

Development Stakeholders Quarterly Meeting

Facilitated by Planning
and Development

October 8, 2026





Raleigh

Agenda

1. Opening Remarks
2. Land Development Review Update
3. Text Change Update
4. Minor and Exempt Subdivision
5. Regulatory Fees
6. Project Support and Strategy
7. Vacancy Update
8. Inquiries
9. Meeting Adjourned

Land Development Review Update





New Land Development Review Process

**ONE
STREAMLINED
PROCESS**

**Land
Development
Review
(LDR)**

Phase 1: Limited Implementation

- Targeting February 2027
- Help us test the new process
- Available to limited # of projects
- Interested in being an early adopter?
Email kasey.evans@raleighnc.gov

Phase 2: Full Implementation

- Estimated late 2027
- Full implementation for all projects

Text Change Update





Raleigh

Text Change Update

- Adopted at the 9/15/26 City Council Meeting
 - Minor/Exempt Subdivisions (TC-4-26)
- City Council Report of PC – 10/20/26
 - Daycare Amendments (TC-5-26)
- Text Change Committee – 10/21/26
 - 2026 Omnibus List (TC-3-26)
 - Custom Signage Plan Amendments (TC-6-26)

TC-4-2026 Minor Subdivision





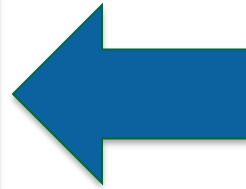
Text Change Update

- Adopted at the 9/15/26 City Council Meeting
- Effective 10/15/26

N.C.G.S. 160D-802

Allows exemption for:

- ≤ 2 acres
- Up to 3 lots
- No new public street
- Lots meet zoning



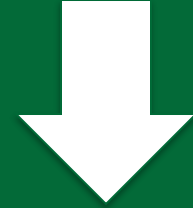
**Most North
Carolina
municipalities
use this State
exemption**

N.C.G.S. 160D-802

Allows exemption for:

- ≤ 2 acres
- Up to 3 lots
- No new public street
- Lots meet zoning

Raleigh is Different



1955 Local Act allows
regulation of these
exempt subdivisions

Purpose

Expand housing choice by reducing barriers to small scale subdivisions



- Create more opportunities for modest residential development
- Reduce unnecessary costs and barriers for small subdivision projects
- Consider adopting tools already under State Law that many NC municipalities utilize

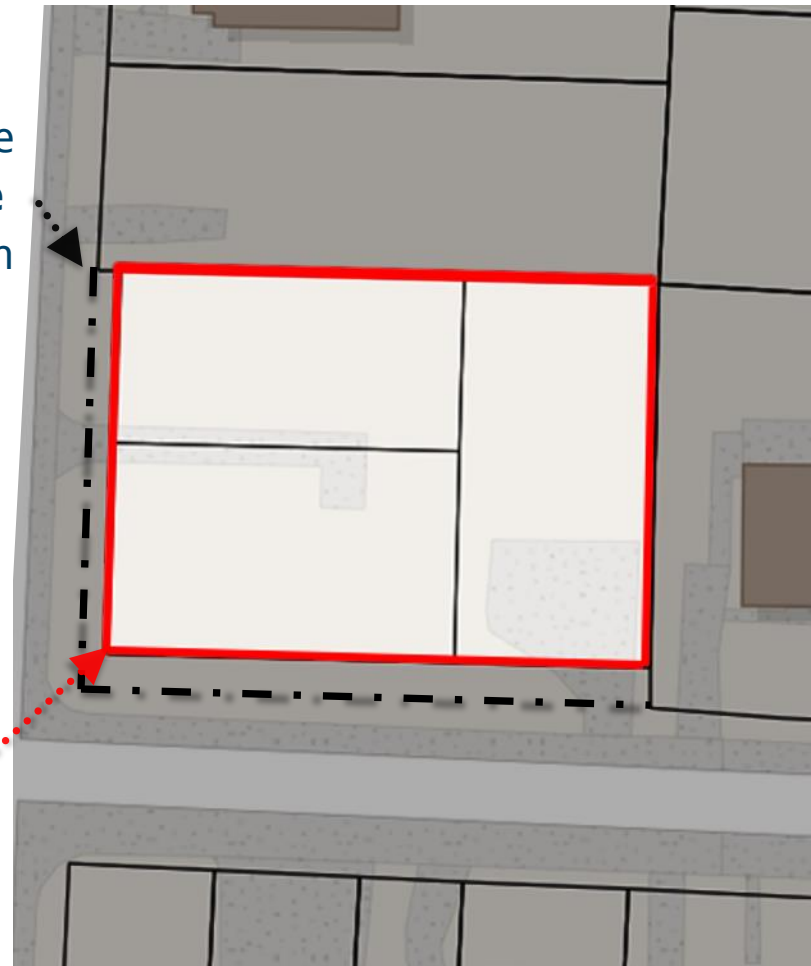
Why it Matters

Small projects face
disproportionate costs:

- Right-of-Way Dedication
- Sidewalk upgrades/
fee-in lieu
- Variances

Property line
before
subdivision

Property line
after
subdivision



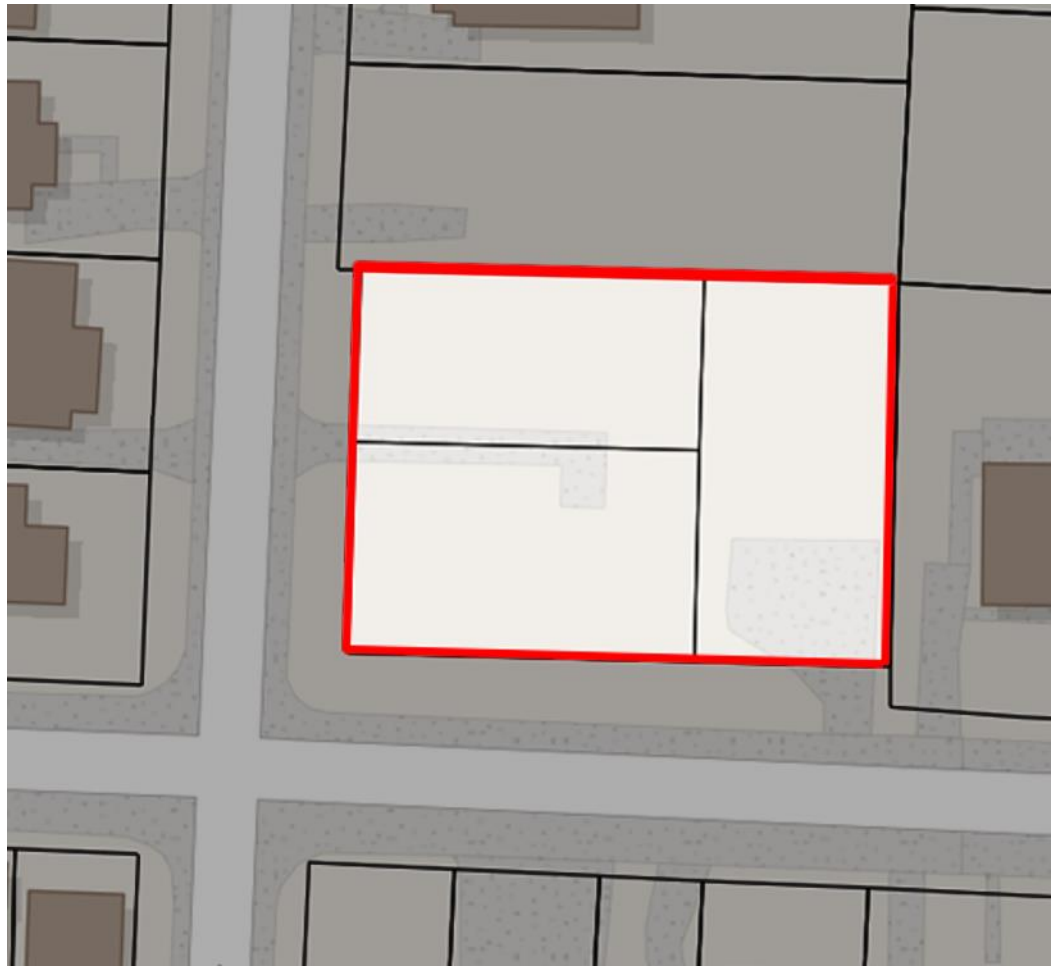
Why it Matters

\$20,000–\$30,000
in additional
project costs



How This Affects Housing Choice:

- Reduced buildable area
- Fewer homes
- Higher housing prices
- Longer review timelines
- Consumes staff resources



- Item authorized by Council on **7/7/26**
- Directed staff to draft an ordinance that would:



Adopt 160D *Exempt* Subdivision language

&

Create a *Minor* Subdivision

Adopt 160D State Exempt Subdivision + Create a *Minor* Subdivision Process

- Intermediate tier between exempt plats and “major” subdivisions.
- Typically **3-10** lots.
- Flexibility in requirements for dedication/construction of public improvements:
 - Maximum #lots
 - Limit to where existing infrastructure is sufficient or require some but not all improvements.

Minor Subdivision

- Residential zoning
- Up to 6 lots
- Local Streets only; no new public streets
- Does not require the extension of public water or public sanitary sewer mains
- Lots meet all applicable UDO standards
- Sidewalk construction required in specified locations
- **5-year limitation** on re-subdividing a parent tract through the Minor Subdivision process

Minor and Exempt Subdivision Process



Exempt Subdivision Process

**Virtual
Scoping
Meeting**
(Optional)



**Subdivision
Submittal**
Preliminary Subdivision

Staff Review

- Review is completed by:
 - Current Planning,
 - Transportation,
 - Raleigh Water
 - Urban Forestry
 - Stormwater Management
 - Solid Waste,
 - Fire Marshall's, and Greenway
- Planners review is only as needed.

Applicants
receive comments
and may need to
revise and
resubmit their
application

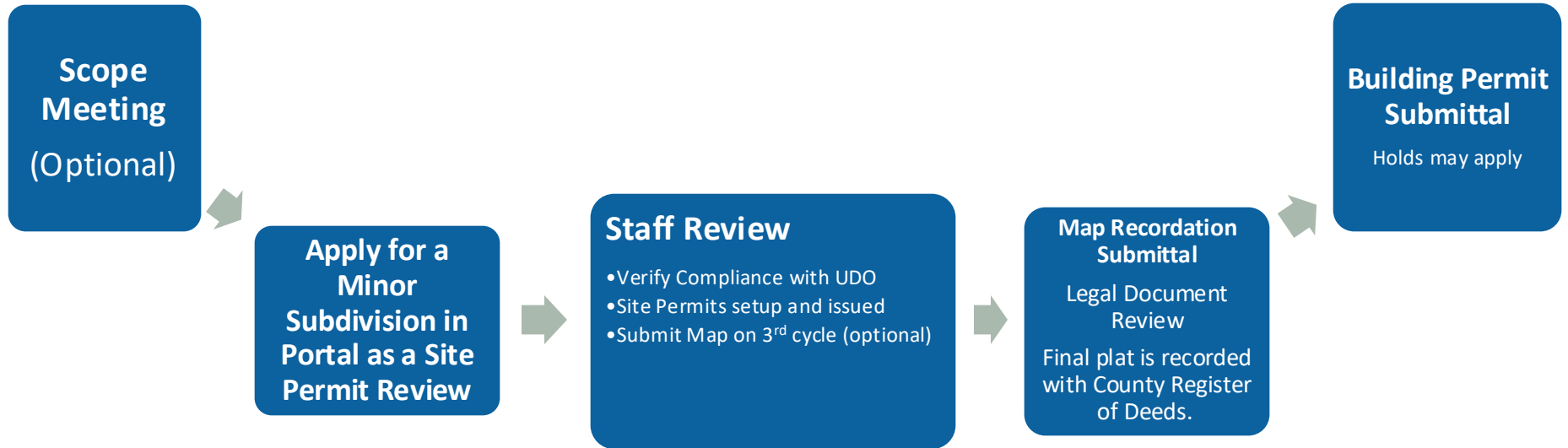
**Map
Recordation
Submittal**

Legal Document
Review

Final plat is recorded
with County Register
of Deeds.

**Small 2-3 lot infill projects follow essentially the same
process as much larger developments**

Minor Subdivision Process



***Application Description should indicate “Minor Subdivision”**

New Regulatory Fees



New Regulatory fees for Permits

- Senate Bill 257 establishes a new Building Codes and Interpretation Bureau.
- The Bureau brings together the Building Code Council, Residential Code Council, and the Department of Labor's Code Interpretations Section.
- To fund the Bureau, the City must collect a State Building Code regulatory fee on each building permit application received.
- The new fees take effect **January 1, 2027**.

What applicants should expect

- The Development Fee Guide will be amended to include the new state-required regulatory fees.
- Beginning January 1, 2027, the City will collect these fees with building permit applications.
- The City will remit the fees to the North Carolina Department of Labor quarterly.
- New Regulatory Fees:
 - \$100.00 with all building permits subject to North Carolina Building Code
 - \$25.00 with all building permits subject to North Carolina Residential Code
 - \$10.00 with all building permits issued for work subject to NCBC other than a subdivision (includes all trade permits)

Project Support and Strategy



Project Support and Strategy

Clear guidance and support throughout the development process

Support

Help residents, developers and builders address questions and work through complex challenges

Teams:

- Project Support
- Customer Experience

Strategy

Identify recurring barriers and improve how we deliver services

Teams:

- Process Improvement
- Learning and Internal Development
- Finance
- Records

Operations

Strengthen the systems, tools, and internal coordination that support development review

Teams:

- Business Operations
- Communications
- Technology

Meet the division's leadership

Alyssa Halle-Schramm | Assistant Director

- With Raleigh since 2023; 15 years of planning, sustainability, and operational experience, recently served as Business & Strategy Manager

Ray Aull | Operations Manager

- With Raleigh since 2011; GIS and operations experience, built the Technology team, and recently served as Technology Supervisor

Ray Harrell | Project Support Manager

- With Raleigh since 2017; construction and multi-trade experience, recently served as Code Compliance Chief Inspector



Ray Harrell, Alyssa Halle-Schramm, and Ray Aull

Development Review MOU

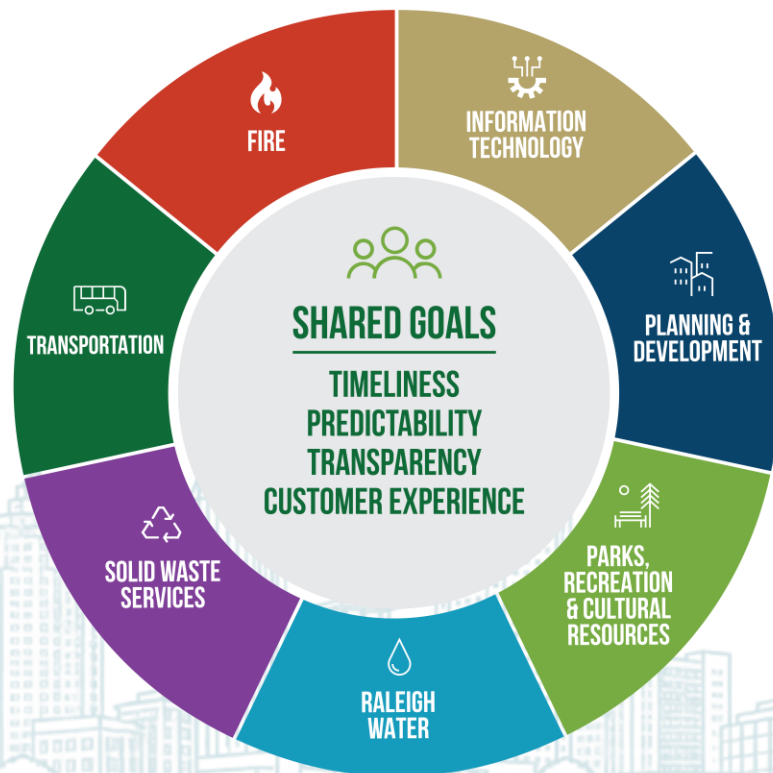
One City Service

Common Framework

The MOU establishes a common framework for coordination that is understandable, predictable, timely, and consistent.

Shared Commitment

Common goals, clear ways of working together, and agreed standards.



MOU Goals



ESTABLISH A **CLEAR**
COLLABORATION
FRAMEWORK



CLARIFY **ROLES**
AND EXPECTATION



PROMOTE **SOLUTIONS-**
ORIENTED PROBLEM
SOLVING



SUPPORT **COORDINATED**
SERVICE DELIVERY



CREATE
ACCOUNTABILITY AND
CONTINUITY

Vacancy Update



Vacancy Update-Planning and Development

Building Safety

- (4) Residential Multi-Trade Inspectors
- (1) Commercial Electrical Inspectors
- (1) Chief Electrical Inspector
- (1) Chief Building Official

Project Support and Strategy

- (1) Principal Planner
- (1) Business Services Manager
- (1) Technology Supervisor
- (1) Chief Inspector Code Compliance

Vacancy Update-Planning and Development

Land Development

- (1) Principal Planner - Expeditor

Zoning Administration

- (1) Inspections Supervisor

City Planning

- (1) Part-time Planner

Vacancy Update-Matrix Departments

Transportation

- (1) Senior Engineer Vacancy

Fire Marshal's Office

- (1) Plan Reviewer
- (1) Plan Review Supervisor

Stormwater Management

- (1) Engineer
- (1) Plan Review Supervisor

Vacancy Update-Matrix Departments

Raleigh Water

- (2) Engineer Vacancies

Housing Affordability: A Homebuilder's Perspective

Presenter: Anne Oakley, DSAC member



Inquiries



DSAC Inquiries

- Stormwater Management Text Change Update
- Discuss the Permit Hotline – is it working? Feedback from members? 919-996-2500
- Provide a status update for the driveway small group to be headed up by DSAC Member.

Questions?



Meeting Adjourned

