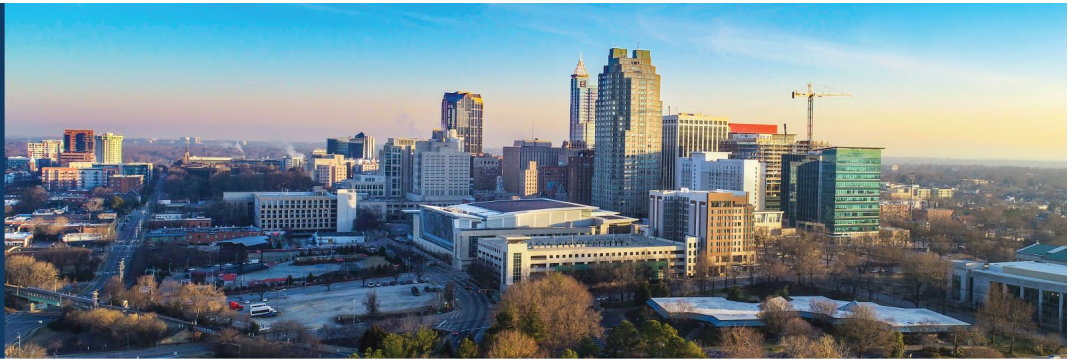


Manager's Update

raleighnc.gov



Issue 2026-34

August 28, 2026

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Regular Council Meeting Tuesday, September 1 - Afternoon and Evening Sessions

Reminder that Council will meet next **Tuesday** in regularly scheduled sessions at **1:00 P.M.** and **7:00 P.M.** The agenda for the meeting was published on Thursday:

<https://pub-raleighnc.escribemeetings.com/>

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 have pulled from the consent agenda for discussion, please send an e-mail to mayorstaff@raleighnc.gov by 11 A.M. on the day of the meeting.

INFORMATION:

Peace Street Railroad Bridge – Low Clearance Mitigation and Signage Upgrades

Staff Resource: Rebecca Duffy, Transportation, 996-4091, rebecca.duffy@raleighnc.gov

Recent Incidents & Background

On July 3, two tractor-trailer trucks struck the railroad bridge on Peace Street between Glenwood Avenue and West Street. In total, five bridge strikes have occurred in the past two months. This bridge has a 30-plus-year history of clearance incidents due to its lower-than-standard vertical clearance. While the physical clearance is slightly higher than the posted 12 feet 4 inches, the posted limit is intentionally reduced to account for the hill, which forces longer-wheelbase trucks to ride higher as they pass underneath.

Evaluated Solutions

Transportation staff previously investigated automated countermeasures, such as height-detection sensors tied to the traffic signal system. However, these options were ruled out due to poor performance and low efficacy in other municipalities. Additionally, raising the bridge is not possible because the railroad retains ownership of the right-of-way. Enhanced driver alerts and advanced signage remain the only viable solutions.

Action Plan & Next Steps

Staff are currently executing a multi-phase signage overhaul to improve visibility and redirect over-height vehicles (see map below):

- **LED Signage Procurement:** High-visibility signs with embedded LED light modules have been ordered. These are significantly brighter than existing flashers and will be installed immediately upon delivery.
- **Interim Replacements:** In the meantime, field crews are actively replacing older signs and flashing units with upgraded standard models.
- **Expanded Coverage:** Additional warning signs are being installed at the intersection of West Street and Peace Street, as well as on southbound Glenwood Avenue.
- **Alternative Routing:** Staff are designing and deploying directional signs to safely guide truck traffic onto alternative detour routes before they reach the bridge.

Peace Street Railroad Bridge Signage Map

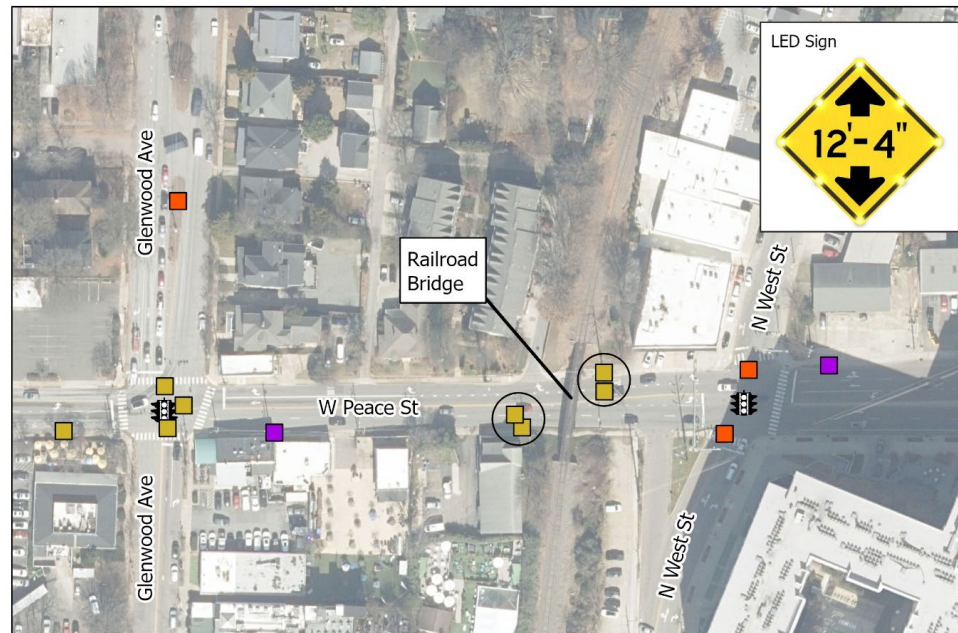
■ New Signs to be Installed
■ Existing Signs to be Replaced

■ Existing Signs to be Upgraded to LED

⚡ Traffic Signal

○ Flashing Beacon

0 50 100 Feet
 Raleigh Department of Transportation
 August 2026



(No Attachment)

Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan

Staff Resource: Sarah Shaughnessy, Planning, 996-2234, sarah.shaughnessy@raleighnc.gov

The attached staff memorandum provides a monthly progress update on [Reflecting Raleigh](#), the process for developing the Next Comprehensive Plan, and includes highlights from work completed in phase two and the work currently underway in phase three. Staff will share more information about these topics at City Council's upcoming fall retreat.

(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 August 18th Council Meeting

Vape Shops and Internet-Electronic Sweepstakes Establishments

Staff Resource: Demetrios Moutos, Planning, 996-2183, demetrios.moutos@raleighnc.gov

The attached memorandum provides follow-up from the August 18, 2026 City Council Meeting regarding vape shops and internet-electronic sweepstakes establishments. The request followed discussion of active rezoning cases Z-19-25 and Z-08-26, two cases that contain zoning conditions related to these uses.

(Attachment)

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Planning & Development Director
From	Sarah Shaughnessy, AICP, Principal Planner
Department	Planning and Development
Date	August 28, 2026
Subject	Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan

Overview

Raleigh's Comprehensive Plan serves as the city's long-term vision for the built environment. [Reflecting Raleigh](#) is the process of developing the Next Comprehensive Plan, which will include a focus on sustainable and equitable growth, aligning adopted city plans and priorities, and enhanced community engagement.



Phase two of the project is complete, and phase three is underway. This memorandum includes highlights from work completed in phase two and the work underway in phase 3 of the project. Staff will share more information about these topics at City Council's upcoming fall retreat.

Takeaways from Phase 2

Effective comprehensive plans outline a vision for how a city will grow and a roadmap for how to achieve that vision. Raleigh has concluded the second phase of developing its next comprehensive plan through a collaborative, multi-year process called Reflecting Raleigh.

Community priorities and existing conditions compiled during phase 1 of Reflecting Raleigh established a foundation for the plan's vision. During phase 2, three groups of stakeholders worked to refine the

vision by exploring nuances and weighing tradeoffs of community priorities, and to sketch out the roadmap:

- Raleigh's first **Civic Assembly**, consisting of a randomly selected and broadly representative group of residents. This group was convened to provide specific recommendations on a central component of Raleigh's existing growth framework: how neighborhoods in mixed use centers and along frequent bus routes should grow in the future.
- Five teams of **Technical Experts**, comprised of city staff, appointed board and commission members, and practitioners from the Raleigh community. These teams reviewed existing conditions and recommended topical goals and strategies to implement those goals.
- Representatives from **Institutions**, including neighboring municipalities, regional partners, and North Carolina state agencies. Through individual interviews and focus groups, these stakeholders shared long-term goals, emerging issues, and opportunities for collaboration and alignment with Raleigh's Next Comprehensive Plan.

Several themes emerged from institutional stakeholder input and from the recommendations of the Civic Assembly and Technical Teams. These themes align with and build on the five thematic community priorities identified in phase 1.

Recommendation Themes		Aligned Phase 1 Community Priorities
Sustainable Development	Fiscal Responsibility	▪ Smart growth through strategic density and connectivity ▪ Housing affordability, variety, and supply ▪ Sustainable development ▪ Preservation and distribution of natural resources ▪ Community education and engagement
	Environmental Stewardship	
	Equitable Access to Resources	
Complete Places	Use and Form	
	Community Identity	
	Housing Choice	
Connected Network	Multimodal Connectivity	
	Transit-Oriented Development	
	Safety and Accessibility	

The themes highlighted in phase 2 will inform the vision and framework of the final plan, which will be drafted during phase 3 of Reflecting Raleigh.

Ongoing Work in Phase 3

Staff are currently working with planning firm [Interval, LLC](#) to develop a vision and framework for the plan that reflects these themes and priorities. Based on input from phase 2, the next plan will be structured around measurable goals with clear implementation strategies that identify a pathway, and timeframe for moving the city toward those goals. Staff have contracted [Covive](#), a communications and

design firm, to develop an online hub site to house the Next Comprehensive Plan. Planning, Communications, and Information Technology staff are coordinating closely to ensure the site fits within the City of Raleigh website environment.

To support the Reflecting Raleigh Comprehensive Plan, the City is investing in two consultant-led studies that will run in parallel, also during phase three. The Cost of Growth study, led by [Urban3](#), will model the fiscal impacts of different development scenarios and provide a tool to support decisions around annexation and rezonings and evaluate level of service standards and expectations across the City. A separate Facility Fee and Reimbursement study, led by [Benesch](#), will update the open space and transportation facility fee schedule and process based on current information and best practices.

Currently both projects are collecting data and performing preliminary analysis to inform the final deliverables. Once complete, this work will help staff better understand how Raleigh can direct growth to places and in a form the City can serve fairly and sustainably.

Weekly Events Digest

Friday, August 28 – Thursday, September 3

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

Permitted Special Events

[Bizarre Bazaar](#)

Fayetteville Street District

Saturday, August 29

Event Time: 5:00pm – 10:00pm

Associated Road Closures: W. Martin Street between Fayetteville and S. Salisbury streets, and Fayetteville Street between Hargett and Martin streets will be closed from 2:00pm until 12:00am.

Other Upcoming Events

[NCMA Movie Night: Godzilla vs. Mothra](#)

Friday, August 28

Moore Square

[Teen Night at Brier Creek](#)

Friday, August 28

Brier Creek Community Center

[Poetry in the Park](#)

Friday, August 28

Dix Park, House of Many Porches Market

[Hairspray](#)

Friday, August 28 – Sunday, September 20

Raleigh Little Theatre

[Gold's Gym Classic](#)

Saturday, August 29

Atlantic Union Bank Convention Center

[Teen Vendor Market](#)

Saturday, August 29

Dix Park, House of Many Porches Market

[Chance the Rapper](#)

Saturday, August 29

Red Hat Amphitheater

[Kehlani](#)

Monday, August 31

Coastal Credit Union Music Park at Walnut Creek

[Movie Series: Wicked](#)

Tuesday, September 1

Pullen Park

[Twinkle, Twinkle, Little Star](#) (Theatre for the Very Young)

Through Sunday, September 13

Raleigh Little Theatre

Public Resources

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

[Road Closure & 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 Dix Park.

New Amplified Noise Ordinance Takes Effect January 2026

The City Council approved a [new amplified noise ordinance](#), which went into effect Jan. 1, 2026. Stadiums, arenas, and outdoor sports or entertainment venues, including amphitheaters, are exempt. Parades, outdoor events, races, festivals, and concerts that receive a permit from the Office of Special Events are also not subject to the ordinance.

Council Member Follow Up

To	Raleigh City Council
Thru	Patrick O. Young, AICP, Director
From	Matthew Klem, Long-Range Planning Manager Demetrios Moutos, Senior Planner
Department	Planning & Development
Date	August 26, 2026
Subject	Vape Shops and Internet/Electronic Sweepstakes Establishments

Background

On August 18, Council Member Patton requested that staff evaluate a potential Unified Development Ordinance (UDO) amendment to further define vape sales and internet/electronic sweepstakes establishments. The request followed discussion of active rezoning cases Z-19-25 and Z-08-26 at the August 18, 2026, City Council meeting, which were held as special items to allow the applicants to add zoning conditions prohibiting these uses. In both cases, the applicant's offered conditions defining the uses for the limited purpose of prohibiting them on the properties subject to the rezoning request.

Existing UDO Classifications

The UDO currently provides applicable use classifications for both types of businesses. Vape and tobacco shops fall within the Retail Sales use category under UDO Section 6.4.11.A. This category broadly encompasses facilities selling new or used products and expressly includes tobacco sales.

Staff has long interpreted internet/electronic sweepstakes cafes and parlors as Indoor Recreation under UDO Section 6.4.2.A. This category includes comparable recreation-oriented activities such as amusement centers, game arcades, and bingo parlors. Staff considers both classifications clear and consistent with longstanding UDO interpretation and administration.

Recommendation

Given that the UDO already classifies vape/tobacco shops as Retail Sales and staff has consistently interpreted internet/electronic sweepstakes cafes or parlors as Indoor Recreation, no UDO text amendments are recommended at this time, as these uses cannot be prohibited except through voluntarily proffered zoning conditions. The

proposed zoning conditions addressing vape/tobacco shops¹ and internet/electronic sweepstakes cafes or parlors in Z-19-25 and Z-08-26 are legally sufficient. However, going forward, staff recommends providing the following language when an applicant elects to prohibit either use through conditional zoning in order to provide consistency across rezoning petitions. Please note that applicants are not and cannot be required to use this language, as zoning conditions are voluntary for all conditional use zoning cases. The following language has been vetted by the City Attorney's Office:

Vape/Tobacco Shops

Vape/tobacco shops are prohibited. For this condition, "vape/tobacco shop" shall mean a business establishment whose principal purpose is the sale of tobacco and nicotine products, including but not limited to cigars, cigarettes, pipe tobacco, vaping products, and smoking accessories, and the sale of these products represents the primary source of revenue. This condition shall not prohibit other retail uses from selling any of the products listed above.

Internet/Electronic Sweepstakes Cafes or Parlors

Internet/electronic sweepstakes cafes or parlors are prohibited. For this Condition, "Internet/electronic sweepstakes cafes or parlors" shall mean any business establishment, or any portion thereof, where persons utilize electronic machines or devices, including but not limited to computers and gaming terminals, to conduct or participate in a sweepstakes through an entertaining display, where the establishment offers, or holds itself out as offering, the opportunity to win cash, merchandize, or other prizes of value, whether by chance or otherwise. This use includes any establishment that, through the sale or promotion of a product or service (such as internet access, telephone time, prepaid cards, or similar items), provides the patron with an entry, credit, point, or other opportunity to participate in a sweepstakes revealed through the use of an electronic machine or device. For purposes of this definition, the terms "electronic machine or device," "enter" or "entry," "entertaining display," and "sweepstakes" shall have the meanings ascribed to them in N.C. Gen. Stat. § 14-306.4, as amended. This use does not include any establishment, such as a public library, accredited educational institution, or business center, where computers or internet access are made available to patrons solely for general use and where no sweepstakes, prize, or entertaining display is offered or conducted. This use further does not preclude any lottery approved by the state or any nonprofit operation that is otherwise authorized under state law.

¹ State law preempts the City from directly regulating the sale, distribution, display, or promotion of tobacco products, alternative nicotine products, and vapor products. See, e.g., N.C. Gen. Stat. §§ 14-313(e), 105-113.2 et seq., and 130A-498. Zoning conditions addressing vape/tobacco shops are permissible because they regulate where the retail use may locate within the City rather than the sale of individual products.