

Quarterly Development Stakeholder Meeting

Facilitated by Planning
and Development

July 10, 2025



Please Sign-in:



View the agenda:



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Agenda

Opening Remarks

Department and Division Updates

- City Manager's Office
- Raleigh Water
- Stormwater Management
- Continuous Improvement and Customer Service

Vacancy and Staffing Update

Text Change Update

Inquiry Session

Meeting Adjourned

City Manager's Office

Home - Customer Experience Center

[Ask.RaleighNC.gov](https://www.raleighnc.gov/ask)

Raleigh Water

Merger Town Permitting – Permitting update

- **Live since June 2025**
 - Team processed 190 permit requests since June 1, 2025.
 - Average processing time ≤ 3 business days
 - 167 permits were completed and paid for during this time
- No issues reported

Merger Town Permitting – Goals (CHECK)

- 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 – Live July 1

- Plan submittal over Development Portal and Merger Systems
- Dedicated reviews for Construction Drawings in Raleigh's system
- Permit issuance and fee payment improvements
- Improved tracking for customers and Raleigh Water

Raleigh Water Staffing

Development Review group Raleigh | Water

water.review@raleighnc.gov

Team member		Title	Area	Phone
Cydney Terry	Cydney.terry@raleighnc.gov	Engineer, Senior	Wendell	919-996-3546
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Mitchell Wilson	Mitchell.wilson@raleighnc.gov	Engineer, Senior	Wake Forest	919-996-3548
Tim Beasley	Timothy.beasley@raleighnc.gov	Engineer, Senior	Rolesville	919-996-2176
Pat Paine	Patrick.paine@raleighnc.gov	Engineer, Senior	Garner	984-202-3452
Sophie Jones	sophia.jones@raleighnc.gov	Engineer	Zebulon	919-996-3542
Autumn Smith	Autumn.smith@raleighnc.gov	Engineer		919-996-3410
Austin Bain	Austin.bain@raleighnc.gov	Engineer		
Rene Haagen	Rene.haagen@raleighnc.gov	Engineering Supervisor		919-996-3418
Jonathan Ham	Jonathan.ham@raleighnc.gov	Division Manager		
Brian Casey	Brian.casey@raleighnc.gov	Part Time Engineer	Entire Service area	

Stormwater Management

Stormwater Items

1. Update TC-2-2025
2. Greenway Impervious Calculations
3. Options to get a Land Disturbance Grading permit

Stormwater Text Change Update (TC-2-2025)

- Authorized by City Council on April 1, 2025
- ~~Text Change Committee on May 21, 2025~~
- ~~Planning Commission June 10, 2025~~
- Recommended by Planning Commission June 24, 2025
- Scheduled by City Council on July 3, 2025
- Public Hearing at City Council on September 2, 2025 (PM)

Cancelled due to
lack of quorum

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

- Only changing requirements for this specific situation.
- Similar to Pre 5/1/2023 Regulations for these lots

Built Upon Area Definition – In Effect Now

- Built Upon Area akin to Impervious Area
- NC Session Law 2024-49 changed definitions for
 - Decks
 - Artificial Turf
 - Gravel
- New definitions in effect NOW. See TC-2-2025 for more information.





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Greenway Calculations

- If improvements are required with a development application, the associated impervious area must be in the calculations. This includes projects where the improvement will be completed by the City in the future – e.g. a greenway easement dedication or a fee-in-lieu for a sidewalk.
- For greenway easements parallel to a creek, the impervious area must be included in the SNAP calculations but does not have to be treated by a Primary SCM.



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Case Types for LDG Permit

- SPR
- MASS
- BLDR when LOD is < 1 acre
- DEMO for residential only when LOD is < 1 acre



Comparison of Methods

MASS	DEMO and/or BLDR
Required if <u>total</u> LOD \geq 1 ac	Option if <u>total</u> LOD $<$ 1 ac
Separate submittal with fees	Already submitting these cases
Can include multiple properties	One permit per parcel
Creates a common plan of development	The LDG permit itself doesn't create a common plan of development.
One permit	Need separate permits under DEMO and BLDR, unless leave the LDG under DEMO permit open.



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Comparison of Methods - continued

MASS	DEMO and/or BLDR
One surety	Contact Stormwater to transfer surety from DEMO to BLDR
Can leave the LDG open and obtain a CO for the building.	Entire site must be stabilized to obtain CO.
Same submittal requirements if <1 ac <u>total</u> LOD.	Same submittal requirements if <1 ac <u>total</u> LOD.



Contact Reminder

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

Continuous Improvement and Customer Service

Continuous Improvement and Customer Service

Plan Revisions:

- Field Revisions – *Minor* changes reviewed by an inspector
 - No need to resubmit plans
- Plan Revisions – *Major* changes that need a **formal review**.
 - An inspector will sign off the plan revision application
 - Revisions will need to be submitted for plan review

Residential Additions and Alterations:

- Additions are adding walls or increasing footprints

Continuous Improvement and Customer Service

Permit and Plan Intake

- Timeliness
- Cross Training
- Expedited Review

Successful Submittals

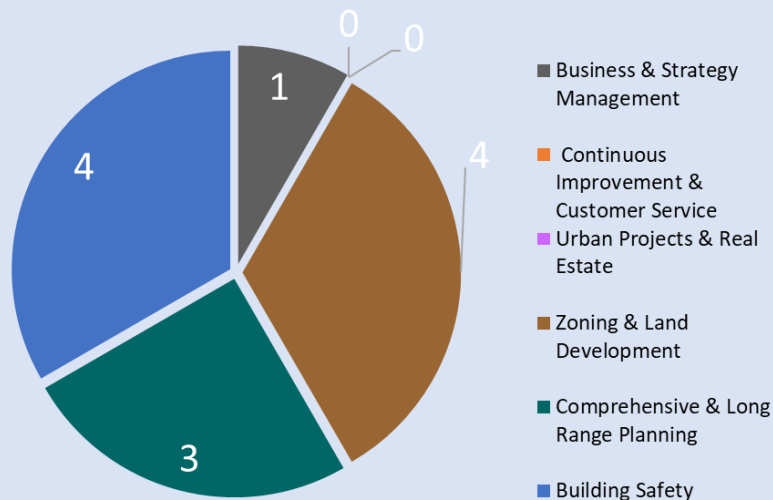
- Site Permit Review- Remove "Not for Construction"
- Commercial – Resubmittals require full plan & corrections

Vacancies and Staffing

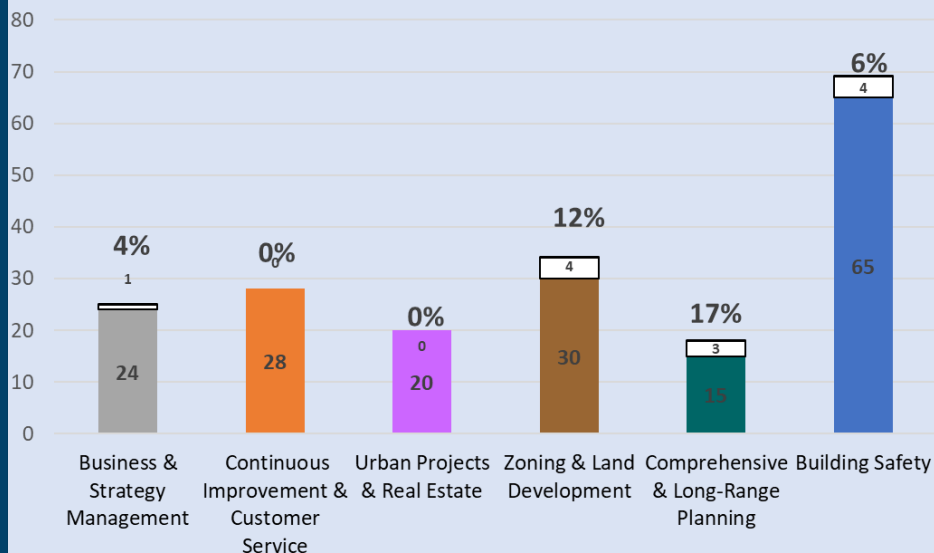
Personnel

Planning and Development	194	
Vacant Positions as of July 25	12	8%

PlanDev Vacancies as of July 2025



Vacancy % per division as of July 2025



Vacancy and Staffing Update

Comprehensive Planning

- Pending Hire: Planning Manager
- Vacancy: One Senior Planner

Building and Safety

- Vacancies: 4 Inspectors
 - Commercial , Building, Plumbing, Electrical, Multi-Trade

Zoning and Land Development

- Vacancies: Two Senior Planners

Vacancy and Staffing Update-Matrix Departments

Fully Staffed

- Raleigh Water, Stormwater Management, Urban Forestry

Transportation

- Vacancy: Lead Engineer (Rezoning and Plan Review)
 - Interviews are complete
- Hired: Right of Way Reviewer

Fire Marshal's Office

- Four Vacancies amongst Inspectors and Review Staff

Text Change Update

Current Text Changes

- **Drafting/Upcoming**
 - Greenway Amendments
 - UDO updates designed to modernize Raleigh's regulatory approach to Greenways, aligning it with community goals and leading standards
 - RHDC Updates
 - Revises historic preservation requirements and processes to align with state law

Current Text Changes

- **Scheduled for Public Hearing 9/2**
 - TC-11-24: Pedestrian Passages and Crosswalks
 - TC-2-25: Stormwater Items to Reflect State Law

TC-11-24

- Includes three items:
 - Safer crosswalks: Reduce crosswalk distance and slow cars at intersections
 - Improve safety on pedestrian passages: Specify design when they intersect with drive aisles
 - Incentivize pedestrian passages: Incentivize new development to include pedestrian passages by increasing block perimeter allowance



Stakeholder Inquiries

Online Permit and Development Portal

Can applicants view the reviewer's name and contact information in the review pane?

- Corrections reports contain contact information

Plan Review [BLDR New Building]			
Submittal Status	Received Date	Due Date	Completed Date
*Requires Re-submit	06/13/2025	06/30/2025	07/01/2025
❗ PRCR - Urban Forestry • *Requires Re-submit • Rose Catherine • Completed : 06/18/2025			
✅ PU - Public Utilities • *Approved • Smith Autumn • Completed : 06/30/2025			
✅ IT - Addressing • *Approved • Thiele Brodie • Completed : 06/18/2025			
✅ ES - Stormwater • *Approved • Burdick Nathan • Completed : 06/25/2025			
✅ DS - Zoning Site • *Approved • Mohebbi Takin • Completed : 06/30/2025			
✅ DS - Engineering • *Approved • Reid Dustin • Completed : 06/30/2025			
✅ DS - CSC Plan Intake [Residential] • *Approved • Andrews Beulah • Completed : 06/13/2025			
✅ DS - Building Review [Residential] • *Approved • Myers Kyle • Completed : 06/16/2025			

Development Fee Guide

Overview

- Scope and Coverage
- Annual Updates with Caps
- No new fees for FY26
- Development Fee Guide
- Fee Calculator

COMPREHENSIVE GUIDE FOR RALEIGH DEVELOPMENT FEES

Development Fee Guide

July 1, 2025 - June 30, 2026

The screenshot shows the 'Raleigh Development Fee Calculator' web application. At the top, there is a header with the Raleigh logo and the title 'Development Fee Calculator'. Below the header is a green bar with the text 'Select a calculator' and a dropdown menu. Underneath is a white input field. A green bar below the input field displays 'Total Fees \$0'. The main content area features five green square buttons with white icons and text labels: 'BUILDING PERMIT FEES' (house icon), 'STORMWATER FEES' (water drop icon), 'OPEN SPACE FEES' (maple leaf icon), 'THOROUGHFARE FEES' (truck icon), and 'RIGHT-OF-WAY OCCUPANCY FEES' (road sign icon). At the bottom of the interface is a green bar with a circular arrow icon and the text 'Reset Calculators'.

Portal

Please confirm the names and license numbers for all your contractors for this project. This will prevent any delays in the processing of your final invoice for your project. (Required)

Contractor License Info Details

+ Add Row

	Contractor Type	Contractor Name	Contractor License Number

Why are subcontractors entered three times for Residential Permits?

- Contractors are not required in the chart
- Only in portal contacts and permit application

Edit

Contractor Type

Contractor Name

Contractor License Number

✓ Update

Cancel

Questions?

Meeting Adjourned

Continuous Improvement and Customer Service

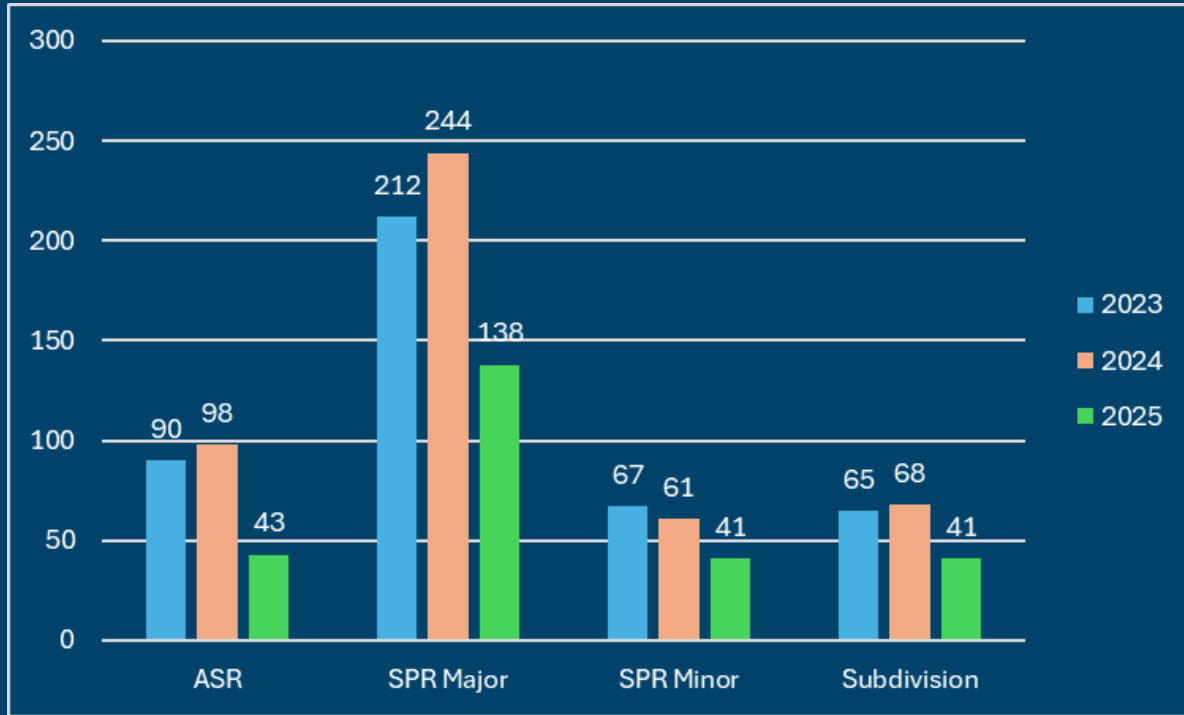
Announcements

- Upcoming Stakeholder Meeting is October 9, 2025
 - 9AM at (Transportation Field Services), 2550 Operations Way
- Customer Service Week, October 6-10
- Fall Permit Pathways Event, Topic: TBD

Metrics Update

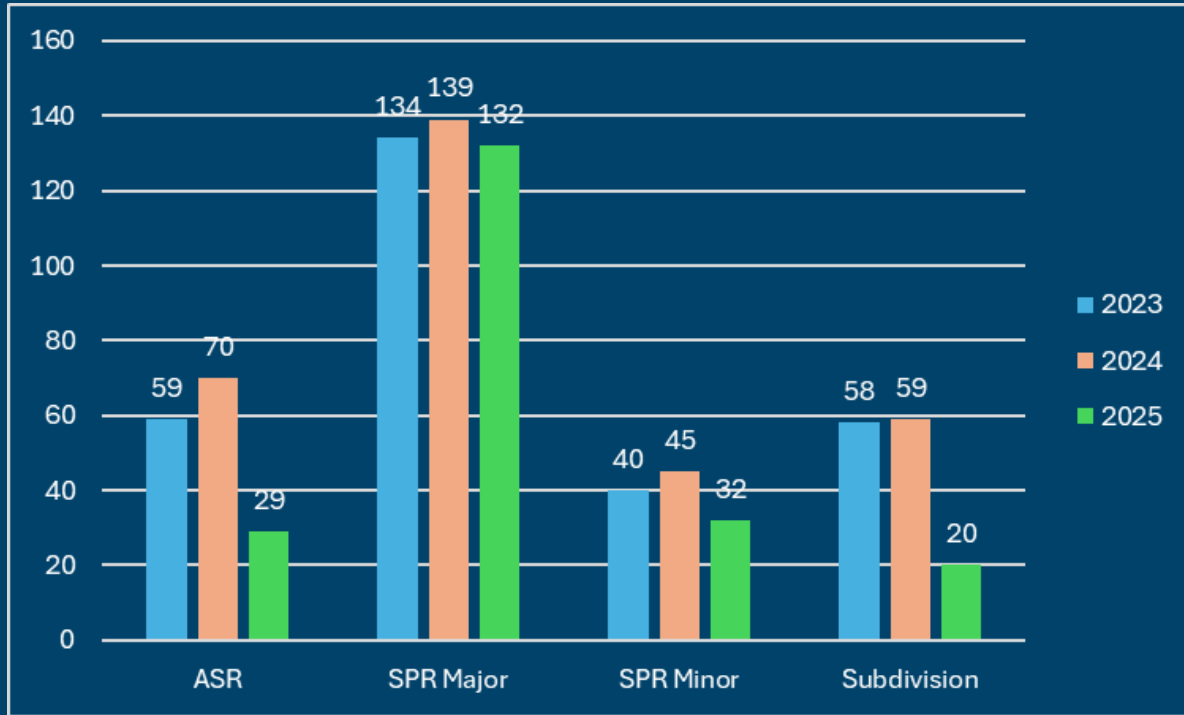
Questions regarding metrics submitted to the Planning and Development Department via [AskRaleigh](#).

Total Site Plan Submittals



(As of 6/30/2025)

Total Approved Site Plans



(As of 6/30/2025)

Total of Residential Permit Applications



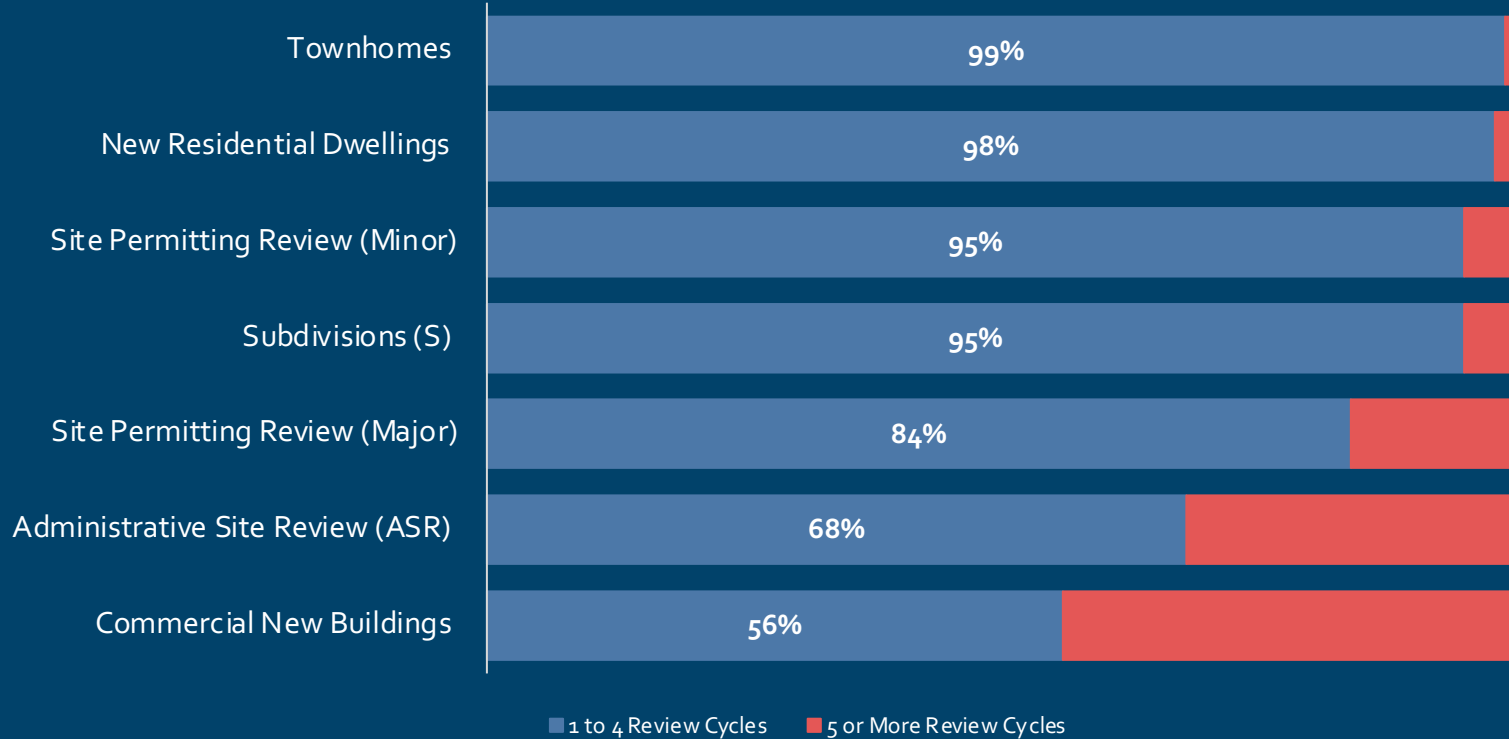
(As of 6/30/2025)

Total of Residential Permits Issued



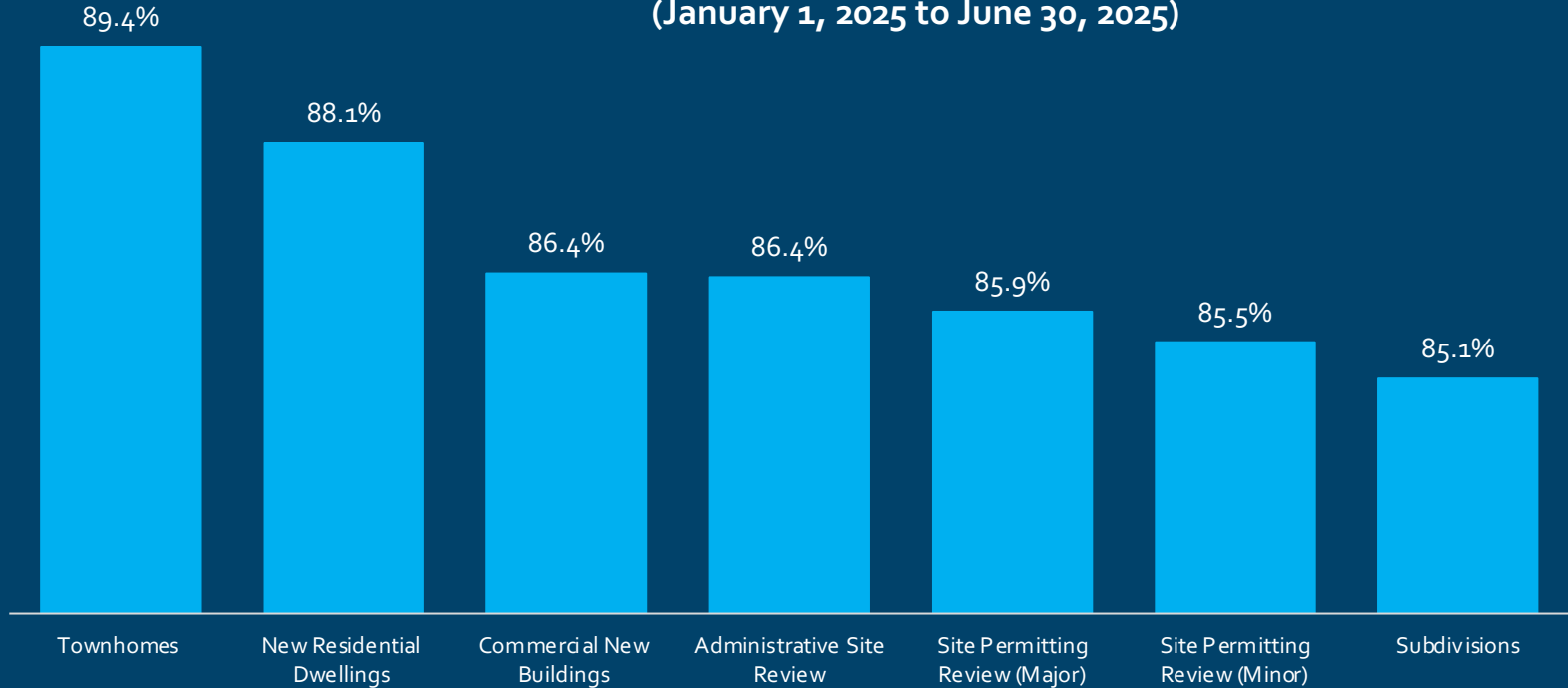
(As of 6/30/2025)

Percent of Projects Approved Within 4 or Fewer Review Cycles (January 1, 2025 to June 30, 2025)



Percent of Individual Reviews Completed Within the Published Benchmarks

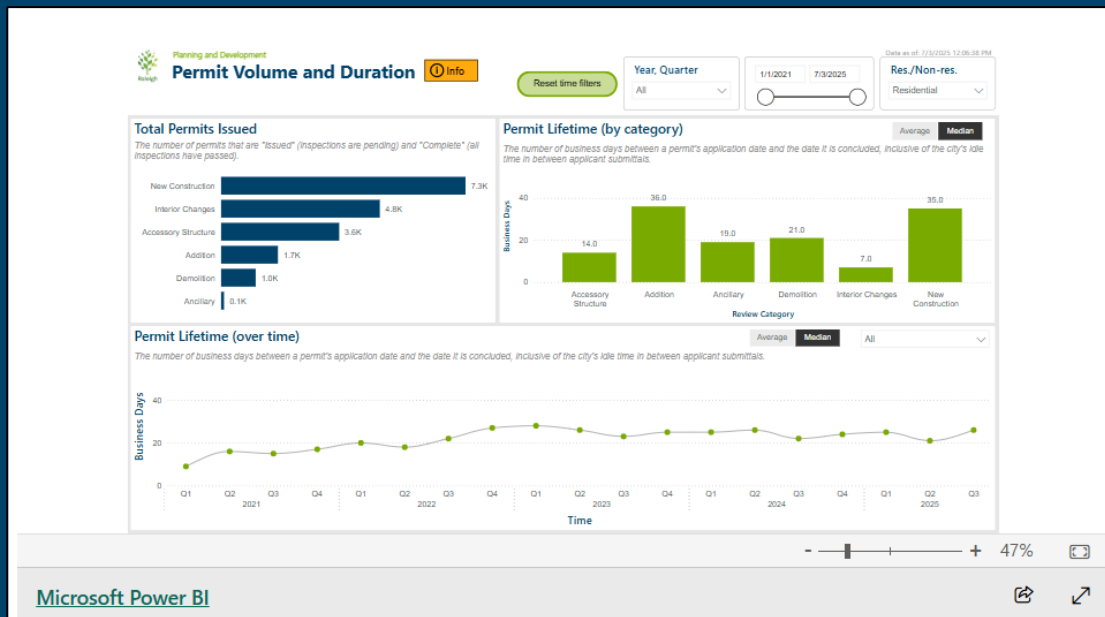
(January 1, 2025 to June 30, 2025)



Review Dashboards

Check out our
public dashboards
for more metrics

[Review Turnaround Times](#)
[and Performance](#)
[Dashboards](#)





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Continuous Improvement and Customer Service

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