

Quarterly Development Stakeholder Meeting

Facilitated by Planning and Development

October 9, 2025



Raleigh



Agenda

Opening Remarks

Department and Division Updates

- Raleigh Water
 - Legal Documents, Permit Blocks, Staffing Announcement
- Stormwater Management
 - TC-2-2025 In Effect and Design Exceptions
- Zoning Administration
 - Text Changes
- Long Range Planning
 - Comprehensive Plan Update
- Continuous Improvement and Customer Service
 - Expedited Criteria for Projects, Re-Review Fee, Portal Update

Question and Answer Session

Meeting Adjourned

Raleigh Water

Legal Documents

Raleigh Water Easement Deed Dedication Process

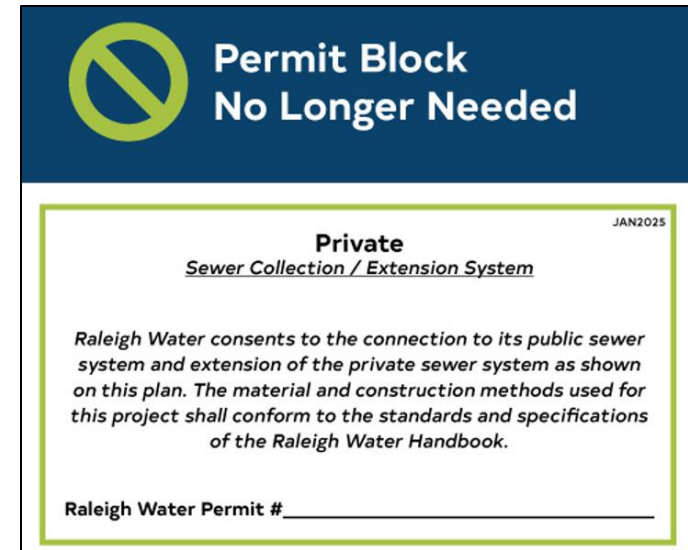
Water and Sewer Easement Process for Onsite and Offsite Deed
Dedication

Updated: Sep 25, 2025

- Go-Live October 1, 2025.
- Aligns Raleigh Water process with UDO and Legal requirements
- Website updated to reflect process for Raleigh and Merger Communities.
- <https://raleighnc.gov/water-and-sewer/services/raleigh-water-easement-deed-dedication-process>

Permit Blocks – No longer required

- Water/Reuse and Sewer
- Permit block no longer required for SPR (Raleigh) and MRCP(Merger)
- INFRA and PUINF permits assigned



**Permit Block
No Longer Needed**

Private
Sewer Collection / Extension System

JAN2025

Raleigh Water consents to the connection to its public sewer system and extension of the private sewer system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the Raleigh Water Handbook.

Raleigh Water Permit # _____

Staffing Announcement

- Jonathan Ham accepted position for Town of Clayton
- Tim Beasley, Cydney Terry, and Pat Paine to be point of contacts starting December 1
- Please email general questions to water.review@raleighnc.gov

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
Mike Fowler	Mike.fowler@raleighnc.gov	Engineer, Senior	Knightdale	919-996-3485
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
Brian Casey	Brian.casey@raleighnc.gov	Part Time Engineer	Entire Service area	
Dale Utley	Dale.Utley@raleighnc.gov	Part Time Engineer	Operations	
Vacant		Engineering Manager		

Raleigh Stormwater

Stormwater Items

1. TC-2-2025 In Effect
2. Design Exceptions and Variances

TC-2-2025

- Changes to Built Upon Area definition
- Other change only affects projects on property over 1 acre building only 1 single-family house or duplex.

Design Exceptions, Variances, Design Alternates

- Design Exceptions are now an option as of 9/2/25
- This is a temporary solution.
- Staff is working with City Attorney's Office on a permanent solution, which will involve UDO/Design Manual changes.

Design Exception Process

- Contact us with items needing Exceptions
- Outreach via E-mail in late Oct-Nov 2025
- Input meetings in February 2026



Stormwater 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

Text Change Updates

Text Change Update

Adopted at the 9/2/25 City Council Meeting

- Stormwater Items to Reflect State Law - TC-2-25
- Pedestrian Passages and Crosswalks TC-11-24

TC-3-2025- Greenway Amendments, Text Change Update

TC-3-25 – UDO updates designed to modernize Raleigh's regulatory approach to Greenways, aligning it with community goals and leading standards

- Status: City Council Public Hearing is November 4th

TC-3-24- Historic Preservation and RHDC, Text Change Update

TC-3-24 - Revises historic preservation requirements and processes to align with state law.

- Status: Text Change Committee is October 15th (Rm. 305 @ Raleigh Municipal Building)



Reflecting Raleigh

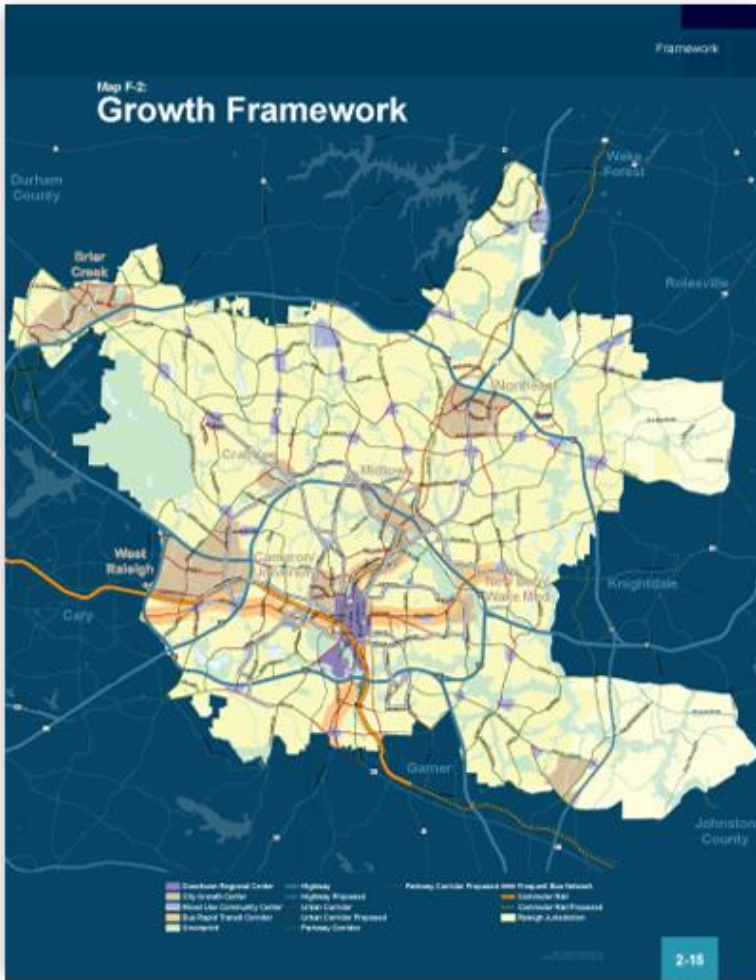
THE NEXT COMPREHENSIVE PLAN



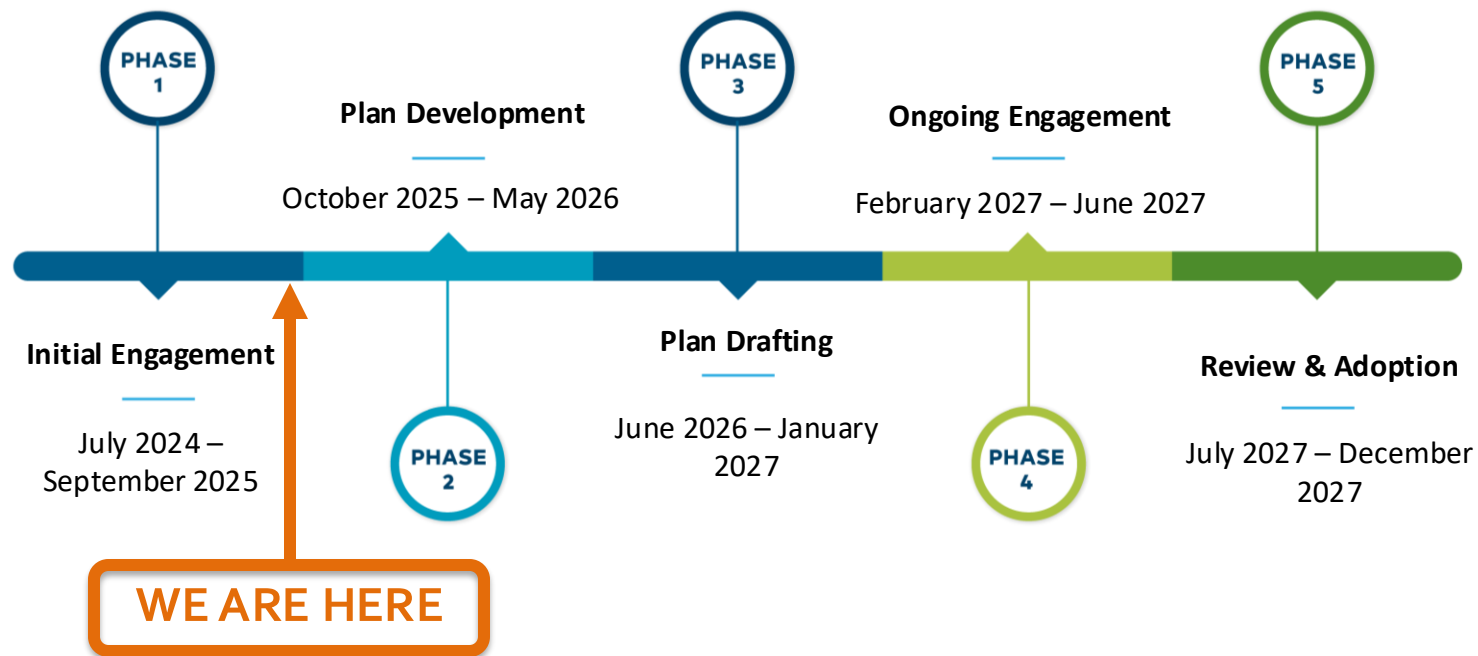
Raleigh
Planning

Comprehensive Planning

- Comprehensive plans lay out a long-term vision for the built environment
- Include **policies** to guide growth and development
- Required by state law to enforce zoning code and development regulations
- Raleigh's 2030 Comprehensive Plan was adopted in 2009 and updated in 2019



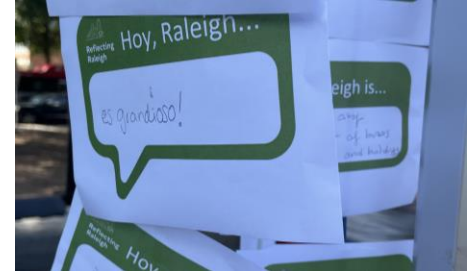
Reflecting Raleigh Timeline



Engagement Outcomes

Over 12,260 participants

- 1,278 completed our seven 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

Phase II – Plan Development

October 2025 – May 2026



CIVIC ASSEMBLY



TECHNICAL TEAMS



COST OF GROWTH
ANALYSIS

Civic Assembly

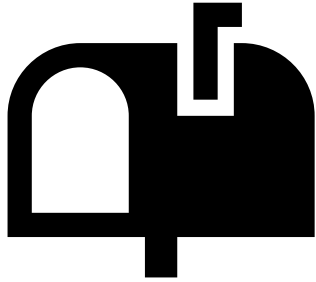
Uses a civic lottery to randomly select people, creating a group that reflects the population's diversity—like age, gender, income, and background. Assembly members work together to learn about issues, hear from experts, and discuss solutions before making shared recommendations.

Raleigh Civic Assembly

- Residents will be invited to participate via mail
- 40-50 people will be randomly selected via “sortition” to represent Raleigh’s demographics
- Assembly members will learn about key planning issues and make recommendations
- Childcare and food provided
- \$1,000 stipend for participation



Raleigh Civic Assembly



**Keep an eye on your
mailbox!**

Technical Teams Areas of Focus



Land Use



Transportation



**Housing &
Neighborhoods**



**Natural
Resources**



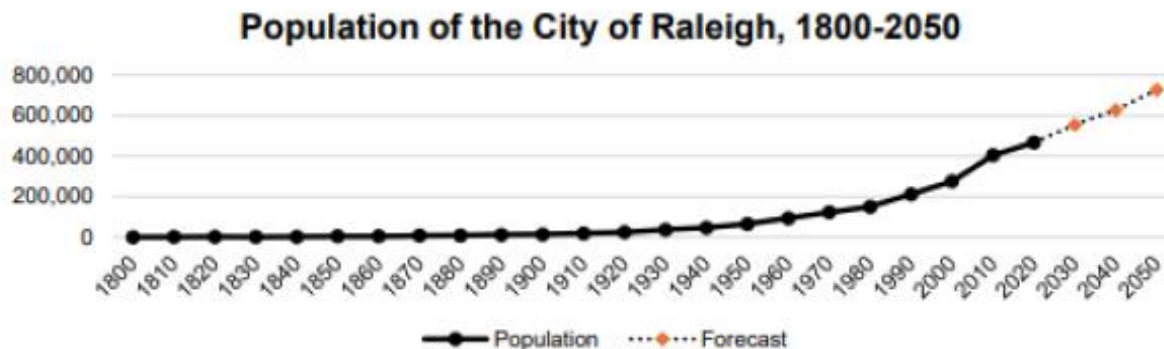
**Infrastructure &
Community Services**

Technical Teams Composition

- **External stakeholders & community experts**
 - Selected by application
 - Endorsed by City Council
- **Board & commission representatives**
 - Identified by Board or Commission
- **Interdepartmental staff experts & facilitators**
 - Identified by departments



Raleigh is Growing



What does continued growth mean for future service delivery?

How can we anticipate future infrastructure and service costs?

Cost of Growth Analysis



Informs annexation and growth strategy for Comprehensive Plan



Links Comprehensive Plan with Capital Improvement Program



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

Cost of Growth Analysis

Department Collaboration



Budget



Finance



Raleigh Water



Transportation



Solid Waste
Services



Fire



Police



Parks



Stormwater

Continuous Improvement and Customer Service

Accelerated Review Initiative

Faster Turnaround for Eligible Project Types

Intent: Expedite projects with minimal outstanding items

Eligible Project Types:

- ASR, SUB, SPR and Non-Residential-BLDNR

Projects above are subject to the following:

- Automatic **7 business day review** beginning on 3rd cycle and subsequent reviews
 - Reviews **shorter than 7 business days** require:
 - Email from Review Staff to be included with submittal

Status: Effective 2nd week of September

Permit Re-Review Fee

Automation for Consistent Application of Existing Permit Fee

- **Not a new fee** – re-review fee exists but applied inconsistently.
- **Automation process** – fee triggered when Building “*Requires Resubmittal*” after the 2nd review cycle.
- **Target** – November 3, 2025 and thereafter appropriately apply fee.
- **Fee schedule alignment** – listed under “Alterations and Repairs”; will be moved under *Special Fee Enumerated* as Commercial and Residential Re-review fee per cycle.
- Reference Unified Development Ordinance Section 11.4.8.F.

Streamlining Change of Use vs Alterations

Improving Efficiency and Reducing Re-work for applicants and Staff

- **Current Issue:** Applicants submit projects as **alterations** that are later determined to be changes of use
- **Result:** Staff must void the alteration permit and re-process as a change of use
- **Next Steps:**
 - Explore Alterations as a parent permit with COU as an attached zoning permit
 - Re-launch Change of Use and Alterations Booking **appointments**— previously paused for training and staffing

Enterprise Permitting & Licensing Update

What we are working on (Fall 2025):

New Shell Building – August 2025

Option to include Electrical and/or Mechanical
Conditional Service during New
Construction/Residential Dwelling application – August
2025

Administrative Site Review – Fall 2025

Preliminary Subdivision – Fall 2025

Questions?

Meeting Adjourned

Continuous Improvement and Customer Service

Daniel L. Stegall

Assistant Director

Planning and Development Department

Daniel.Stegall@raleighnc.gov | 919-996-2712

Isaac Roldan

Development Manager-Client Solutions

Planning and Development Department

Isaac.Roldan@raleighnc.gov | 919-996-2438

James Marapoti

Development Manager-Special Projects

Planning and Development Department

James.Marapoti@raleighnc.gov | 919-996-4777

Chevy Edwards

Development Manager-Project Completion

Planning and Development Department

Chevydene.Edwards@raleighnc.gov | 919-996-2199

Leidy Garcia

Operations Supervisor-Client Solutions

Planning and Development Department

Leidy.Garcia@raleighnc.gov | 919-996-2429

Continuous Improvement and Customer Service

Celia McCoy

Senior Permit Advocate (Commercial Permit Intake)
Planning and Development Department

Celia.McCoy@raleighnc.gov | 919-996-2571

Samantha Cadman

Senior Permit Advocate-(Special Projects, Intake)
Planning and Development Department

Samantha.Cadman@raleighnc.gov | 919-996-2566

Steve Ma

Senior Planner (Special Projects- Affordable Housing)
Planning and Development Department

Steve.Ma@raleighnc.gov | 919-996-4779

Martha Lobo

Principal Planner (Special Projects, Zoning, Triage)
Planning and Development Department

Martha.Lobo@raleighnc.gov | 919-996-2664

Cornelia Stallings

Senior Permit Advocate-(Residential Permit Intake)
Planning and Development Department

Cornelia.Stallings@raleighnc.gov | 919-996-4209

Continuous Improvement and Customer Service

Adrienne Seawell

Customer Service Supervisor-Call Center

Planning and Development Department

Adrienne.Seawell@raleighnc.gov | 919-996-2569

Pam Best

Permit Advocate-Final Review

Planning and Development Department

Pamela.Best@raleighnc.gov | 919-996-2430

Continuous Improvement and Customer Service

Announcements

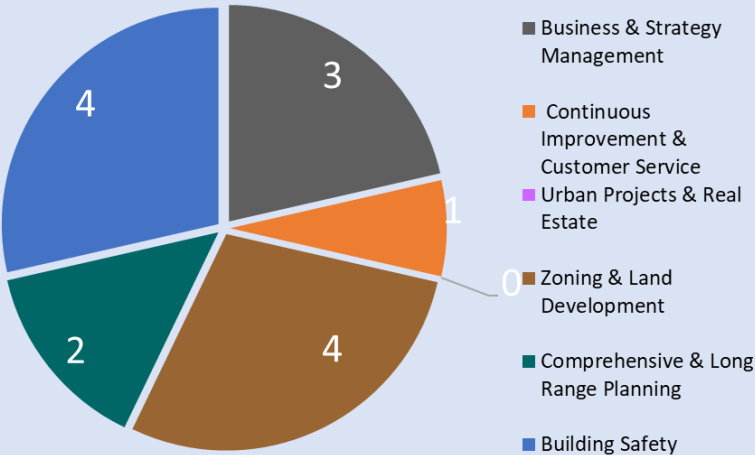
- Next Quarterly Development Stakeholder Meeting
 - January 8, 2026, at Greg Poole, Jr. All Faiths Chapel
 - Address: 1030 Richardson Drive
- Permit Pathways Event
 - Topic: Subdividing Residential Property in Raleigh
 - Thursday, November 6 at 12pm
 - Look for social media posts and an email requesting registration.
 - Limited to 40 participants.
 - Food will be provided at the event

Vacancy and Staffing

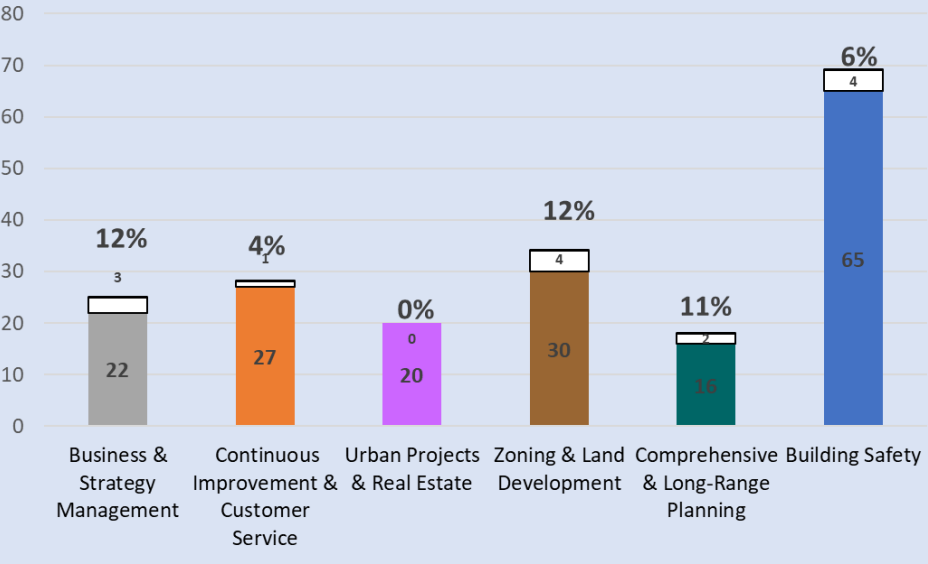
Planning and Development Vacancies and Staffing

Planning and Development	194	
Vacant Positions as of October 25	14	8%

PlanDev Vacancies as of October 2025



Vacancy % per division as of October 2025



Vacancies- Planning and Development

Comprehensive Planning

- 2 Senior Planners

Building and Safety

- 1 Chief Plumbing Inspector
- 2 Residential Multi-Trade Inspectors
- 1 Code Compliance Inspector

Vacancies – Planning and Development

Zoning Administration

- 1 Senior Planner (Interviews to begin)
- 1 Planner (Interviews complete)

Land Development

- 1 Planner in Map Review (Interviews complete)
- 1 Planner in Site Review (Interviews complete)

Vacancies and Staffing in Matrix Departments

Urban Forestry

- Review is fully Staff
- 1 Inspector

Stormwater Management

- 1 Engineer Reviewer

Raleigh Water

- 1 Engineering Manager (Review)

Fire Marshal

- Vacancy: 2 Field Inspectors

Vacancy and Staffing in Matrix Departments

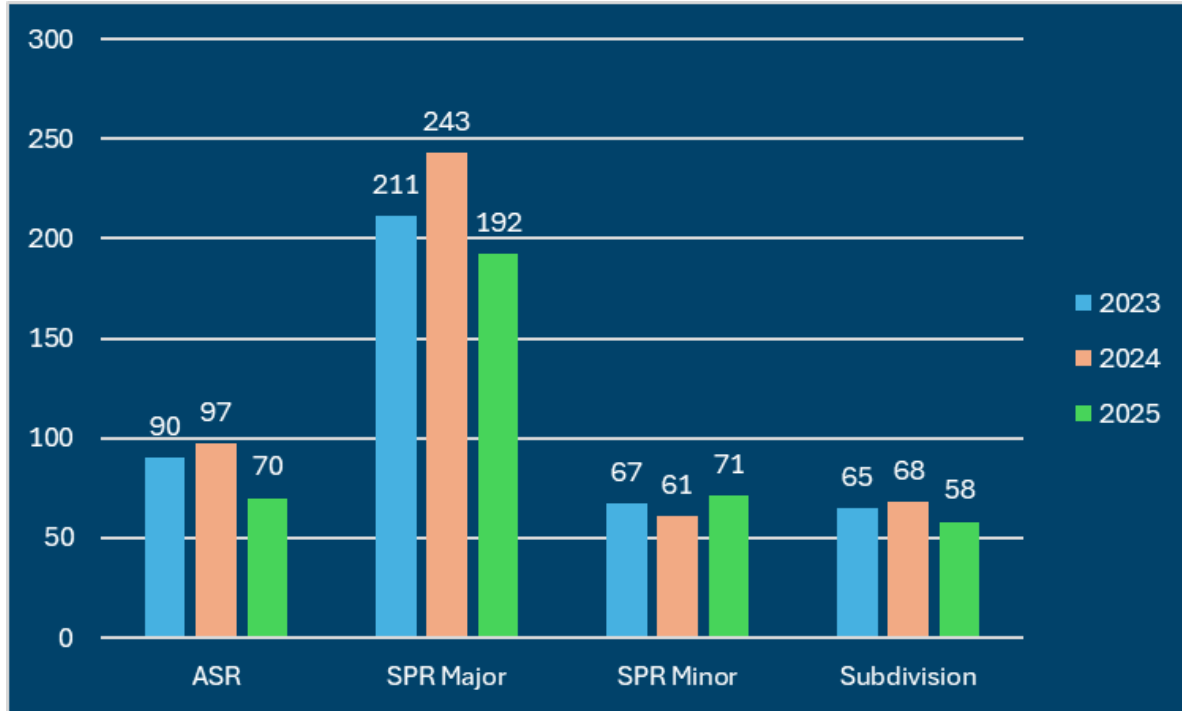
Transportation

- Review is fully staffed

Metrics Update

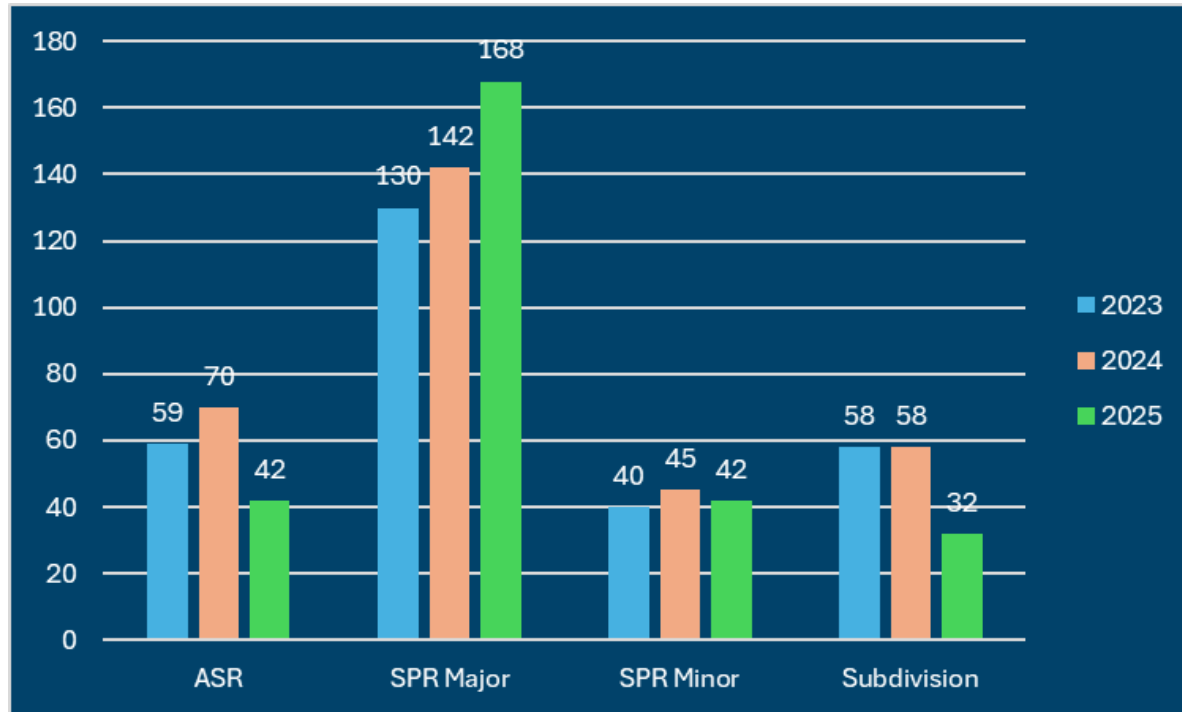
Questions regarding metrics submitted to the Planning and Development Department via [AskRaleigh](#).

Total Site Plan Submittals



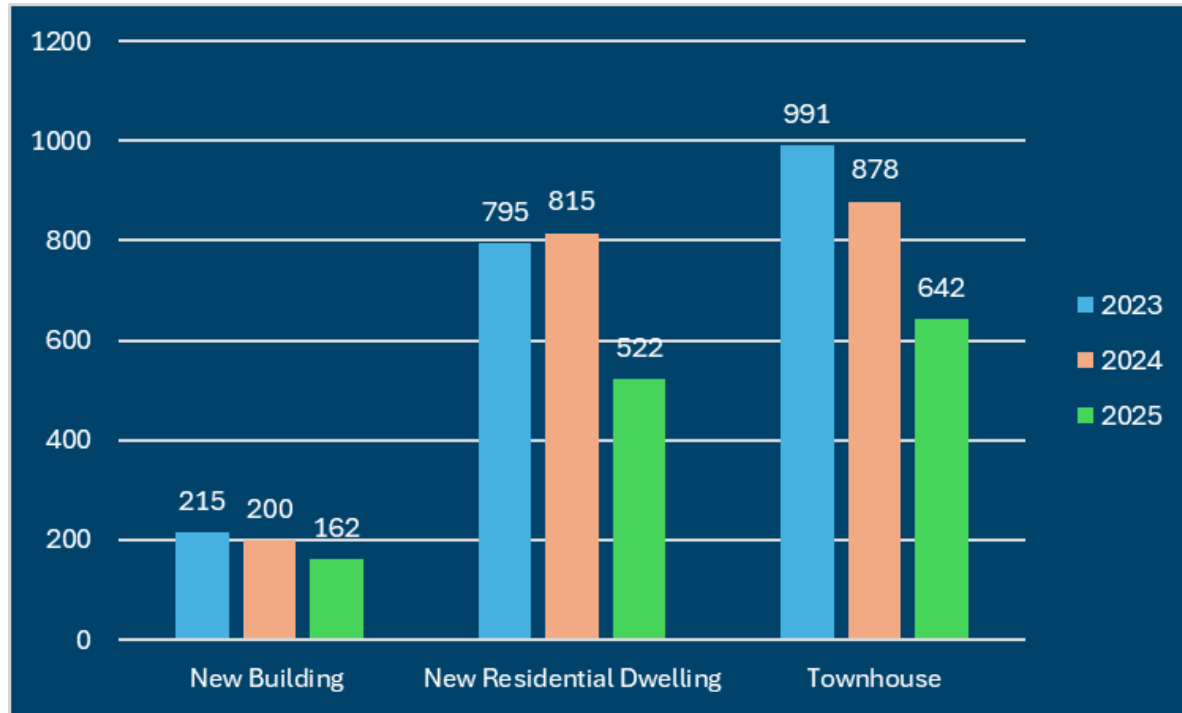
(As of 9/30/2025)

Total Approved Site Plans



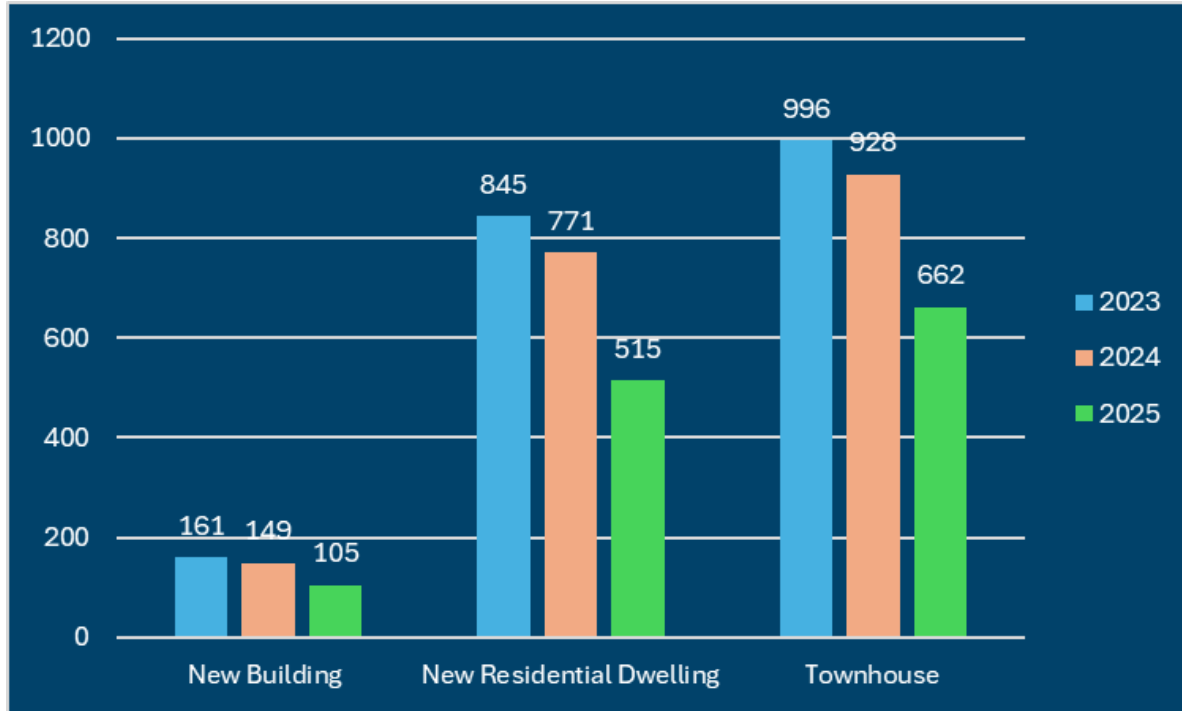
(As of 9/30/2025)

Total Number of Applications for Specific Submittals



(As of 9/30/2025)

Total of Residential Permits Issued



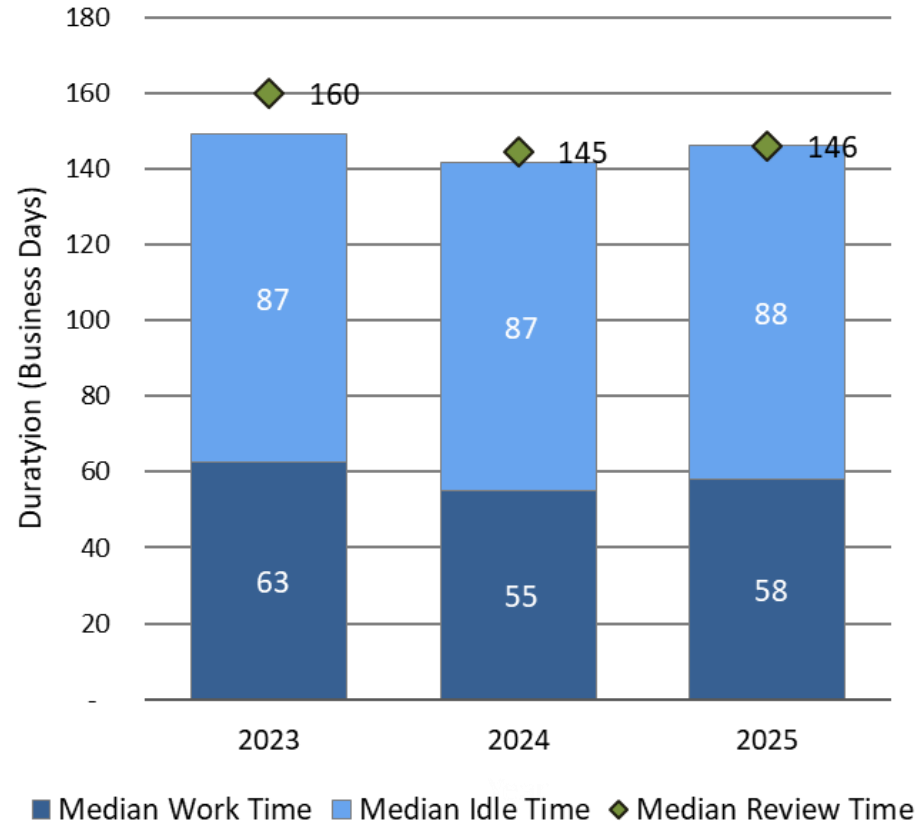
(As of 9/30/2025)

How Long is Site Plan Review

The review process for all projects can vary significantly depending on the project's complexity, the staff coverage, and the speed of the applicant's response.

The year is based on the date of completion for the plan application-Site Permit Review, Administrative Site Review and Subdivision; Year 2025 covers January 1st through June 30th. Work = total staff time working on all reviews; Idle = total elapsed time between review cycles. *Note: median work time + median idle time is not guaranteed to equal the median review duration.*

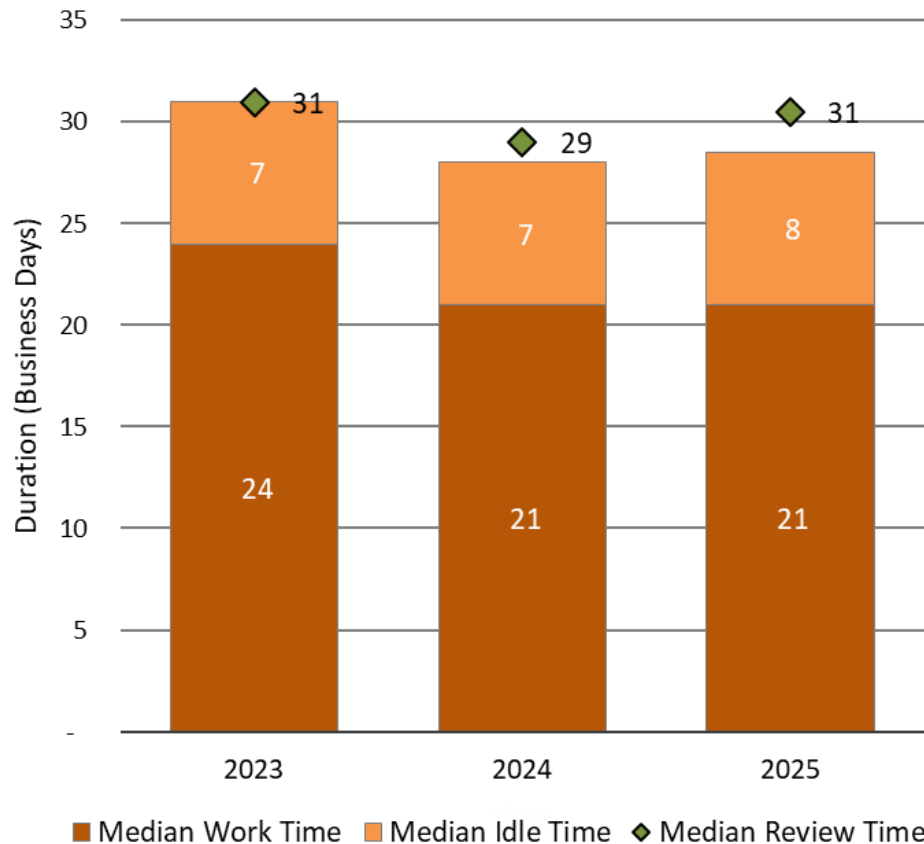
Site Plan Median Review Duration
Decomposition by Year



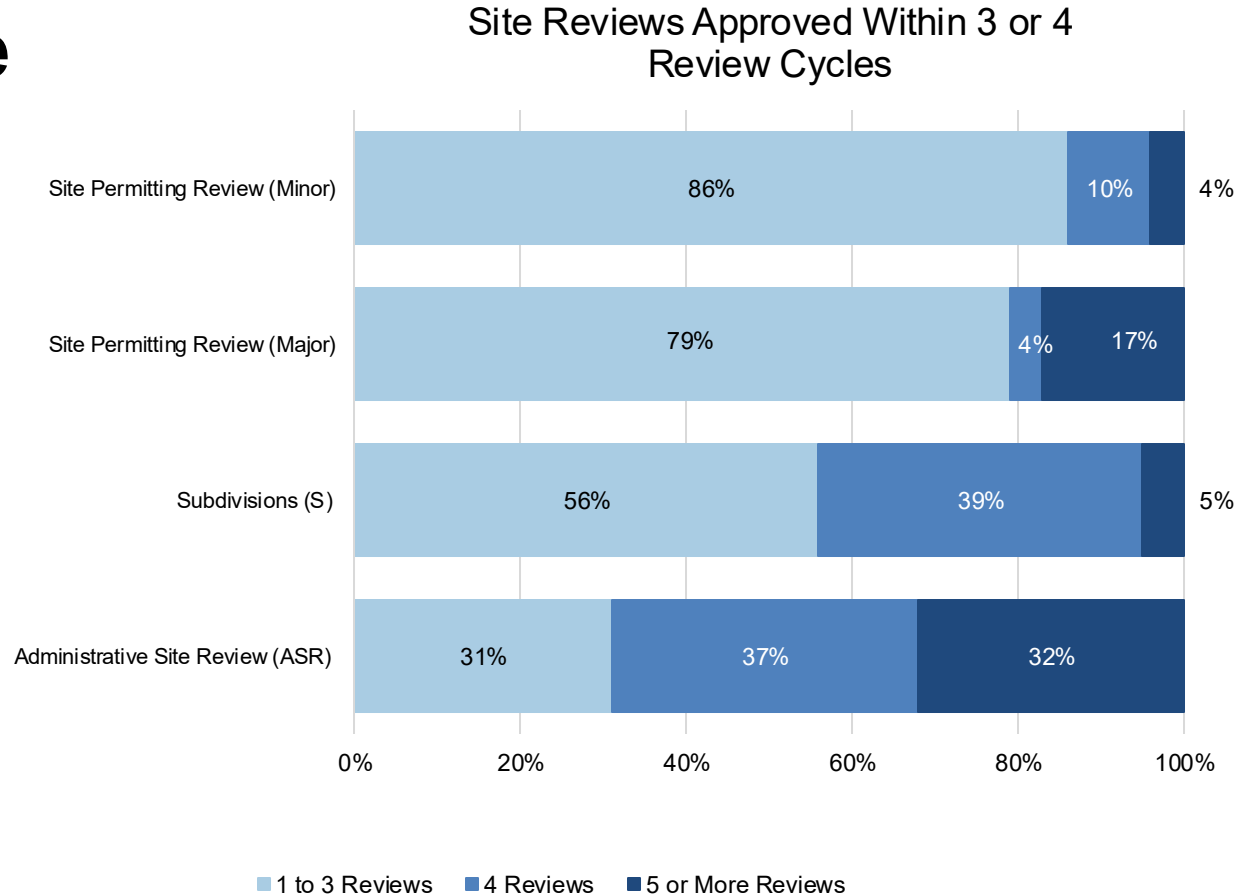
How Long is Building Review

The year is based on the date of completion for the permit application-Non Residential, Residential Dwelling and Townhouse; Year 2025 covers January 1st through June 30th. Work = total staff time working on all reviews; Idle = total elapsed time between review cycles. *Note: median work time + median idle time is not guaranteed to equal the median review duration.*

Building Permit Median Review Duration
Decomposition by Year



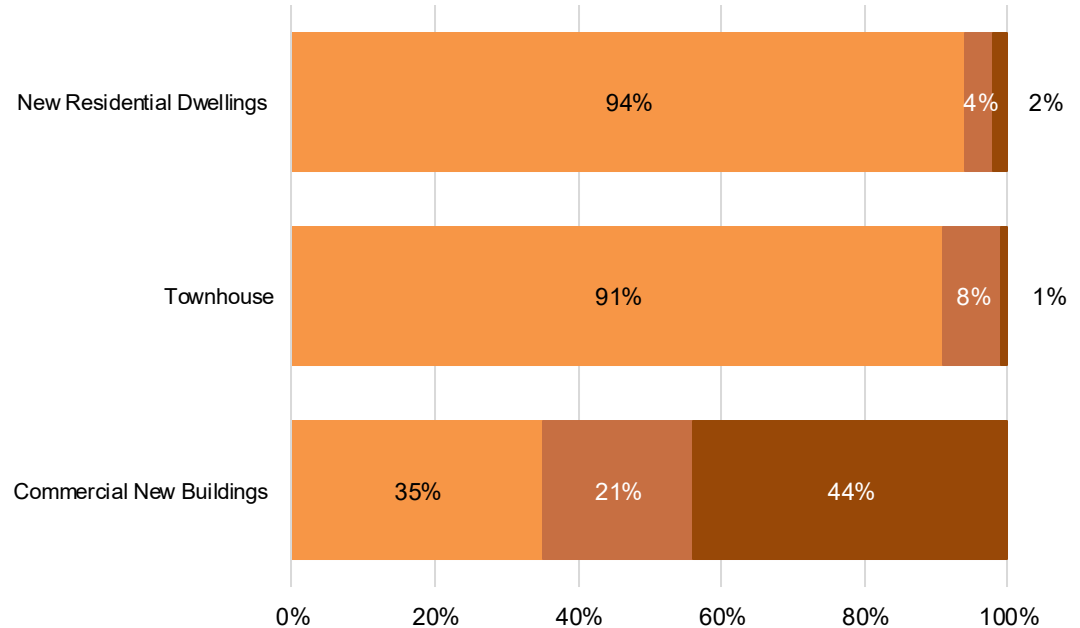
How Many Site Reviews It Takes for Approval



Year 2025 covers January 1st through June 30th.

How Many Building Reviews It Takes for Approval

Building Permits Approved Within 3 or 4 Review Cycles



Year 2025 covers January 1st through June 30th.

1 to 3 Reviews 4 Reviews 5 or More Reviews

How Reviews Meet Our Benchmarks

Staff on-time rate
(percent of individual review
tasks completed by the
assigned person within the
benchmark period.)

Site
Review
83.4%

Updated
(Aggregated)
Values

Year covers January 1 – June 30, 2025



How Reviews Meet Our Benchmarks

Staff on-time rate

(percent of individual review tasks completed by the assigned person within the benchmark period.)

**Building
Permit
86.5%**

**Updated
(Aggregated)
Values**

Year covers January 1 – June 30, 2025



How Reviews Meet Our Benchmarks

Review on-time rate

(percent of full reviews where
every required task is
completed within the
benchmark period.)



Updated
(Aggregated)
Values

Year covers January 1 – June 30, 2025

How Reviews Meet Our Benchmarks

Review on-time rate
(percent of full reviews where
every required task is
completed within the
benchmark period.)

**Building
Permit
51.6%**

**Updated
(Aggregated)
Values**

Year covers January 1 – June 30, 2025



Review Dashboards

Check out our
public dashboards
for more metrics

Review Turnaround Times
and Performance
Dashboards

