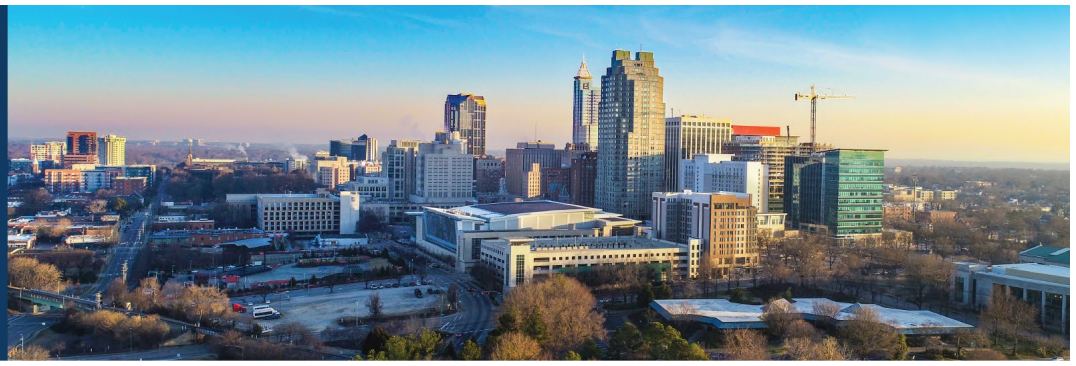
CITY MANAGER'S OFFICE

Manager's Update

raleighnc.gov



Issue 2026-44 November 6, 2026

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Work Session - Tuesday, November 10 - 4:00 P.M.

Reminder that Council will meet next **Tuesday** in a scheduled work session at **4:00 P.M.**

The agenda for the work session was posted to the electronic agenda management system Thursday.

Public Comment Session - Tuesday, November 10 - 7:00 P.M.

Reminder that Council will meet next **Tuesday** in a scheduled public comment session at **7:00 P.M.**

INFORMATION:

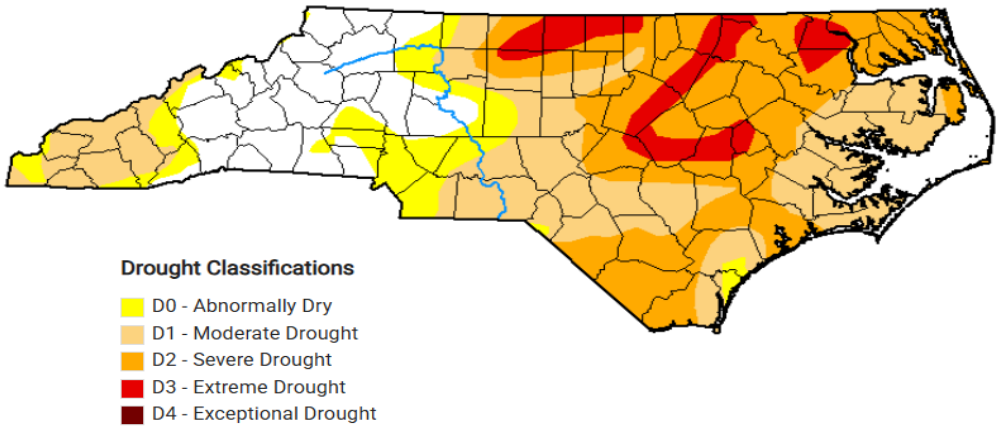
Drought Status Update

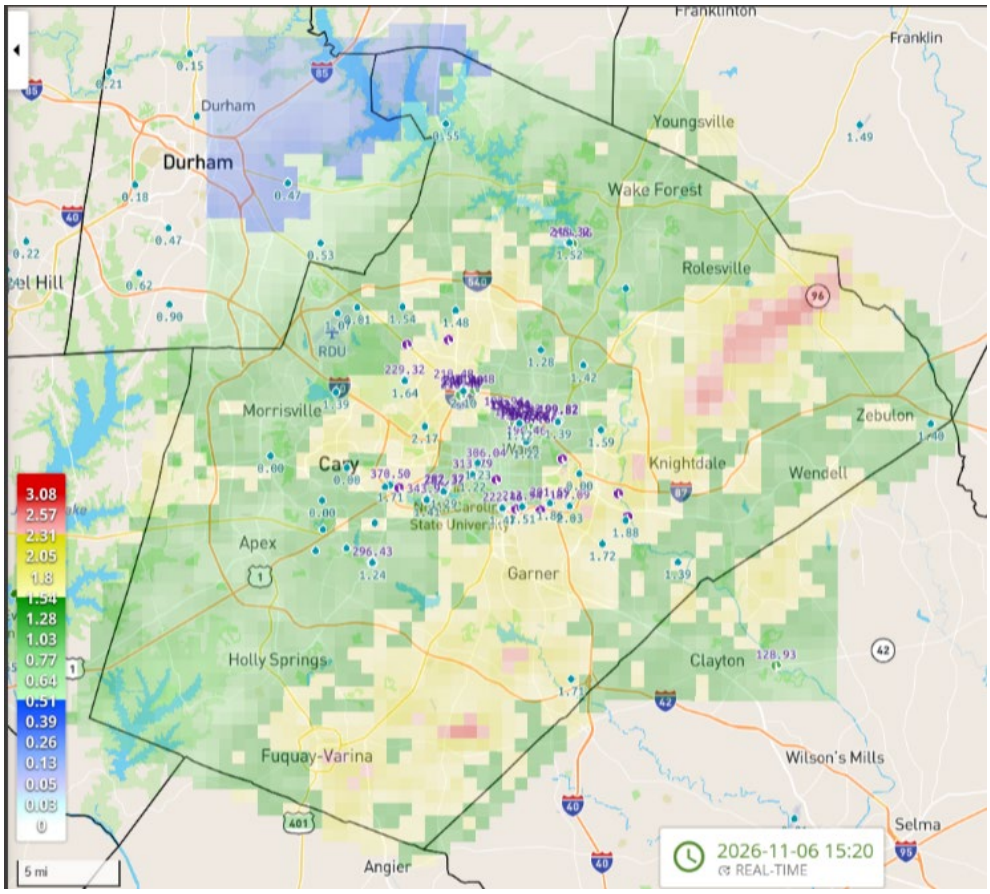
Staff Resource: Ed Buchan, Raleigh Water, 996-3471, edward.buchan@raleighnc.gov

Based on the North Carolina drought map issued on November 3rd, the City's water supply watersheds remained in D3 (Severe) and D2 (Moderate) drought conditions. While drought conditions have persisted in central North Carolina, it has improved from earlier in the summer when much of the Falls Lake watershed was in D5 (Exceptional) drought conditions. The water supply pool at Falls Lake is at 63% remaining and the average water demand for the past 2 weeks is ~62 million gallons per day. While the percent remaining at Falls Lake is lower than most years in the historical record for early November, it is not unusual for Falls Lake to be below full during the late fall. This is especially true when there has been little or no tropical storm activity in the area, as has been the case so far in 2026. Likewise, the average water demand is moderately higher than usual (59 million gallons per day in 2025), this is likely attributed to additional system growth and some continued impacts from irrigation demand. According to an updated rainfall map from today's precipitation event, approximately 1-inch to 0.5 inches fell over many areas in Raleigh's water supply watersheds (see graphic below), so this should have some positive impacts on reservoir levels.

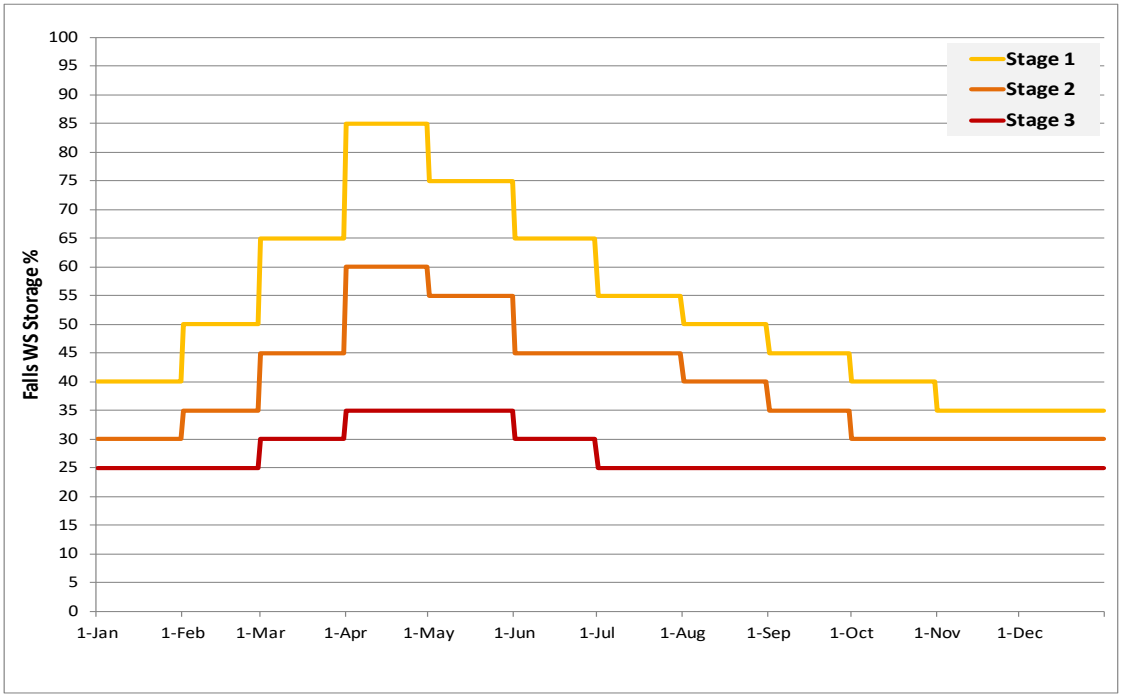
The implementation trigger for Stage 1 water use restrictions is 35% for November, and staff does not anticipate approaching this level over the next several months. Longer range rainfall forecast models continue to suggest central North Carolina will experience above average rainfall patterns for the latter part of November through much of the winter months. This is due in part to a strong El Nino signal that is in place, which historically has increased rainfall frequency and intensity. It should also be noted that Raleigh Water is working with its technical consultant to refine its trigger system to model this current drought and potential impacts from strong El Nino and La Nina signals.

While Raleigh's overall water supply status remains in a good position, staff is in communication with the upstream utility systems, as their situation is much more challenging. The difference in water supply resources between nearby utility systems can be confusing, which can be exacerbated when local media sources struggle to explain these differences.





Drought Implementation Triggers

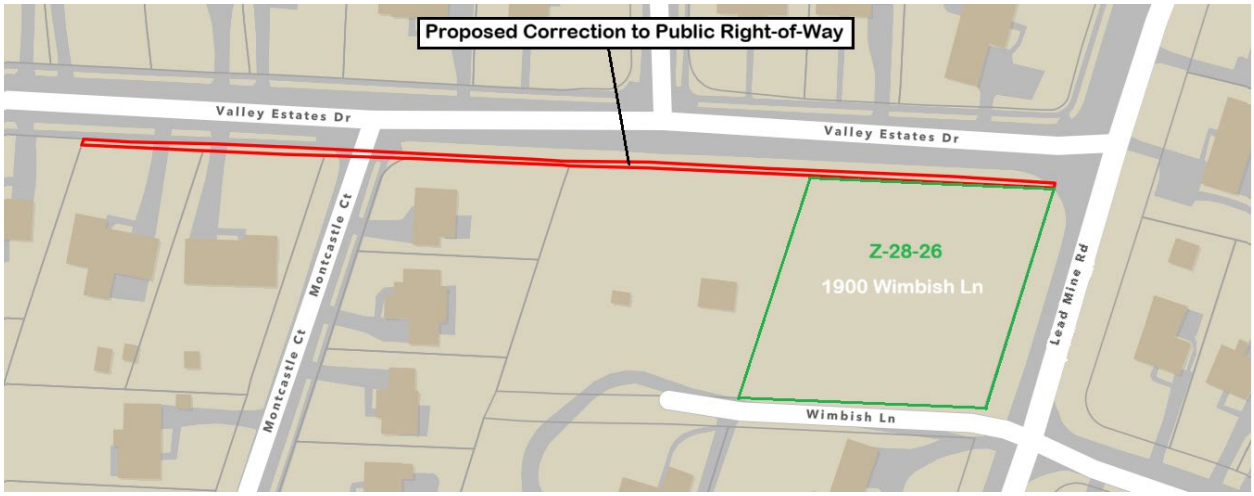


(No Attachment)

Valley Estates Drive- Right-of-Way and City Property Alignment

Staff Resource: Daniel King, Transportation, 996-2408, daniel.king@raleighnc.gov

Prompted by an inquiry from a prospective buyer of 1900 Wimbish Lane, staff identified an existing property discrepancy involving a narrow, approximately 0.19-acre city-owned parcel (5905 Valley Estates Drive; PIN0796792885) along Valley Estates Drive. The parcel, situated between the publicly recorded Valley Estates Drive (formerly known as Spottswood Drive) public right-of-way and privately owned residential properties with driveway access, was deeded to the city in fee simple in 1979 as part of nearby property development approved under S-24-76 Valley Estates Revision. This fee simple conveyance was inconsistent with the direction provided by the City Council with its approval of S-24-76 at its May 18, 1979 meeting.



Designating the parcel as public right-of-way will align the property records with its intended use for public transportation and infrastructure. This action will clarify property boundaries and maintenance responsibilities; support coordination of future sidewalk, drainage, utility, and streetscape improvements; reduce uncertainty regarding access and use rights; and promote consistent administration of right-of-way permits.

City staff reviewed the proposed correction to confirm that the revised designation accurately reflects the parcel's intended public use without adversely affecting the rights of adjacent property owners.

The property at 1900 Wimbish Lane is also the subject of zoning case Z-28-26, which proposes rezoning approximately 0.87 acres from R-4 to R-10-CU to allow additional housing. The proposed conditions would prohibit apartment buildings and limit development to 14 principal dwelling units.

The Planning Commission recommended approval of the zoning case on September 22, 2026. A City Council public hearing is scheduled for November 17, 2026. At the same meeting, staff will present a resolution for Council consideration authorizing the dedication of the city-owned parcel as public street right-of-way.

(No Attachment)

State Legislative Updates – UDO Text Change

Staff Resource: Justin Bucher, Planning and Development, 996-2625, justin.bucher@raleighnc.gov

Through the ongoing administration of the Unified Development Ordinance (UDO), staff routinely identifies provisions that warrant further review and amendment to ensure consistency with applicable state law. Recent legislative changes adopted by the North Carolina General Assembly have amended various statutes governing local land use regulations, development standards, permitting procedures, and administrative processes. These changes necessitate corresponding updates to the City's UDO to ensure compliance with state law and reflect current statutory requirements. To that end, staff will be recommending a text amendment to address these changes as an agenda item on the November 17 City Council meeting. Included with this week's *Update* materials is a staff memorandum providing additional information.

(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 October 6 Council Meeting

Feasibility of Pre-Approved Stormwater Devices Authorized for Small Scale Infill Development

Staff Resource: Wayne Miles, Raleigh Water, 996-3940, wayne.miles@raleighnc.gov

At the October 6, 2026 City Council meeting, Mayor Cowell asked staff to investigate the feasibility of allowing developers to use pre-approved stormwater devices that could be authorized for small scale infill development within the city. For development projects adding impervious area, performing grading, or changing how flow leaves property and are less than or equal to 1 acre (for one and two unit detached residential) or less than or equal to ½ acre for all other development types, the city's Stormwater Design Manual Section 2.1.2.1 provides sizing guidelines for treating concentrated stormwater flow on small sites using surface infiltration pits or rain gardens. For these small site situations, no site-specific calculations, soil tests, or design drawings need to be submitted to the city. These sites, as exempted from SCM requirements by UDO 9.2.2, are only subject to impervious surface limits, which vary depending on zoning classification (see UDO Section 9.2.2.A.1-4). Many small-scale development and redevelopment projects in Raleigh fall under this UDO provision. In these cases, only a site plan demonstrating compliance with the impervious surface requirements is required to be sealed be a licensed professional.

Stormwater control measures (SCMs) designed to meet federal and state regulatory requirements, per North Carolina statutes, must be sealed by a licensed professional, such as a Professional Engineer or Professional Landscape Architect. In Raleigh, this licensing requirement applies to all stormwater control measures designed to meet Unified Development Ordinance requirements under Section 9.2.2 Active Stormwater Control Measures, 9.4. Erosion and Sediment Control, and 9.5 Watershed Protection Areas. Raleigh's UDO includes these requirements for compliance with federal and state stormwater regulations including the city's Clean Water Act National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit and the Neuse River Nutrient Sensitive Waters regulations. SCM Minimum Design Criteria requirements are described in the NC Department of Environmental Quality Stormwater Design Manual and as codified in the NC Stormwater Rules and Regulations. Modification to the SCM design and professional licensure requirements would require state legislative changes.

Stormwater staff welcome the opportunity to discuss these provisions and other guidance that would be helpful to the developers of small-scale infill development sites.

(No Attachment)

Follow Up from October 20 Council Meeting

Impact of Wake EMS Response Plan Changes (Council Member Patton)

Staff Resource: Dominick Nutter, Emergency Comms. Center, 996-5015, dominick.nutter@raleighnc.gov

During the October 20th Council meeting, staff were requested to provide a preliminary assessment on how Wake Co. EMS response plan changes were affecting the City. On May 18th, 2026, Wake Co. EMS implemented changes to their Computer Aided Dispatch (CAD) response plans to improve response times for high acuity medical incidents that are time sensitive for positive patient outcomes. The Tiering Chart below illustrates the aforementioned changes.

Response Priority	EMS Time Target	EMS Response Mode	Predicted EMS Call Distribution	Examples
E1	<12 min	Immediate dispatch with lights and siren	20%	Cardiac Arrest, Breathing Problems, Unconscious
E2	<17 min	Immediate dispatch with lights and siren & Siren transition to no lights and siren	39%	Seizures, Chest Pain, Stroke, Overdoes
E3	<30 min	Queue, no lights & siren	23%	Hemorrhage/ Lacerations, Back Pain
E4	<60 min	Immediate transfer to nurse advice line or CCD	18%	Fever, Vertigo, Nausea, Abdominal Pain

These changes are part of Wake Co. EMS' broader strategy for managing growth and the resulting increase in demand for its resources. Wake Co. EMS response plan changes were developed by evaluating several years of CAD incident data alongside Wake Co. EMS clinical interventions, and Emergency Department diagnoses and dispositions classified as "time critical."

Based on staff's analysis, Wake Co. EMS shifted from dispatching units immediately to prioritizing all calls and focusing on the highest-acuity calls while holding lower-acuity incidents until additional Wake Co. EMS resources become available. ECC staff analyzed Wake Co. EMS calls within Raleigh from June 1, 2025-August 31, 2025 and June 1, 2026-August 31, 2026 and evaluated:

- Number of Wake Co. EMS calls in Raleigh response areas
- Average duration Raleigh first responders were assigned to Wake Co. EMS incidents
- Average time a Raleigh first responder waited for Wake Co. EMS arrival after Raliegh Fire Department's arrival
- Wake Co. EMS response to high acuity calls (ex: cardiac arrest)
- Wake Co. EMS response times to all calls in Raleigh.

Date Range	Total Wake Co. EMS Calls (Raleigh)	Raleigh 1st Responder On Scene Time (Avg)	Raleigh 1st Responder Wait Time for EMS Arrival (Avg)	EMS Response to High Acuity Calls (Avg)	EMS Response Times All Calls Raleigh
06/01/2025-09/01/2025	18,660	0:16:08	0:06:17	0:07:15	0:10:20
06/01/2026-09/01/2026	18,316	0:15:54	0:05:22	0:06:01	0:09:20

In summary, staff have concluded that the impact to the city is positive; however, it is too early to validate the success of the program changes and long-term impacts. Specifically, the initial data review following the Wake Co. EMS response plan change indicates improved performance across all metrics analyzed in this report. Call volume decreased by less than 2%, while overall Wake Co. EMS response times decreased by 10% between the two evaluation periods.

(No attachment)

Raleigh

memo

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Justin Rametta, Planning and Development Justin Bucher, Planning and Development
Department	Planning and Development
Date	November 4, 2026
Subject	State Legislative Updates – UDO Text Change

Overview

Recent changes enacted by the North Carolina General Assembly have amended multiple statutes governing local land use and development regulation. The changes affect the City's authority to regulate certain uses and site features, the administration and review of development applications, and the rights of applicants and other parties. Several provisions require amendments to the Unified Development Ordinance (UDO), while others will require related administrative or fee-schedule updates.

Through the ongoing administration of the UDO, staff routinely identifies provisions that warrant further review and correction due to changes in state law, application of the code, or unclear and outdated language. Staff proposes using the text change process to consolidate UDO amendments necessary to implement recent legislation into a single ordinance. The principal legislative changes and anticipated areas of UDO review are summarized below.

Legislative Changes Requiring UDO Review

1. Stormwater Requirements – SL 2026-39 (HB 162)

   Effective July 6, 2026, existing built-upon area at a development or redevelopment site is excluded from density calculations for additional stormwater control requirements, regardless of whether that area is demolished, relocated, replaced, or remains in place during the development activity. The legislation also authorizes local governments to offer incentives for development or redevelopment that implements stormwater control measures beyond those required by law.

   Staff should coordinate with Stormwater Management to identify UDO provisions governing stormwater calculations and redevelopment that may conflict with the treatment of existing built-upon area. Staff should also

determine whether the City wishes to establish or reference any optional incentives authorized by the legislation. Any proposed incentive framework may require coordination beyond the UDO text change.

2. No-Impact Home-Based Businesses – SL 2026-51 (HB 372)

   Effective July 7, 2026, cities may not prohibit a qualifying no-impact home-based business or require the operator to apply, register, or obtain a permit, license, or other approval to operate. The statute defines these businesses by reference to factors including the number of on-site employees and clients, traffic and parking impacts, visibility from the street, location of activities within the dwelling's yard, and the absence of outdoor storage of business materials. Reasonable regulations related to public health and safety, and prohibitions on illicit or adult-oriented businesses, remain permissible.

   Staff should review the UDO's Home Occupation and other applicable use standards, including any provisions that require zoning approval, registration, or a permit for activities that meet the statutory definition. The UDO should be revised to ensure qualifying no-impact home-based businesses may operate without a local approval requirement while retaining only those regulations allowed by state law.

3. Residential Uses in Commercial, Business, and Light Industrial Districts – SL 2026-59 (SB 445)

   The legislation requires qualifying cities, including Raleigh, to allow residential buildings and structures as a use by right on property being redeveloped in areas zoned for non-agricultural commercial, business, or light industrial use, subject to the statutory exception for properties on or adjacent to sites with known, unremediated contamination. The residential component of mixed-use buildings is also required to be allowed by right. The City must allow a building height of at least 60 feet for these residential uses.

   Staff should review the UDO use tables, district regulations, height limits, and approval pathways to identify where residential uses are not currently allowed by right or where applicable standards would prevent the minimum height required by state law. Amendments should clearly distinguish the residential component, which must be allowed by right, from any nonresidential component that may remain subject to applicable permits or other approvals.

4. Accessory Dwelling Units – SL 2026-59 (SB 445)

   Effective January 25, 2027, the legislation requires qualifying local governments to allow at least one accessory dwelling unit (ADU) for each single-family detached dwelling in areas zoned for single-family residential use. The law limits local regulation of ADUs, including prohibitions on separate long-term rentals, conditional zoning requirements, parking minimums or other ADU parking restrictions, restrictions on connection to existing utilities absent insufficient

capacity, and fees greater than those charged for single-family detached dwellings. It also establishes parameters for ADU size and permits certain limited standards, including specified setbacks, side- or rear-yard placement, and a requirement that the ADU be smaller than the primary dwelling. The statute identifies specified property and ADU exceptions.

The City must adopt implementing development regulations no later than July 1, 2027, unless its existing ordinance already meets the statutory requirements. Staff should review the UDO's ADU definition, use permissions, dimensional and placement standards, parking, utility, fee-related provisions, and subdivision restrictions. Any conflicting standards should be amended, and the UDO should incorporate only those limitations permitted by the statute.

5. Site-Specific Development Plan Vesting – SL 2026-59 (SB 445)

   The legislation provides a five-year vested right for an approved site-specific development plan and authorizes local governments to provide vesting for up to eight years. It also broadens the scope of vesting protections so that subsequent land development regulations may not impair or delay development or use established by the vested plan, rather than limiting the protection to subsequent zoning actions.

   Staff should review UDO provisions governing site-specific development plan approval and vesting, including the vesting period and the scope of regulations covered by the vested right. The UDO should be revised to reflect the statutory five-year period, any City policy decision regarding a longer period of up to eight years, and the expanded protection from subsequent land development regulations. The legislation retains the requirement to comply with applicable building, fire, plumbing, electrical, and mechanical codes in effect at approval.

6. Appeals, Interpretations, and Permit Choice – SL 2026-41 (SB 257)

   Effective July 1, 2026, the legislation makes several changes to administrative decision-making and appeals under Chapter 160D. An applicant may challenge an administrative official's decision by appealing to the Board of Adjustment or proceeding directly to Superior Court. It expands standing for certain membership associations and extends the limitations period for specified civil actions involving application of development regulations to property and UDO text amendments from one year to three years; the existing 60-day period for challenging rezonings and 30-day period for challenging quasi-judicial decisions remain unchanged.

   The legislation also requires the City, upon written request by a person with statutory standing, to issue a written determination interpreting or applying a development regulation to a given set of facts. The determination is binding on the City and may be challenged before the Board of Adjustment or directly in court. In addition, the definition of development permit for permit-choice

purposes now includes legislative approvals, such as rezonings, and stormwater permits. Subsequent permit applications generally must be filed within the statutory 18-month period following approval of the initial permit to retain the selected regulations.

Staff should review UDO provisions governing administrative determinations, interpretations, appeals, and permit choice, including related procedures and cross-references. Amendments should reflect the new direct-to-court appeal option, binding written interpretations, expanded statutory standing where addressed in the UDO, and the revised scope of permit choice. The City Attorney's Office should review proposed language, particularly procedural details and statutory deadlines, before the text change is finalized.

Process

If authorized, staff would draft an ordinance and a staff report for the proposed text change and transmit it to the Planning Commission and City Council as part of the text change adoption process outlined in UDO Section 10.2.3.

Weekly Events Digest

Friday, November 6 – Thursday, November 12

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

Permitted Special Events

First Friday @ The Times
Hargett Street
Friday, November 6
Event Time: 7:00pm – 11:00pm
Associated Road Closures: E. Hargett Street between Fayetteville and Wilmington streets will be closed from 5:30pm until 11:59pm.

AIDS Walk & 5K Run
William Peace University & Route
Saturday, November 7
Event Time: 7:00am – 12:00pm
Associated Road Closures: The route will be closed from 8:35am until 10:30am. Note that all cross-streets will be detoured during the event and view the 5K route map for more details.

Raleigh Food Truck Rodeo
Fayetteville Street
Saturday, November 7
Event Time: 12:00pm – 6:00pm
Associated Road Closures: Fayetteville Street between Hargett Street and the south end of City Plaza, and Martin and Davie streets between Salisbury and Wilmington streets will be closed from 8:00am until 7:30pm.

Every Breath Forward
Nash Square
Sunday, November 8 – Sunday, November 15
Event Time: Daily through 11-15-26
Associated Impacts: No roads will be closed. Nash Square will be used from 12:00pm on 11-8-26 until 4:00pm on 11-15-26.

Other Upcoming Events

First Friday Raleigh
Friday, November 6
Downtown Raleigh

ETSU vs. NC State Basketball
Friday, November 6
Lenovo Center

Tchaikovsky Symphony No. 5 – NC Symphony
Friday, November 6 & Saturday, November 7
Meymandi Concert Hall

Fall Arts Fair
Saturday, November 7
Fred Fletcher Park

Chicago Blackhawks vs. Carolina Hurricanes
Saturday, November 7
Lenovo Center

Duke vs. NC State Football
Saturday, November 7
Carter-Finley Stadium

Brincos Dieras – El Desmadre Continua Tour
Saturday, November 7
Raleigh Memorial Auditorium

Jorge Luis Chacin
Saturday, November 7
Fletcher Opera Theater

Rosencrantz and Guildenstern Are Dead
Through Sunday, November 8
Raleigh Little Theatre

North Carolina Master Chorale: America 250
Sunday, November 8
Meymandi Concert Hall

Theater on the Greenway: The Many Adventures of Peter Rabbit
Sunday, November 8
The Grove at Dix Park/Rocky Branch Trailhead

Cash Money + No Limit Tour
Sunday, November 8
Lenovo Center

National Veterans Month Brunch
Tuesday, November 10
John Chavis Community Center

Presbyterian vs. NC State Basketball
Tuesday, November 10
Lenovo Center

Uncommon Valor: Notable Raleigh Military Veterans
Thursday, November 12
City of Raleigh Museum

Raleigh Parks Fall Programs
Through Thursday, November 19
Various Locations

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.

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.