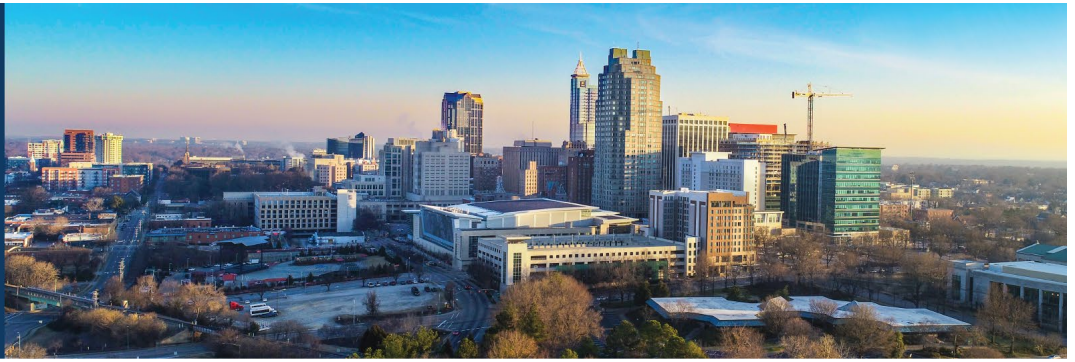


Manager's Update

raleighnc.gov



Issue 2026-41

October 16, 2026

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Regular Council Meeting Tuesday, October 20; 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 eScribe electronic agenda system:

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

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:

Yard Waste Center: Pumpkin Drop-Off Pilot

Staff Resource: Shikha Gupta, Solid Waste Services, 996-7692, shikha.gupta@raleighnc.gov

The Solid Waste Services Yard Waste Center (YWC) has secured an NCDEQ Large Type 1 Compost Facility Pumpkin Composting Pilot permit to pilot the addition of decorative pumpkins and gourds as a seasonal feedstock, in accordance with 15A NCAC 13B .1402(e)(1).

Pilot Timeline

- Collection period: October 17, 2026 – December 12, 2026, coinciding with the post-Halloween disposal window for residential decorative pumpkins and gourds.
- Processing period: November 1, 2026 – January 31, 2027, covering active composting and full pile cure.
- Post-pilot report: To be submitted to the Section within 30 days of pilot conclusion, on or before March 2, 2027.

Collection Method and Sources

- Residential self-haul drop-off at the Yard Waste Center (900 N. New Hope Road, Raleigh, NC 27610) during normal public operating hours (Monday–Friday, 7:00 a.m.–3:00 p.m.; Saturday, 7:00 a.m.–1:00 p.m.).
- Material limited to whole or broken decorative pumpkins and gourds from residential sources; commercial and agricultural loads are not included in this pilot.

Public Outreach and Education

Staff have implemented the following public outreach campaign utilizing several channels:

- City of Raleigh Website: Staff have published a news article announcing the pilot and providing information to residents regarding participation and acceptable materials. The article can be viewed here: [Yard Waste Center to Accept Pumpkins for Composting This Fall](#).
- Email Communications: An announcement linking to the City's news article will be distributed through multiple email subscription lists, with an estimated reach of approximately 15,000 email recipients.
- Raleigh Reuse App: Staff will distribute notifications and reminders through the Raleigh Reuse App, which currently has approximately 16,000 downloads.
- City of Raleigh Social Media: The Communications team will share a promotional reel and additional reminder posts across the City's social media platforms, which have a combined following of more than 90,000.

Through these efforts, Solid Waste Services intends to provide residents with clear instructions regarding acceptable pumpkins and gourds eligible to be dropped off at the YWC site during the pilot period.

Post-Pilot Reporting

Upon conclusion of the pilot, staff will submit a report to the Section addressing challenges and successes, contamination encountered, odor and vector observations, total tonnage or cubic yards of pumpkins received, and a discussion of the specific items outlined above that were being piloted, consistent with the guidance's Post Pilot Report criteria.

Customers may contact Solid Waste Services at 919-996-3245 or customercare@raleighnc.gov with any questions/concerns.

(No Attachment)

Weekly Digest of Special Events

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

Staff would like to provide information to Council Members about the annual Homelessness Memorial held in honor of those experiencing homelessness who have passed away during the year.

Each year, the community gathers on the longest night of the year, the winter solstice, to honor the neighbors we have lost who experienced homelessness. During the memorial, each person's name is read and those gathered take time to reflect on their lives, the challenges they faced, the obstacles they overcame, and the strength and dignity they carried. As attendees remember those no longer with us, it is an opportunity to renew our collective commitment to ending and preventing homelessness and to working toward a community where everyone has safety, stability, and a place to call home.

The memorial is put on by Wake County, with planning support and coordination from many community partners including the City of Raleigh Housing and Community Development Department. As the event nears more information, including the time and location, will be made available on Wake County's website: <https://www.wake.gov/events/homelessness-memorial>.

(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 September 2026 Council Retreat

Neighborhood Retail and Connectivity (Council Member Patton)

Staff Resource: Matthew Klem, Planning and Development, 996-2672, matthew.klem@raleighnc.gov

During the September 2026 City Council retreat, Council requested information from staff regarding Raleigh's peer cities in North Carolina on their methods of encouraging neighborhood retail and the development of walkable neighborhoods and downtown places. Included with this week's *Update* materials is a staff memo providing the requested details.

(Attachment)

Follow Up from October 6th Council Meeting

Donations of Surplus Property (Council Member Jones)

Staff Resource: Ivonne Mendez, Finance, 996-3230, ivonne.mendez@raleighnc.gov

During the October 6 Council meeting, staff were requested to provide information and clarification on donations of surplus property, review of the process, what non-profits are eligible and any restriction on the number of times a non-profit can receive donated equipment.

The identification of surplus starts with the department determining that an item is no longer needed, is obsolete, or is unfit for use. The department documents its condition, estimates the fair market value of the item, and seeks approval from the Department Head and City Manager's Office to proceed with a request to declare the item surplus.

Once an item is declared as surplus, the City department chooses to 1) sell the surplus or 2) donate property. To donate items the City adheres to Article 12, Chapter 160A of North Carolina's General Statutes, which allows a city to donate to another governmental unit within the United States, a sister city, or a nonprofit organization.

Surplus property valued at more than \$30,000 requires City Council approval before disposition. Every donation requires City Council approval — regardless of the item's value — and the property must first be formally declared surplus. Neither the statutes nor City policy place a limit on the amount of donations.

(No Attachment)

Weekly Events Digest

Friday, October 16 – Thursday, October 22

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

Permitted Special Events

[Tunnel to Towers 5K Run & Walk](#)

Forest Pines Drive & Route

Saturday, October 17

Event Time: 8:30am – 11:00am

Associated Road Closures: The 5K route will be closed from 9:00am until 10:30am. Note that all cross-streets will be detoured and see below for turn-by-turn details:

Start at Forest Pines Elementary School; Right onto Forest Pines Drive; Turn around at John Rex Boulevard; Right onto Common Oaks Drive; Left onto Green Elm Lane; Right onto Forest Pines Drive; Left onto Pawley's Mill Circle; Continue on Pawley's Mill Circle around the loop; Right onto Forest Pines Drive; Right to finish at Forest Pines Elementary School

[Raleigh's International Wine & Beer Festival](#)

City Plaza

Saturday, October 17

Event Time: 12:00pm – 8:00pm

Associated Road Closures: Fayetteville Street between Davie Street and the south end of City Plaza will be closed from 6:00am until 11:30pm.

[Trick or Treat on Hillsborough Street](#)

Logan Court, Hillsborough Street Sidewalks, & Compiegne Park

Sunday, October 18

Event Time: 2:00pm – 5:00pm

Associated Road Closures: Logan Court between Chamberlain Street and Hillsborough Street will be closed, and Hillsborough Street sidewalks between Logan Court and Chamberlain Street will be used from 7:00am until 6:00pm.

Other Upcoming Events

[Rhapsody in Blue – NC Symphony](#)

Friday, October 16 & Saturday, October 17

Meymandi Concert Hall

[Carmen – NC Opera](#)

Friday, October 16 & Sunday, October 18

Raleigh Memorial Auditorium

[Pets & Pumpkins](#)

Saturday, October 17

Moore Square

[North Carolina Home Show](#)

Saturday, October 17 & Sunday, October 18

Atlantic Union Bank Convention Center

[Costume Sale](#)

Sunday, October 18 (Rain Date)

RLT's Stephenson Amphitheatre Parking Lot

[North Carolina Bridal & Wedding Expo](#)

Sunday, October 18
Atlantic Union Bank Convention Center

[Cyanotype Community Mural](#)

Sunday, October 18
Dix Park, Harvey Hill

[Michael Blaustein: The Taste Me Tour: The Final Leg](#)

Sunday, October 18
Meymandi Concert Hall

[2026 Raleigh Medal of Arts Award Ceremony](#)

Monday, October 19
Stewart Theatre

[Nurse Blake But Did You Die? Comedy Tour](#)

Monday, October 19
Fletcher Opera Theater

[All Things Open](#)

Monday, October 19 & Tuesday, October 20
Atlantic Union Bank Convention Center

[City of Raleigh Expo & Job Fair](#)

Wednesday, October 21
Atlantic Union Bank Convention Center

[Josh Thomas: Jiggle, Jiggle](#)

Wednesday, October 21
Fletcher Opera Theater

[Johnny Blue Skies & the Dark Clouds](#)

Wednesday, October 21
Lenovo Center

[NC State Fair](#)

Through Sunday, October 25
NC State Fairgrounds

[Curtain Call from Beyond: Theatre Haunts & History Tours](#)

Through Thursday, October 29
Raleigh Memorial Auditorium

[Dracula – Carolina Ballet](#)

Through Sunday, November 1
Fletcher Opera Theater

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.

Weekly Events Digest

Friday, October 16 – Thursday, October 22

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

[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 Took 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	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Sarah Shaughnessy, AICP, Jacob Hunt, AICP and Isaiah Jackman
Department	Planning and Development
Date	October 14, 2026
Subject	Neighborhood Retail and Connectivity

At the City Council retreat, City Councilmember Patton requested information from staff regarding Raleigh's peer cities in North Carolina on their methods of encouraging neighborhood retail and the development of walkable neighborhoods and downtown places. This memo reviews current practices of several peer cities on land use and connectivity regulation, two factors that directly impact neighborhood retail. This memo also briefly discusses Raleigh's regulatory approach to neighborhood retail and a short history of a previous text changes on the topic.

In North Carolina zoning regulations primarily function as an exclusionary tool. Typically, zoning does not demand that certain development types or uses be included in a development; instead, they establish what is not permitted in a district. Zoning regulations in residential districts can be modified to allow for retail sales but there are limits on the requirements that could be placed on retail uses. For example, the City is limited in its authority to regulate certain products which are pre-empted by state law, notably alcohol and tobacco.

Currently, the City of Raleigh's zoning regulations do not permit retail sales uses in residential districts as outlined in Unified Development Ordinance (UDO) Sec. 6.1.4. Allowed Principal Use Table. Expanding retail use in residential zones has been explored before by the Raleigh City Council. In 2021, following council authorization and initial research on expanding neighborhood retail, the council decided not to pursue city-initiated Text Change TC-16-21 Neighborhood Commercial. The proposed text change would have expanded retail uses in R-4, R-6, and R-10 districts. Council cited concerns about regulating certain types of retail sales in their decision.

Connected neighborhoods with comfortable and convenient places to walk are needed to support low scale neighborhood retail uses that are not dependent on customers arriving by car. [Section 8.3.2](#) of the UDO establishes the maximum size of block when a site is developed under a subdivision or site plan. This section requires developments with a denser concentration of lots or units develop on smaller block layouts than less

dense developments. The typical downtown Raleigh block perimeter is 2,000 square feet. Downtown Mixed Use (DX) and sites with a Transit Overlay District (TOD) designation are the only zoning districts with a block perimeter of 2,000 square feet. All other districts range from 2,500 to 8,000 square feet.

Any development in Raleigh that requires a tier three site plan is required to construct a sidewalk meeting city standards. Tier one and tier two site plans only require the provision of sidewalks when the site is located in the DX district or subject to an urban frontage.

Charlotte

Charlotte permits Neighborhood Commercial Establishments in their residential districts (named Neighborhood Zoning Districts in their UDO) under prescribed conditions. Neighborhood Commercial Establishment is defined as “select commercial uses located within a residential neighborhood to serve the surrounding residents.” Those uses include adult care center, animal care facility with no outdoor component, art gallery, art or fitness studio, medical/dental office, office, personal service establishment, restaurant/bar, retail goods establishment (the sale of alcohol is prohibited in the Neighborhood 1 Zoning District), and specialty food service. These commercial uses are only permitted in some cases. The first allowance is situations where there is an already established commercial use, but that use cannot be expanded. The Neighborhood 2 Zoning District allows for commercial establishments on the ground floor of multi-family buildings. Free standing commercial buildings are only permitted in the Neighborhood 2 Zoning District when located on a corner lot, with a maximum square footage of 9,000 square feet, and no taller than 48 feet. The allowance for commercial development in Charlotte’s equivalent of a R-6 or R-10 zoning district is a more permissive zoning regulation than exists in Raleigh and may result in the development of greater neighborhood retail and pedestrian connectivity within a residential neighborhood.

The Charlotte UDO establishes block and street network standards. Instead of using block perimeter standards, Charlotte’s UDO uses maximum block length. Those requirements when converted to a typical four-sided block result in a block perimeter permitted range of 2,600 to 8,000 square feet. That range is similar to Raleigh’s, outside of Raleigh’s DX zoning which requires a greater level of connectivity in Raleigh. The Charlotte UDO requires the provision of sidewalks or “off-street public paths” with the development of any new principal structure besides residential buildings up to four units.

Chapel Hill

Chapel Hill is in the process of adopting a new Land Use Management Ordinance (LUMO) which is their equivalent of a UDO. This new LUMO has yet to be adopted and is still in the review process with their Planning Commission and Town Council. The new LUMO could permit food service and retail in residential districts by right when those uses remain under 3,000 square feet. Food and beverage establishments up to 15,000 square feet would be allowed following the approval of a special use permit. These

commercial uses would only be permitted when the lot is fronting on a collector or arterial street and must be buffered from adjacent residential uses. These businesses would also be prohibited from selling any “age restricted products” excluding medication and alcohol; this is intended to prohibit tobacco and nicotine sales.

Winston-Salem:

Winston-Salem and Forsyth County's most recent Forward 2045 Comprehensive Plan has multiple key goals and priorities that look to promote a more integrated mix of commercial and residential uses, particularly in areas well served by existing or planned infrastructure, and near major transportation corridors. In the plan, staff utilize the 'growth management area' framework to envision more intense development patterns within compact, pedestrian-orientated mixed-use 'activity centers' that provide needed services within walking distance of residential areas. Larger activity centers are planned to provide shopping and services that particularly include grocery stores and pharmacies. Generally, the comprehensive plan's policies promote increasing housing variety and density, integrating land use and transportation planning efforts, and designing a stronger multi-modal transportation network.

While the comprehensive plan promotes a vision of more accessible residential and commercial mixed-use neighborhoods, major implementation barriers still exist to producing truly connected and walkable areas. In their Unified Development Ordinance (UDO), retail uses are not permitted in residential districts, at any intensity, and only permitted within the medium-higher intensity commercial zoning districts. Additionally, a portion of the city is designated as 'Urban Neighborhoods' which has special ordinances related to reducing setback, parking, and yard requirements for qualifying sites within these areas. However, the majority of the city is not qualified for these different regulations as they are still envisioned to have suburban growth patterns that lack connectivity.

Greensboro:

Greensboro's GSO2040 Comprehensive Plan similarly aspires for a more dense and inter-connected city with a variety of transportation options. Two out of six of their 'Big Idea' visions are related to residents having the option to be car-free and to maximize new connections between existing land within their corporate limits. Greensboro utilizes their Future Land Use Map (FLUM) to guide development of commercial uses along major corridors. Their Future Built Form Map provides more specific nodal-development guidance through identifying 'activity centers' and assigning areas within the city particular 'place types'.

The Downtown place type envisions buildings with bottom floor commercial uses, orientated towards sidewalks and the street, high-density housing, and numerous transportation options. Areas designated under the Urban General place type look to promote new development with short blocks and grid-based street patterns and a range of residential building types. There is also a desire to have buildings that are close to each other and the street along with connected sidewalks that form a walkable

network. The majority of Greensboro is envisioned under the Urban General place type which calls for setbacks, building orientation, and height to follow the scale of existing residential buildings. New housing in these areas should help increase the range of choice and supply, specifically addressing missing middle; however, high-rise multi-family residences, and new commercial uses, are directed toward activity centers and major corridors.

Similar to Winston-Salem, Greensboro's Land Development Ordinance (LDO) could be a barrier for the city realizing their visions. In the LDO, there are numerous zoning districts categorized as residential, mixed use districts, and commercial districts. Three of their residential districts only permit detached houses. Only within the most intense multi-family residential category, R-40, the apartment building type is permitted without additional standards. No retail, eating or drinking establishments, or medical facilities are permitted in any of these residential districts. These uses are rather directed only towards the mixed use and commercial districts.

Next Steps

Throughout the Reflecting Raleigh process, staff has heard from community engagement input a desire to allow more neighborhood serving retail in more places in Raleigh. Engagement has also revealed a strong desire for improved walkability and pedestrian connectivity across the city. Staff have incorporated this feedback into the plan's guiding principles, namely fair access, which envisions a city in which residents can easily access resources and amenities, like walkable retail; safety and connectivity, which envisions a safe and connected multimodal transportation network; and environmental resilience, which envisions a city in which residents are able to cut down on transportation emissions by walking instead of driving. Priorities for the plan advance these principles. They include complete communities and housing choice, high-frequency transit and multimodal mobility, and mixed-use centers and corridors.

Staff are currently developing specific policies and actions to advance these principles and priorities. Staff anticipates delivering a draft of the plan for public review in Spring 2027 for comment and feedback and delivery for City Council review in Fall 2027.