

Quarterly Stakeholder Meeting

January 9, 2025





Raleigh

Agenda

- Opening Remarks
- Land Development Process Update
- Text Changes
- Annexations
- Comp Plan and Community Connectors
- Staffing and Metrics
- Department Updates
 - CICS
 - Raleigh Water
 - Stormwater Management
- Q & A

Land Development Process Update

Kasey Evans



TM
Raleigh



Land Development Process Update

Innovation Team → Business Plan Initiative Team

Project Goal:

To create and implement a development process that is understandable, predictable and timely providing excellent service for all stakeholders

Current Activity: New Process Drafting

Text Change Updates





Text Change Updates

- **TC-9-24 MM Tree Preservation/Infill Standards**
 - Drafting – Feb. TCC (projected)
- **TC-10-24 (External Request): Cottage Court attached garages**
 - Drafting – Feb. TCC (projected)
- **TC-11-24 Pedestrian Passages and Crosswalks**
 - Drafting, PC likely in late winter
-



S.L. 2024-57 Update

- 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)



S.L. 2024-57 Update – Impacted TCs

Text Amendment	Adopted
TC-7-22, Co-living	11/19/24
TC-2-24, Omnibus List 2024	11/19/24
TC-3-23, Clean Transportation Ordinance	6/4/24
TC-5-23, Omnibus List 2023	8/20/24



S.L. 2024-57 Update – Impacted Rezonings

- Z-92^E-22: Applied –TOD to properties between Person St. And Raleigh Blvd.



S.L. 2024-57 Update – Next Steps

- UDO [webpage](#) updated
- Council may choose to re-adopt portions of the nullified text amendments not inconsistent with SL 2024-57
- Council may choose to seek property-owner permission to reapply the –TOD in areas affected by Z-92^E-22.
- Republish updated UDO

TC-11-24

Pedestrian Passages and Crosswalks



TC-1-24

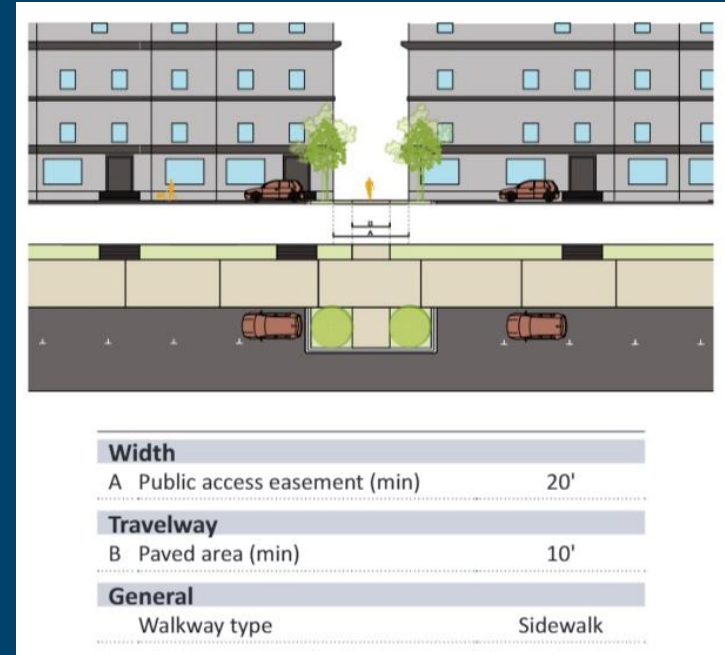
Incentivize pedestrian passages. Expand existing block perimeter allowance when a pedestrian passage is included and provide additional design standards for passages

Safer crosswalks: Reduce crosswalk distance at intersections



Incentivizing Pedestrian Passages

- Pedestrian passage in the UDO is a 10' paved area within a 20' easement
- UDO currently permits a larger block than otherwise allowed if it includes a pedestrian passage
- TC-11-24 would expand that allowance, meaning an increased share of transportation infrastructure will be in the form of pedestrian/bike facilities
- Would not take the place of any street that is mapped on the Street Plan



Incentivizing Pedestrian Passages

- TC-11-24 would allow (not require) a pedestrian passage instead of a full street in this and similar instances
- A block of this size is larger than the code allows
- Would currently require a street. TC-11-24 would allow a pedestrian passage in lieu of a street



Pedestrian Passage Design

- **Intent:** Improve pedestrian safety by signaling pedestrian priority over vehicles.
- When a pedestrian passage intersects an internal access drive, the pedestrian passage shall take precedence in at least one of the following ways:
- The paving material for the passage will continue across the intersection
- The height of the access drive will meet the height of the pedestrian passage



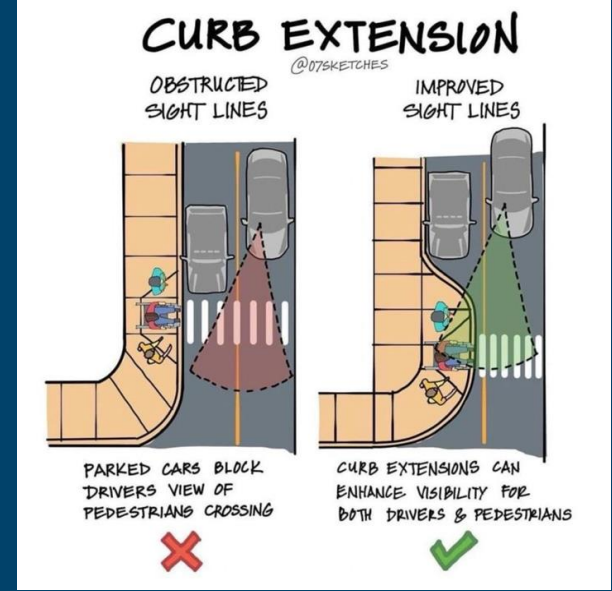
Pedestrian Passage Design

- **Intent:** Address situation where an internal driveway runs parallel to pedestrian passage. One of following:
- The pedestrian passage is raised above the adjacent driveway or vehicular area.
- Both are at the same grade, but bollards or other permanent forms of physical separation are placed between the pedestrian passage and the adjacent driveway or vehicular area.



Crosswalk Safety

- **Intent:** Improve pedestrian safety and comfort by shortening distance to cross and slowing vehicles at intersections
- Specifying narrower width at intersections
- Would happen when city redesigns street or a development occurs at the intersection



Next steps/questions

- Bringing to multiple boards and commissions
- Planning Commission likely in March
- Questions?

Annexations

Christopher Golden and Pat Young



Annexations

- Council is seeking to have the annexation occur earlier in the process, as is the case in many other NC jurisdictions
- City policy/code supports that annexation petitions be submitted at the beginning of the development review process.
- The current practice of annexation petition submittal is inconsistent with the intent of code.
- Currently , annexation petitions are submitted as the last piece in a development as the property owner looks to connect to water and sewer.

Annexations

- The current practice prevents Council the ability to have greater influence in annexations within the ETJ regardless of circumstance as developers have already made large investments in infrastructure.
- Comprehensive Planning has convened a working group that includes the City Attorney's Office, Current Planning/Development Services and Public Utilities to explore the issue.
- A memo exploring the framework and organization of administering the city code as originally intended, will be presented to Council, in the coming months.
- Council can direct us to move forward and implement process alignments or they could direct us to do explore alternate options and return with alternatives.

Comp Plan Amendments and Community Connectors

Robert Tate

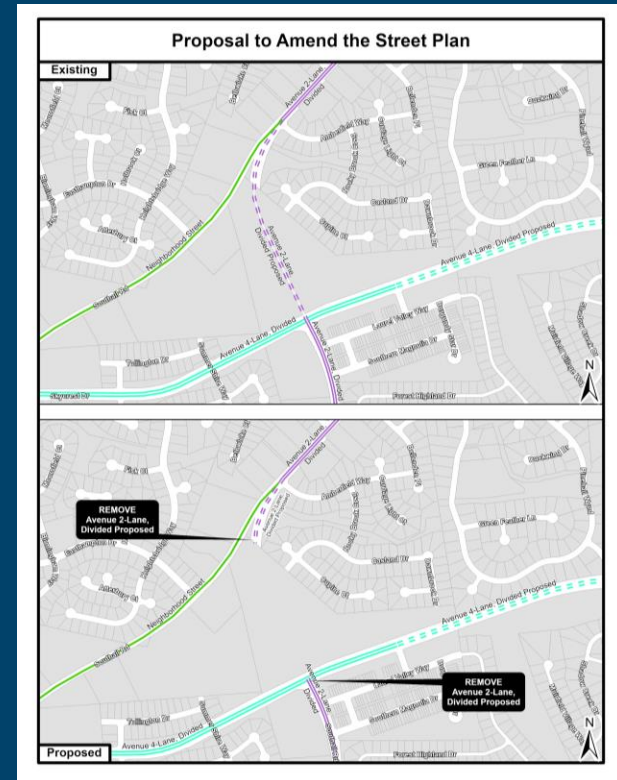


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Comprehensive Plan Amendments

CP-5-24 Southall Road

- Privately initiated request
- Would remove a segment of a proposed avenue 2-lane, divided street north of Skycrest Drive bisecting 3104 Southall Road.
- Scheduled to re-appear at Planning Commission on 1/28/25.



Community Connectors

Robert Tate



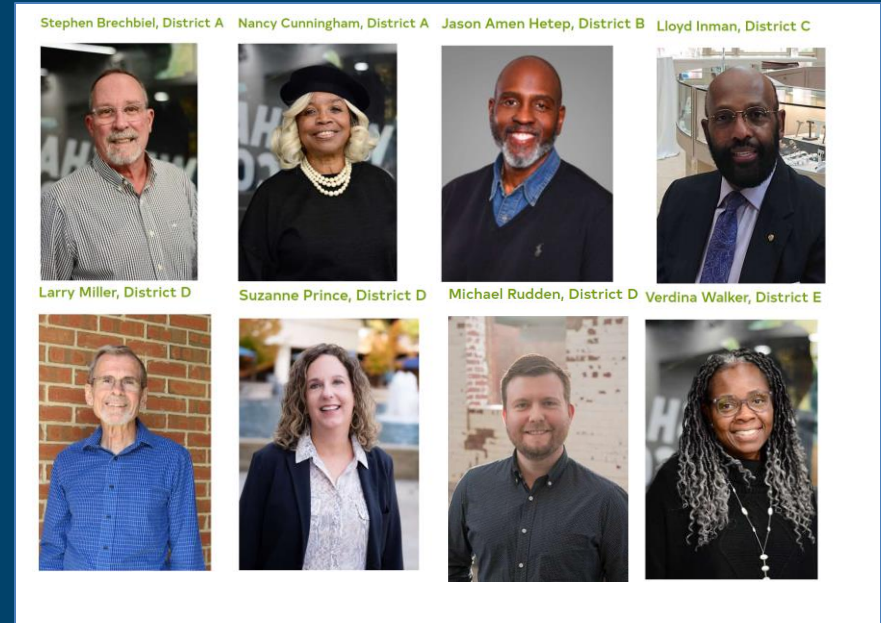
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Rezoning Community Connectors



Rezoning Community Connectors

- Residents contracted by the City of Raleigh to attend Pre-Submittal Neighborhood Meetings for rezoning requests.
- Connectors applied and were selected by a panel of Planning & Development staff and have received training from staff.
- Connectors are paid hourly for their work.



Rezoning Community Connectors

Community Connector responsibilities include:

- Answer questions about the rezoning process, including next steps, required public meetings, and typical timeline.
- Provide resources (city webpages, staff contact information) for attendees to get more information.
- Ensure that what is described by applicants and the public is not a misrepresentation of facts.
- Coordinate with staff about questions and suggestions.

Jan. 2025 Update and Recruitment

- Between August and December of 2024 Rezoning Connectors attended nearly 20 hours of neighborhood meetings.
 - Traffic, open space and trees, and buffering/neighborhood transitions were the most discussed topics.
- Recruitment began in the Fall of 2024 for more connectors in Districts B, C, and E.
 - Selection and onboarding will commence in February 2025.

Staffing Update

Daniel Stegall

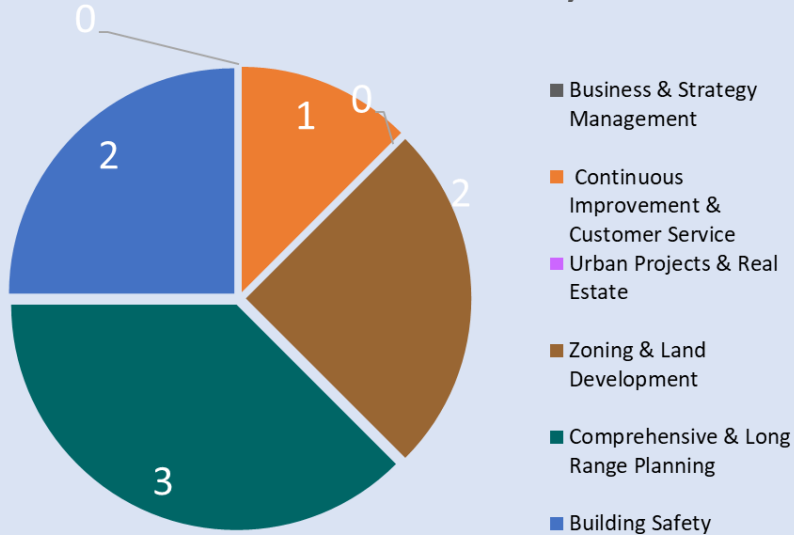




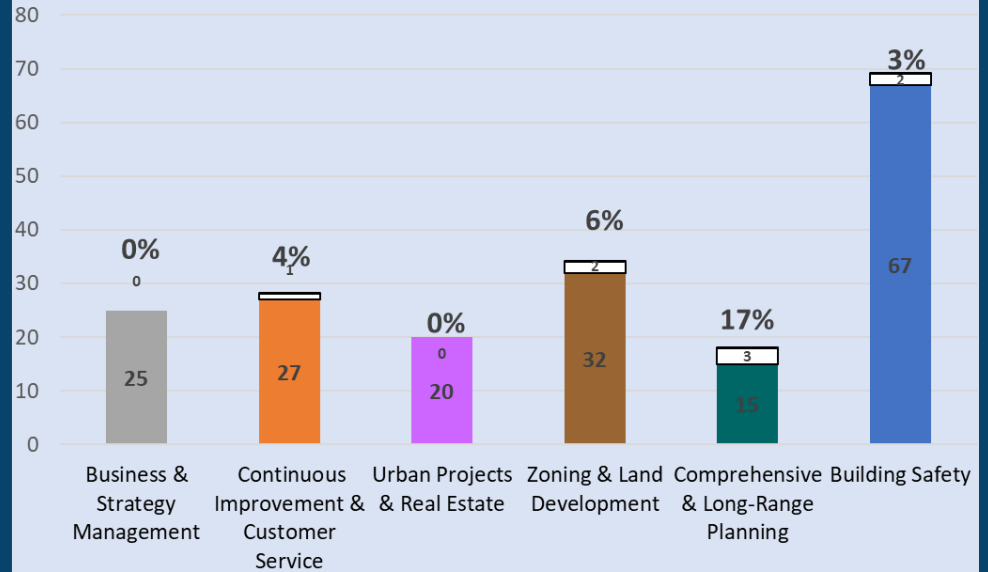
Personnel

Planning and Development		194
Vacant Positions as of January 25	10	4%

PlanDev Vacancies as of January 2025



Vacancy % per division as of January 2025



Vacancy Report

Daniel Stegall



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Development Related Positions

Status of Vacancies

- **Zoning and Land Development- 2 Senior Planners Hired, 1 Senior Planner Promotion**
 - Two anticipated Planner 1 vacancies
- **Continuous Improvement and Customer Service – 1 Business Systems Analyst,**
- **Building and Safety – 2 Commercial Building Inspectors**
 - 1 Accepted Offer
 - 1 Re-advertisement
- **Comprehensive Planning – 3 Senior Planners, Positions are currently advertised**
- **Transportation – 1 Surety Coordinator, 1st round Interviews are underway**
1 Right of way Supervisor, 2nd round Interviews are underway
- **Raleigh Water – 1 Engineer, Awaiting response to a conditional offer**
- **Urban Forestry – 1 Plan Reviewer, a conditional offer was accepted with a February start date**

Metrics Update

Daniel Stegall





Benchmark Review

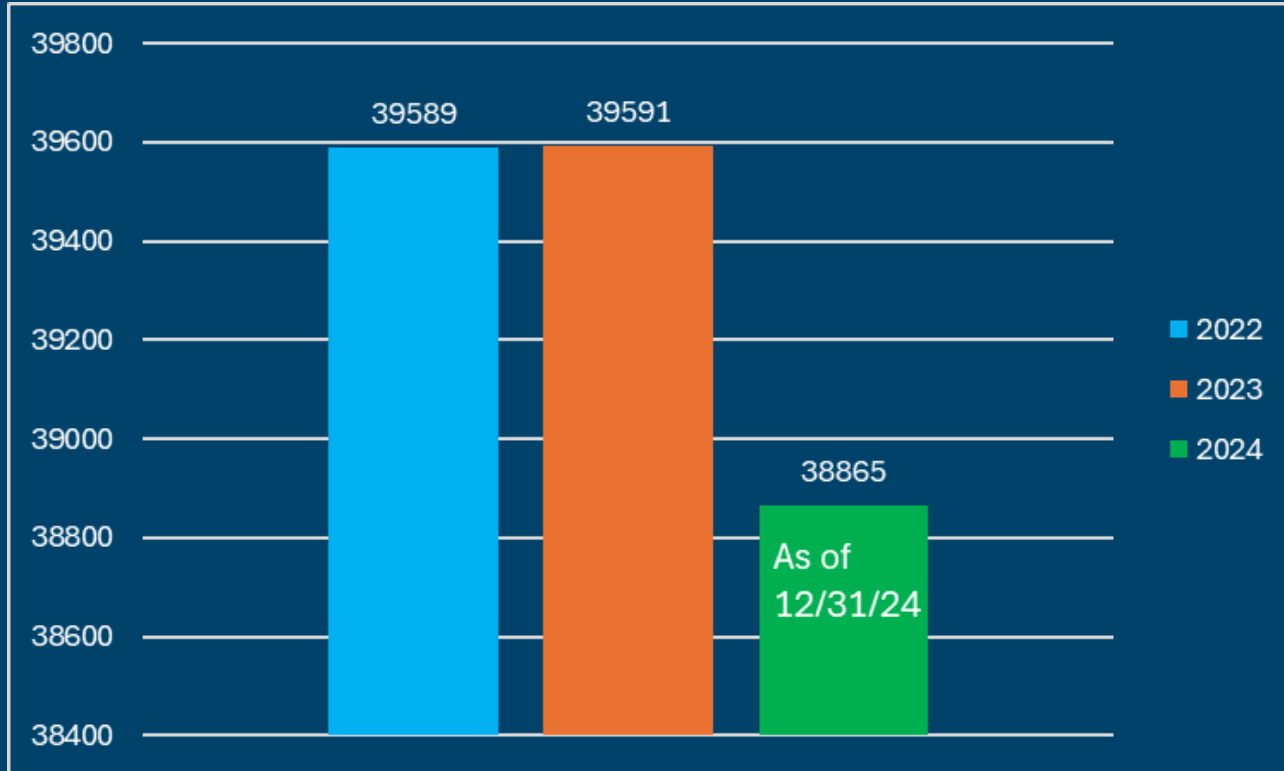
(All reviews by all departments)

CY 2023				
Goal Met	1-2 Days Late	3-4 Days Late	5+ Days Late	Total
110,294	11,423	4,026	2,292	128,035
86%	9%	3%	2%	
CY 2024				
Goal Met	1-2 Days Late	3-4 Days Late	5+ Days Late	Total
109,180	8,847	2,412	1,877	122,316
89%	7%	2%	2%	



Planning & Development Metrics

Commercial & Residential Trade Permits Issued

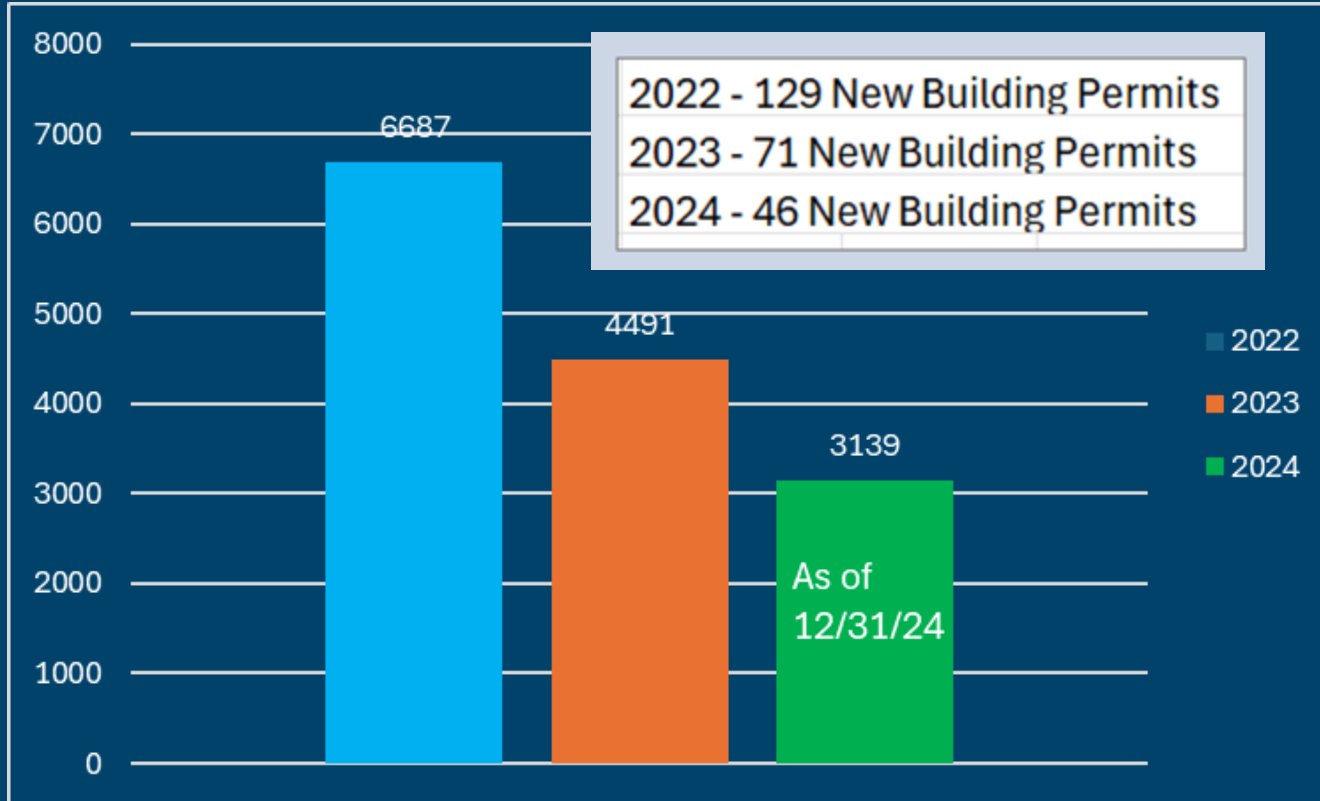




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Planning & Development Metrics

Apartment and Condo Units

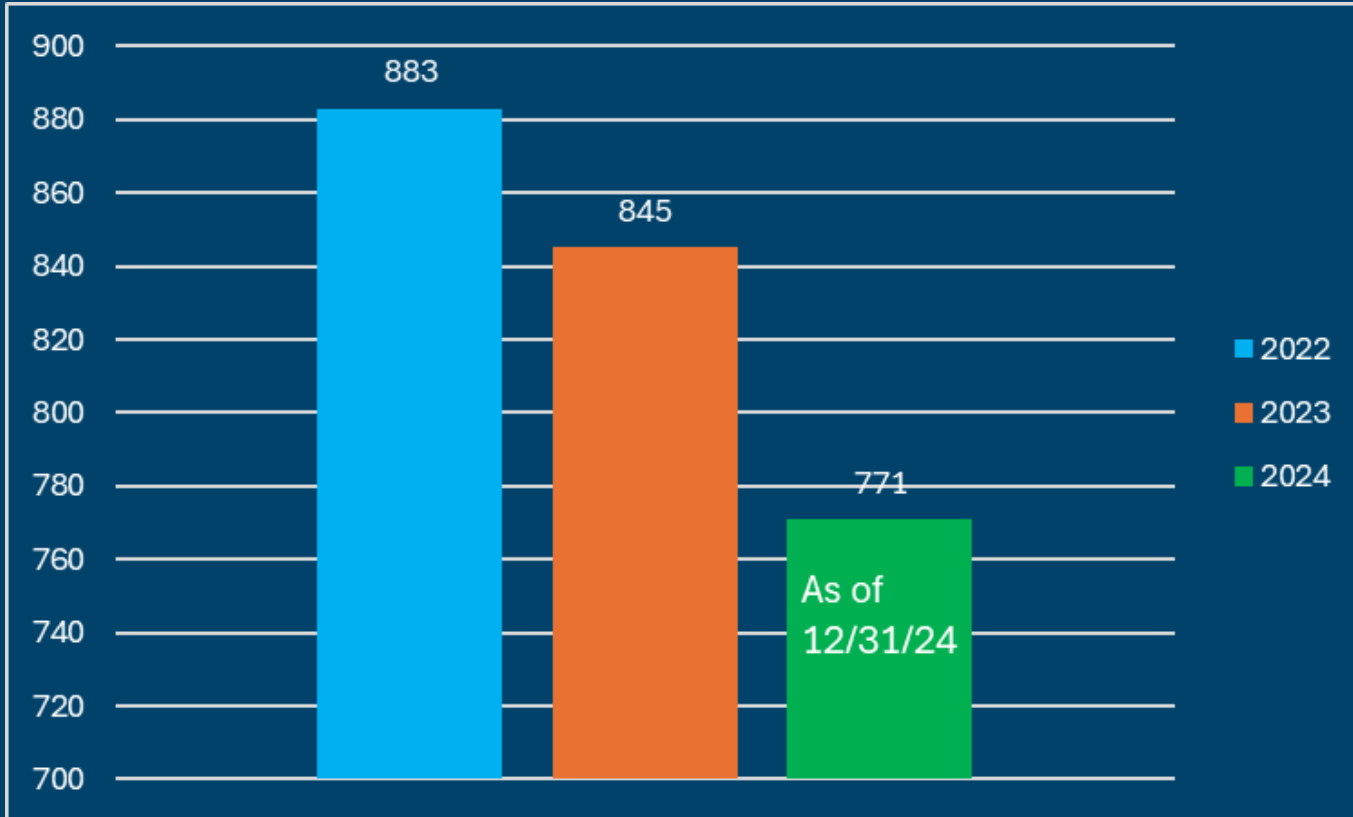




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Planning & Development Metrics

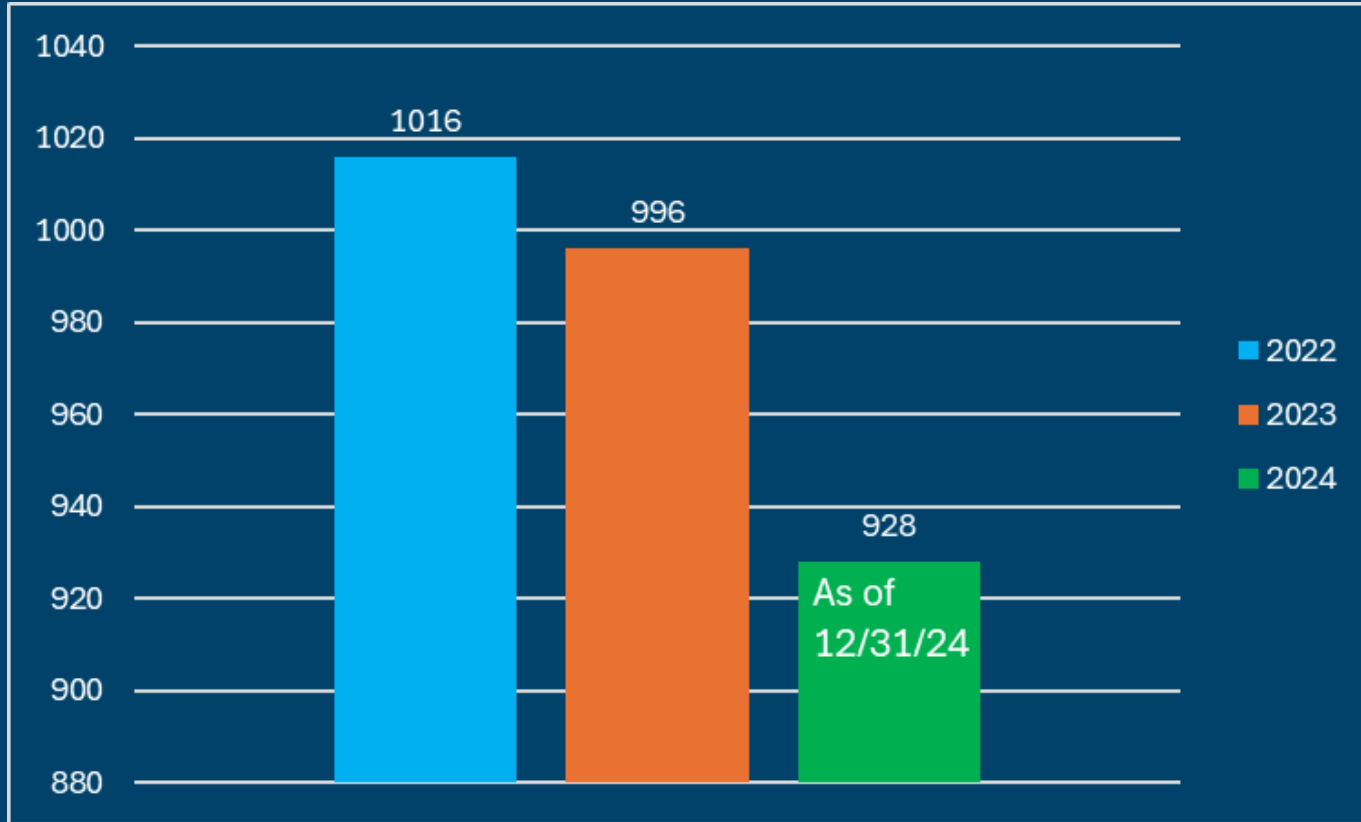
SFD and Duplex Permits Issued





Planning & Development Metrics

Townhome Permits Issued

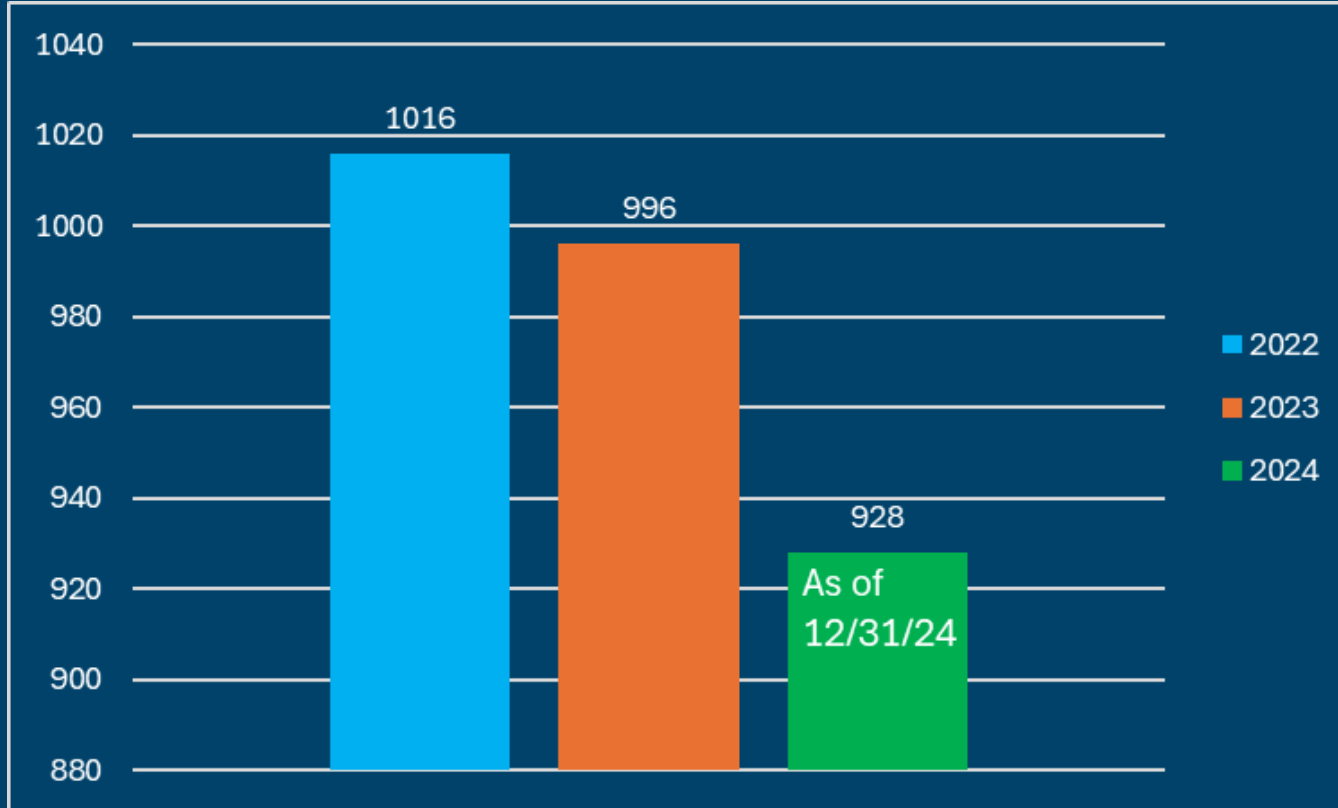




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Planning & Development Metrics

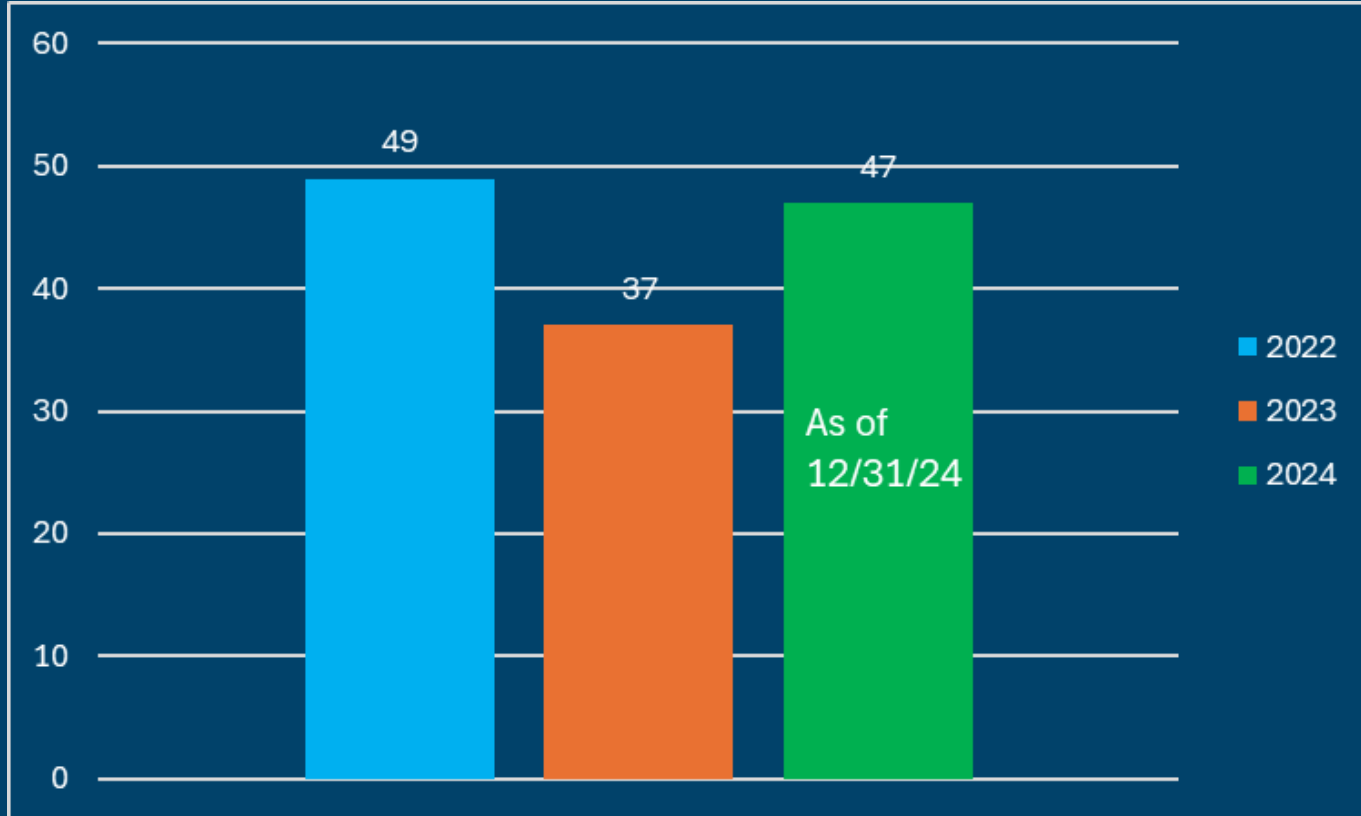
Approved Administrative Site Reviews





Planning & Development Metrics

Approved Subdivisions



Department Updates





Building and Safety

2024 NC Residential Code

- Delayed Implementation until July 2025



Continuous Improvement and Customer Service

Business Rule - Pilot

- Existing
 - Criteria for accepting Building Non-residential applications:
 - Site Permit Review Drawings must be stamped and released
- Proposed
 - Criteria for accepting Building Non-residential applications:
 - Site Permit Review approved by all departments
 - SPR is in Final Review
- Holds
 - When SPR has not been release
 - When Site Permits have not been issued.



Continuous Improvement and Customer Service

Progress Items

- Building Permit Plan Revisions
 - Application and Streamline process
- Non-Residential Permit Intake Processing Time
 - Current Time is Five to Seven Business Days
 - Reduction: Three to Five Business Days



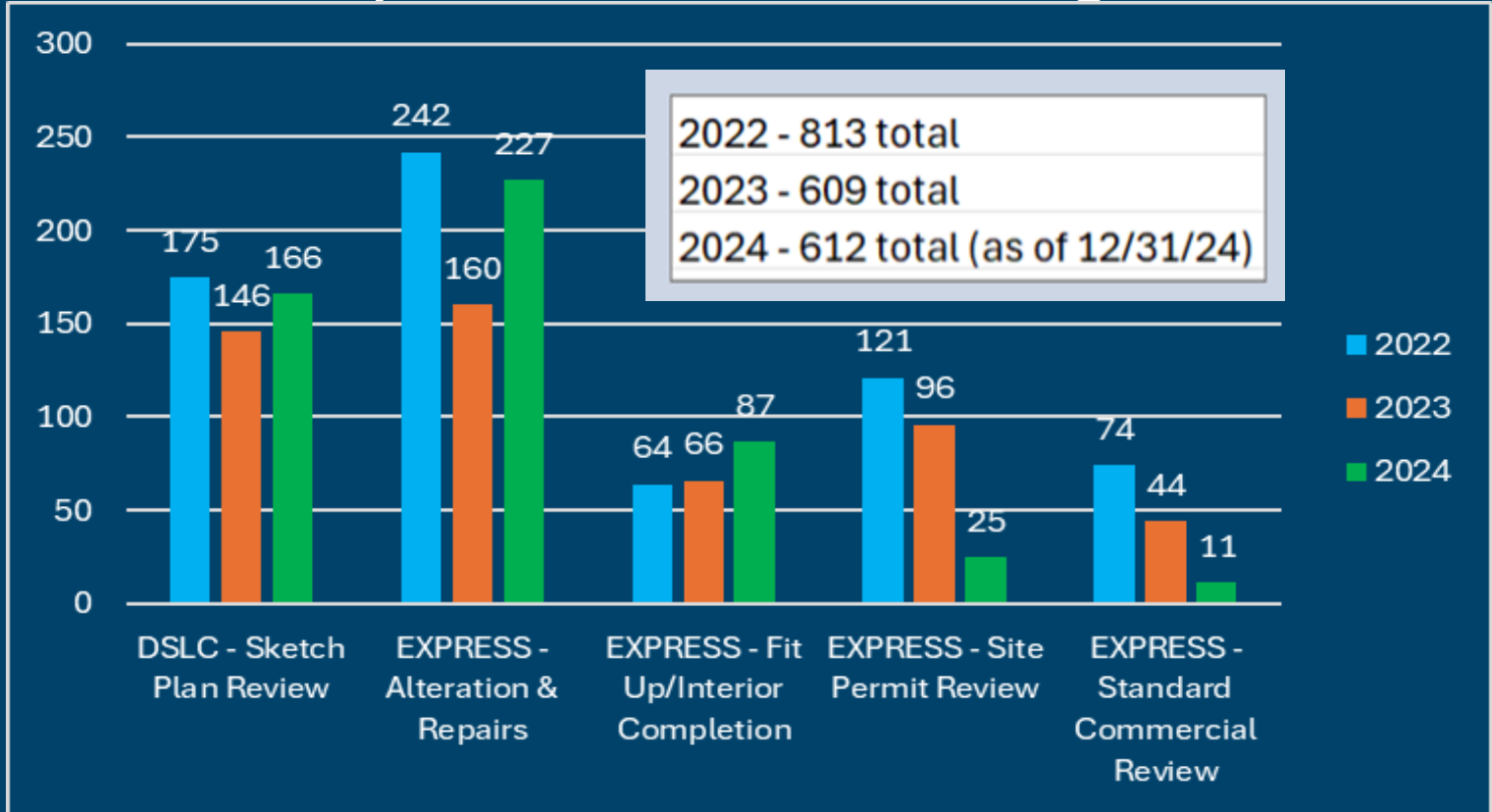
Continuous Improvement and Customer Service

Portal updates

- Phase 2 – Non-Residential Alteration, Interior Completions and Mass Grading
 - Launched: November 19, 2024
 - No reported issues
- Phase 3 – SPR Major, SPR Minor
 - Currently Testing
 - Launch Date: Mid-February



Express Review Program





CICS Points of Contact

Celia McCoy

Senior Permit Advocate (Commercial Permit Intake), Continuous Improvement and Customer Service Planning and Development Department

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Jenna Hurley

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Samantha Cadman

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Cornelia Stallings

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Chevy Edwards

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Planning and Development Department*

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Raleigh Water Updates

Mike Fowler





Raleigh Water Handbook

- Raleigh Water – Public Utility Design Manual
 - Effective Date: January 18, 2025
- Website updates – Ongoing
- Outreach and education – Per request
- MS Forms on website



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Raleigh Water Team and contacts

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

Development plan review group Raleigh Water			
Team member		Title	Area
Cydney Terry	Cydney.terry@raleighnc.gov	Engineer, Senior	Wendell/Knightdale/Raleigh
Mike Fowler	Mike.fowler@raleighnc.gov	Engineer, Senior	Zebulon/Raleigh
Vacant		Engineer	
Tim Beasley	Timothy.beasley@raleighnc.gov	Engineer, Senior	Wake Forest/Rolesville/Raleigh
Pat Paine	Patrick.paine@raleighnc.gov	Engineer, Senior	Gamer/Raleigh
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Brian Casey	Brian.Casey@raleighnc.gov	Scopes/Residential	Part Time Team Member

Stormwater Update





1 & 2 unit dwellings on lots >1 acre

- Requested change
- Process



Design Manual Related Items

- Updated Standard Details for Stormwater
- Manual with clickable links



Contact Reminder

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

Questions?

