



Quarterly Development Stakeholders Meeting

Facilitated by Planning
and Development

April 10, 2025



Agenda

- Opening Remarks
- Annexation
- Land Development Process
 - Concurrent Review
 - Process Map
- Development Fee Update
- Text Changes and UDO Demonstration
- Vacancy Report, Metrics and Benchmarks
- Department and Division Updates
 - Planning and Development - CICS
 - Raleigh Water
 - Stormwater
 - Fire Marshal's Office
- Q & A

Annexation Update

Full Annexations vs. Deferred Annexations

- "Full Annexation" results in a property being brought into city limits, taxed by the city and full eligibility to receive services provided by the city.
- Deferred Annexations are for "single service" emergency connections and do not result in "full annexation". i.e. -not brought into city limits, not subject to city taxes, not eligible to receive city services beyond the single service being requested.
 - Deferred annexations require resubmittal of annexation when second service is requested.
 - Deferred annexations do not go to public hearing.

Full Annexations- Policy Update

- What can be issued prior to annexation (without Council Approval)?
 - ASR and Preliminary Subdivisions may be approved prior to annexations.
- Annexation approval by Council is required to obtain the following permits-
 - Annexation approval required before approving an SPR (Site Plan Review).
 - Annexation approval required for issuance of building permits.
 - Annexation approval required for connection or extension of water and/or sewer lines (non-emergency).

Deferred Annexations- Policy Update

- Deferred annexations are connections to a single service, when there is emergency need.
- Deferred annexations mainly impact single family residential in Wake County.
- Deferred annexations allowed only with evidence of emergency need.
- If emergency need isn't evidenced, the applicant must apply for "full annexation".
- Septic- A letter and verification by an NC Soil Scientist and Professional Engineer stating that the septic field is not repairable/cannot be replaced.
- Water- A letter and verification by a professional engineer stating that the well is not repairable/cannot be replaced.

Land Development Process Update

Land Development Process Update

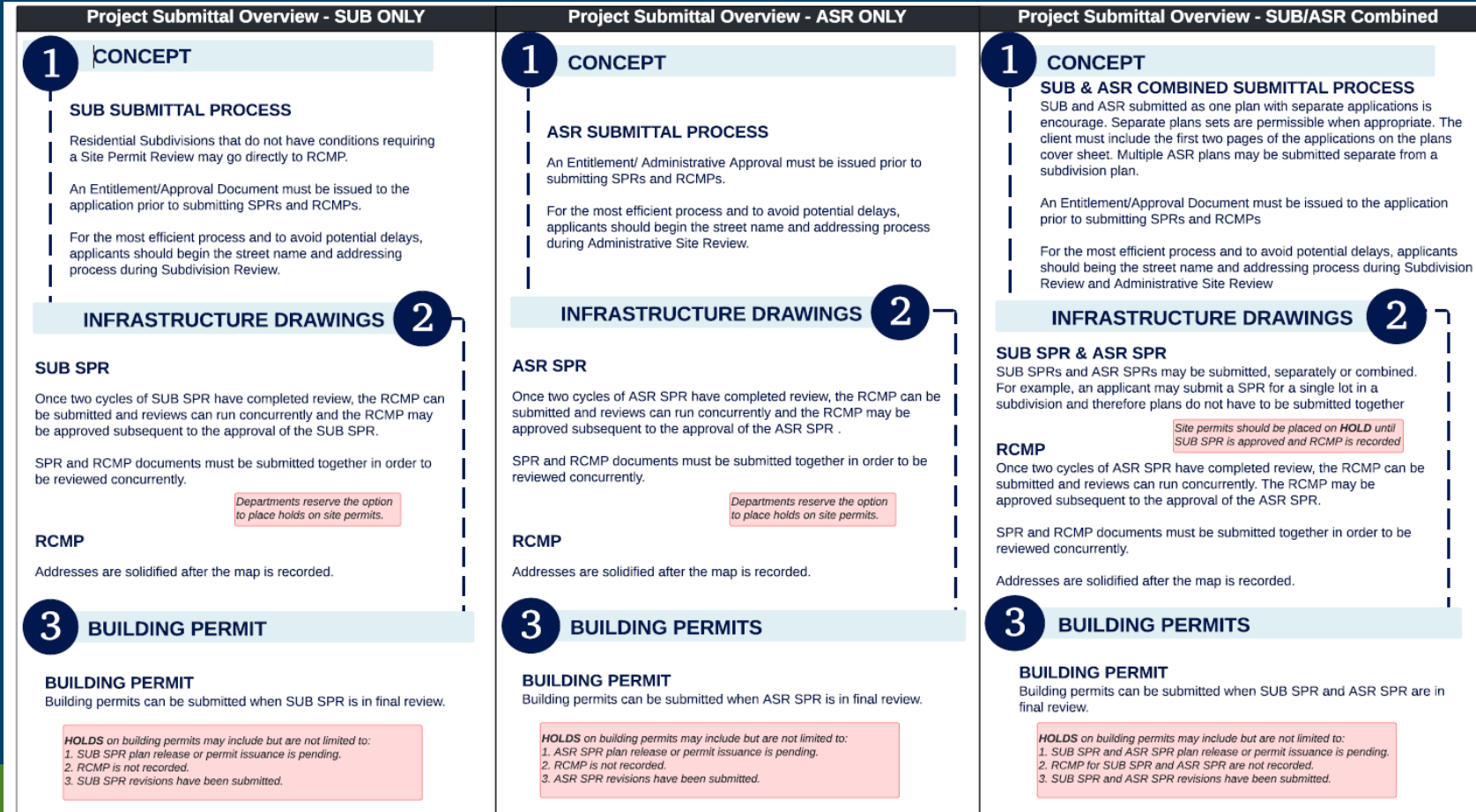
Join a Focus Group to
review the new proposal
for Land Development
process improvements

(Sign up using our sign-in sheet)



**We want to hear from
YOU!**

Current Development Process Map



Concurrent Development Plan Reviews

Objective:

- Expedite the plan review by allowing processes to overlap

Pilot Project:

- Site Permit Review and Recorded Map
 - Option: SPR and Map must be routed together after 2 Cycles
 - Map submittals will not be routed while an SPR is in review
 - Stagger benchmarks; SPR is approved prior to Map approval.

Development Fee Update

Business and Strategy Management

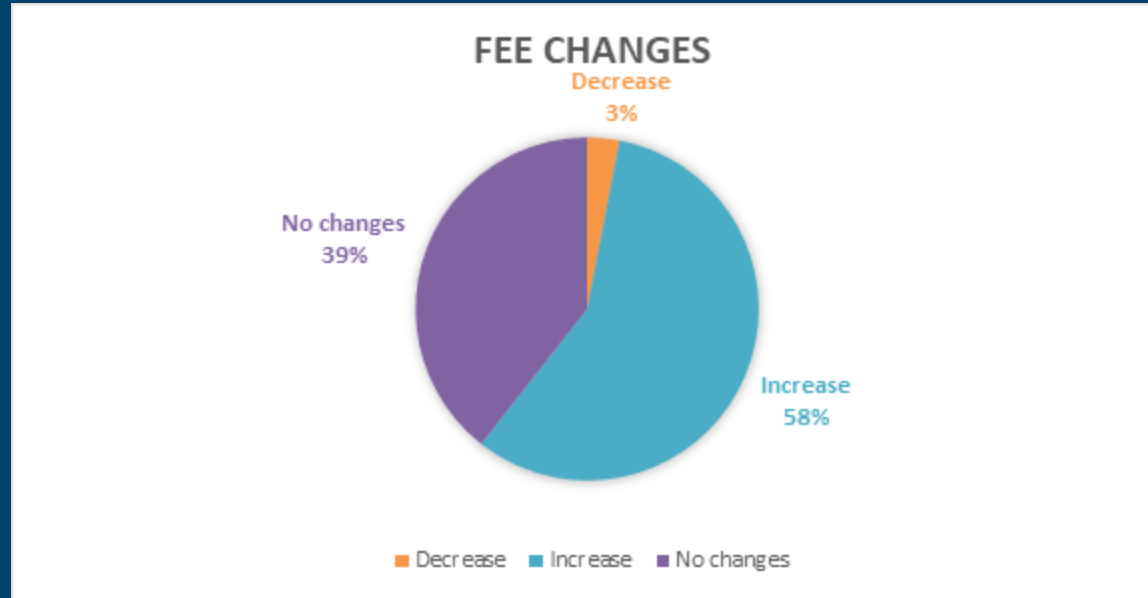
FY26 Fee Overview

No fee should
increase or
decrease by more
than 10%

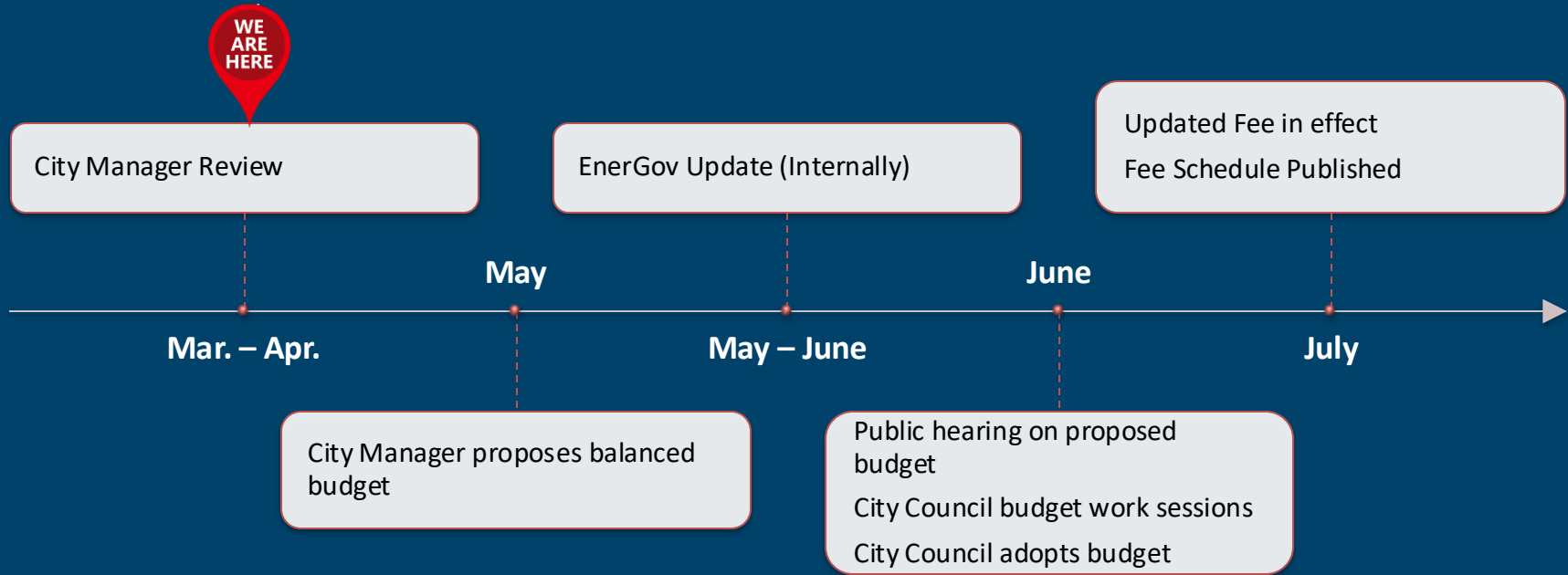
No New Fee
Proposed

Business and Strategy Management

Fee Changes Overview



Budget Timeline



Text Change Update

Current Text Changes

- **Drafting/Upcoming**
 - Greenway TC
 - Stormwater TC

Current Text Changes

- **Drafting/Upcoming**

- Greenway TC
- Stormwater TC
 - When the City adopted the new Neuse Nutrient Strategy as TC-1-23, the stormwater **regulations for one 1- or 2-unit dwelling on a parcel greater than one acre were changed**. To better mirror the NC Administrative Code Section 15A NCAC 02B .0711, the trigger should be based on “limits of disturbance” rather than parcel size. This would affect UDO Section 9.2.2.A.1.

Current Text Changes

- **Drafting/Upcoming**

- Greenway TC
- Stormwater TC
 - North Carolina Session Law 2024-49 changed the definition of “**built upon area**”. This created discrepancies between the City’s UDO and the State statutes. Updates would impact UDO Section 9.2 Stormwater Management and UDO Chapter 12 Definitions.

Text Change Update

- **TC-8-24 Townhouse Building Type Clarification**
 - April 1st , City Council Public Hearing
- **TC-10-24 (External Request): Cottage Court attached garages**
 - **Text Change Committee review**
 - March 19th
 - **Planning Commission**
 - April 8th

Text Change

S.L. 2024-57

- Enacted Dec. 11, 2024, amended NCGS 160D to impact local government authority.
- Redefines “down-zoning”, affects large area rezonings, and future text changes.
 - Requires property owner consent to down-zone property
- Also nullified several adopted text changes (effective June 14, 2024 or later)

Text Change

- TC-2-24 (Omnibus '24) &
- TC-5-23 (Omnibus '23)

Unified Development Ordinance Demonstration

Vacancy and Staffing Update

Vacancy and Staffing Update

Urban Forestry

- Two Plan Reviewers- 50% Staffed, positions are advertised

Transportation

- Hired: Right of Way Supervisor and Surety Coordinator
- Right of Way Reviewer

Fire Marshall's Office

- Three Fire Construction Inspectors

Vacancy and Staffing Update

Comprehensive Planning

- Hired: Two Senior Planners
- Two Senior Planners

Building and Safety

- Two Commercial Building Inspectors, One Residential
- One Commercial Plan Reviewer

Zoning and Land Development

- Hired: One Senior Planner and One Planner in Zoning
- One Planner 1 in Map Review and Non-Construction Permits

Metrics and Benchmarks Update

Continuous Improvement and Customer Service

Approvals per Review Cycle

City of Raleigh

Plan Review

03/31/2025

Approval Rates / Review Cycle
January 01, 2025 - March 31, 2025

	Approved During 1st Review	Approved During 2nd Review	Approved During 3rd Review	Approved During 4th Review	Approved During 5th or Greater Review	Total
Administrative Site Review [ASR] - Administrative Site Review	7% 1	7% 1	13% 2	40% 6	33% 5	15
Building (Non-Residential) - New Building	5% 2	5% 2	16% 6	14% 5	59% 22	37
Building (Residential) - New Residential Dwelling	27% 44	37% 61	27% 45	5% 9	4% 6	165
Building (Residential) - Townhouse	17% 7	54% 22	15% 6	12% 5	2% 1	41

*Due to a software data issue, we are unable to provide an Approval Rate for SPR – Major. We are working with the vendor to correct this.

Department Updates

Continuous Improvement and Customer Service

Portal Migration- Phase 3

Items:

- Site Permit Review, Major and Minor
- Decision Engine

Launch Date:

- Tentatively late April

Continuous Improvement and Customer Service

Business Rule Change for Retaining Walls in Site Permit Review

Issue:

- Reissuing numerous expired permits
- Delayed activity may result in the permit expiring

Current Rule:

- Permits are issued with other site permits; one invoice

Proposed Rule:

- Issue permit on an as-needed basis; separate invoices
- Email FinalReview@raleighnc.gov to request permit

Continuous Improvement and Customer Service

Business Rule Change: Building Residential Permit Application

Current Rule:

- Residential Permit Applications are not required to be uploaded with your portal submittal

Proposed Rule:

- Completed applications will be required in the portal
- Include all contractor information and licenses to minimize delays

Go Live Date:

- Late April

Continuous Improvement and Customer Service

Residential Demolition Permit

- An inquiry indicated the public is unaware of what to submit for a Demolition Permit
- Establish a Demolition Permit Checklist
- The document is reference, only and not required for submittal

Building and Safety

2024 North Carolina Building Code

- General Assembly of North Carolina Session 2025 Information - H47
 - There is a delay in implementation – date TBD
 - 2024 NC Building Code shall become effective 12 months after the following:
 - Building Code Council and Residential Code Council initial publication and print of 2024 building code
 - Distribute copies of the State Building Code
 - The Residential Code Council is fully in place
- Implementation of 2024 North Carolina Building Code has been *delayed*

Raleigh Water

Merger Town Permitting – Permitting update

- **Current Process**
 - Customers apply at Wake County or Municipality for Trade Permits
 - Town Staff receives request for utility services
 - Town Staff processes request
 - Town Staff issues Meter and stub permits
- **Updated Process**
 - Applicants apply at Wake County or Municipality for Trade Permits
 - Applicant submits a separate permit request over Development Portal to Raleigh
 - Raleigh Water processes permit request

Merger Town Permitting – Goals

- Reduction of emails
- Accurate fees and information for improved processing of accounts and meter sets
- Improved visibility on meter sets and acceptances of utility infrastructure
- One touchpoint for Utility Permitting

Merger Town Plans – Future Implementation

- Plan submittal over Development Portal
- Dedicated reviews for Construction Drawings
- Permit issuance and fee payment improvements
- Improved Tracking for customers and Raleigh Water staff

Raleigh Water Staffing

Development Review group Raleigh | Water

water.review@raleighnc.gov

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Brian Casey	Brian.casey@raleighnc.gov	Part Time Engineer	Entire Service area	


Stormwater

Stormwater Text Change Update

- Authorized by City Council on April 1, 2025
- Tentative Text Change Committee on May 21, 2025
- Earliest Planning Commission May 27, 2025
- Earliest Hearing at City Council June 17, 2025
- Possibly after summer break and heard in August or September

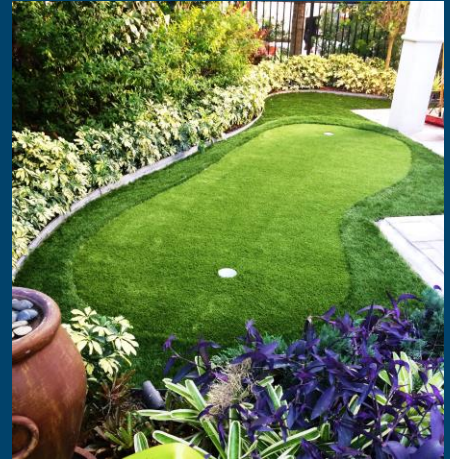
One 1- or 2-unit dwelling on a parcel greater than one acre

- Rules changed on 5/1/2023
- Heard concerns from residents and HBA re: lots just over 1 acre
- These lots having to meet the Full Stormwater Requirements
- Would change to Limits of Disturbance basis, which would benefit approximately 1000 properties.
- Similar to Pre 5/1/2023 Regulations for these lots

Parcel Size		One Detached House with ADU 
	< 0.5 acre	Exempt Property Requirements
	0.5 acre to < 1 acre	Exempt Property Requirements
	> 1 acres	Exempt up to 5% impervious, then Traditional Stormwater Requirements.

Built Upon Area Definition

- Built Upon Area akin to Impervious Area
- NC Session Law 2024-49 changed definitions for
 - Decks
 - Artificial Turf
 - Gravel





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Contact Reminder

- Submitted Projects: Contact Reviewer
- Impervious limits for small potential projects: stormwater.impervious@raleighnc.gov
- Large potential project questions: sally.hoyt@raleighnc.gov

Fire Marshall's Office

Fire Marshall's Office

Recently Asked Question?

- 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.



2018 NC Fire Prevention Code

Apparatus Access Roads

- Width: 20' Feet
- Vertical Clearance: 13'-6" Feet
- Imposed Loads: 90,000 Lbs.
- Allweather Driving Conditions
- Dead-Ends > 150 Feet: Turn Arounds
- Angles of Approach: Inside TR 28'



2018 NC Fire Prevention Code

Questions?

Permit Pathways: Common Issues & Expert Guidance

Event Topic:

- Permitting for Single Family and Small Apartments

Goals:

- Provide a less formal avenue to pose technical questions
- To educate development stakeholders on plan review

Details:

- Date & Time: Thursday, May 22nd at 1pm until 4pm
- Attendance is limited to 40 slots, RSVP is required



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