

Development Services Advisory Committee Meeting

Facilitated by Planning and Development

June 11, 2026



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Agenda

1. Opening Remarks
2. Facility Fee Study
3. Development Fees
4. Planning and Development Organizational Realignment
5. Street Trees
6. Driveway Spacing Discussion
7. Permit Pathways Session
8. Meeting Adjourned

Facility Fee Study





Relationship to Reflecting Raleigh

- Raleigh's next Comprehensive Plan is entering the drafting phase
- Emphasis on maintaining fiscal sustainability as the City grows





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Background

- Transportation and Open Space Facility Fees are intended to offset the cost of new and expanded infrastructure needed to serve new development
- Fee authority was granted to Raleigh by the General Assembly in 1987 through an amendment to the City Charter (Sec. 2.14)
 - *“The amount of each fee imposed and collected hereunder shall be as a result of new construction and shall bear a reasonable relationship to such capital costs”*
- The Facility Fee Study provides a detailed analysis of capital needs and costs and must be updated from time to time to stay current



Key Study Objectives

The City is working with Benesch on the following objectives:

- Evaluate existing facility fee zones
- Calculate the actual facility costs
- Determine appropriate fee ranges and revenue projections
- Recommend best practices for calculating fees-in-lieu and reimbursements

Development Fee Operational Changes





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FY27 Budget Highlights

- Adopted June 8
- Effective July 1, 2026
- Visit raleighnc.gov search “Budget”
- \$1.76B total budget
 - Closed \$13.1M budget gap, 1.7 cent property tax increase (approx. \$67 increase on median Raleigh household)
 - Structural changes to Planning and Development, Stormwater, and a few others
- Funds 6 new Residential Building Inspectors
 - Funded through credit card fee savings





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Credit Card Fees

- Beginning July 1, credit card transaction fees will be passed to customers
- Fees are set by the credit card provider
- The \$20,000 payment cap will be removed
- Pay eCheck (ACH) or paper check, no fees incurred
- Aligns with common payment practices used by other municipalities and private-sector organizations



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FY27 Development Fee Guide

- FY27 Development Fee Guide and Calculator go live July 1
- Customers are encouraged to consider fiscal year(s) and project timing when planning budgets and schedules



Development Fee Guide and Calculator

Review development fees, or estimate your fees for building permits, stormwater, open space, thoroughfares, and right-of-way occupancy.



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Fee Assessment Timing

- Achieving efficiency *without* adjusting dates to setup accurate invoices is the goal.
- Permit and plan review fees will be assessed based on the Development Fee Guide in effect when fees are invoiced.
- Projects spanning multiple fiscal years may be subject to updated fee amounts if fees are invoiced after July 1.

Planning and Development Realignment



Realignment Goals



Accelerate Urban Projects plan and project implementation



Consolidate the plan review process – intake, plan review, and final review into one division



Create an “Expediter position” focused on getting projects “unstuck”



Manage escalations across matrix departments



Conduct **after action reports** on escalations



Lead and direct **Intake** team to manage and resolve technical issues and **provide training** for Intake staff



Coordinate with other divisions on **process improvements** pursuant to a **MOU**



Move toward **centralization of Customer Care** (with Public Service Center/ CRM)

Roles and Responsibilities

Review Expediter

- Provides **targeted coordination** and support for **routine and high-volume projects**
- Identifies and **addresses projects at risk of delay**
- **Facilitates communication** between customers and review teams
- Works with Project Support to **remove barriers**



**Monitors
submittals**



**Decreases
bottlenecks**



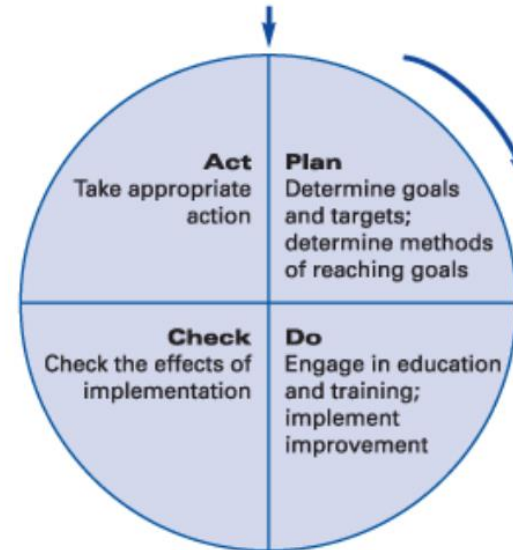
**Prioritize
projects**


Roles and Responsibilities

Project Support Team

- **Coordinates** complex and high-profile projects
- **Facilitates escalation** when needed
- Supports governance, performance monitoring, and process improvement
- Assists customer support, intake, and **cross-department resolution**

A Common Version of the PDCA Wheel





Patrick Young
 Director
 patrick.young@raleighnc.gov
 919-996-2704


Planning and Development

Building Safety



Jason Ruff
 Assistant Director
 jason.ruff@raleighnc.gov
 919-996-4207

Land Development




Daniel Stegall
 Assistant Director
 daniel.stegall@raleighnc.gov
 919-996-2712

City Planning

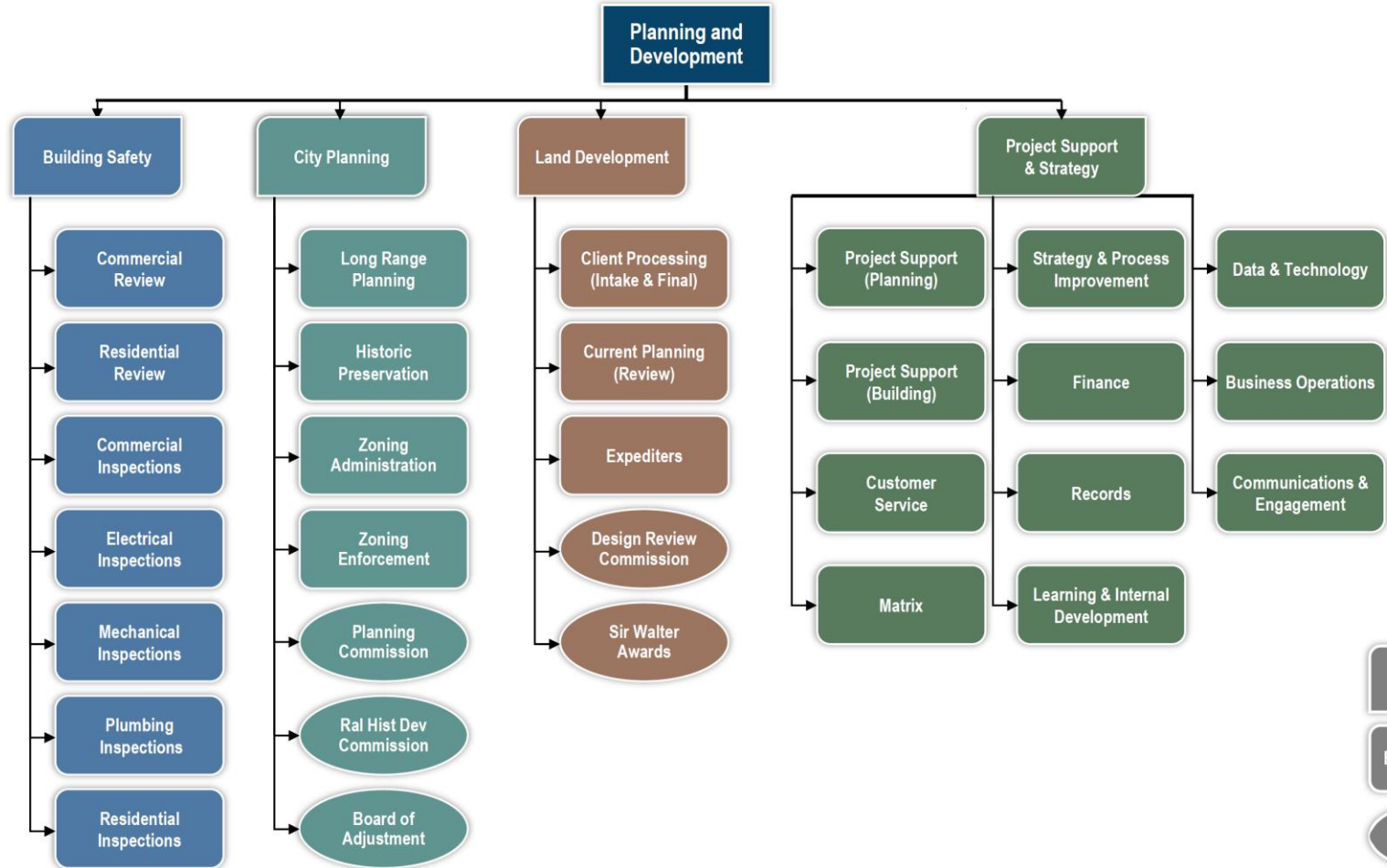


Bynum Walter
 Assistant Director
 bynum.walter@raleighnc.gov
 919-996-2178

Project Support & Strategy



Vacant
 Assistant Director
 email
 phone



Updated 7/1/2026

Cross-Departmental Coordination MOU

- Creates governance for matrixed review model
- Clarifies roles and responsibilities
- Establishes how escalations are resolved
- Outlines coordination and communication standards
- Creates shared accountability
- Documents our processes



Street Trees





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Street Tree Planting

Special Soil Volume & Engineering Requirements for Street Trees

- **Minimum Soil Volume Standards:** Each street tree must be supported by at least 600 cubic feet of high-quality planting soil to promote long-term health, canopy growth, and urban forest sustainability.
- **Engineered Root Zone Connectivity:** Tree planting designs must provide shared and interconnected soil spaces between adjacent trees, including required root pathways, to support healthy root development and maximize available growing volume.
- **Specialized Subsurface Infrastructure:** Developments must incorporate approved solutions such as suspended pavement systems, structural soils, or root channeling systems to meet soil volume requirements while protecting sidewalks, utilities, and other infrastructure.



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Street Tree Planting

Discussion

- Who would like to participate in the discussion?
- A discussion will be scheduled in the coming weeks with a limited number of interested parties
- The discussion will center around the issues with Street Tree Planting

Driveway Spacing Discussion





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Driveway Spacing Discussion

Discussion

- Request and consolidate feedback from the development community
- Who would like to participate in the discussion?
- A discussion will be scheduled in the coming weeks with a limited number of interested parties
- The discussion will center around the issues with driveway spacing

Permit Pathways





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Permit Pathways Session

- **Permitting Townhomes**
 - Intake requirements
 - Review (Matrix Departments along with Planning and Development)
 - Permitting
- **Presentation Materials**
 - Powerpoint and Recording will be posted to the Stakeholder webpage
 - A gov delivery will be sent notifying the public where to access materials

Meeting Adjourned

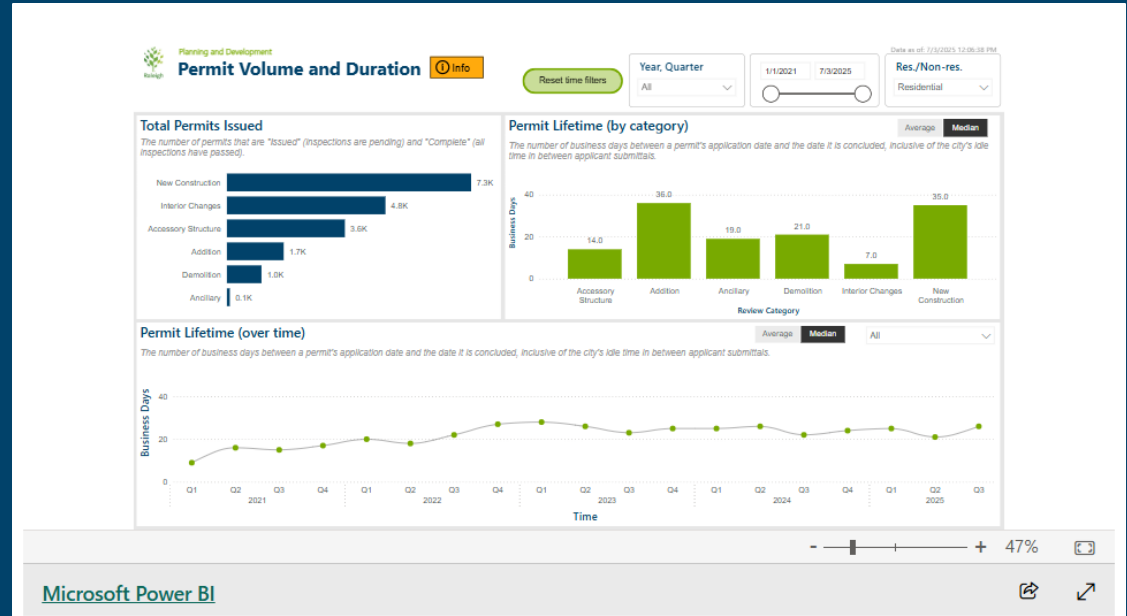


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Review Dashboards

Check out our
public dashboards
for Metrics
Review Turnaround Times
and Performance
Dashboards
Click the link above.





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CICS Points of Contact

Celia McCoy

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

Celia.McCoy@raleighnc.gov | 919-996-2751

Jenna Hurley

*Senior Permit Advocate (Special Projects, Permit, ASR and Sub Intake), Continuous Improvement and Customer Service
Planning and Development Department*

Jenna.Hurley@raleighnc.gov | 919-996-4202

Samantha Cadman

*Senior Permit Advocate-(Special Projects, Map, ASR, Sub Intake), Continuous Improvement and Customer Service
Planning and Development Department*

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

Cornelia Stallings

*Senior Permit Advocate-(Residential Permit Intake), Continuous Improvement and Customer Service
Planning and Development Department*

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



CICS Points of Contact

Daniel L. Stegall

*Assistant Director, Continuous Improvement and Customer Service
Planning and Development Department*

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

Isaac Roldan

*Development Manager-Client Solutions & Client Acceptance, Continuous Improvement and Customer Service
Planning and Development Department*

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

Chevy Edwards

*Development Manager-Project Completion, Continuous Improvement and Customer Service
Planning and Development Department*

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