

Development Services Advisory Meeting

Facilitated by Planning and
Development

May 8, 2025



Agenda

Permit Pathways: Common Issues and Expert Guidance

Focus Group Meeting

Land Development Process Map

Department and Division Updates

 Planning and Development - CICS

 Raleigh Water

 Stormwater

Q & A

Permit Pathways: Common Issues and Expert Guidance

Meet with Review Staff to
get a technical perspective
on Plan Review for
Residential Permits.

(RSVP for the event
on Thursday, May 22nd)



**We want you to
participate!**

Permit Pathways: Common Issues & Expert Guidance

Event Topic:

- Permitting for Single Family and Small Apartments

Goals:

- Provide a less formal avenue to pose technical questions
- To educate development stakeholders on plan review

Details:

- Date & Time: Thursday, May 22nd at 1pm until 4pm
- Location: One Exchange Plaza
- Attendance is limited to 40 slots, RSVP is required

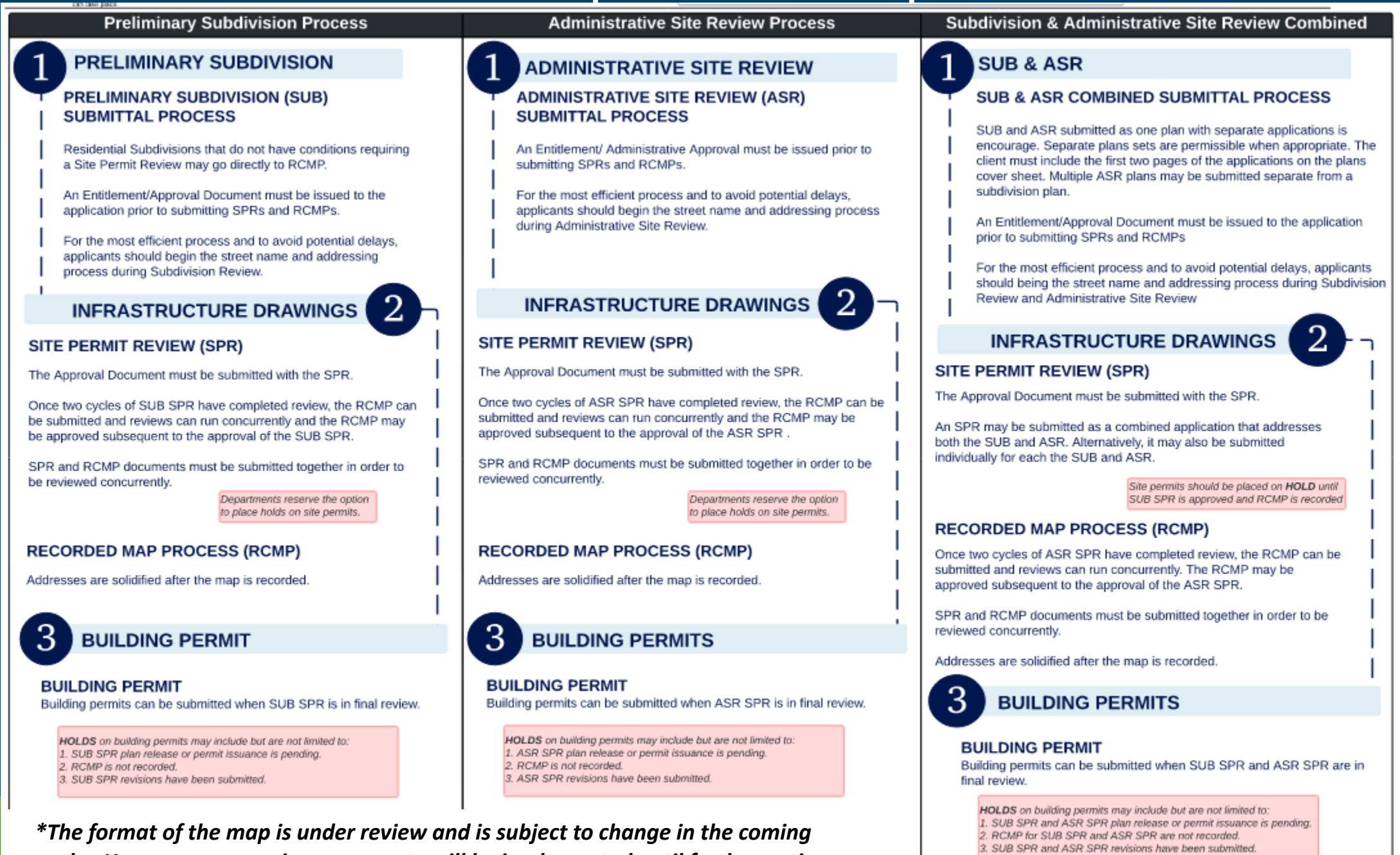
Focus Group Meeting

Meeting Topic: Residential Permit Documentation

- Information for the Permit Data Form
- Which items are to be shown in a Site Plan

Land Development Process Update

Development Process Map



**The format of the map is under review and is subject to change in the coming months. However, process improvements will be implemented until further notice*

Land Development Process Map

Process Map Updates:

- Communications Division may change format
- Process improvements will remain in place until the overhaul of the development process take effect

Department Updates

Continuous Improvement and Customer Service

Portal Migration- Phase 3

Items:

- Site Permit Review, Major and Minor
- Decision Engine
- Delayed Issuance on Retaining Walls

Launch Date:

- May 5th

Raleigh Water

Merger Town Permitting – Update

- **Go-Live date June 1, 2025**
 - Submittals for meter and stub permit requests must be made on Raleigh's Development Portal
 - Any other permits are processed by Merger Towns or Wake County
 - Allows for greater oversight of our system resulting in potential process improvements for acceptances and recordation processes.

Merger Town Plan review – Update

- **Go-Live date – Potentially July 1, 2025**
 - Submittals for Subdivision, Site Plans, Construction Drawings, and Plats are made to the Town and Raleigh's Development Portal concurrently.
 - Subdivision and Site Plans
 - Fees and status over portal. Review comments are provided in Towns' systems.
 - Construction Drawings
 - Plan Review and permitting are done in Raleigh. Plan status provided in Towns' systems (matching NCDOT and WC)
 - Plats
 - Fees and status over portal. Review comments are provided in Towns' systems. Deed review in Raleigh.

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
Jonathan Ham	Jonathan.ham@raleighnc.gov	Division Manager		
Brian Casey	Brian.casey@raleighnc.gov	Part Time Engineer	Entire Service area	

Stormwater

Stormwater Text Change Update

Authorized by City Council on April 1, 2025

Posted on Text Change Portal - <https://publicinput.com/F5368>

Tentative Text Change Committee on May 21, 2025


Earliest Planning Commission May 27, 2025

Earliest Hearing at City Council June 17, 2025

Possibly after summer break and heard in August or September

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

- Rules changed on 5/1/2023
- Heard concerns from residents and HBA re: lots just over 1 acre
- These lots having to meet the Full Stormwater Requirements
- Would change to Limits of Disturbance basis, which would benefit approximately 1000 properties.
- Similar to Pre 5/1/2023 Regulations for these lots

Parcel Size		One Detached House with ADU 
< 0.5 acre		Exempt Property Requirements
0.5 acre to < 1 acre		Exempt Property Requirements
> 1 acres		Exempt up to 5% impervious, then Traditional Stormwater Requirements.

Built Upon Area Definition

- Built Upon Area akin to Impervious Area
- NC Session Law 2024-49 changed definitions for
 - Decks
 - Artificial Turf
 - Gravel





Contact Reminder

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

Questions?