

## **MCAC Community Meeting**

**March 16, 2023 - 730p – 830p**

**Welcome – Dana Deaton, Acting Co-Chair**

### **Agenda Reviewed:**

- Announcements
  - “Great Raleigh Cleanup - Feb 26 – Thanks to everyone including Caitlyn Spencer at Brookside Bodega for organizing this cleanup along Brookside Drive
  - Quidditch Extravaganza - April 1 at the Halifax Community Center. 10a-1p, ages 13 and up, cost \$30. Proceeds benefit Play it Forward Financial Assistance Fund. More information and to register go to [raleighnc.gov/parks](https://raleighnc.gov/parks)
  - Annual Easter Egg Hunt – April 1, Free event beginning at 10a with the Easter Egg Hunt starting at 11am. Ages 16 years and under – Mordecai Historic Park. Registration is not required.
  - April 22 – Raleigh City Farm 12<sup>th</sup> Annual Bearthday. 10am – 2pm. Pre-ordered meals will be available to order on the Raleigh City Farm Website.. <https://raleighcityfarm.org/>
  - March 22 – Parks Work Day – 8a-10a – Poplar Springs Park. For information e-mail Joe Layton at [parks@mordecaicac.org](mailto:parks@mordecaicac.org)
  - Reminder about the Corner Pantry located on the corner of Glascock and Watauga Streets. Thanks always to Adrian and Trey Standish.
  - Possible Upcoming events.. Folks needed to take over as Chairs for the following.. May Yard Sale Day, Childrens Committee, June Picnic/Lawn Party. If interested, reach out to [chair@mordcaicac.org](mailto:chair@mordcaicac.org)
  - Philip Bernard – How to get involved with the Mordecai CAC – “Lets keep this going”
    - “The Mordecai CAC is the now the Mordecai Community Action Coalition. We are a coalition of multiple neighborhoods working together to provide ways for the citizens to share information, meet each other, and take action in our community. Neighborhoods include: Pilot Mill, Oakdale, Mordecai, East Mordecai, North Person/Blount, Cotton Mill, Capital Park and part of Oakwood.”
    - In order to continue, the organization needs volunteers to head up committees. Co-chairs plan monthly meetings and agenda, lead the meetings and attend all MCAC functions. Reach out to [Chair@mordecaicac.org](mailto:Chair@mordecaicac.org) for more information.

- MCAC traditionally meets on the second Tuesday of each month from 730p-830p, except for July and August. Online meetings are live streamed and archived on Facebook. To view past meetings visit, <http://facebook.com/mordecaicac>.
- The organization has an active SLACK workspace with ongoing discussions taking place daily. Link to join is on the MCAC website.
- City Council has approved community centers for in-person CAC meetings. Our assigned center is Roberts Park but the MCAC is working on finding a location within walking distance of the community.. hopefully Halifax or Mordecai Visitors Center will open for the group, so the April location is TBA
- VERY IMPORTANT - There will be a CAC leadership session on April 11 to figure out next steps and plan our upcoming events schedule. Please attend to help keep our CAC active.
- Police Report – Officer Robert Smith
  - Uptick in larceny of motor vehicles – keep doors locked
  - Still looking for Greenway Volunteers as well as police officers
- Committee updates
  - Clover Lane Rezoning update – Catherine Clodfelter, Co- Chair
    - Clover Lane rezoning Case before Council has been continued twice. Some negotiations have taken place and conditions were filed.
    - Owners of the property took the building size from 5 to 4 conditioned stories and a layer of structured parking. Neighbors have been advocating either a step down to 3 stories on the North and South sides or a larger buffer on both sides.
      - Members of the committee met with the owners on March 1 but the meeting resulted in minimal changes.. From owners – minimum 20ft buffer which is what the UDO requires and would have an average of 25 feet. Not much change at all.
      - Owners filed final conditions on March 10 and cannot change them before the case comes before Council on March 21. Good chance Council will continue the case again to give the owners

more time to address the step down/buffer request. Without a continuance, Council will vote on this rezoning on March 21 at 1pm.

- In order to get involved, community can write short e-mail to support a continuance and include in the message an “increase in the buffers on Lafayette and Frank to 40 feet and to remove the references to “post development grade”.
- If you can attend the March 21 Council meeting let the committee know.. [cloverlane@mordecaicac.org](mailto:cloverlane@mordecaicac.org).

○ Brookside Townhomes – Alex Baldwin, 1211 Brookside

- Two single family homes, 1205 and 1207 have been purchased to be demolished and will be replaced with 10 townhomes, split into 2 buildings.
- Proposed 40-45 feet tall with 5 foot buffer from the property lines and taking the impervious surface area from 0.09-ac to 0.32-ac. Concern is the Cemetery Branch creek which often floods during rainstorms.
- Developers have submitted plans which have been rejected, down to about 2-3 plans one of which will most likely be approved.
- Several members of the community have aired concerns to the developers, but little is likely to change.
- Neighbor Helen Tart has contacted a stormwater engineering class from NCSU that may take this on as a project with the developers to help with runoff issues. Developers were receptive.
- Developers also supportive to working with neighbors on traffic issues. Neighbors have reached out to the city, so this is ongoing.
- Construction should begin in July with completion in May 2024. Each townhome will be price between 700K – 800k
- Thanks to all for getting involved.

○ “Streetside HOD for Mordecai” – Mordecai Historic Preservation Committee update from Shane Trahan and Maggie Fyfe with a presentation from Tania Tully,

RHDC and Bronwyn Redus, Comprehensive Planning.. For more information refer to [mhpc@mordecaicac.org](mailto:mhpc@mordecaicac.org)

- Maggie Fyfe gave a brief introduction as to the committee's goal and mission which is to explore city tools for making redevelopment in Mordecai more balanced and predictable. Although Mordecai Place is on the National Registry of Historic Places that designation does not protect historic homes from being torn down so the committee is looking for other options to protect the neighborhood.
- Maps were displayed showing the neighborhood conservation overlay district (NCOD) which includes both sides of Wake Forest Road as well as Mordecai Place Historic District which is limited to the west side of Wake Forest Road and the subject of the recent architectural survey.
- Next slide showed other Raleigh neighborhood with historic overlays including Blount Street, Boylan Heights, Glenwood-Brooklyn, Capital Square, Moore Square, Oberlin Village, Oakwood, Prince Hall.
- Changing the current overlay district for Mordecai Place would change the guidelines for development as viewed from the street. Today's HOD's are a bit more flexible than in the past. HOD is really the only tool to control pace and scale of neighborhood development,
- Background on the committee:
  - June 2021 -Committee formed based on neighbor concern about tear-downs. A Community Concern survey was offered to neighbors via CAC website social media outreach.
  - July 2021 – Zoom meeting with Tania Tulley of RHDC to give an overview of Historic Overlay Districts and to answer neighbor concerns.
  - Fall 2021 - Neighborhood approves an architectural survey of Mordecai Place: Roughly half of homeowners responded and 78% responded "yes"
  - 2022 Mary Ruffin with RHDC completes the survey.
  - January 2023 – RHDC approves the report and confirmed that Mordecai Place has sufficient "historic fabric" to pursue HOD options.
  - Architectural Survey Report – Last survey done in 1998. Since 1998 1 in 10 historic structures have been lost.

- Report contains brief descriptions of all dwellings and lists them as contributing (built before 1947) and non-contributing. Contributing structures come from an array of significant architectural periods, including Sears kit houses and homes owned by persons of note.
- Join the Mordecai Historic Preservation Committee Slack Channel and contact the committee via [hpc@mordecaicac.org](mailto:hpc@mordecaicac.org)
- Tania Tulley , RHDC – Introductions
  - What is a Historic Overlay District
    - Zoning overlay – regulations for exterior changes to properties using developmental guidelines and standards (Design Guidelines for Raleigh Historic Districts and Landmarks)
    - Demolition may be delayed up to 365 days
    - Two types of HOD:
      - General Historic Overlay District
        - All exterior changes require COA
        - Raleigh neighborhoods that fall under this designation – Oakwood, Boylan Heights, Prince Hall, Blount Street, Moore Square, Capitol Park, Oberlin Village
      - Streetside Historic Overlay District
        - Neighborhoods have special historic significance.
        - Exterior changes proposed that are visible from the street (as defined in UDO) required COA
        - Raleigh neighborhoods that fall under this designation – Glenwood-Brooklyn
  - HOD Creation process
    - Organizers
      - Form a neighborhood committee, talk to property owners, meet with RHDC staff.

- Conduct a neighborhood meeting to demonstrate support in the community.
  - RHDC – Fund and prepare designation report followed by a Raleigh Historic Development Commission meeting.
- City Council
  - Public meeting
  - Present report and show neighborhood support.
  - Send report to the state; direct staff to initiate rezoning process.
    - Report includes:
      - Required investigation and report describing the significance.
      - Report reviewed by RHDC and State Historic Preservation Office – will provide comments within 30 days.
      - Neighborhood requests that City council direct a City initiated rezoning that would apply to all properties.
- Rezoning – application includes report and investigation and SHPO comment.
  - Pre-application conference and first neighborhood meeting
  - Receipt of application followed by staff review and second neighborhood meeting.
  - Planning commission – public meeting (s) and recommendation to Council
  - Public hearing, optional committee meeting and final action
- Mordecai Architectural Survey
  - Bulk of the report for Mordecai Place is complete.
    - Architectural Survey done in 2022

- Already designated as a Historic district
- Listed in the National Register of Historic Places in 1998
- Survey was to determine if enough historic fabric for the neighborhood to consider moving forward
- Looked at all primary buildings
- Compared with 1998 report
- Did not evaluate a boundary or look at report narrative
- Comparing Survey result:
  - 1998 vs 2022
    - 1998 - 233 primary resources / 2022 – 247 primary resources
    - 1998 - 167 contributing (historic building) / 2022- 154 contributing (historic building)
    - 1998 – 51 noncontributing / 2022 – 71 noncontributing
    - 1998 – 14 vacant lots / 2022 – 22 vacant lots
    - 1998 and 2022 – 1 landscaped median
    - Tania Tulley – compared maps of 1998 vs 2022 and stated that little change had occurred if the neighborhood wanted to pursue HOD
- What does this mean for property owners?
  - Must obtain Certificate of Appropriateness (type of city zoning permit) for exterior changes. This will offer some predictability and security about potential change in the neighborhood.
  - For Streetside HOD, the focus is preserving the character of the area as viewed from the street right-of-way. Less of the property is subject to regulation and color is not regulated.

- What DOES need a COA?
  - Exterior changes that are visible from the street including corner properties where the property is visible by 2 street fronts.
- What DOESN'T need a COA
  - Routine Maintenance, change of color, repairs with no change in appearance, changes not visible from the street.
- COA Application Process – How are COA Applications approved?
  - Reviewed based on the Design Guidelines
  - Use Special Character essays and designation reports for character guidance.
  - Work must be “not incongruous” with the special character of the historic district.
- Who approves the COA applications?
  - Minor work approved by staff.
  - Major work applications head by the COA Committee of the RHDC in quasi-judicial evidentiary hearings.
- How long does it take?
  - Minor work – 10 business days depending on completeness of application
  - Major work – usually between 6-10 weeks to process depending on complexity of the project and whether the COA Committee requests additional information requiring a 2<sup>nd</sup> hearing.
- COA Application Statistics – 10/2021 – 9/2022
  - 148 applications filed / 135 applications actions / 80 approved / 29 approved with conditions / 0 denied / 26 withdrawn or deferred / 13 in process
- Potential next steps for Mordecai



- Obtain owner support for the creation of a designation report
- Evaluate boundaries based on survey and owner response
- Ask RHDC to fund the report
- Important links
  - [historicpreservation@raleighnc.gov](mailto:historicpreservation@raleighnc.gov)
  - [raleighnc.gov/planning/character-preservation-overlay-districts](http://raleighnc.gov/planning/character-preservation-overlay-districts)

Presentation ended and moved into Q/A

Meeting adjourned at 815p