



Hillsborough CAC

Pullen Memorial Baptist Church, 1801 Hillsborough Street

<http://www.raleighnc.gov/home/content/CommServices/Articles/CAC/HillsboroughCAC.html>

Hillsborough CAC Agenda November 16, 7:00PM

1. Introductions, 7PM
2. RPD report by Officer Barbie Upchurch, 7:05PM
3. Matthew Klem, City Planning Department, report on Raleigh's Comprehensive Plan update process, 7:15PM
4. Bob Geary, HCAC Chair, issues related to the Comp Plan update from the proposed Cameron Village- Hillsborough Street Small Area Plan, 7:45PM
5. Jeff Murison, Executive Director, Hillsborough Street Community Service Corp., reports on the "State of the Street" for 2017, 7:50PM
6. Old business, including: Civic Engagement; Congregate House and proposed zoning changes; Accessory Dwelling Units and proposed zoning changes, 8:15PM
7. New business, 8:25PM

Please note new meeting location: Pullen Memorial Baptist Church, corner of Hillsborough Street and Cox Avenue, in the chapel.*

**This is the upstairs room in the new addition, entrance is from Cox Avenue*

Important Numbers:

City Council Office:

919-996-3050

Community

Engagement:

919-996-4330

Police Non-Emergency:

919-831-6311

Crime Prevention:

919-996-3335

City Manager's Office:

919-996-3070

Animal Control:

919-831-6311

Crime Stoppers:

919-834-4357

Gang Tip Hotline:

919-890-3904

Graffiti Hotline

919-996-6001

Code Enforcement:

919-996-2444

Solid Waste Services:

919-996-6890

Street Lights Out:

919-508-5400

Trash Pickup Troubles:

919-996-6890

Potholes:

919-996-6446

Traffic Operations:

919-996-3030

The Hillsborough CAC meets the 3rd Thursday of every month!



Hillsborough CAC contacts:

Chair: Bob Geary

919-412-5051, rjgeary@mac.com

Vice-Chair: Will Hooker

919-559-2538, will_hooker@me.com

Secretary:

Vacant

Hillsborough CAC Facebook Page:

<https://www.facebook.com/HillsboroughCitizensAdvisoryCouncil/>

Hillsborough CAC Website:

<https://www.hillsboroughcac.org>

City of Raleigh contacts:

Community Specialist: Michelle Bandklayder

Michelle.Bandklayder@raleighnc.gov

City Councilor: Kay Crowder

Kay.Crowder@Raleighnc.gov

City Councilors (at large):

Russ Stephenson

Russ.Stephenson@Raleighnc.gov

Mary-Ann Baldwin

Mary-Ann.Baldwin@Raleighnc.gov

COR Website:

www.raleighnc.gov

Hillsborough CAC Minutes
10/19/17
7pm
Pullen Baptist Church
Submitted by Lauren Pritchett

Oberlin Village Historic Overlay District-General (HOD-G)

- History: Longest surviving and most intact Reconstruction-Era freedman's colony in NC
- Integrity
- Period of Significance: 1873-1970
- Sept 2016: Friends of Oberlin Village initiates historic character study conducted by Ruth Little
- Sept 2017: State Historic Preservation Office completed review and boundary map has been revised based on their feedback
- District is between the Wade and Hillsborough CACs so there will be a vote for each CAC
- HOD-G is all about character protection
 - Context-based design review with Certificate of Appropriateness (COA)
 - Design Guidelines can be found on City of Raleigh website [here](#)
 - State law allows city to delay demolition
 - Discourages "Demolition by Neglect" to get out of the delay
- It does not...
 - Change the underlying zoning or use of a property
 - Deny demolition
 - Eliminate need to comply with fire, safety & building codes, or obtaining other city permits
 - Require "changing it back" - can keep structure as it is
- Less than 1% of COA applications were denied between 2008-2016
- Special Character Essay
 - Late 19th/early 20th century
 - Vernacular versions of common styles
 - Queen Anne
 - Shotgun
 - Craftsman Bungalow
 - Tudor Revival
 - Ranch
 - Porches
 - Wraparound
 - Concrete/terra cotta tile floors
 - Decorative metal posts
 - Metal awnings
- Opposition:
 - Bob
 - Owns properties on Van Dyke
 - Opposed because:
 - Many approvals and fees whether you are contributing or non-contributing - need a COA either way
 - Property rights is important to him
 - Thinks it will hurt property value

- Question for Bob: Do you have proof it will harm property value? It didn't in Oakwood, Boylan, etc.. - Answer: This is not a contiguous district
 - Michael
 - Owns commercial property on Oberlin Rd - feels like he should be exempt from the boundaries
 - Jim Anthony
 - Likes the idea of preserving the history but feels like it's similar to gerrymandering
 - Likes the concept but limit the lots which are included
 - Lane
 - Limits potential urbanization along Oberlin Rd
- District preserves the setting, not just individual buildings, which would require landmark applications - want to save the "feel" of the place
- Development at 818 will go on as planned, but if they wanted to alter their building they would still need to apply for COA
- Motion to Approve
 - 6 approve, 4 do not approve

Traffic Signal on Hillsborough St in front of YMCA

- City Representatives
 - Hillsborough St used to be 5 lanes and since Phase 1 it was reduced to 3 lanes
 - There was originally a pedestrian only signal
 - YMCA requested a signal but it's a DoT road
 - Surveyed the pedestrian traffic and it wasn't enough to warrant a signal
 - We start to get phone calls around this time of year because it is getting darker
 - Installed upgraded street light and concrete island in 2014
 - First concern he's heard since then
 - Will study the walkway again
 - Other options that were not available in 2014 could be HAWK system (flashing lights when button is pressed by pedestrian); Or RRFB (rectangular rapid flashing beacon)
- Stephenson
 - Have received emails that this crossing is unsafe for pedestrians

Proposed Text Change to UDO TC-11-17

- Would enable new forms of senior citizen housing (age 62+) in R-6, R-10 and RX zones
- Major change to UDO and under active consideration by the Planning Commission and City Council
- Joe Whitehouse - owns Aloft as well as a senior living facility
 - Advocate of this because it will provide more affordable housing, more options for senior citizens
 - Senior citizens is a growing population - 2nd fastest senior growth population
 - Aging in Place is preferable and healthier - Today's UDO makes it difficult to keep folks in their neighborhoods
 - 30% open space is limiting because land is expensive in Raleigh and seniors need to pay for that and they are on a fixed income
 - Congregate Care under R-6 changes from a Special Use to Limited Use

- Travis Crane
 - City of Raleigh has a state of the art zoning process
 - Thursday 4-6pm committee will discuss in chambers
 - City Council will decide if and when a public hearing will be
- Feedback - wish that we had more time to discuss
 - Challenging to get people involved; we are short-staffed
 - Idea to bring text change proposals to RCAC

Kay Crowder

- Throughout campaign, heard about affordability, senior care, better transportation, greenways
- Council might need to reassess its values - what does affordability mean and how can we fit it into our value structure
- Infill standards need work - how can we define these standards - maybe we need better quality and accuracy rather than speed
- Organizational excellence - need to better define city staff's direction
-

Russ Stephenson

- Top issues to work on this term:
 - Neighborhood Preservation
 - Citizen Engagement
 - Growth Management
 - Affordability and Equity

Stef Mendell - newly elected to District E

- Neighborhood - balancing tension between growth and preservation
- Engagement and communication - opportunities for citizens' voices to be heard

Wake Transit Plan

- I-440 Widening near Hillsborough Street
- Public meetings are at 5:30pm on 10/25 at Chavis and 10/26 at Carolina Pines
- Go to publicinput.com/waketransit

Civic Engagement

- Monday 10/30 at 4pm, City Council

Vote to authorize payment to Pullen Baptist for using the meeting facilities

- Motioned, seconded, and unanimous aye

City of Raleigh News

Green Stormwater Infrastructure Efforts Underway

The City of Raleigh's Stormwater Management Division has had many successes over the last year, including establishing policies and procedures that can change the way land is developed today by including "green" options, like green roofs and rain gardens, in development plans. Green Stormwater Infrastructure uses landscape features that mimic nature to absorb and store rainwater while removing pollutants from the water before it goes to storm drains and local waterways. Including these practices in land development will reduce water pollution of streams and lakes and help reduce flooding. To learn more visit raleighnc.gov and enter the search term "Green Stormwater Infrastructure".

Dix Park First Community Meeting

News posted Nov. 01, 2017 - 11:06 am

Help shape the future of Dix Park at the first community meeting. Come learn about the planning process and share your ideas on Nov. 16 from 6 p.m. to 8 p.m. A wide range of topics will be covered during the meeting including a focused discussion on transportation. Join the planning process today and help create a park for everyone!

Meeting Agenda:

6 p.m. - Meeting Opens

6:15 p.m. - Kick-Off Presentation by Michael Van Valkenburgh

6:45 p.m. to 7:30 p.m. - "Ted Talk" Style Presentations on the following themes:

- Park and the Site
- Park and its Buildings
- Park and its Partners
- Park and its Program
- Park and the Region
- *Park and Transportation*

*While all themes will be discussed there will be a focused discussion on the Park and the Region and the Park and Transportation

6:45pm-7:45pm - Interactive Feedback Stations Open

8:00pm - Meeting Close

Details: Thursday, Nov. 16, 6 p.m. to 8 p.m.

James B. Hunt Jr. Library, (NCSU Centennial Campus)

1070 Partners Way

Raleigh, NC 27606

For more information please visit the website at www.dixpark.org or via e-mail at info@dixpark.org