



Hillsborough CAC

Pullen Memorial Baptist Church, 1801 Hillsborough Street

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

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

Hillsborough CAC Agenda

Thursday, July 20th, 7:00PM

1. Introductions and brief announcements, 7PM
2. Neighborhoods Police Report: Officer Barbie Upchurch, 7:05PM
3. Raleigh Police Department Presentation and discussion: Presentation on body cameras; community members can attend and offer input, 7:15PM
4. Rezoning application Z-17-17, 0.36-acre lot at the SE corner of Peace Street and Boylan Avenue. Proposal is for a rezoning from NX-3 to CX-5 with conditions, an upzoning of allowable building height from 3 stories to 5 stories. Attorney Mack Paul says the intention is to develop a hotel. This is the initial presentation, no vote will be taken, 8:00PM
5. Fathers Forever, presentation by Glenn Warren. This local nonprofit holds classes and organizes support groups to help fathers be an effective part of their children's lives. Also intended to help reduce the number of non-support cases in Wake County domestic courts, 8:15PM
6. Old business. Brief updates on the Cameron Village-Hillsborough Street small-area plan process and associated Comprehensive Plan amendments, and on the Citizen Engagement process by City Council, 8:25PM
7. New business. Secretary Francesco will be stepping down; a nomination committee will be created to permanently fill this role. Chair has asked resident Lauren Pritchett to take meeting minutes during election process, 8:30PM

Please note 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.

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

Joint Wade CAC & Hillsborough CAC Meeting - June 25, 2017

Minutes taken by Candace Haigler

A motion was made to approve the minutes of the May Wade CAC meeting, which was seconded and approved unanimously by voice vote.

Announcements

This is a joint meeting of the Wade and Hillsborough CACs. Only Wade CAC members (residents) can vote on the rezoning case to be discussed tonight.

Jeff Murison, representing the Hillsborough Street Community Service Corporation, provided snacks from three restaurants on Hillsborough Street: Bocci Trattoria and Pizzeria, Jasmine Mediterranean Bistro, and Coco Bongo. Please patronize the businesses on Hillsborough Street while most of the students are gone; parking is readily available.

Councilors Bonner Gaylord and Kay Crowder were in attendance.

On August 26, there will two special events: the Kirby Derby, to be held this year at Dix Park, and the opening of the Gregg Museum in its new location.

Please nominate people as soon as possible who have done good work for the neighborhood for a [Neighborhood Recognition Award](#) (click link for form and more info, information also below the minutes)

There will be no Wade CAC meeting in July and no Hillsborough CAC meeting in August.

Members of the Wade CAC who are not currently receiving e-mails were invited to sign up on the sheets in the back of the room.

There was a handout from Parks and Recreation available with park updates.

No officer was present to give the police report.

Presentations

(1) Proposed Oberlin Village Historic Village Overlay District, by John Anagnost and Tania Tully

The presenters made business cards available for further contact.

This proposed district is partly in the Wade and partly in the Hillsborough CACs. A map of the district was provided, inclusive of contributing structures that have not been demolished previously.

The Friends of Oberlin Village first brought the possibility of historic preservation forward, but the City of Raleigh is the rezoning applicant for the sake of efficiency in this case involving many property owners. 24 of 49 property owners in the proposed district voted for the case to proceed.

From 1873-1970, this area existed mainly as a freedman's colony until redevelopment began to subsume it. The current effort to preserve the district started in Sept. 2016 and, as summarized, many official steps were taken until the present. In July 2017, the State Historic Preservation Office is expected to complete its review and provide a report before the rezoning case is formally filed.

This district would be like Oakwood and Boylan Heights, requiring managed change and character protection. For any change to structures, there is a context-based design review. There are delays on demolition and policies to discourage demolition by neglect. Such a

district does not change the underlying base zoning, deny demolition, eliminate code and permit compliance, or require changing a structure back to a former state. There is a Certificate of Appropriateness process for exterior changes, including in the building(s), sidewalks, and landscaping including tree removal. This does not apply to routine maintenance or repair with no change in appearance. There is a book, Design Guidelines for Raleigh Historic Districts and Landmarks, which has neighborhood-specific guidance. Work must be sympathetic with the specific guidance provided for each district, reflecting their unique characters. The Raleigh city staff reviews Certificate of Appropriateness, along with a quasi-judicial public hearing. History shows that less than 1% of requests for changes are denied.

Information was provided about when citizens can engage in this process. This is the first CAC meeting on the topic to give us a learning opportunity. On 7/20/17 there will be neighborhood meeting at the Jaycee Community Center. Property owners within or adjacent to the proposed district (within 100 feet) will be specifically notified, but anyone can attend. In July, the Hillsborough CAC will vote on this case, and in August, the Wade CAC will vote. City staff is available to attend both meetings. By the end of this week, there will be a project page on the city's web site. Anyone interested in attending meetings should search the city website for "Oberlin Village". Meeting times, etc. should be posted there soon.

Questions were asked by the meeting attendees:

Why is the proposed district so fragmented now? The included structures are the ones that have 'integrity', still contributing to the character of the area. Many contributing structures have already been torn down.

Where is the original area map? It is probably in City Council records. This was once a much larger area.

What is the nature of the guidelines? The actual guidelines are broad and consistent for all cases. The neighborhood essays provide the specific guidance on how the guidelines should be interpreted for each district.

What's different for a property owner in the district? There is more staff assistance during the planning phase and more conduits to other planning and permitting staff. Changes sometimes require more advanced planning in a greater level of detail than typical permits. A Certificate of Appropriateness may sometimes be required.

What about structures on the same street that are not contributing structures? Changes in those structures need review but the guidelines are lightly interpreted.

How will people who have questions or concerns be accommodated? City staff will try to answer as many questions as possible. It is unlikely that everyone will agree, so it is important for people with all viewpoints to express them.

Do residents of the district vote? There is no codified requirement for this, but the advice is to provide a map showing the opinions of property owners. The votes of the affected CACs are another means of representing public opinion.

Remarks:

Several people representing Friends of Oberlin Village are here, and in general the two CACs have been supportive of this district and members have worked on behalf of this area.

Typically, such districts cause property values to appreciate.

(2) Urban Forestry, by Zachary Manner, Raleigh's Urban Forester, trees@raleighnc.gov

Mr. Manner was introduced by Marsha Presnell-Jenette, Wade CAC member, who initiated this presentation.

Mr. Manner introduced himself and his related education. He is one of 18 urban forestry staff members in the Parks, Recreation, and Cultural Resources Department. His group plants, trims, and removes trees as necessary, including in emergency situations. They perform assessments about concerns for trees on the right-of-way, and are eager to respond. They review all new development in the city of Raleigh, and they have a growing office reflecting city growth. Their stakeholders are citizens and trees. They educate on trees that should stay and go due to health issues.

On two acre or larger parcels, 10% of trees must be kept. He wants Raleigh to continue as the City of Oaks and also to diversify the urban forest.

The UDO has guidelines about trees on the right-of-way in redevelopment cases.

Questions were asked by the meeting attendees:

Why do the policies start only at two acres? This is the status of the law currently, with State enabling legislation. Smaller lots become more entangled with arguments about property owner rights. The two acres comes into play with either joining or splitting of lots.

How can we get clear-cutting of residential lots stopped? There is no state law that allows this to be regulated. Building on small lots can create hazards and eventual death of existing trees. Keeping the tree and keeping it healthy are both goals. In general, trees increase property values.

Can urban forestry be a money-maker? There are 300,000 street trees. Some of these are ground at appropriate times to produce mulch for parks. Artisans use some of the wood. The concept of generating revenue from urban trees is of interest for further exploration.

What about trees producing edible fruit? These are not on the recommended list because of concerns about insects, dropped fruit, and liability factors. Some nut trees are on the list. They encourage such trees in community garden settings.

What is the status of the free trees program? Raleigh has become too big, so the prior program of giving away free trees to individuals is going away. The city will continue to work with neighborhoods to add trees in a unified way.

Are there educational materials to explain the value of trees and encourage people to maintain and plant them? Yes. See [the department's webpage](#).

(3) Landmark Rezoning Request, follow-up report preceding the second Wade CAC vote.

A 3D model of the project was available.

A brief recap of the 235 unit student housing project proposed next to the current Stanhope student apartment building was provided. The emphasis of the presentation was on changes after further discussions with neighbors. Some College Crest neighbors are attending.

The zoning case has been filed with 40 conditions.

Key new points include:

--25 foot building setbacks on Rosemary Street will be compensated by pushing height and density toward Hillsborough Street. There will be a 5-story section on Concord.

- If the city approves it, there will be a 5 foot recessed area on Rosemary Street to aid traffic flow.
- The historic tractor sign will be prominent in the building design.
- There will be a 60-foot height cap, with other lower caps and limits on visible stories in certain locations, for example 40 feet on Rosemary Street with a limit of 3 visible stories. For reference, Stanhope is 75 feet tall.
- There will be a swimming pool in a courtyard near Hillsborough Street, to be closed at certain times.
- There will be sealed windows along Rosemary Street, in so far as the fire code allows.
- There will be 24 h construction security when the wood frame is exposed.
- Once occupied there will be security rules to minimize noise, and a complaint hotline number will be provided on request.

The preliminary review from the city of Raleigh is subject to change, but current thinking was summarized by a city staff member. The request is for rezoning as Neighborhood Mixed Use-5 stories-Urban Limited-Conditional Use with Special Residential Parking Overlay District. This is a change from commercial, urban general, with 3 stories maximum height. NX is more restrictive toward uses, allowing residential, office, retail/personal service. He explained other differences in allowed zoning that would come with the change. Any gym would allow public membership. In general, the project is consistent with various city policies. However, it is inconsistent on points related to retention of historic resources and neighborhood open space. The proposed project shows no priority for a planned plaza near Concord Street that would allow public events. There are other deficiencies compared to the Stanhope small area plan. For example, entry stoops on Stanhope are recommended, but not proposed. The neighbors on Rosemary Street do not prefer such stoops.

Comments of neighbors:

The small area plan is moot in practice because it did not materialize as planned. There is no green space, and some planned roads are not present. The first buildings on the site did not take the plan into account, although the plan remains adopted in city policy. The Landmark group has listened and been accommodating, but there is a concern about whether promises will really materialize. The 5 stories next to Stanhope is OK as a compromise to gain increased set-back, 40-foot limited height, and window and balcony restrictions on Rosemary Street.

The development group responded that they have intent is to actualize the conditions written into the rezoning case, and they are willing to continue to work on the relevant language to remove potential ambiguity about terms such as 'shall' and 'will'.

The general neighborhood consensus is to support the project as currently conditioned. Three stories near the neighborhood and traffic flow on the other side are positive factors.

Questions and comments of meeting attendees:

Where did the green space pathway go in the most recent plan? The group proposes to improve the green area around the cell phone tower if the final negotiations with those who control that area are completed.

Can we request a fire exit only on the greenspace--not a regular entrance?

The bulldozer profile in the sky will still be missing.

We must be at a saturation point on Hillsborough Street for dormitory style student housing appealing mainly to undergraduates. Can you do something to diversity the appeal of the property to graduate students and young professionals, perhaps using the 3-story building segment on Rosemary Street for that purpose? The response of the development group was that they could perhaps delay leasing in a segment of the building to try to diversity the residents on the site, but they could not leave units empty if not filled in a certain way. The comment was made that dormitory style undergraduate student housing was better on the south side of Hillsborough Street as compared to the north side.

Voting:

A motion was made, seconded, and unanimously approved to vote on this project tonight.

A motion was made and seconded to support the proposed rezoning:

In favor-18

Opposed-5

(4) Citizen Engagement

Bob Geary provided a review of the status of city actions, including a meeting of the mayor with him personally and then with leaders of all the CACs who could attend. He believes that a potential Citizen's Engagement Board will not be created until there is a further professionally facilitated process that includes citizen input. It seems to be increasingly recognized that to reach more citizens, the CACs can play a key role. There will be a City Council work session on this topic in August or later. CAC members were encouraged to attend this and related City Council meetings.

A meeting attendee commented that citizens can always get together to discuss and then make their viewpoints known. However, a counterargument was made that there would be less citizen influence via informal processes.

Concerns were expressed that the May 2 vote of the City Council still stands, enacting a report that was made without citizen input.

Voting:

A motion was made and seconded that the members of the Wade and Hillsborough CACS ask the City Council to repudiate the May 2 vote:

In favor: 40

Opposed: 0

Meeting adjourned

Neighborhood Recognition Awards Nomination Form

Since 1977, the Raleigh Citizens Advisory Council (RCAC) has been recognizing significant efforts by property owners, community groups and individuals to enhance the health, safety, and appearance of their neighborhoods. Annually, the RCAC asks each individual CAC to select one award winner to be honored. The awards are designed to acknowledge those unsung heroes who work without thought of praise to make our communities better at the grassroots level. And in so doing, elevate the quality of our lives and that of our city.

This year's recognition ceremony will occur on **Wednesday, October 18, 2017.**
Nomination Categories [Citizens Advisory Councils | raleighnc.gov](#)

1. Residential property or privately-owned, small business property that has made a significant impact on the quality of life within your CAC
2. Educational institution or non-profit organization that has partnered with a neighborhood group or organization
3. Community service project within your CAC district
4. An individual who has contributed significantly to the well-being of your CAC community.
5. A grassroots organization or neighborhood-based group within your CAC

Award Selection Criteria

The individual CACs use the following evaluation criteria when reviewing and selecting their honoree. How well did the project/person/business/group improve the neighborhood by:

1. a) Enhancing the visual environment
2. b) Preserving the character of the area
3. c) Improving buildings, landscaping, or signage
4. d) Preserving or enhancing the natural environment
5. e) Contributing to the community and neighborhood initiatives

The RCAC will review all selected honorees at its September meeting.

Enhanced Drainage Assistance Program

The City of Raleigh's Stormwater Management Division has experienced many successes over the last year following its first stormwater utility fee increase in July 2016. Among the benefits to come is an enhanced Drainage Assistance Program, which addresses drainage concerns on private property. A recent policy change also eliminated the cost-share portion of the program, making it more affordable for Raleigh residents. To learn more, visit raleighnc.gov and enter the search term "Drainage Assistance Program".



70% more private property drainage concerns will be addressed in the next two years.

Made possible through the City of Raleigh Stormwater Utility
919-996-3940 RaleighStormwater@raleighnc.gov

14th Annual Raleigh Neighborhood Exchange "Unconference"

The Unconference

un.con.fer.ence: noun

a loosely structured conference emphasizing the informal exchange of information and ideas between participants, rather than following a conventionally structured program of events. At this unconference, attendees will create sessions on the spot, making for an energizing and freewheeling exchange

Share Your Imagination, Your Ideas, Your Expertise

Main Event:

Come out and enjoy a fun, fast, participant-driven experience where you are in the driver seat. Pitch your idea to the other attendees, and if your topic is chosen you will have the opportunity to lead your own session amongst your peers and provide unique information for all to share. Come and explore the exhibits from City of Raleigh departments
Registration starts July 20, 2017

Sep 16, 2017, 8:30 am - 2:00 pm

NCSU McKimmon Center, 1101 Gorman Street, Raleigh, NC 27606

For more information, contact Dan Bagley or Luis Olivieri-Robert, 919-996-4330

Z-17-17

Property Address: 615 W. Peace Street

Nearest Intersection: N Boylan Ave at W Peace Street

Property Owner: Avivar Investments LLC, 5720 Creedmoor Road, Suite 205, Raleigh, NC 27615; Phone: 919-848-9969; Email: anuj@mjmreg.com

Project Contact: Mack Paul – Attorney for Applicant, 421 Fayetteville Street, Suite 530, Raleigh, NC 27601, Phone: 919-590-0377; Fax: 919-882-8890; Email: mpaul@morningstarlawgroup.com

Property Size: 0.36 acres **Existing Zoning:** NX **Proposed Zoning:** CX **Height:** 5 **Frontage:** UG

For more information on rezoning cases please go the following link:

<http://www.raleighnc.gov/business/content/PlanDev/Articles/DevServ/CurrentDevelopmentActivity.html>

