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Regular Council Meeting Tuesday, May 16; Lunch Work Session at 11:30 - Lunch Will be Provided

Council will meet in regular work session at **11:30 A.M.** in the **Council Chamber**. Please note the agenda for the lunch work session is included with the regular meeting agenda and may be accessed via the BoardDocs electronic agenda system:

<https://go.boarddocs.com/nc/raleigh/Board.nsf/Public>

The **regular** Council meeting begins at **1:00 P.M.**

Please note there will be a **Closed Session** immediately following the afternoon session of the Council meeting.

Reminder: If there is an item you would like to pull from the consent agenda for discussion, please e-mail mayorstaff@raleighnc.gov by 11 A.M. the day of the meeting.

INFORMATION:

Required Ethics Training for Council Members – Live Webinar Available May 25

Staff Resource: Louis Buonpane, City Manager's Office, 996-4275, louis.buonpane@raleighnc.gov

As Council Members may recall, under North Carolina law members of governing boards of cities, counties, local boards of education, unified governments, sanitary districts, and consolidated city-counties are required to receive at least two (2) clock hours of ethics training within twelve months after each election or appointment to office. The ethics training requirement is an ongoing obligation, triggered by each subsequent re-election or reappointment to office.

The School of Government at UNC-Chapel Hill will be hosting a live, **online training session** via **Zoom** on **May 25, 2023** from **10:00 am - Noon**. If you would like to attend this live session, please contact your assigned Policy Analyst. Staff understands that an on-demand version of the training will be made available at a later date.

Please see your assigned Policy Analyst with any questions.

(No attachment)

City of Raleigh Retains AAA Rating – Raleigh Water Enterprise System

Staff Resources, Allison Bradsher, Finance, 996-4970, allison.bradsher@raleighnc.gov

Whit Wheeler, Raleigh Water, 996-4582, whit.wheeler@raleighnc.gov

In April, staff from the Finance and Raleigh Water Departments met with each of the bond rating agencies - Moody's, S&P Global Ratings, and Fitch - as a part of their ratings assessment. These agencies provide independent third-party evaluations of the Raleigh Water Enterprise's financial strength and ability to repay bonds. Each agency applies its own methodology in measuring creditworthiness and assigning a credit rating. During the meetings, staff reviewed the local economy, Raleigh Water operations and capital infrastructure, financial ratios, financial policies, and overall management. Moody's, S&P Global Ratings, and Fitch have finalized their rating assessments and this week we learned that each agency has again affirmed a triple-A rating for the Raleigh Water Enterprise.

A triple-A rating is important to the rate payers as it supports Raleigh Water's ability to obtain the best possible interest rates to finance capital projects. Strong management and financial policies are also recognized as part of receiving a triple-A rating. The reaffirmation comes in advance of the City's upcoming sale of revenue bonds. The sale date is scheduled for June 1st.

Notable comments (direct quotes):

- Moody's: strong and stable financial position
- S&P Global Ratings: strong operational management
- Fitch: the system's financial profile currently is exceptional

(No Attachment)

Cardinal Bikeshare Update

Staff Resources: Barbara Godwin, Transportation, 996-2504, barbara.godwin@raleighnc.gov

In *Update Issue 2023-14* (April 14), the City announced that the Cardinal Bikeshare (previously CitrixCycle) program would close temporarily through May 15, 2023, as the program underwent a transition in operators. The targeted reopening date of the bikeshare system was May 16, 2023, however due to supply chain delays for necessary parts and equipment, the closure date has been extended through the end of May. Staff anticipates that the system will be available for public use beginning the first week of June 2023.

Staff appreciates the challenge this extended closure creates for Cardinal Bikeshare users, particularly those with memberships, and as a reminder, the City is offering 60 days of free rides upon the system's reopening. Staff is committed to ensuring the availability of this important multi-modal option and the safety of its users and are working to reopen the system as quickly as possible. Previous information regarding this item may be found in *Update Issue 2023-14* (April 14).

(No Attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Office of Special Events, 996-2200, sarah.heinsohn@raleighnc.gov

Included with the *Update* materials is the special events digest for the upcoming week.

(Attachment)

Council Member Follow Up Items

Follow Up from the January 3 City Council Meeting

Online Engagement (Council Member Black)

Staff Resource: Beth Berg, Communications, 996-3091, beth.berg@raleighnc.gov

During the afternoon meeting, Council inquired about a platform called [Citizen Lab](#) for community engagement.

With Community Engagement being a top City priority, the Communications and IT Departments, along with the Office of Community Engagement, are constantly working to expand ways the public can engage with and share their opinions on City initiatives.

Part of that work includes assessing the latest and greatest technology, to make sure the City has the best tool to meet our requirements. The City's current online engagement platform is [PublicInput](#). Staff had already recently been shown a [Granicus Engagement tool](#), and after the January inquiry from Councilor Black, took the opportunity to meet with [Citizen Lab](#) and [Polco](#).

General capability and dashboards for all tools were similar; all had the ability to survey, visualize results, use GIS and maps to see community reach, and, in some cases, integrate with other communications channels (i.e., social media, email).

PublicInput was the only platform to offer the following features:

- Voicemail public comment (used for Council, and exploring for Boards and Commissions)
- Environmental Justice Screen data to assess equity and make sure we're reaching all parts of the community, in addition to census data

Staff capacity and turnover, work invested to date, data migration, and training are also factors when considering a platform switch. With all of that considered, the team recommends continuing with PublicInput for FY24.

What's next:

- **Integration of MyRaleigh Subscriptions (email) and PublicInput**
This allows our community to only subscribe to topics in one platform, and subscription data is accessible in both platforms. The integration will be more efficient and easier to manage for staff, while providing a better user experience for our community.
- Fully launch "mini hubs" on engage.raleighnc.gov, i.e. Raleigh Planning, Raleigh Parks.
- **More training** – adoption of any new tool is slow, especially with so much staff turnover. We will also be reinforcing the need to close the feedback loop – share results and what will be done with the learnings.
- Continue to stay abreast of engagement tools and best practices

(No Attachment)

Follow Up from the May 2 City Council Meeting

2820 Trawick Rd. Raleigh, NC 27604

Staff Resource: Karen Ray, Planning and Development, 996-2379, karen.ray@raleighnc.gov

During the meeting, Mr. Rumeal Ferguson brought a concern forward regarding 2820 Trawick Rd. Raleigh, NC 27604. Staff have reviewed the permitting activity for the above referenced property and identified this issue and have provided a summary of events for review. Mr. Rumeal Ferguson and/or his employee visited the 4th floor of One Exchange Plaza on three occasions and were assisted by the same staff from our commercial development team. As of April 25th, 2023, the review was completed, and staff are awaiting a revised submittal by Mr. Ferguson or his representative. Once that information is received, staff will review

the submittal and verify completion and compliance to all State and Local building code prior to issuing approval.

Included with the *Update* materials is a staff memorandum and comments report prepared with additional details.

(Attachments)

St. Mark's United Methodist Church

Staff Resource: Bynum Walter, Planning and Development, 996-2178, bynum.walter@raleighnc.gov

During the meeting, Mr. Jason Pedone brought up concerns about the potential redevelopment of St Mark's United Methodist Church [property](#). Mr. Pedone expressed concern that staff had recommended a particular building height to the applicant; staff did not recommend or endorse a building height, but did explain to the applicant what district would be required to achieve their stated development plans. Staff met twice with representatives of the project during January 2023.

Included with the *Update* materials is a staff memorandum with additional information.

(Attachment)

Weekly Events Digest

Friday, May 12 – Thursday, May 18

City of Raleigh Office of Emergency Management and Special Events
specialevents@raleighnc.gov | 919-996-2200 | raleighnc.gov/special-events-office

Permitted Special Events

[AIDS Walk & 5K Run](#)

William Peace University & Route

Saturday, May 13

Event Time: 8:30am - 11:30am

Associated Road Closures: The 5K route will be closed from 8:35am until 10:30am. [View route here](#) and see below for turn-by-turn details:

Start on William Peace University property; Right onto Halifax Street; Right onto Haynes Street; Left onto Oak Chase Lane; Right onto Halifax Street; Right onto Cedar Street; Left onto Haynes Street; Right onto Harp Street; Left onto E. Franklin Street; Finish on William Peace University property

[NC Fallen Firefighters Foundation Parade & Memorial Service](#)

Salisbury Street & Nash Square

Saturday, May 13

Event Time: 9:00am - 3:00pm

Associated Road Closures: Hargett Street between Dawson Street and McDowell Street will be closed, and Nash Square will be used from 8:00am until 3:00pm. The following parade route will be closed from 8:45am until 10:00am:

Start on Salisbury Street at Lenoir Street heading north; Left onto Hargett Street; Left onto Dawson Street to disassemble

[Brews + Bikes](#)

Exchange Plaza

Tuesday, May 16

Event Time: 10:00am - 12:00pm

Associated Road Closures: No roads will be closed for the event. Exchange Plaza will be used from 9:00am until 1:00pm.

[Live After 5](#)

City Plaza

Wednesday, May 17

Event Time: 5:00pm - 8:00pm

Associated Road Closures: Fayetteville Street between Davie Street and the south end of City Plaza will be closed from 11:00am until 11:00pm.

Other Upcoming Events

[Mother & Me Sneaker Ball](#)

Friday, May 12

Roberts Park

[Market & Movie – The Lego Movie](#)

Friday, May 12

Moore Square

Stevie Nicks

Friday, May 12
PNC Arena

Royal Comedy 2023

Friday, May 12
Memorial Auditorium

Longleaf Film Festival

Friday, May 12 & Saturday, May 13
NC Museum of History

Mahler Symphony No. 1 – NC Symphony

Friday, May 12 & Saturday, May 13
Meymandi Concert Hall

2023 ACC Women's Rowing Championships

Friday, May 12 & Saturday, May 13
Lake Wheeler Park

DanceArt Spring Recital

Saturday, May 13
Memorial Auditorium

World Migratory Bird Day Art Making Workshop

Saturday, May 13
Marsh Creek Park

Black and Unknown Bards Present The Purple Flower

Saturday, May 13
Shelley Lake Park

Pan American Symphony Orchestra – Tango of the Americas

Saturday, May 13
Fletcher Opera Theater

"Sports Without Borders" Soccer Match

Saturday, May 13
Peach Road Park

Jewish History Trolley Tour

Sunday, May 14
Mordecai Historic Park

Moore Square Market

Sunday, May 14
Moore Square

Main Street Dance Recitals

Sunday, May 14 – Tuesday, May 16
Fletcher Opera Theater

Sleeping Beauty – Carolina Ballet

Thursday, May 18 – Sunday, May 21
Memorial Auditorium

Weekly Events Digest

Friday, May 12 – Thursday, May 18

City of Raleigh Office of Emergency Management and Special Events
specialevents@raleighnc.gov | 919-996-2200 | raleighnc.gov/special-events-office

Public Resources

[Pilot Text Alert Program](#): Sometimes spontaneous events happen downtown and in other areas that could affect local businesses. If you'd like to receive notifications when those events happen, including unpermitted ones, sign up for text alerts.

[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 Office of Emergency Management and Special Events. We will use this helpful information in future planning.

[Road Closure and Road Race Map](#): A resource providing current information on street closures in Raleigh.

[Online Events Calendar](#): View all currently scheduled events that impact city streets, public plazas, and Dorothea Dix Park.

Council Member Follow Up

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Karen Ray, Assistant Director
Department	Planning and Development
Date	May 10, 2023
Subject	Council Follow-up Item: Planning and Development Fees

During the Council meeting on Tuesday, May 2nd, 2023, Mr. Rumeal Ferguson brought a concern forward regarding 2820 Trawick Rd. Raleigh, NC 27604. Staff have reviewed the permitting activity for the above referenced property and documented a summary of events for review.

Mr. Rumeal Ferguson and/or his employee visited the 4th floor of One Exchange Plaza on three occasions and were assisted promptly by the same staff each time (Tiffany Kemp and Celia McCoy). In addition, both Celia McCoy and Sam Hobgood, Development Services Manager communicated with Mr. Ferguson by phone and email on multiple occasions to assist with clarifying questions related to the permitting process.

- 1) March 27th – The visit by the client was regarding the permit application being rejected because of an incomplete permit package. The client was sent a detailed email that included submittal requirements to assist with processing.
- 2) On April 11th – An employee of Mr. Ferguson visited the customer service center and was assisted by the same staff who again explained the requirements of the application and submittal package.
- 3) On April 19th – Staff on the 4th floor were again visited regarding the permitting process as well as specific development questions for partner departments.
- 4) On April 25th – The review was completed by staff in development review groups. Attached is the report of items that need to be resolved prior to permit issuance.

Several items that are noted in the review comments would require substantial time and/or investment of repairs by Mr. Ferguson to bring the property into compliance for the intended use. All the items are identified as either state or local building code. Several of the items are as follows:

- 1) Zoning - 2820 Trawick Road is zoned IX-3. Per UDO Section 6.4.9.A.6 crematorium is considered a Personal Service Use. Personal Service Uses are Permitted uses in the IX district (UDO Section 6.1.4). The property will require a change of zoning use as it is currently identified as business and will require a change to funeral home. This will need to be rectified prior to permit issuance.

- 2) Fire - Fire sprinkler drawings per NCFC 2018, NFPA 13 2013 standards will need to be submitted and if not up to current standards, the property will need to be brought into compliance as part of the construction.
- 3) Raleigh Water - The currently installed containment backflow assembly is not an approved type for the facility use. The Double Check Valve Assembly (DCVA) must be replaced with a Reduce Pressure Zone (RPZ). This replacement is to be included in the scope of the project and shown on any submitted plumbing plans. Backflow is to be installed within 50 linear piping feet of the meter and regardless of whether or not this permit is approved, this change needs to occur within the facility.

Staff are available to coordinate with Mr. Ferguson and or his Project Manager, Patrick Cooke from Bass, Nixon & Kennedy to answer any outstanding questions or coordinate a meeting with reviewers to answer questions. We have reached out to Mr. Ferguson by phone and were unsuccessful in reaching him, (voicemail is not set up) and reached out to the Contractor, Bolton Contracting who was unavailable to speak (contractor listed no longer works there). Staff also reached out by email to Mr. Ferguson and his Project Manager by email and, as of the writing of this document, have not heard back. When Mr. Ferguson is ready to resubmit a complete and correct application packet, staff will review the submittal and verify completion and compliance to all state and local building code prior to issuing building permits.



PERMIT CORRECTIONS REPORT (BLDNR-017140-2023) FOR CITY OF RALEIGH, NC

PERMIT ADDRESS: 2820 Trawick Rd
Raleigh, NC 27604 **PARCEL:** 1725136329

APPLICATION DATE: 04/11/2023 **SQUARE FEET:** 0.00 **DESCRIPTION:** ADDITION OF CREMATORY MACHINE INTO EXISTING BUILDING

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Rumeal Ferguson	R.M Ferguson Funeral Service	2820 Trawick Rd Raleigh, NC 27604
Electrical Contractor		BOLTON CONSTRUCTION & SER	1623 OLD LOUISBURG RD
General Contractor		TBD	
Owner		TRAWICK COMMERCIAL CENTER ASSOC	PO BOX 464
Plumbing Contractor		BOLTON CONSTRUCTION & SER	1623 OLD LOUISBURG RD

Plan Review [BLDNR | Alteration/Repair]

REVIEW ITEM	STATUS	REVIEWER
DS - Building Review [Non-Residential] v.1	*Requires Re-submit	Glenn Scoggins Ph: (919) 996-2186 email: Glenn.Scoggins@raleighnc.gov
DS - Building Review [Non-Residential] Correction: General - Glenn Scoggins (4/20/23) - Not Resolved Comments: SHEET M-101 NLOTE-COMBUSTION FLUIE STACK ADNROOF PENETRATION PROVIDED BY OTHER NOT UNDER THIS CONTRA -THIS ALL MSUT BE DONE TOGHTER CANNOT PIECE MILL THE PROJECT Correction: General - Glenn Scoggins (4/20/23) - Not Resolved Comments: PROVIDE ARCHITECTURAL PLAN SHOWING CLEARANCE FOR COMBUSTILBE MATERIALS AND DOCUMINTATION SHOWING MANUFACTERERS REQUIRED CLEARANCES Correction: General - Gregory Parr (4/25/23) - Not Resolved Comments: The addition of the cremator would be considered an incidental use per T509 and will require 2-hr separation and sprinkler protection. Corrective Action: Please make sure that the architectural plans are updated to show compliance with T509 and provide sprinkler design for Fire reviewer Correction: General - Gregory Parr (4/25/23) - Not Resolved Comments: Has the funeral service been permitted previously? Could not find permit for any alteration or change of use at this address since power was permitted in 2021. Corrective Action: Please clarify. Please provide previous permit number that the funeral home was permitted under. If no permit was previously issued, please provide full submittal with complete scope of work. Correction: General - Gregory Parr (4/25/23) - Not Resolved Comments: Please provide response narrative at re-submittal		

DS - CSC Plan Intake [Non-Residential] v.1 *Approved Celia McCoy Ph: (919) 996-2571 email: Celia.McCoy@raleighnc.gov
 DS - CSC Plan Intake [Non-Residential]

DS - Electrical [Non-Residential] v.1 DS - Electrical [Non-Residential] Correction: General - Ron Kelly (4/25/23) - Not Resolved Comments: Provide a typed transmittal response letter addressing all comments, identifying how they were addressed, and stating what sheet the corrections are located on. Cloud all revisions on the plans. Correction: General - Ron Kelly (4/25/23) - Not Resolved Comments: Review comments by other trades and revise the electrical drawings if required. Recommendation(s): e-submittals must be e-mailed to CommercialBuilding@raleighnc.gov Do not copy anyone else on your re-submittal e-mail.	*Requires Re-submit	Ron Kelly Ph: (919) 996-2621 email: Ronald.Kelly@raleighnc.gov
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A complete set of plans must be sent in every time.

If any changes are made to the electrical plans include those changes in your transmittal response letter, identifying what was changed and what sheet the changes are located on and cloud them on the plans.

You can contact me at ronald.kelly@raleighnc.gov with any questions. Further review will be required to see if revisions required by other trades have required revisions to be made to the electrical plans.

PERMIT CORRECTIONS REPORT (BLDNR-017140-2023)

DS - Mechanical [Non-Residential] v.1 *Requires Re-submit John Latham Ph: (919) 996-2179 email: Clint.Latham@raleighnc.gov

DS - Mechanical [Non-Residential]

Correction: General - John Latham (4/25/23) - Not Resolved

Comments: UL listing for crematory

Corrective Action: Section 907.1 of the NCMC requires the crematory to be listed per UL 791 and the spec sheet provided does not indicate such information - please provide documentation that this crematory is UL 791 listed or provide a unit that is.

Correction: General - John Latham (4/25/23) - Not Resolved

Comments: Exhaust and flue work to be done by others

Corrective Action: Please provide sealed plans from the manufacturer for the exhaust and flue work as part of this project and if being done by a different contractor than provide that information also as this work must be done in coordination with the other work associated with the crematory.

Correction: General - John Latham (4/25/23) - Not Resolved

Comments: Pending other trade review comments

Corrective Action: Please see review comments from other trades that may affect the mechanical design and revise plans accordingly as needed - cloud all revisions and provide a narrative response explaining all revisions made and indicate the sheet number revised.

DS - Plumbing [Non-Residential] v.1 *Requires Re-submit John Latham Ph: (919) 996-2179 email: Clint.Latham@raleighnc.gov

DS - Plumbing [Non-Residential]

Correction: General - John Latham (4/25/23) - Not Resolved

Comments: Pending other trade review comments

Corrective Action: Please see review comments from other trades that may affect the plumbing design and revise plans accordingly as needed - cloud all revisions and provide a narrative response explaining all revisions made and indicate the sheet number revised. - also please revise plumbing fixture legend on appendix B to show what fixtures are existing including a drinking fountain.

DS - Zoning Site v.1 *Approved Jeff Caines Ph: 919-996-2684 email: jeff.caines@raleighnc.gov

DS - Zoning Site

ES - Stormwater v.1 *Approved Lauren Poole Ph: (919) 996-4019 email: Lauren.Poole@raleighnc.gov

ES - Stormwater

FD - Fire Protection v.1 *Requires Re-submit Charles Kneeshaw Ph: 919-996-2181 email:

Charles.Kneeshaw@raleighnc.gov

FD - Fire Protection

Correction: Sprinkler Plans Required - Charles Kneeshaw (4/25/23) - Not Resolved

Comments: Provide complete set of Fire sprinkler drawings per NCFC 2018, NFPA 13 2013 standards, and Fire Protection plan requirements 6.0 on City of Raleigh website. You may also look at fire sprinkler details on our website for your use

Correction: Fire General - Charles Kneeshaw (4/25/23) - Not Resolved

Comments: Confirm room complies with NCFC 1006.2.2.1

Correction: Fire General - Charles Kneeshaw (4/25/23) - Not Resolved

Comments: Show spark arrestor per NCFC 603.8.2.

Correction: Fire General - Charles Kneeshaw (4/25/23) - Not Resolved

Comments: Address other trades' comments and if needed, update any plans for Fire Protection.

Correction: Fire Response Letter - Charles Kneeshaw (4/25/23) - Not Resolved

Comments: Include response letter responding to all comments, and cloud all revisions. If no revisions are to be made, please indicate such in the response letter.

PU - Cross Connection Review v.1 *Requires Re-submit Joanie Hartley Ph: (919) 996-5923 email: Joanie.Hartley@raleighnc.gov

PU - Cross Connection review

To	Marchell Adams-David, City Manager
Thru	Patrick Young, Director
From	Bynum Walter, Acting Assistant Director
Department	Planning and Development
Date	May 12, 2023
Subject	St Mark's United Methodist Church (Public Comment)

During May 2 public comment, City Council heard questions and concerns from Jason Pedone about potential redevelopment of St Mark's United Methodist Church [property](#). Staff was requested to provide additional information. Staff met twice with representatives (Jon Callahan, jon_callahan@jaeco.com and Michael Lewis, mike@thelewisgroup.biz) of the project during January 2023 for a rezoning pre application conference and for a sketch plan review.

The [rezoning pre-application conference](#) is one of the prerequisites before a rezoning petition can be filed. Notes from this meeting follow are included at the end of this memo. Mr. Pedone expressed concern that staff had recommended a particular building height to the applicant; staff did not recommend or endorse a building height, but did explain to the applicant what district would be required to achieve their stated development plan. Additional context for the meeting notes:

- The applicant suggested that they would like to build 6 – 12 stories. Staff concluded that their zoning request would need to include a base district of Neighborhood Mixed Use (NX-) or Commercial Mixed Use (CX-) to support the range of uses desired by the applicant. Similarly, to accommodate the applicant's desired building height a district of -7 or -12 stories would be required (available heights in the UDO are -3, -5, -7, -12).
- Additionally, staff also suggested including zoning conditions that address context, such as allowable uses, building massing, and height transition. This was suggested as the Comprehensive Plan policy does not support the applicant's desired range of use or height. The Future Land Use Map designation for the properties is Institutional. Of this designation the Comprehensive Plan says, "This category identifies land and facilities occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations, and similar institutions. Smaller institutional uses such as churches are generally not mapped unless they are sites that are more than two acres in size. Institutional properties may be public or private." Additionally, within the Comprehensive Plan, [Table LU-2](#) sets forth the preferred building height ranges for the multifamily and mixed-use land use categories, but does not address Institutional uses. This table is used as a guide to determine appropriate building heights when property is rezoned. The appropriate height provided through future zoning actions should be determined based on site-specific characteristics and with reference to the relevant Comprehensive Plan Policies. While the table does not directly address the Institutional category, Office and Residential Mixed Use or Office/Research Development could be considered as a proxy, both of which would generally support four story height limit.

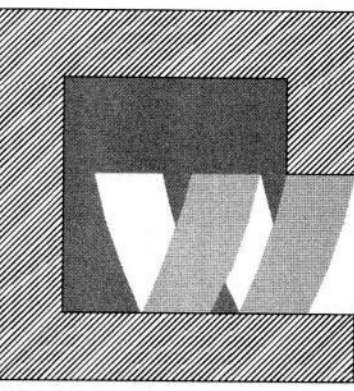
The other prerequisite for a rezoning petition is a neighborhood meeting. At this writing, no neighborhood meeting has been scheduled for the properties. Midtown CAC has expressed an intent to discuss the church's plans during their May 22 meeting at Eastgate Neighborhood Center; staff has been invited and plans to attend.

[Sketch Plan Review](#) is a voluntary, paid service when applicants meet with a multi-departmental team of reviewers to discuss site plan design. During the review, applicants receive high-level regulatory-based guidance. The applicant submitted a schematic site plan for discussion (follows rezoning pre-application conference meeting notes at the end of this memo). Discussion during both meetings is preliminary and non-binding; it allows applicants to understand what is required for rezoning and site plan applications. Staff has had at least two other neighbor inquiries about these properties and provided this same information.

Meeting Date: January 6 th , 2023 @ 11:00am	
Attendees: Staff: Robert Tate, Don Belk, Jason Myers Applicant: John Callahan, Michael Lewis	
Site Address/PIN: 4801 E Six Forks Rd & 4704, 4708 Terry St / 1706522841,1706521577,1706521570	
Current Zoning/Designation: R-4	
Proposed Zoning/Designation: Mixed Use District to allow for density	
City Council District: A	
Design Guidelines Required? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Second Neighborhood Meeting Required? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Consistent with Future Land Use Map? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Notes: Rezoning Process The requested rezoning site is currently a Church campus; the applicant is looking to recombine properties. Looking for 6-8 or as much as 12 stories of a mixed-use development with structured parking. Along Terry Street would be Brownstone residential units. The request will maintain the church within the site. To the west of the site is a single-family neighborhood (low scale residential); height should be addressed (tapering down to Terry and greatest heights along Six Forks) The Site plan shown has a parking strip between six forks and the mixed-use structure, which would be a PL frontage . Six Forks Road is a frequent transit area, which supports greater density to support transit. If the rezoning case is approved an amendment to the FLUM will be automatically adjoin the rezoning. Staff recommends NX or CX (7 stories or 12 stories) with conditions to support height. Staff also notes previous comments from neighbors surrounding North Hills about height, traffic, and types of housing. It's helpful to get acquainted with Council member for district A . Invite them and share as much with them as you can. Staff suggests a SCOPE meeting for site plan	
Department & Staff	Notes

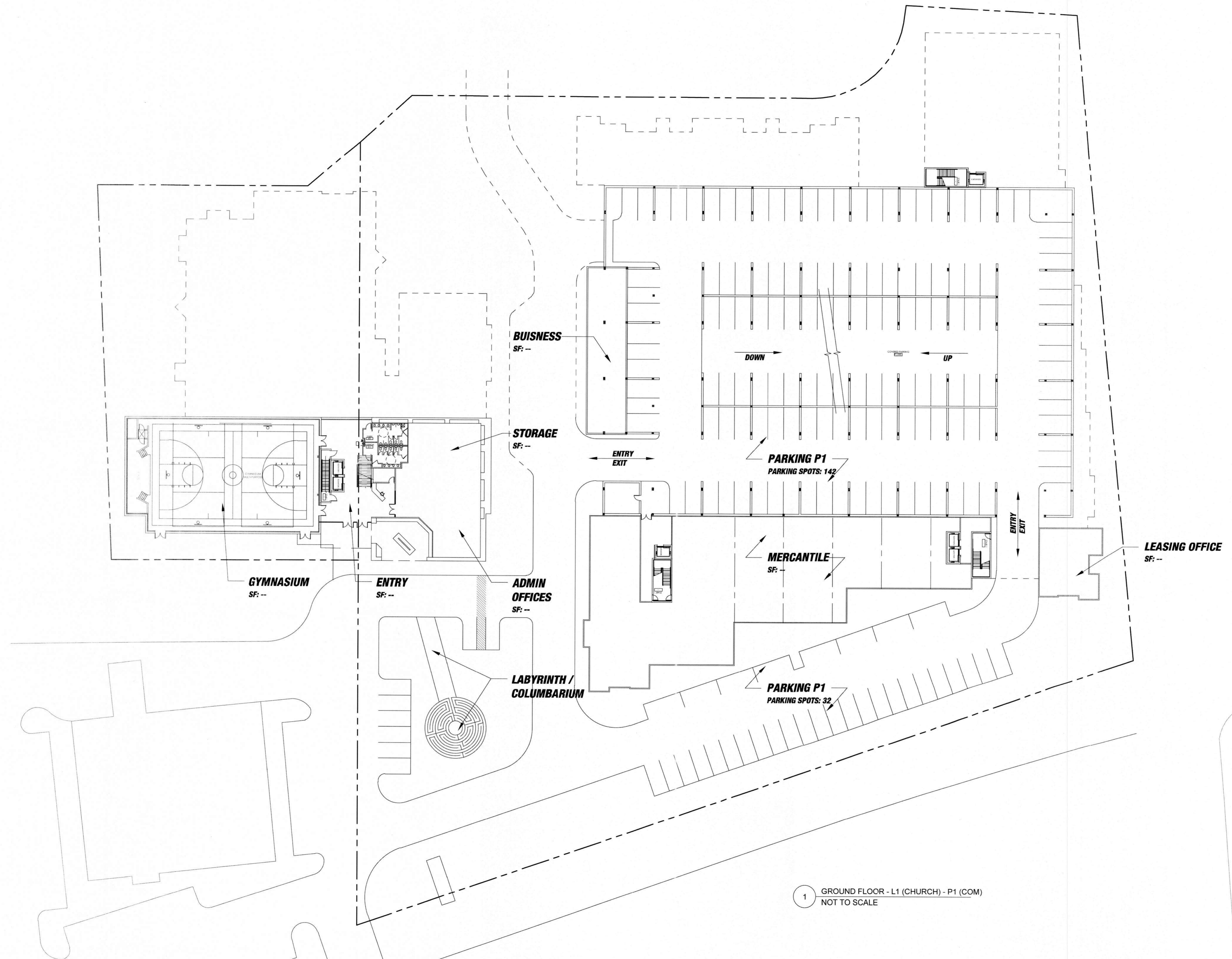
<p>Transportation</p> <p><input type="checkbox"/> Jason Myers Jason.Myers@raleighnc.gov 919-996-2166</p> <p><input type="checkbox"/> Anne Conlon Anne.Conlon@raleighnc.gov 919-996-2160</p> <p><input type="checkbox"/> Fontaine Burruss Fontaine.Burruss@raleighnc.gov 919-996-2165</p> <p><input type="checkbox"/> Monique Gyant Monique.Gyant@raleighnc.gov 919-996-2535</p>	<p>Suggests looking into Terry St. improvements and extension (in collaboration with property to the north.</p> <p>A TIA is likely required unless conditions are presented that limit certain entitlement (office is likely the greatest trigger)</p> <p>Six Forks Rd improvements in the works and is moving towards ROW acquisitions</p>
<p>Historic Preservation</p> <p><input type="checkbox"/> Collette Kinane Collette.Kinane@raleighnc.gov 919-996-2649</p>	
<p>Parks, Recreation, & Cultural Resources</p> <p><input type="checkbox"/> TJ McCourt Thomas.McCourt@raleighnc.gov 919-996-6079</p> <p><input type="checkbox"/> Emma Liles Emma.Liles@raleighnc.gov 919-996-4871</p>	
<p>Public Utilities</p> <p><input type="checkbox"/> Lorea Sample Lorea.Sample@raleighnc.gov 919-996-3484</p>	

<p>Urban Design Center</p>	
<p>Stormwater</p> <p><input type="checkbox"/> Gary Morton Gary.Morton@raleighnc.gov 919-996-3517</p> <p><input type="checkbox"/> Charles Webb Charles.Webb@raleighnc.gov 919-996-3519</p>	
<p>Current Planning</p> <p><input type="checkbox"/> Jermont Purifoy Jermont.Purifoy@raleighnc.gov 919-996-2645</p> <p><input type="checkbox"/> Mike Walters Michael.Walters@raleighnc.gov 919-996-2636</p>	



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1 GROUND FLOOR - L1 (CHURCH) - P1 (COM)
NOT TO SCALE

NEW CONSTRUCTION FOR:

4801 SIX FORKS
RALEIGH, NC

PROJECT NUMBER
221101

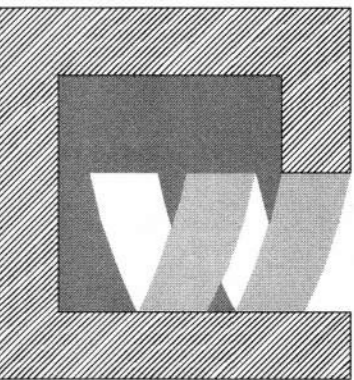
DATE
OCTOBER 8, 2022

REVISIONS

FLOOR
PLAN

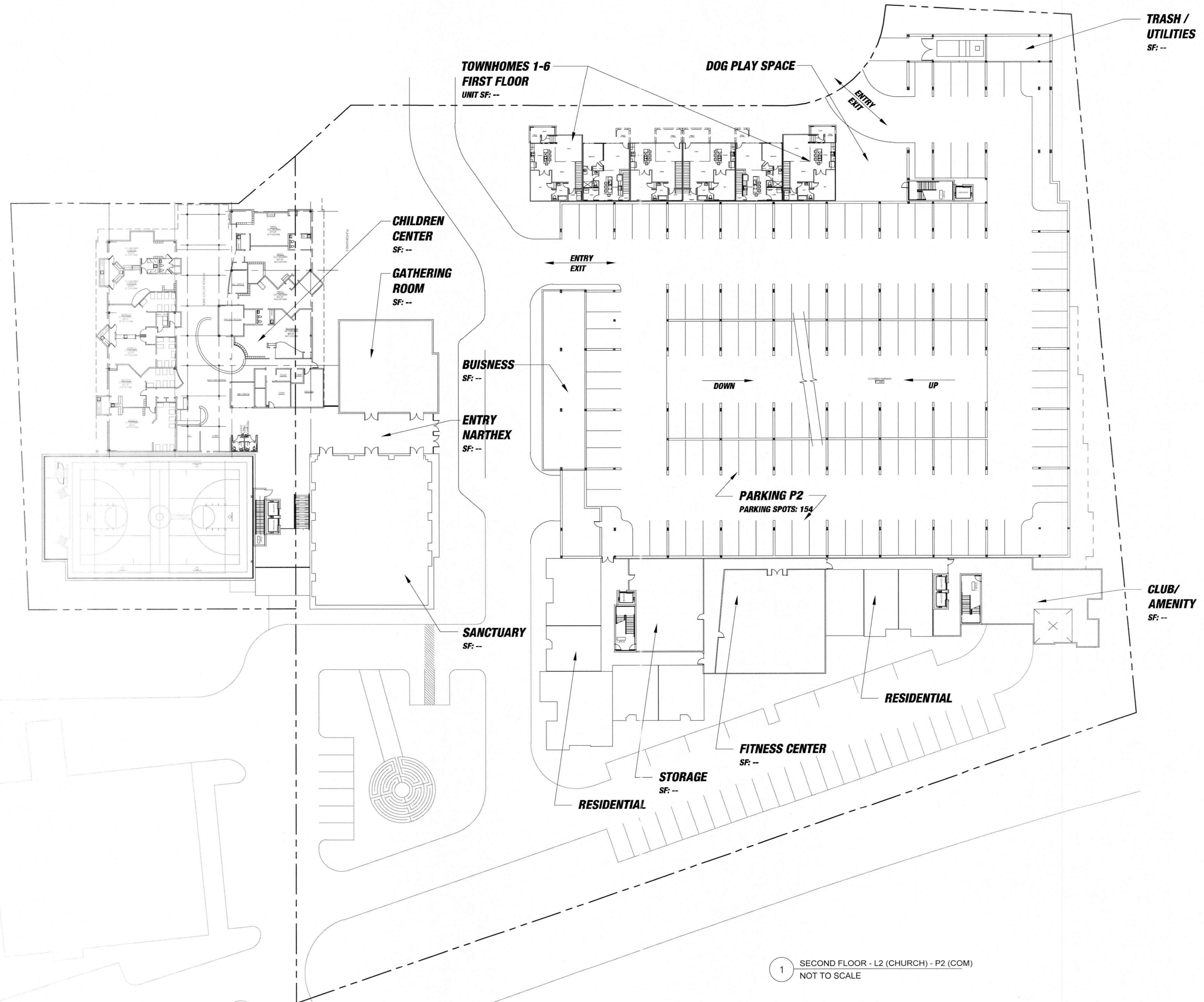
A100

May 12, 2023



**WILKINSON
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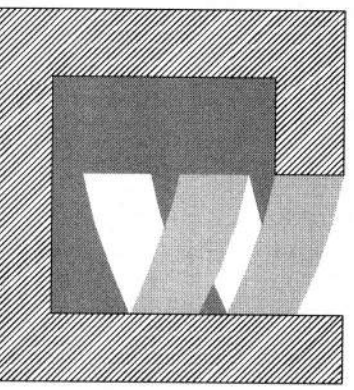


NEW CONSTRUCTION FOR:
4801 SIX FORKS
RALEIGH, NC

PROJECT NUMBER
221101
DATE
OCTOBER 8, 2022
REVISIONS

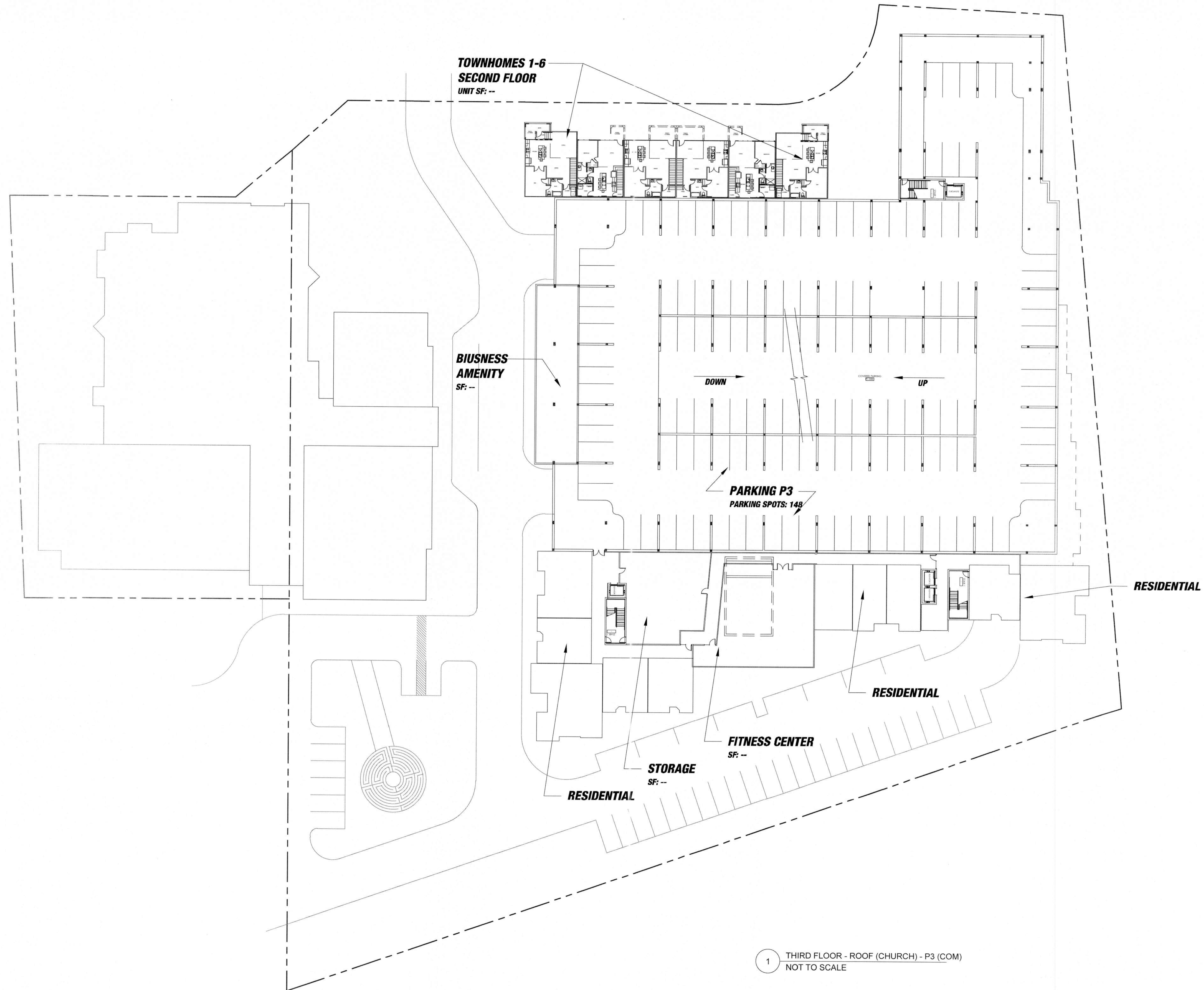
FLOOR
PLAN

A101



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1 THIRD FLOOR - ROOF (CHURCH) - P3 (COM)
NOT TO SCALE

NEW CONSTRUCTION FOR:
4801 SIX FORKS
RALEIGH, NC

PROJECT NUMBER
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DATE
OCTOBER 8, 2022
REVISIONS

FLOOR
PLAN

A102

