

Development Services Advisory Committee Meeting

Facilitated by Planning
and Development

August 14, 2025



Raleigh



Agenda

Opening Remarks

- Welcome New DSAC Member - Molly Stuart

Department and Division Updates

- Stormwater Management
- Continuous Improvement and Customer Service
 - Expedited Criteria
 - Council Review of the Development Process
 - EP& L (Formerly EnerGov) Update

Inquiry Session

Text Change Update

Meeting Adjourned

Raleigh Stormwater

Stormwater Items

1. Reminder re: TC-2-2025
2. Design Exceptions and Variances

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
- Hearing at City Council on September 2, 2025

Cancelled due to
lack of quorum

TC-2-2025

- Changes to Built Upon Area definition already in effect per State law
- Other change only effects projects on property over 1 acre building only 1 single-family house or duplex.

Design Exceptions, Variances, Design Alternates

- Stormwater Design Exceptions – to Director of Engineering Services
- Variances – to Board of Adjustment
- Design Alternates – to Design Review Commission

Design Exceptions, Variances, Design Alternates

- UDO Allows Stormwater Design Exceptions for:
 - Fences in easements
 - Hydrology and hydraulics calculations
- Currently no process for Stormwater Design Alternates
- Discussions with CAO in progress



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

Continuous Improvement and Customer Service

Expedited Criteria for Plan and Permit Review

Intent: Accelerate projects with minimal outstanding items

Eligible Project Types:

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

Expedited Criteria under consideration:

- Number of Department Reviews at 3rd cycle, Staff Error
- Minor comments may include but are not limited to: corrections to notes, mislabeling, or calculations

Status:

- Matrix Departments are reviewing the policy

Leadership Interest in the Development Process

City Leadership has expressed interest in the Development Process, Planning and development will engage leadership in the fall to discuss to discuss a few aspects of the process such as the following:

- Explain Development Process
- Process Complexities
- Development Community Engagement
- Current Improvements
- Future Improvements

Permit Application Updates

- Residential Permit Application and Conditional Service Application will be updated and launched in the fall of 2025
- Residential Permit Application
 - Adding a Conditional Service (CS) check box, option
 - The advantage is requesting service with the building permit and obtain one invoice, rather than request service, separately and after issuance of the building permit
- Conditional Service
 - Conditional Service is temporary electrical power provided for the purpose of completing construction work before the home is occupied

EP&L (EnerGov) Updates

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

Stakeholder Inquiries

Text Change Updates

TC-2-2025-Stormwater, Text Change Update

[TC-2-25](#) – This text change amends the Unified Development Ordinance to (1) exempt properties over one acre with one 1- or 2-unit dwelling from the full stormwater requirements if their limits of disturbance are less than one acre and (2) adopt the State's definition of built-upon area.

- Status: City Council Public Hearing is Tuesday, September 2

TC-11-2024-Pedestrian Passages, Text Change Update

TC-11-24 – This text change amends the Unified Development Ordinance (UDO) to allow pedestrian passages to substitute for streets in more situations. It also specifies narrower street widths at intersections to improve pedestrian safety and comfort. Finally, it amends the city's Street Design Manual to specify the design of new pedestrian passages for improved safety.

- Status: City Council Public Hearing is Tuesday, September 2

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: Text Change Committee is Wednesday, August 20

TC-3-2024-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 September 17

Questions?



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