

Chair:
Donna Bailey
donna.bailey.nc@gmail.com

1st Vice Chair:
Will Hooker
will_hooker@me.com



<http://www.raleighnc.gov/home/content/CommServices/Articles/CAC/WadeCAC.html>
Please like us on Facebook at <https://www.facebook.com/wadecac/>

2nd Vice-Chair:
Blithe Hoffman
blithehoffman007@gmail.com
Co-Secretaries: Sally Ricks; and
Candace Haigler

Community Relations Analyst:
Luis F. Olivieri-Robert
luis.olivieri-robert@raleighnc.gov



Hillsborough-Wade CAC

7:00-8:30 PM
Jaycee Park Community Center
2405 Wade Avenue • (919) 996-6833

Meeting Agenda

Tuesday, February 25, 2020

-Welcome

-Approval of Minutes & Announcements

-RPD Report

-Presentation about the Bike Pedestrian Advisory Committee (BPAC) by
Paul Neville

-Presentation on Zoning Case Z-1-20 by Michael Birch, (Oberlin and
Fairview, portion of 2634 Oberlin Road) mbirch@longleaflp.com (919)
645-4317 6.46 acres R-10 to RX-7-CU; Applicant is Liberty Senior Living.
Area concerns a portion of the Country Club Homes site just south of
Daniels Middle School.

<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR22/Z-001-20.pdf>

- Discussion about the future of our CAC

-Adjourn

CITY CONTACTS

City Council Members
919-996-3050
citycouncilmembers@raleighnc.gov

Saige Martin • District D
Saige.martin@raleighnc.gov

Nicole Stewart • At Large
nicole.stewart@raleighnc.gov

Jonathan Melton • At Large
Jonathan.melton@raleighnc.gov

City Manager 919-996-3070

Community Engagement 919-996-4330

Graffiti Hotline 919-996-6001

Public Utilities 919-996-3245

Public Works 919-996-3030

RPD SW District 919-996-6167

Planning 919-996-2626

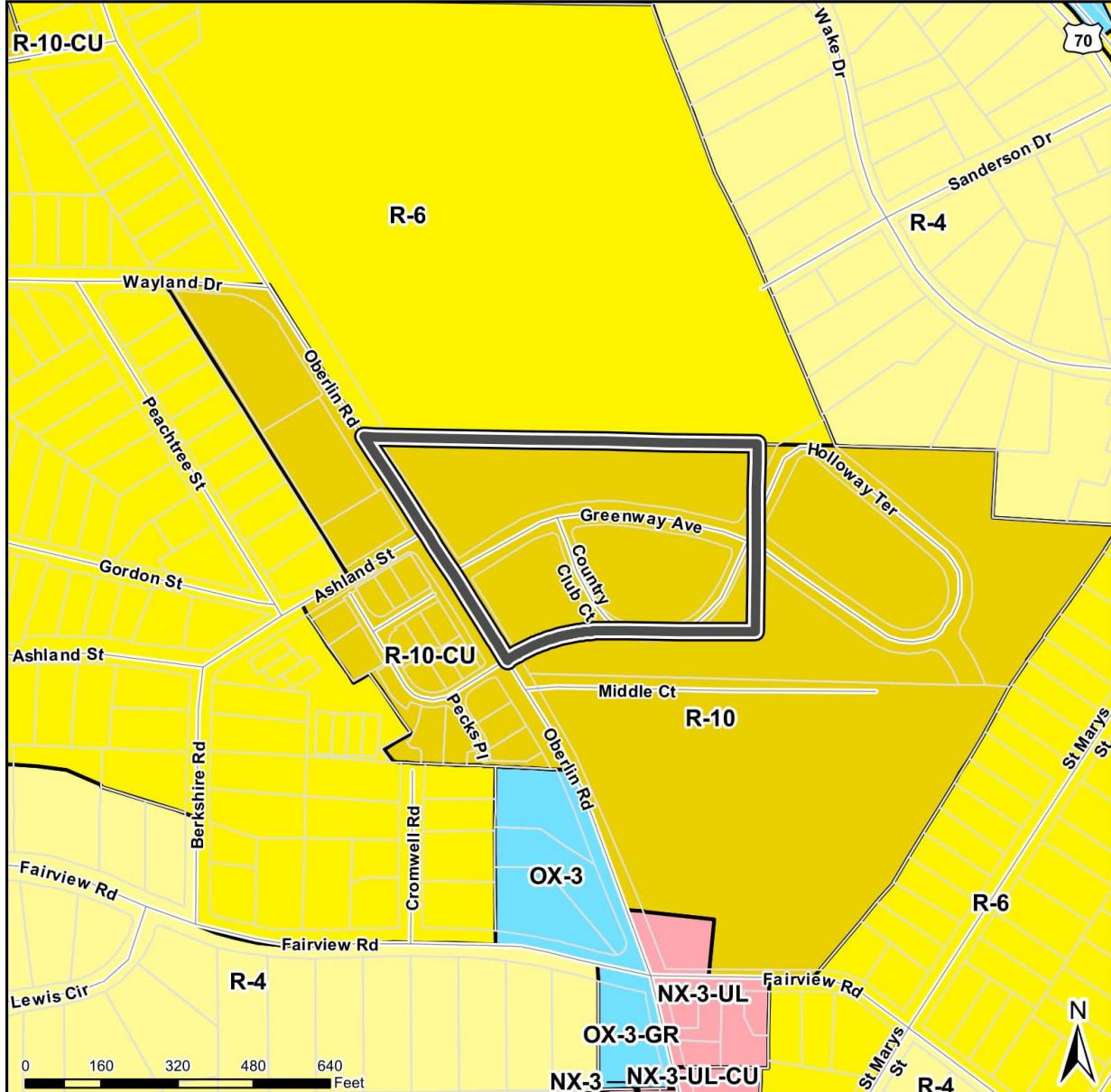
Parks, Rec. & Cultural Resources
919-996-6833

Code Enforcement 919-996-2444

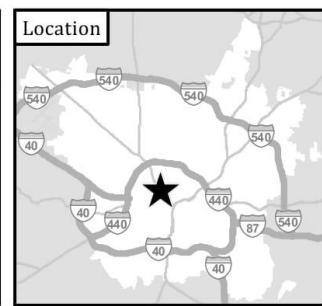
Street lights out 919-508-5400

Existing Zoning

Z-1-2020



Property	2634 Oberlin Rd (portion)
Size	6.46 acres
Existing Zoning	R-10
Requested Zoning	RX-7-CU



Map by Raleigh Department of City Planning (mansolf): 1/6/2020

Hillsborough-Wade CAC Tuesday, January 28, 2020 Minutes by Candace Haigler

Chair Donna Bailey called the meeting to order. Minutes of the last meeting were approved after a motion by Hillary, a second, and unanimous voice vote.

Announcements

- Please sign up on the City Web Site to receive the minutes electronically.
- The Oberlin Road post office has moved and is now behind the Baptist Church, with plenty of parking.
- There will be a public hearing on traffic calming Tuesday, February 4, 7 pm (City Council Chambers) for Woodburn Rd, Park Drive, and Van Dyke Avenue
- At our next meeting in February, we will learn about rezoning case Z-1-20 concerning 5 acres on Oberlin Road next to Daniels Middle School. The proposal is to build a continuing care community. This is a courtesy presentation to our CAC, since we are on the other side of the road from this proposed project and its associated CAC.
- Bellwood Condominiums next to Cameron Village have been sold again. There is another proposed rezoning, similar to the last one, and our CAC will consider the proposal later.

Raleigh Police Department report (Officer Upchurch)

Now she accesses a report that only shows incidents that generate an official police report, which is more limited than the previous report on police calls. There were relatively few incident reports in our area, and these reflect a common range of problems. Regarding theft of goods in vehicles or the vehicles themselves, take care to lock your vehicle and keep all valuables hidden!

Parks and Recreation report (Dan Bacon)

Thank you, Dan, for working 20 years with the city!

Notice the procedures and times for summer camp registration. The spots fill up within minutes. The Jaycee Dog Park will need a work day soon to spread wood chips.

Presentation, US Census and related jobs (Representatives of the Regional Office)

April 1 is Census Day. You can reply via the postcard that you receive in the mail. This will replace a personal visit, which will be attempted later if you don't respond by mail. We need to count everyone on our soil, including children and without consideration of immigration status. It is important to respond because our population determines our legislative representation in Washington, and the exact amount of substantial funds that come to our state. NC could potentially pick up one or two legislative seats if we have a good response.

Paid census takers are needed in every community. You can typically do this near your own home. You can count people, like elders, who you know are present, but who may not fill out the form. Speaking a language other than English is valued. The job will entail eight weeks, 20 to 40 hours a week, with work in the evenings and on the weekends possible. You need transportation, either public or private, to get around your assigned area. You need to be able to work in the USA. There is a simple application on-line. You will be called if you are being offered a job, and you will need to accept or decline at that time.

Presentation, Comprehensive Plan amendment (Raleigh city staff)

CP-11-19, Requests to amend the Comprehensive Plan by removal of a planned street that is not yet built between Wakefield and Ashe Avenue. Currently an apartment building occupies the area where the street would run, and the street would ultimately cut a 1.7 acre property into two oddly shaped parts. The owner is petitioning for this planned street to be removed due to its devaluation of the property. With the street on the plan, redevelopment of the property would never be possible according to current city policies.

The staff reported that this petition is inconsistent with desires to improve connectivity, including for pedestrians and bicyclists. However, to actualize the street, the city would have

to purchase the property for a large sum, demolish 100 housing units at its own cost, and then design and construct the road. This is very large cost, making careful assessment of benefit necessary before it might one day be done.

Currently these apartments are small units with relatively low rent, and such units are needed. The Planning Commission deadline on this proposal is April 14, 2020, and it will be discussed again on February 11. Later, the City Council will decide the case. Please communicate your views to the City Council and/or attend the Planning Commission meeting.

(Petitioner's attorney, Tom Worth)

Removal of the street from the plan was proposed and turned down by the City many years ago. Subsequent attempts to remove it have been declined by a judge due to no current development plan. Most of the 100 units have recently been structurally improved, with others scheduled to be improved, and they are more desirable than in the past. The proposed street will generate problems with intersecting roads and the bridge it approaches, as the neighbors agree. The current tax value is over \$6 million and the intent is NOT to tear the units down. However, the property value is diminished by the current situation because it cannot be redeveloped or sold as long as this prospective street runs through it.

(Petitioner's Landscape Architect, David Brown)

Building the road would require coordination with a large adjacent property due to topography issues, and this would be complicated to arrange.

More information was provided to answer questions of CAC members.

If possible, including negotiating successfully with the railroad, the property owner is willing to make a bike and pedestrian pathway through the property. The West Morgan Plan calls for a greenway along this railway, but coordination with the railway is often not easy to accomplish. The opinion was expressed that a bike and pedestrian throughway should be a condition of the removal of the street from the Comprehensive Plan.

Nothing must be done at this time. Things could stay as they are until a future time when the owners proposed to redevelop with the street included, or when the City buys the property to build the street.

A CAC member commented that this street would funnel traffic from downtown towards Hillsborough Street while passing through neighborhood streets that cannot handle such traffic. Will Hooker made a motion to remove the street on paper between Wakefield and Ashe via amending the Comprehensive Plan. This was seconded and the vote was taken by raised hands. The vote by residents of the CAC area was 28 for removal of the planned street and 10 against.

Z-4-17 Rezoning case, Valentine Commons student housing changes

(Petitioner's Attorney, Mack Paul, and a representative of the property owner)

This was unanimously approved by the CAC at a prior presentation, but working out logistics to move forward has taken quite a while. Therefore, the plan is now going back to the City Council and the Planning Commission, and this is a courtesy presentation to the CAC. The history of this student housing area was reviewed. The owner now will activate the courtyard with some redesign of landscaping, move the complex office to vacant leasing space, and provide bike racks in the parking garage. The goal is to complete these changes by the beginning of the Fall semester.

Two new City Councilors Saige Martin of District D and Jonathan Melton, at-large, were introduced, followed by remarks and questions and answers.

Items of information included the approximately two-year impacts of I-440 widening and large changes to the intersection between Hillsborough Street and Blue Ridge Road. Recent Council working sessions have been on affordable housing, Greenways, and Dix Park. The upcoming bond proposal will need our attention and feedback. We can use Facebook to get updates about Council meetings.

Further discussion items included:

How can we keep sidewalks open during construction projects, which occurs in big cities routinely? The same concern applies to greenways.

What is the explanation for the recent Council vote on our representative on the RDU Airport Authority. Some CAC members felt that the continuing discussions about the quarry needed a more environmental perspective. Both new Councilors felt that they did not have enough time to find a qualified alternative candidate, and they could not see the prospect of five votes for an alternative to the incumbent.

Dix Park. A CAC member expressed the view that the current master plan had substantial problems and suggested that an independent party review and comment on the plan. The Councilors liked this idea, and further mentioned that the \$150 million request from the Park Conservancy may not be the best path given the current housing affordability crisis. They suggested that smaller projects might be implemented first, while the Phase Now should continue to put the basics of a park in place. A CAC member mentioned that about 20% of people speaking at the Council meeting were discussing various aspects of Dix Park. They wondered how anyone could know what Council does based on the public comments? The Councilors said that such information could be disseminated better, possibly through the city website that continues to be revised. They said that they are interested in engaging with the community on issues the Council can deal with.

Airbnb rentals. The city may not be able to regulate how long someone rents a whole house in Airbnb mode, e.g. to multiple people all year long such that it is essentially a bed and breakfast operation. Such rentals are two to three times more profitable than a regular rental. CAC members felt that continuous whole house rentals are a problem. For example, investors buy them and it fights housing affordability. The councilors said that the details are still in committee, so the Council vote will only occur later. They are discussing with various parties, including the companies, about conditions that Raleigh may need to be put in place. They are interested in looking at best practices of other cities.

Identify politics. A CAC member expressed concern that, several times during this discussion, the Councilors had placed personal identity (e.g. gender, race, etc) as a primary criterion for appointing someone to a position or board to work on behalf of Raleigh, without mention of qualifying experience. Mr. Martin affirmed that “this Council is committed to moving beyond professionalism” in making these types of decisions.

Meeting adjourned.