

Quarterly Development Stakeholders Meeting

Facilitated by Planning and Development

April 9, 2026



Raleigh





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Agenda

1. Opening Remarks
2. FY27 Budget, Fee Update, Credit Card Fees
3. Raleigh Stormwater – Fee Update
4. Text Change Update
5. Reflecting Raleigh Update
6. Development Review
 - a. Survey's
 - b. Development Review Process Update
7. Townhouse Metrics Reporting Update
8. Raleigh Water Staffing Announcement
9. Inquiry Session
10. Meeting Adjourned

Business and Strategy Management

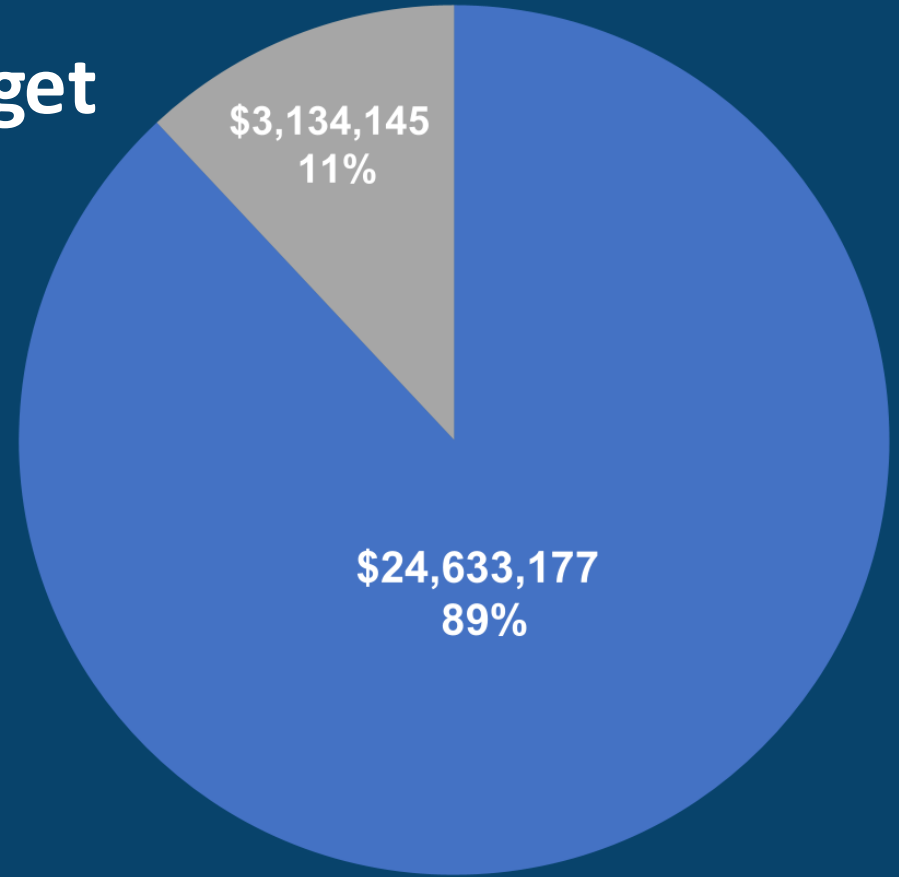
Alyssa Halle-Schramm





FY27 Proposed Budget

- \$27.7M Proposed Budget for Planning and Development
 - 89% Personnel
 - 11% Operating



■ Personnel ■ Operating Expenditures



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Building Safety Staffing Levels

- Need for additional Building Safety staff was documented by our Fee Model Analysis and citywide Staffing Study
- Requested additional inspectors in FY27 Budget
- Paired with multi-year plan to increase staffing to meet current and future needs
- May 19, 2026: City Manager's Budget Presentation to City Council
- June: City Council Budget Hearing

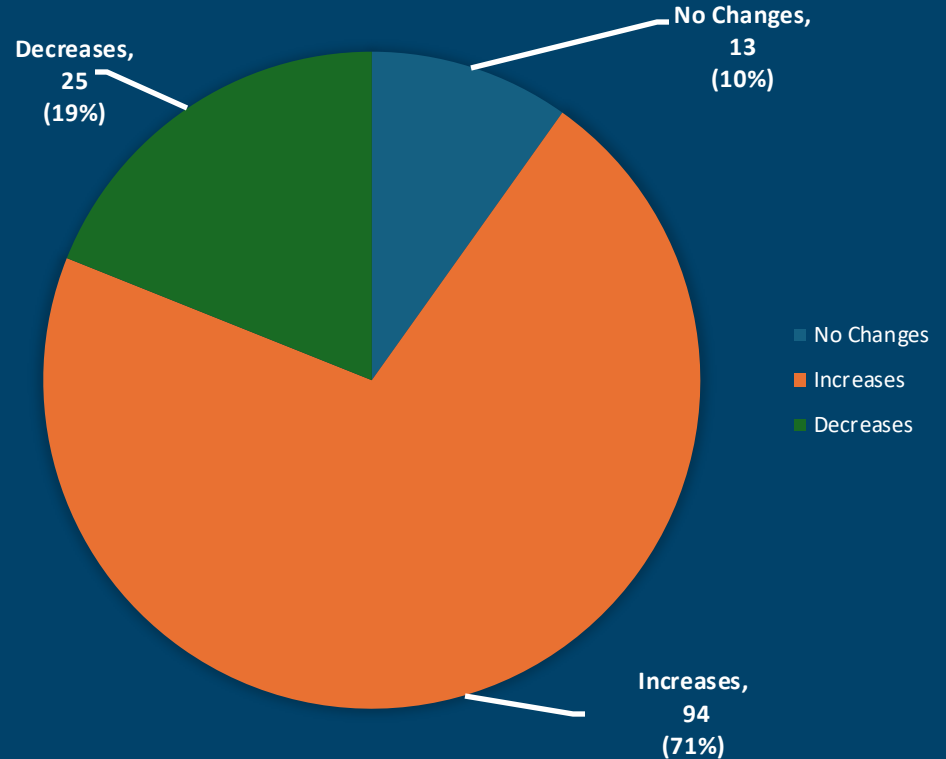


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Fee Changes

FY27 PROPOSED FEE CHANGES

- Fee Model Analysis
- FY27: no more than $\pm 10\%$ changes to any individual fee
- Continued gradual approach
- FY28: may require a different approach to continue enhancements to meet demands





Fee Changes

Removed

1. Post-approval COA Issuance Re-Review of Conditions of Approval
2. Express - Field Revisions
3. Express - Preliminary Development Plan
4. Express - Recorded Map

Renamed

1. Express - Site Permit Review
2. Express - Special Consultation Services

Updated Descriptions

1. Major Work Certificate of Appropriateness application for demolition of a building or structure.



Credit Card Fee Changes

- **Credit Card Fees Passed-Through to Customers**
 - Effective July 1, 2026 with the FY27 Budget
 - Applies to all Permit & Development Portal credit card transactions
 - Fee amounts are set by your credit card provider (avg. 3%)
- **Paired Changes**
 - Existing credit card payment cap of \$20,000 will be removed



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Credit Card Fee Changes

- **Many Ways to Pay**
 - Credit cards (with fees incurred)
 - ACH / eCheck (up to \$300,000 and no fees incurred)
 - Regular check (no fees incurred)
 - Cash payments
- Departmental savings from credit card fees help support Building Safety staffing request

Raleigh Stormwater

FY27 Proposed Stormwater Development Fees

Sally Hoyt



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Why are changes proposed?

Goal is 100% Cost Recovery for Stormwater Permitting and Inspections Expenses.

- FY23 cost recovery = 43%
- FY24 cost recovery = 33%

When cost recovery not at 100%, stormwater utility rate payers are covering the remainder.



Process

- Contracted with a consultant to develop a cost recovery rate model
- Selected strategies from their recommendations
- Benchmarked development fees with peer communities
- Propose to phase-in fee changes to 100% Cost Recovery over multiple years
- Once reach 100% recovery, return to CPI adjustment method



Types of Stormwater Development Fees

Topic	Plan Review Fees	Permit Fees
Land Disturbance Grading	Existing	Existing
Stormwater Control	Proposed	Existing
Stormwater Conveyance	No	Existing
Floodplain	Existing*	Existing
Watercourse Buffer	No	Existing
Water Supply Watershed	No	Existing

*Flood study review fee is currently charged with the permit fees. In future it will be charged upon submittal.



Proposed New Fee

New baseline Stormwater Control plan review fee of \$1,500 for projects subject to Full Stormwater Requirements

- Plus \$50 per acre review fee
- Captures large commercial projects and large residential subdivisions
- Comparable to plan review fees in Wake County, Charlotte, and Apex

Permit Fees	FY26 Base Fee	FY26 Fee per disturbed acre over 1 acre	Proposed FY27 Base Fee	Proposed FY27 Fee per disturbed acre over 1 acre
Stormwater Control Plan Review Fee	NA	NA	\$1,500	\$50



Proposed Added Per Acre Fee

Permit Fees	FY26 Base Fee	FY26 Fee per disturbed acre over 1 acre	Proposed FY27 Base Fee	Proposed FY27 Fee per disturbed acre over 1 acre
Flood Permit	\$245	NA	\$250	\$50
Stormwater Conveyance System Permit	\$245	NA	\$250	\$50
Water Supply Watershed Permit	\$205	NA	\$250	\$50



Proposed Plan Review Fees

No change to structure

Plan Review Fees	FY26 Base Fee	FY26 Fee per disturbed acre over 1 acre	Proposed FY27 Base Fee	Proposed FY27 Fee per disturbed acre over 1 acre
Land Disturbance Grading Plan Review	\$177	\$177	\$250	\$250
Comprehensive Flood Study Plan Review	\$1,484	NA	\$1,558	NA
Simple Flood Study Plan Review			\$250	NA



Proposed Permit Fees

No change to structure

Permit Fees	FY26 Base Fee	FY26 Fee per disturbed acre over 1 acre	Proposed FY27 Base Fee	Proposed FY27 Fee per disturbed acre over 1 acre
Land Disturbance - Grading Permit Fee	\$357	\$357	\$400	\$400
Stormwater Control Permit Fee	\$245	\$245	\$250	\$250
Stormwater Control II Permit Fee	\$102	NA	\$107	NA
Watercourse Buffer Permit Fee	\$222	NA	\$250	NA
Stormwater Re-Inspection Fee	\$88	NA	\$92	NA



Major Sites – Stormwater Fee Comparison

Comparable to other jurisdictions.

Jurisdiction	Example A:	Example B:
	2-acre commercial site	50 ac single family subdivision
	2-acre LOD	50 ac LOD
	One SCM	2 SCMs
	300 LF of Storm Drain	5,000 LF of Storm Drain
Raleigh FY26	Total = \$1,803	Total = \$39,195
Raleigh FY27 Proposed	Total = \$3,650	Total = \$51,650
Durham FY26	Total = \$5,520	Total = \$40,940
Apex FY26	Total = \$2,725	Total = \$43,150
Charlotte FY26	Total = \$4,900	Total = \$45,850
Wake County FY26	Total = \$2,000	Total = \$50,000

Includes fees for Stormwater and Detention Plan Review and Inspection, Erosion and Sediment Control Plan Review and Inspection, Storm Drain Plan Review and Inspection



Small Sites – Stormwater Fee Comparison

Stormwater Fees for small residential projects have a limited impact.

	Example C:	Example D:	Example E:
	1 Single Family House	Small Project	Small Project
	0.5 ac LOD	(e.g. Patio, Addition, Shed)	(e.g. Patio, Addition, Shed)
	One SCM	Not in Floodplain	Requires Flood Study
	100 LF of Storm Drain	Not in Watershed Overlay	Not in Watershed Overlay
Raleigh FY26	Total = \$881	Total = \$102	Total = \$1,831
Raleigh FY27 Proposed	Total = \$1,007	Total = \$107	Total = \$607

Text Change Updates





Text Change Update

- Authorized at the 2/17/26 City Council Meeting
- TC-1-26 – School Lot Area Amendment
 - 3/18/26 TCC Meeting



Upcoming Text Changes

- '25 Omnibus Text Change



Reflecting Raleigh

THE NEXT COMPREHENSIVE PLAN



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Development Stakeholders Quarterly Meeting

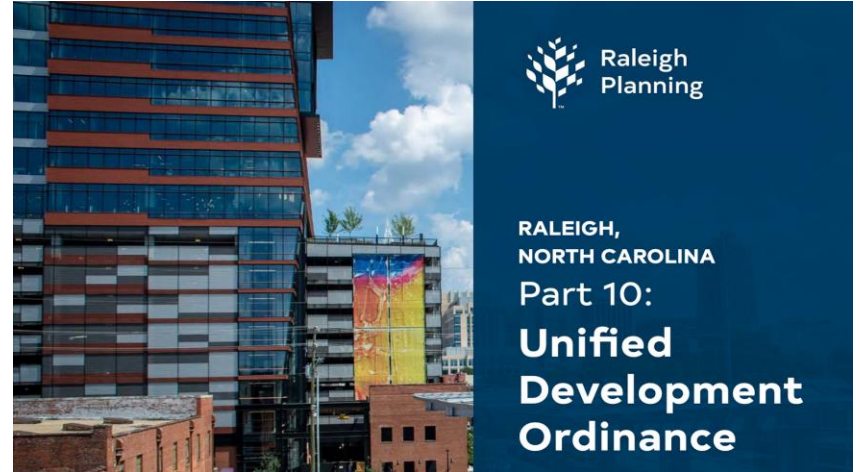
Bynum Walter, AICP

Assistant Director, City of Raleigh

April 2026

Unified Development Ordinance (UDO)

- Part of Raleigh's Charter & General Ordinances or city code
- Includes most of Raleigh's local **regulations** concerning land use and development
- Zoning, subdivision, stormwater, and natural resource conservation regulations are all in the UDO
- Adopted in 2013 as text change TC-3-12



Functions of the Next Comp Plan



Vision work for development over the next 25 years (through 2050)



Guidance for rezoning and annexation decisions



Framework for capital planning based on anticipated population growth and land development



Align citywide goals and provide a justification for project and initiative funding (grants, CIP) based on those goals

Planning Context

- Strategic Plan
- Department Business Plans
- CIP & Operating Budget
- Programmatic Plans & Studies
 - Community Climate Action Plan
 - Safety Action Plan
 - Greenway Master Plan
 - HR Staffing study



Reflecting Raleigh Engagement Goals

The Reflecting Raleigh engagement strategy is built around four primary goals:

1. Facilitate Inclusive Participation
2. Enhance Awareness and Understanding of Planning
3. Incorporate Community Feedback
4. Promote Effective Public Communication and Coordination



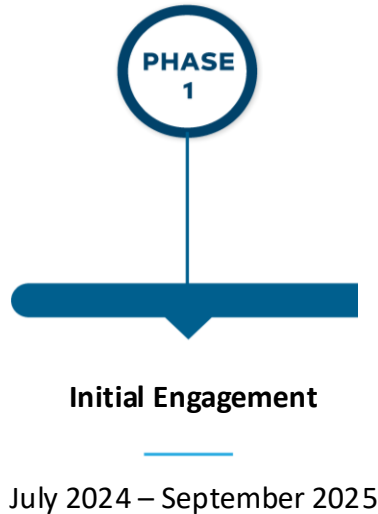
City of Raleigh
Planning and Development
Office of Community Engagement

MARCH 2025

Reflecting Raleigh Timeline



COMPLETE – Initial Engagement



Goals

- Provide information to the public and staff about the project
- Collect input on community priorities that can be used to inform vision and policies
- Prioritize people and neighborhoods that are typically underrepresented in city projects

Activities

- 6 Thematic Community Conversations
- Engagement with Boards & Commissions
- Engagement with community and neighborhood organizations, including CACs
- Individualized communication with community leaders
- Community events
- Online surveys

Engagement Events

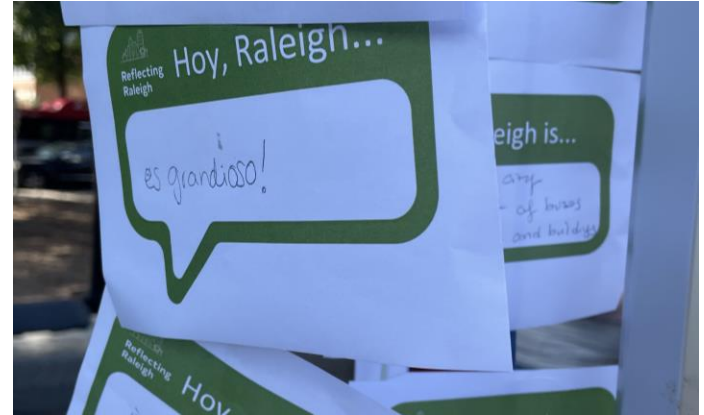
- 6 Community Conversations + Toolkit
- 18 Ask-A-Planner Events
- 7 Online Surveys
- 13 Presentations to Boards and Commissions
- 20 Presentations to Neighborhood Organizations
- 28 Community Events
- 8 Monthly Email Newsletters
- Website and Social Media Communications



Engagement Outcomes

Reached over 12,260 participants

- 1,278 completed our surveys
- 745 attended Community Conversations
- > 2,626 attended other community events
- 3,295 watched presentations on YouTube
- 3,706 viewed Reflecting Raleigh's website
- ~610 viewed social media post (on average)



Overarching Themes



Community Education & Engagement



“Smart” Growth: Density & Connectivity



Housing Affordability, Variety, & Supply



Sustainable Development & Infrastructure



Preservation & Distribution of Natural Resources

ONGOING - Plan Development

Plan Development
October 2025 – June 2026



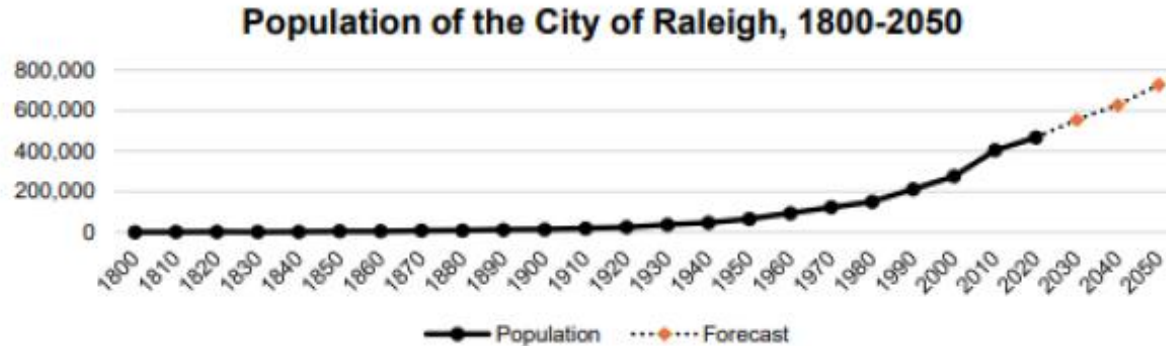
Goals

- Use Phase 1 input to develop plan content
- Enhance understanding of **existing conditions** and **emerging trends**
- Collaborate with a series of **technical teams** (subject matter experts) to develop draft content
- Convene a **civic assembly** to inform broader plan vision and priorities

Activities

- Recruit and select technical team members
- Develop each of the next plan's content areas with technical working groups
- Work with a consultant to recruit and select a civic assembly
- Work with the civic assembly to develop a vision and goals to guide equitable and sustainable growth
- Institutional partner engagement
- Regular updates to city council and the public

Raleigh is Growing!



What does continued growth mean for future service delivery?

How can we plan for future infrastructure & service costs?

Cost of Growth & Facility Fee Analysis



Will help to shape the Comprehensive Plan growth strategy



Links Comprehensive Plan & CIP



Supports clearer monitoring, evaluation, and updates to the Comprehensive Plan

Technical Teams



Land Use



Transportation



**Housing &
Neighborhoods**



**Natural
Resources**



**Infrastructure
& Community
Services**

City Staff

**Boards &
Commissions**

Community Experts

Raleigh Civic Assembly

- 40 people selected by lottery to broadly represent Raleigh
- Assembly members learned about key planning issues and made recommendations following a remit
- Opportunity to explore nuances and sticking points in public input
- Upcoming presentation to Council in early May



A stylized, colorful illustration of a city skyline. In the background, several skyscrapers of varying heights and colors (blue, grey, white) rise against a blue sky with a few birds. In the foreground, a road with a white dashed line down the center and a solid white line on the right edge leads towards the city. The road is flanked by trees with autumn-colored leaves in shades of orange, red, and yellow. A street sign with the number '427' is visible on the left side of the road. A car is driving on the road. The overall style is clean and modern, with a focus on urban infrastructure and nature.

Remit:

Raleigh is in the process of improving bus service around the city. How should the next Comprehensive Plan help improve access to the new service? What should the neighborhoods served by frequent bus service look like?

NEXT - Plan Drafting



Plan Drafting

July 2026 – January
2027

Goals

- Prepare a completed draft of the next plan based on content developed in Phase 2
- Adjust growth management strategies based on fiscal impacts assessment

Activities

- Consultant to support plan drafting and design
- Cost of Growth Analysis
- Facility Fee & Reimbursement Study
- Preservation Plan
- Regular updates to city council and the public



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Use of Official Surveys for Permitting

Dauida Moore



TM
Raleigh



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Use of Official Surveys for Permitting

- Currently, the City requires an official survey for most permits.
- Staff is working to relax this requirement for select minor permits.
- Staff may still require a survey depending on certain thresholds/conditions (e.g. proximity to property lines, ROW, and/or easements).
- Targeting implementation by June 2026.

Land Development Process Update

Kasey Evans





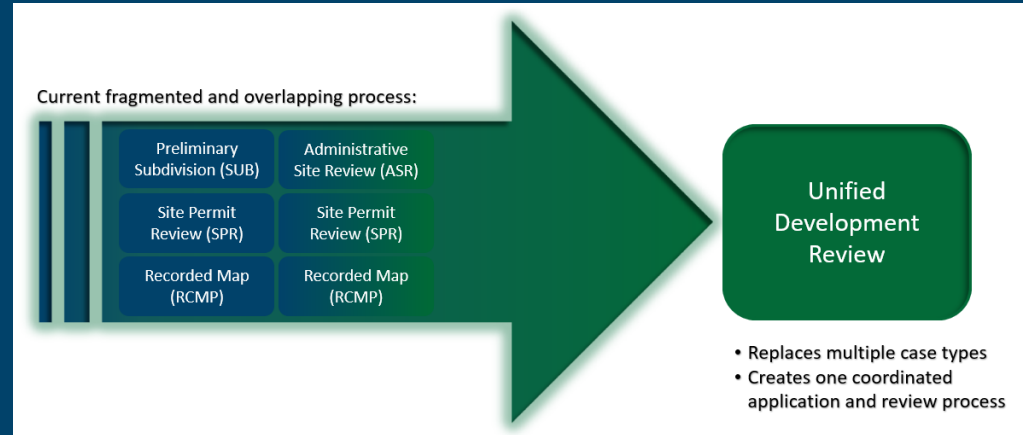
Land Development Process Update

Phase 1 Implementation:

- Limited roll out to handful select projects
- Targeting mid/late 2026
- Interested in being an early adopter? Email kasey.evans@raleighnc.gov

Phase 2 Implementation

- Full implementation
- Approx. 6 months after Phase 1





Townhouse Development Identifying the Trends

“Data gathering/ Initial Assessment”



Townhouse Test Cases

High-level numbers: 100 Townhouse Projects

- Date ranges from ASR cases between 2019-2026 ~6.5 years since Energov/EP&L
- 84 of the 100 projects have a subdivision component
- 13 start at ASR without a subdivision
- 76 go the full pipeline (SUB through BLDR)
- Case counts: 84 SUB, 20 ASR, 105 SPR, 167 RCMP, **4,039 BLDR permits!**

“Permitting is not a single step—it’s a high-volume, multi-year execution phase following planning approvals.”



Where Durations Occur in the Review Process (review type in median days)

City (Staff Review Time)	Applicant (Resubmittal Time)	Median cycle duration (review type)
SUB: (Subdivision): 79 days	SUB: 68 days	173 days
ASR: (Admin Stie Review) 72 days	ASR: 62 days	144 days
SPR: (Site Permit Review) 66 days	SPR: 106 days (highest)	186 days
RCMP: (Recorded Map) 29 days	RCMP: 42 days	76 days
BLDR: (Building Permit) 13 days	BLDR: 0 days	73 days
<u>Takeaways:</u> <ul style="list-style-type: none"> • SUB/ASR Longest city review times • Reviews get a little faster as projects move downstream 	<u>Takeaways:</u> <ul style="list-style-type: none"> • SPR is the biggest delay driver (applicant turnaround) • Applicant response time often exceeds city review time 	

Message:

Early = staff + complexity

Mid = applicant responsiveness



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Project complexity vs Process

Category	Group	Cases	Median Cycles	Median Staff Days	Median Applicant Days	Median Total Days
SUB	With RCMP	78	4	80	74	186
SUB	Without RCMP	6	2	64	3	76
ASR	With RCMP	15	3	71	64	135
ASR	Without RCMP	5	5	87	31	154
SPR	With RCMP	100	4	69	112	192
SPR	Without RCMP	5	2	30	13	48
BLDR	With RCMP	3,746	1	13	0	14
BLDR	Without RCMP	168	1	18	0	19

- Cycle count is the strongest predictor of delays
- Subdivision most intense review phase
- Some variability (e.g., ASR) suggests process or data inconsistencies
- SPR is the primary driver of overall timeline
- Project complexity (RCMP) (rezoning conditions) can increase cycles and duration
- BLDR is consistent



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SUB inefficiency (cycles + time)
SPR applicant delays
Use of holds

Holds Impact

- ASR: 100% have holds
- SPR: 86%
- SUB: 71%
- BLDR: 6%

Message: Each review trade contributes a different type of hold—these aren't bottlenecks, they're different kinds of requirements: time-based, inspection-based, and technical.

Holds are a site planning-stage issue. Need to stress to staff place only necessary holds or deferred to latter review stages to keep projects moving and communicate why a hold is necessary.

“What we're seeing is that performance is set early—subdivision and site coordination drive outcomes. By the time projects reach building permitting, the system is working efficiently.

The biggest opportunities are reducing project review cycles and improving early-stage coordination.”



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Quantify Cycle Impacts and Next Steps

- “Don’t optimize review speed—reduce the number of times you have to review”
- Each additional review cycle adds ~30–60+ days due to combined staff, applicant, and wait time

Next Steps:

- Identify failure patterns and trends with cases 5+ cycles and <than 3 cycles
- Determine if complicated rezoning conditions play a significant role
- 1st round: Quality of plan information and quality of staff comments
- 2nd round: Successfully addressed comments, did staff reach out to applicant if not
- Ways to potentially determine trends to flag projects after 1st, 2nd and a ‘firewall’ for the 3rd review to be more proactive
- Concept development: Combining preliminary entitlements with site permits and recorded map.
 - Reduce separate review types into only one, reduces coordination and communication issues and thus reduces total number of project life cycle reviews-
 - Cycle medians: Linear SUB-4, ASR-5, RCMP-4= 12+ median cycles to combined set ~5 median cycles

Raleigh Water

Tim Beasley





Raleigh Water

Staffing Announcement

- Supervisor
 - Cydney Terry
 - Oversight of the development review team
- Contact Information
 - Cydney.Terry@raleighnc.gov
 - 919-996-3546

Inquiry Session

Questions & Feedback

Scan to share your feedback

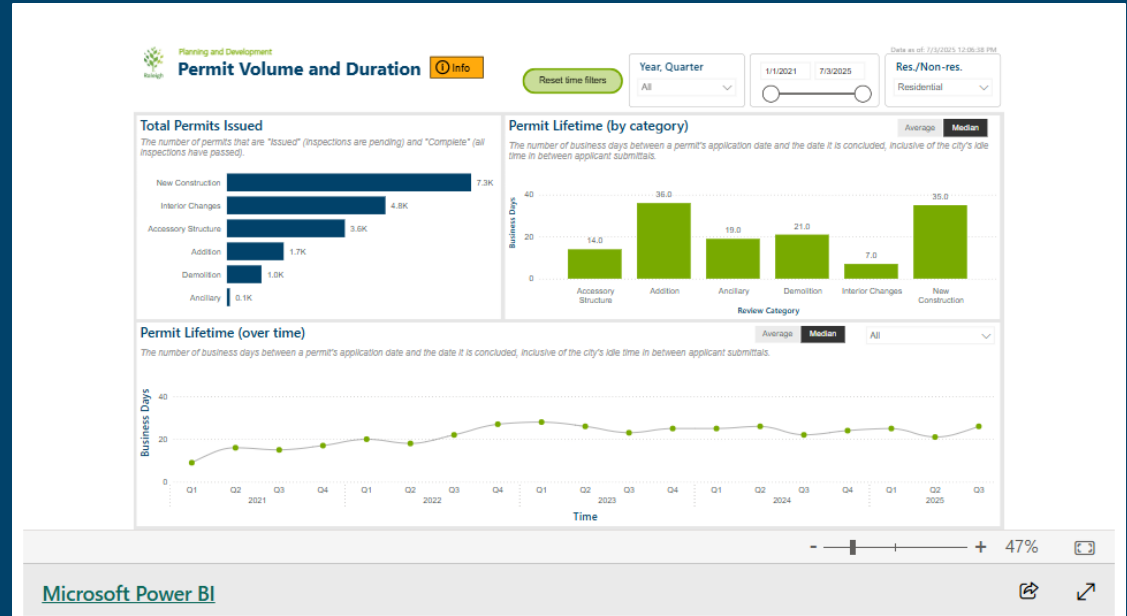


Meeting Adjourned



Review Dashboards

Check out our
public dashboards
for Metrics
Review Turnaround Times
and Performance
Dashboards
Click the link above.





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Raleigh Water Team and contacts

Team email for general information – water.review@raleighnc.gov

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Vacant		Engineer, Senior	
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