)*

## Follow Up Item from the July 2 City Council Meeting

### East College Park Price Points and Buyer Demographics (Council Member Cox)

*Staff Resource: Larry Jarvis, Housing & Neighborhoods, 996-6947, [Larry.Jarvis@raleighnc.gov](mailto:Larry.Jarvis@raleighnc.gov)*

During the meeting, the Council held a public hearing on the Comprehensive Plan Update on Economic Prosperity and Equity/Expanding Housing Choices. The Council requested a report on the number and price points of affordable and market rate houses sold in East College Park and the demographics of buyers. In reviewing the information – provided below – it should be noted that the approved Neighborhood Revitalization Strategy Area (NRSA) plan specifies that not less than 60% of all new homes be sold to low to moderate income buyers. As detailed below, to date, 73% of new homes sold were sold to low to moderate income buyers.

**I. Unit Price Points:** The contracts with all the builders specify how they are to price their homes according to if the buyer is an income restricted (Under 80% AMI) or market rate buyer (Above 80% AMI). All income-restricted home sales can be no more than the HUD HOME purchase price limit and Market Rate homes can be no more than \$260,000. Since December 2017 the income-restricted properties in East College Park have followed the HUD home price limits. In 2017 the price limit was \$224,000. In 2018 the amount changed to \$242,000. The HUD Home limit for this current year is \$250,000.

**II. Number and price points for the Market Rate housing:** At the end of FY 19 seven market rate homes were sold:

- 322 Maple: \$225,250
- 122 N. Fisher: \$260,000
- 114 Maple: \$260,000
- 1701 Pender: \$245,000
- 203 Maple: \$260,000
- 205 Maple: \$260,000
- 316 N. Fisher: \$260,000

There are currently eight additional homes under contract with price ranges from \$207,940 to \$260,000. Since the homes aren't completed, the house price could change prior to closing; however, the purchase price for any of the market rate homes cannot exceed \$260,000.

**III. Number of affordable units and price points for units sold:** At the end of FY19 a total of 19 homes have been sold to income-restricted homebuyers:

- 128 N. Fisher \$199,000.00
- 1720 Pender \$196,000.00
- 1704 Pender \$186,500.00
- 1710 Pender \$208,900.00
- 121 Waldrop \$225,000.00
- 1708 Pender \$189,900.00
- 312 N. Carver \$224,000.00
- 321 Maple \$201,880.00
- 125 Waldrop \$218,900.00
- 1706 Pender \$201,880.00
- 328 Maple \$201,880.00
- 1702 Pender \$221,900.00
- 316 1/2 Fisher \$192,610.00
- 313 N. Fisher \$242,000.00
- 201 Maple St \$224,000.00
- 114 N. Fisher St \$224,000.00
- 115 Maple St \$224,000.00
- 304 N. Fisher \$210,300.00
- 305 N. Carver \$194,145.00

This is an average home sale price of \$209,831.32 for the income-restricted home sales. There are currently 17 more homes that are under contract and these homes have an average sales price of \$226,165.88. Since the homes aren't completed, the house price could change prior to closing; however, the purchase price for any of the income-restricted homes cannot exceed \$250,000, which is the HUD HOME purchase price limit for this year.

**IV. Demographic Information about buyers:** To date this is the demographic information for those who have purchased homes in the East College Park area:

- I. Family Size:
  - a. 1 person: 16
  - b. 2 persons: 4
  - c. 3 persons: 6
- II. Race:
  - a. Black/African American: 9
  - b. White: 15
  - c. Latino: 2

*(No attachment)*



Raleigh

## MEMO

TO: Ruffin L Hall, City Manager

FROM: Ken Bowers, AICP, Director  
Jason Hardin, AICP, Senior Planner

DEPARTMENT: City Planning

DATE: July 12, 2019

SUBJECT: Midtown-St. Albans Area Plan

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The Midtown-St. Albans area plan process has completed its [“testing options”](#) public input phase, which attracted several hundred participants to in-person meetings and online surveys. The City Planning department focused on generating extensive and broad-based public engagement, which included two “big” meetings, several pop-up events, and what may have been the city’s first Spanish-language meeting for an area plan.

The next step of the process will be developing a draft set of projects and policy changes for the area based on input received and technical analysis. The project’s confirmation group will meet in July to review draft recommendations, which will be the subject of a final open house this fall.

Key options that received significant support include:

- A new Beltline bridge crossing between Six Forks Road and Wake Forest Road. The crossing would alleviate pressure at existing 440 interchanges, provide a safe crossing for pedestrians and a key greenway link, and create a new option for a Midtown-serving transit route.
- Creating or expediting other key Midtown transportation links, including a Six Forks extension to Capital Boulevard and Navaho Drive extension west to Church at North Hills Street.
- Creating a “Midtown Ring” of safe, comfortable facilities for people walking and biking that connects the Crabtree Creek greenway, Wake Tech, North Hills, retail areas along Wake Forest Road, and neighborhoods north of North Hills.
- Creating a more active edge along the north side of the Crabtree waterway and greenway trail and encouraging Industrial Drive to evolve into a walkable “main street” of the Midtown east area.
- Land use policy guidance for key areas within the Midtown study area, including at the site of the new Beltline connection and along the Crabtree waterway.

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222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)

The input phase also sought feedback on land use recommendations from the Six Forks corridor study, which will be reviewed and modified based on input.

The last step in the process will involve confirming and prioritizing plan recommendations. Public input on this topic will be sought in late September, and a final report will be delivered to City Council later in the fall.

## Special Events Weekly Digest

Friday, July 12 – Thursday, July 18

City of Raleigh Special Events Office  
[specialevnts@raleighnc.gov](mailto:specialevnts@raleighnc.gov) | (919) 996-2200 | [www.raleighnc.gov/specialevnts](http://www.raleighnc.gov/specialevnts)

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### ***Permitted Special Events***

#### **Destination SunFest**

Dorothea Dix Park, Flowers Field & Williams Field

Saturday, July 13

Event Time: 2:00pm - 10:00pm

Associated Road Closures: Flowers Field and Williams Field will be used from 8:00am on 7-11-19 until 5:00pm on 7-15-19. All vehicular access to the park will be closed from 6:00am until 11:00pm on 7-13-19. Note that there will be no parking on Dorothea Dix campus for the event. Parking will be available on NC State Centennial Campus, with free shuttles available near the parking lots.

#### **Second Sundays**

City Market

Sunday, July 14

Event Time: 1:00pm - 5:00pm

Associated Road Closures: Wolfe Street between Blake Street and Parham Street will be closed from 11:00am until 6:00pm.

#### **Moore Square Market**

City Market

Wednesday, July 17

Event Time: 4:00pm - 7:00pm

Associated Road Closures: Parham Street between E. Martin Street and Wolfe Street will be closed from 2:00pm until 8:30pm.

### ***Other Events This Weekend***

#### **I Am My Own Wife**

Friday, July 12 – Sunday, July 14

Kennedy Theatre

#### **Together is Better Than One featuring Andre Tavares' Band**

Saturday, July 13

Fletcher Opera Theater

#### **SiriusXM Presents Train/Goo Goo Dolls**

Saturday, July 13

Coastal Credit Union Music Park at Walnut Creek

#### **Summer Concert Series: Raleigh Jazz Orchestra**

Sunday, July 14

Fletcher Park

### ***Public Resources***

**Event Feedback Form:** Tell us what you think about Raleigh events! We welcome citizen and participant feedback and encourage you to provide comments or concerns about any events regulated by the Special Events Office. We will use this helpful information in future planning.

[Temporary Road Closures](#): A resource providing current information on street closures in Raleigh.

[Online Events Calendar](#): View all currently scheduled events that are regulated by the City of Raleigh Special Events Office.

## Council Member Follow Up



Raleigh

## MEMO

TO: Ruffin L. Hall, City Manager

FROM: Bryce Abernethy, Code Enforcement Administrator

DEPARTMENT: Housing & Neighborhoods Department

DATE: July 10, 2019

SUBJECT: Request & Petitions Follow Up from June 4, 2019 Council Meeting – Issa Shaikh, 2401 E Millbrook Rd for July 12, 2019 Managers Report

The Housing and Neighborhoods Department, Code Enforcement Division initiated two Public Nuisance cases at 2401 E Millbrook Rd, the first on June 18, 2018 and the second on August 14, 2018; both resulting in abatements performed by the City of Raleigh.

The first Public Nuisance case, written June 18, 2018, was generated from an anonymous complaint due to high grass over 8", junk, litter and concrete building debris on the property (RCC 12-6002(b), (h), (j) and (k)). The public nuisances were not corrected by or on behalf of the property owner. The City of Raleigh performed an abatement on the property, resulting in an abatement charge and administrative fee totaling \$1,437.00. A lien was confirmed in that amount at the September 18, 2018 Council Meeting. (RCC 12-6003). No timely appeal was received on or behalf of the property owner (RCC 12-6003).

The second Public Nuisance case, written August 14, 2018 in conjunction with a visual obstruction notice from the City of Raleigh's Transportation Department also resulted in a City of Raleigh abatement to address high grass over 8" and trash on the property (RCC 12-6002(b), (i) and (k)). This resulted in an abatement charge and administrative fee totaling \$504.00. A lien was confirmed for that amount at the November 20, 2018 Council Meeting. (RCC 12-6003). There was also a civil citation and administrative fee totaling \$350 assessed for the second Public Nuisance violation at the Property written within twelve months (RCC 12-6003 and 12-6005). No timely appeal was received on or behalf of the property owner (RCC 12-6003, 12-6008).

The City of Raleigh's Public Nuisance Code provides specific guidelines for service of Notices of Violation, Abatement Notices and Assessments. RCC 12-6007 ("Methods of Service") states:

*(a) Nuisance notices of violation issued by an inspector shall be served upon persons personally, by first class mail, or by posting on the property in conjunction with first class mail. Service shall be deemed sufficient if the first-class mail is not returned by the post office within ten (10) days after the mailing. Service by posting shall be deemed sufficient if the first-class mail is returned and notice of the pending proceedings was posted in a conspicuous place on the property affected on the day the first-class mail notice was sent.*

*(b) Abatement notices, assessments of civil penalties and administrative fees, and appeal decisions shall be served upon persons personally or by first class mail. Service shall be deemed sufficient if the first-class mail is not returned by the post office within ten (10) days after the mailing.*

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222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)

The Notices of Violation for both cases were posted on the property and notice sent by first class mail to all available contacts, meeting the City's specific methods of service.

During initial notice of both cases, the Wake County Real Estate Data showed that the address of the owner(s) (Millston Food Mart Inc, El Shaikh, Maged Fuad) as 2401 E Millbrook Rd, Raleigh NC 27604. When a business is involved, we also search the North Carolina Secretary of State website for additional contact information for the Registered Agent. Upon this search, the Secretary of State website verified the address of 2401 E Millbrook Rd Raleigh NC 27604. (The Secretary of State indicated an address as 2041 E Millbrook Rd Raleigh NC 27604, which does not exist, this appeared to be a typographical error). In both cases, the inspector located phone numbers on the North Carolina Secretary of State website and called to attempt to contact the property owner(s); however, the telephone numbers were disconnected.

In the second case, notice was also sent to the President of Millston Food Mart, Inc (Ahmed Shaikh, 5505 Newberry Dr Raleigh NC 27609). Notice to the President of a corporation is not required, only the Registered Agent.

Options for relief were provided to the Petitioner but declined. During preliminary conversations with the City Attorney's office and the petitioner Mr. Issa Shaikh, an offer was made to waive the \$350 in civil penalties and administrative fees assessed due to the August 14, 2018 violation being the second Public Nuisance violation within twelve months. This option for relief would reduce the total amount due to only the costs of the City that were expended in order to bring the Property into compliance with the Raleigh City Code. The offer was rejected by the Petitioner, who instead sought complete relief from all amounts due (civil penalties and abatement costs). Waiver of the \$350 in civil penalties and administrative fees may remain an option for relief.

Copies of the case files are available for review if needed. Included is information provided by the City Attorney's Office detailing the property ownership and case chronology. Pictures of the violations, including posting of the property and the visual obstruction letter from Transportation have also been included.

## 2401 E. Millbrook Road Chronology

Date	Action	Owner(s)	Address
5-7-10	Millston Food Mart, Inc. Incorporated with Sec. of State	Ahmad Shaikh	10417 Ten Ten Road Raleigh, NC
06-28-11	Property Purchase B14386 P1852  Property description: 2104 E. Millbrook	Fuad Issa Shaikh Maged Fuad El Shaikh Khalid Fuad Shaikh  Each 1/3 undivided interest	2505 Simpkins Road Raleigh, NC
5-9-12	Annual Report for Millston Food Mart, Inc.	Ahmad Shaikh, Registered Agent	2401 E. Millbrook Rd Raleigh, NC
12-2-13	Property Purchase B15519 P1074  Ahmad F. Shaikh purchase of Issa Shaikh 1/3 Interest	Ahmad F. Shaikh Maged Fuad El Shaikh Khalid Fuad Shaikh	2401 E. Millbrook Rd Raleigh, NC
4-24-14	Annual Report for Millston Food Mart, Inc.	Ahmad Shaikh, Registered Agent	2401 E. Millbrook Rd Raleigh, NC
1-12-15	Property Purchase B15890 P53  Ahmad F. Shaikh and wife sale to Millston Food Mart, Inc.	Millston Food Mart, Inc. Maged Fuad El Shaikh Khalid Fuad Shaikh	2401 E. Millbrook Raleigh, NC
4-21-15	Annual Report for Millston Food Mart, Inc.	Ahmad Shaikh, Registered Agent	2401 E. Millbrook Rd Raleigh, NC
5-25-16	Voluntary Petition for Bankruptcy (Chapter 11)	Millston Food Mart, Inc., Ahmad Shaikh	2041 E. Millbrook Rd Raleigh, NC  5505 Newberry Drive Raleigh, NC
7-18-16	Revenue Suspension for Millston Foodmart, Inc.	Ahmad Shaikh, Registered Agent	2041 E. Millbrook Rd Raleigh, NC
6-15-18	Public Nuisance Violation observed: Grass has grown to an almost waist deep height. The real estate sign is placed so it obstructs view. Two advertisement signs have been placed on corner that also obstruct view		
6-15-18	Inspection (Jason Jones) Violations: <ul style="list-style-type: none"> <li>12-6002(b) A place of dense growth of weeds or grasses, other than ornamental grasses , over eight (8) inches in height, which: (1) Lies less than one hundred (100) feet from any abutting open street, or (2) Lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building; or (3) Lies within fifty (50) feet of any dwelling or commercial building;</li> <li>12-6002(k) Any junk or any concentration of litter;</li> <li>12-6002(j) Household or office furniture, any household fixtures, white goods or other appliances, metal products of any kind and similar items not designed to withstand the elements or for outdoor use. Inspector Note: remove broken tv, mattresses, and all other household items;</li> <li>12-6002(h) Any concentration of building materials or building rubbish which are not suitable for building construction, alteration or repair, or any concentration of building materials which becomes a focal point for any other nuisance enumerated in this Code. Inspector Note: remove all concrete and building rubbish on property</li> </ul>		
6-18-18	Notice of Violation Issued No Civil Penalty	Millston Food Mart, Inc. Maged Fuad El Shaikh	2401 E. Millbrook Rd Raleigh, NC
7-10-18	Deadline for Compliance (June Violation)		
7-11-18	June Violation submitted for Abatement; approved for Abatement		
7-23-18	Abatement completed by City (June Violation) Total Cost: \$1,262.00		

8-8-18	Complaint received for overgrown grass and visual obstruction		
8-14-18	Inspection (Tina Hickman) Violations: <ul style="list-style-type: none"> <li>• 12-6002(b) A place of dense growth of weeds or grasses, other than ornamental grasses, over eight (8) inches in height, which: (1) Lies less than one hundred (100) feet from any abutting open street, or (2) Lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building; or (3) Lies within fifty (50) feet of any dwelling or commercial building;</li> <li>• 12-6002(i) Any concentration of collection of garbage, animal waste, yard waste or any rotten or putrescible matter of any kind which is not maintained for collection in accordance with Solid Waste Collection Code;</li> <li>• 12-6002(k) Any junk or any concentration of litter;</li> </ul>		
8-14-18	Notice of Violation Issued \$250 Civil Penalty/\$100 AF (August Violation)	Millston Food Mart, Inc. Maged Fuad El Shaikh	2401 E. Millbrook Rd Raleigh, NC
8-17-18	Administrative Fee & Notice of Abatement Mailed (June Violation) \$1,437.00	Millston Food Mart, Inc. Maged Fuad El Shaikh	2401 E. Millbrook Rd Raleigh, NC
8-17-18	Notice of Public Nuisance Abatement (June Violation)	Millston Food Mart, Inc. Maged Fuad El Shaikh	2401 E. Millbrook Rd Raleigh, NC
8-17-18	Notice of Lien Confirmation (June Violation)	Millston Food Mart, Inc. Maged Fuad El Shaikh	2401 E. Millbrook Rd Raleigh, NC
8-24-18	Deadline for Compliance (August Violation)		
9-6-18	August violation approved for Abatement		
9-12-18	Abatement completed by City (August Violation) Total Cost: \$329.00		
9-18-18	Resolution Confirming Public Nuisance Abatement (June Violation) Resolution No. (2018) 629		
10-1-18	Trustee's Deed B17257 P663  Bankruptcy Trustee Deed for Millston Food Mart	Maged Fuad El Shaikh Khalid Fuad Shaikh AS TENANTS IN COMMON	2505 Simpkins Road Raleigh, NC
10-19-18	Administrative Fee/Notice of Abatement Mailed (August Violation) \$854.00	Millston Food Mart, Inc. Maged Fuad El Shaikh	2401 E. Millbrook Rd Raleigh, NC
10-19-18	Notice of Public Nuisance Abatement (August Violation)	Millston Food Mart, Inc. Maged Fuad El Shaikh	2401 E. Millbrook Rd Raleigh, NC
10-19-18	Notice of Lien Confirmation (August Violation)	Millston Food Mart, Inc. Maged Fuad El Shaikh	2401 E. Millbrook Rd Raleigh, NC
11-7-18	Certified Mail Signed (August Violation)		
11-20-18	Resolution Confirming Public Nuisance Abatement (August Violation) Resolution No. (2018) 648		
3-20-19	Property Purchase B17388 P2416  Khalid Fuad Shaikh and wife sale interest.	Maged Fuad El Shaikh Khalid Mahmoud Al Qatanani, a 50% undivided interest AS TENANTS IN COMMON	2505 Simpkins Road Raleigh, NC  5511 Hillsborough St Raleigh, NC
5-6-19	Issa Shaikh stops by CAO Note: Issa Shaikh holds a full POA for his father Majed (Maged) Fuad Shaikh (B12691 P1630), to include real estate dealings and to handle matters with government agencies.		

2401 E Millbrook Rd (PN-001738-2018) June 18, 2018





City of Raleigh  
North Carolina

6/15/18

Milligan Food Mart INC. El Shady Maged Elad

2401 E Millbrook Rd

Raleigh NC 27604

Re: Site Address: 2401 E Millbrook Rd

TAX ID #: 0109752

Dear Property Owner:

The City of Raleigh is committed to providing a clean, safe and healthy environment for its citizens. The Code Enforcement Division of the Housing & Neighborhoods Department enforces the Health, Sanitation and Public Nuisance provisions (Part 12, Chapter 6) of the Raleigh City Code. Under this code, each property owner is responsible for maintaining their property in a safe, clean and uncluttered condition. When a Code Enforcement Inspector identifies a public nuisance, the property owner is notified of the type of nuisance and requested to take actions necessary to correct the violation.

**NOTICE OF VIOLATION**

During an inspection of the above referenced property on 6/15/18 conditions defined by City Code Section 12-6001-12-6004 and identified on the attached Notice of Violations form were observed and determined to constitute a Public Nuisance Code violation. According to the tax records, you are the owner of this property. Your cooperation in removing or correcting this public nuisance on or before 6/25/18 is requested.

Failure to remove or correct the nuisance violation on or before the above date will result in the City of Raleigh abating the public nuisance. When the City of Raleigh abates a nuisance on your property, you will be charged both for the costs incurred in the abatement and a One Hundred Seventy Five Dollar (\$175.00) administrative fee. If these expenses are not paid promptly after the demand for payment, a lien could be placed against the property.

If the Public Nuisance Code violation on your property consists of, or includes, items that do not qualify for pick up by normal Solid Waste Services such as household furniture, appliances, yard waste, you may arrange for a Special Load or Bulky Load pick up by the City. You may call the City of Raleigh for more detailed information about these services at telephone number 996-3798 or 996-6890 or obtain additional information by visiting the City of Raleigh web page [www.raleighnc.gov/solidwaste](http://www.raleighnc.gov/solidwaste). To avoid City abatement and the resulting charges because you are using Solid Waste Services to remove the materials, you must arrange for a Special Load or Bulky Load within 10 days of the mailing of this letter and contact the Code Enforcement Inspector at the telephone number listed.

**ADMINISTRATIVE FEE**

In accordance with City Code Section 12-6006 ADMINISTRATIVE FEE any owner of a property that is notified pursuant to Code Section 12-6003 of a public nuisance violation on their property as defined by the City of Raleigh Health, Sanitation and Public Nuisance Code Section 12-6001-12-6004 shall be subject to an







2401 E Millbrook Rd (PN-002509-2018) August 8, 2018





City of Raleigh  
North Carolina

Aug 8, 2018

Millston Food Mart Inc. Maged Fouad El Shaikh  
2401 E Millbrook Rd  
Raleigh, NC 27604-2805

Re: Site Address: 2401 E. Millbrook Rd.  
TAX ID #: 0109752

Dear Property Owner:

The City of Raleigh is committed to providing a clean, safe and healthy environment for its citizens. The Code Enforcement Division of the Housing & Neighborhoods Department enforces the Health, Sanitation and Public Nuisance provisions (Part 12, Chapter 6) of the Raleigh City Code. Under this code, each property owner is responsible for maintaining their property in a safe, clean and uncluttered condition. When a Code Enforcement Inspector identifies a public nuisance, the property owner is notified of the type of nuisance and requested to take actions necessary to correct the violation.

**NOTICE OF VIOLATION**

During an inspection of the above referenced property on 8/8/18 conditions defined by City Code Section 12-6001-12-6004 and identified on the attached Notice of Violations form were observed and determined to constitute a Public Nuisance Code violation. According to the tax records, you are the owner of this property. Your cooperation in removing or correcting this public nuisance on or before 8/19/18 is requested.

Failure to remove or correct the nuisance violation on or before the above date will result in the City of Raleigh abating the public nuisance. When the City of Raleigh abates a nuisance on your property, you will be charged both for the costs incurred in the abatement and a One Hundred Seventy Five Dollar (\$175.00) administrative fee. If these expenses are not paid promptly after the demand for payment, a lien could be placed against the property.

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**ADMINISTRATIVE FEE**

In accordance with City Code Section 12-6006 ADMINISTRATIVE FEE any owner of a property that is notified pursuant to Code Section 12-6003 of a public nuisance violation on their property as defined by the City of Raleigh Health, Sanitation and Public Nuisance Code Section 12-6001-12-6004 shall be subject to an







*City Of Raleigh*  
*North Carolina*

July 2, 2018

MILLSTON FOOD MART INC  
2401 E MILLBROOK RD  
RALEIGH NC 27604

To Whom It May Concern:

The City of Raleigh wants to maintain a safe traffic environment for all citizens. In an effort to achieve this, the department of transportation is continuing the intersection control and vision obstruction program. By actively enforcing provisions of the City Code Sec 12-6002, 12-6003 dealing with vision obstructions, the city will increase safety at the intersections, reduce the City's exposure to liability, and protect our citizen property owners from similar liabilities.

In conducting our survey, a vision obstruction was identified in the street right -of-way adjacent to your property addressed at **2401 E Millbrook Rd, Raleigh, NC.**

Since these plants are being maintained as part of your landscaping, we are extending to you the opportunity to correct this situation. A sketch is attached showing the relative location of the obstruction and gives recommendations of what needs to be done to obtain the required safe sight distance.

In accordance with the City Code Sec 12 – 6002, 12-6003, the correction should be made within 15 days from receipt of this letter. If you feel that this is not an adequate amount of time, please contact me and we will work out an appropriate schedule. The problem location will be rechecked after the 15 day period unless I have been contacted.

We appreciate your assistance in improving traffic safety in our city. If you have any other questions or concerns regarding this letter, please feel free to contact me at (919) -996- 6608.

Sincerely,

Mr. Thomas Robertson  
City of Raleigh  
Assistant Traffic Services Supervisor



Raleigh

## MEMO

TO: Ruffin L Hall, City Manager

FROM: Travis Crane, Assistant Planning Director  
Mark Holland, Zoning Administrator

DEPARTMENT: City Planning

DATE: July 11, 2019

SUBJECT: Infill Housing Study

### Background

The Planning Department is under contract with Code Studio, LLC, as the prime consultant for two studies that will provide guidance and recommendations for changes to the Unified Development Ordinance (UDO). The first study, *Guidelines for Hillside and Sloped-Site Development in Mixed-Use Districts* is in the final stages of work, with plans to have a document for Council review in the Fall of 2019. In the Spring of 2018, City Council approved an extension to Code Studio's contract to begin the *Infill Housing Study*, with work beginning July of 2018.

### Guidelines for Hillside and Sloped-Site Development in Mixed-Use Districts

This study was identified in the City Planning workplan as a technical study to analyze how new development in the mixed-use zoning districts is impacted or shaped by a change in topography. This project kicked off in FY18 and began with presentations to several Boards and Commissions as an opportunity to receive feedback. Staff worked with the consultants to identify approaches to development where the impact of a change in topography could be minimized, especially where the property meets the right-of-way.

Staff presented the findings to members of the Development Services Advisory Committee, Appearance Commission and Planning Commission. At the conclusion of the presentation, the Development Services Advisory Committee expressed concern with the results and asked for additional review and presentations. Staff scheduled additional meetings to gain the input of the DSAC members. Additionally, another public comment period was opened to gain input. Staff received comments from the DSAC members and has complied the information. Staff anticipates a presentation of project and all comments to the City Council in the fall.

### Infill Housing Study

This study was identified by City Council during a presentation on the *Guidelines for Hillside and Sloped-Site Development in Mixed Use Districts*. Staff was asked to draft a revision to the scope to analyze infill development. Staff was given direction to review building height, sidewall height retaining walls and stormwater impacts

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)

generated by development. The UDO contains standards for residential infill construction; this study would provide an opportunity to review these standards and identify any regulatory enhancements.

### **Initial Work and Delay**

The *Infill Study* kicked off work in July of 2018. Staff and the consultant discussed issues and challenges of infill housing that had been raised by City Council and identified by staff. Follow-up meetings focused on the public engagement portion of the study, which is to be robust and led by city staff with assistance from the consultant.

A survey is planned in advance of any public meetings and stakeholder outreach. The intent of this is to give citizens and stakeholders an opportunity to further identify, or elaborate on, issues concerning to them. It also aims to ask citizens and stakeholders to prioritize their values on housing and neighborhood development. It is important that the survey occur prior to a large public forum, so that staff and the consultant can use these results to be more informed and better prepared to address stakeholders and citizens.

Efforts made in late Summer of 2018 to create a useful, informative, and satisfactory survey were found to be very difficult to achieve by staff working on the project. It was determined to use the survey expertise of the newly hired Planning Engagement Coordinator to assist developing the survey. Work proceeded throughout Fall of 2018 to finalize a survey to release before end of year.

In November of 2018, staff presented the scope of the study to the RCAC, with an emphasis on the planned engagement efforts, which would begin with a survey in the following weeks. Members of the RCAC requested that a survey not be made available until after the holidays to ensure as much involvement as possible, which was agreed upon by staff. The Department offered to meet with CAC's to discuss the study at their request, which was done for the Midtown, Mordecai, and North CAC's.

Moving in advance, but parallel to the *Infill Study*, the *Mixed-Use Hillside* study received feedback from stakeholders on the first draft document at the end of January 2019. The Development Services Advisory Council (DSAC), in particular, was not satisfied with their level of involvement and input up to that point. Efforts were made in the Spring of 2019 to address DSAC's concerns, however, this event made staff more cautious and reexamine the planned engagement efforts for the *Infill Study*.

Several staffing issues also had various impacts on the work proceeding at the beginning of the calendar year. The project manager at the time, Joe Michael, went on paternity leave from February through March, which was planned for and anticipated. An unforeseen circumstance, however, was Joe Michael's direct supervisor in the Urban Design Center, Roberta Fox, tendered her resignation on February 11, 2019. At that point, Travis Crane, Assistant Planning Director, took over additional duties managing the UDC. This provided an opportunity to analyze the internal staffing and public outreach strategy. As a result, the project manager role was assigned to staff in the Zoning Division. While this assignment better aligns with the knowledge of the Zoning Division, it had a detrimental effect on the project timeline.

### **Next Steps**

Staff is in a position to release the survey by September 1. This will allow for advanced communication of the survey to the stakeholders. Staff anticipates that the survey would be live for a period of 30-45 days. At the conclusion of the survey, staff and the consultants will analyze the results. The consultants will prepare a series of targeted outreach meetings to stakeholders to review the survey results and discuss next steps. The consultants will also present the findings to the City Council.