

Development Services Advisory Meeting

Facilitated by Planning and Development

November 13, 2025



Agenda

1. Permit Pathways Session: Guidance on Subdivisions
2. Department and Division Updates
 - Raleigh Water
 - Transitions and backfilling for positions
 - Attachments for CAD Files – Construction Plans (SPR and MRCP)
 - RW Staffing
 - Stormwater Management
 - Design Exceptions
 - Reimbursements
 - Long Range Planning
 - Annexations
 - Zoning Administration
 - Omnibus Text Change
3. Inquiry Session
4. Meeting Adjourned

Permit Pathways: Guidance on Subdivisions

Details:

- 47 Registrants, 28 in attendance
- Lunch catered by [Primo Hoagies](#)
- One Sheets for Subdivision process

Key Take aways:

- "Time is Money"
- Prioritize review of correspondence from the City
- Stakeholder engagement is important to Decision Making

Permit Pathways: Guidance on Subdivisions

After Action Reporting

Gov Delivery Report

- Advertised: Newsletter, Instagram, Facebook, LinkedIn
- 33,000 emails sent
- 22,000 opened emails
- 1900 clicks

Permit Pathways: Guidance on Subdivisions

External Feedback

5. Do you have any suggestions, comments, or feedback to help us improve future Permit Pathways events?

3 Responses

ID ↑	Name	Responses
1	anonymous	Thank you City of Raleigh for having these events to help customers understand the process better.
2	anonymous	How long does the preliminary cycle take , does it include all the departments so as to hasten the permit process
3	anonymous	Thank you for holding these sessions. It is much easier to understand the process via presentation compared to the website.

Raleigh Water

Transitions and backfilling for positions

- **Finished Interviews for Engineering Manager**
 - Jonathan Ham's position
- **Preparing posting for Engineering Supervisor**
 - Rene Haagen retiring
 - Please apply...great benefits and lots of fun and excitement.
 - You will not be bored.

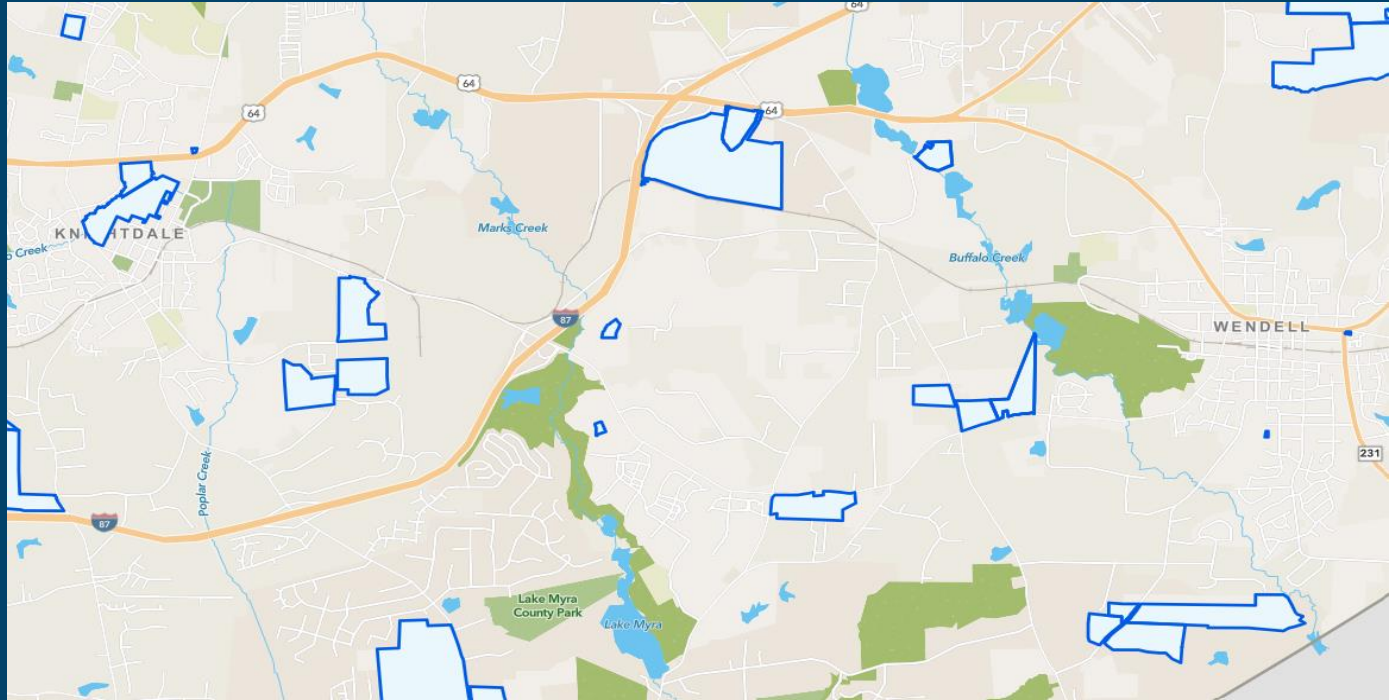
Transitions and backfilling for positions

- Erika Bailey, Assistant Director, to be main point of contact after December 1.
 - Cydney Terry, Tim Beasley, Patrick Paine to be secondary points of contact.
 - Once Supervisor and Manager are selected, transition will begin.
- General Questions – Always send an email to water.review@raleighnc.gov

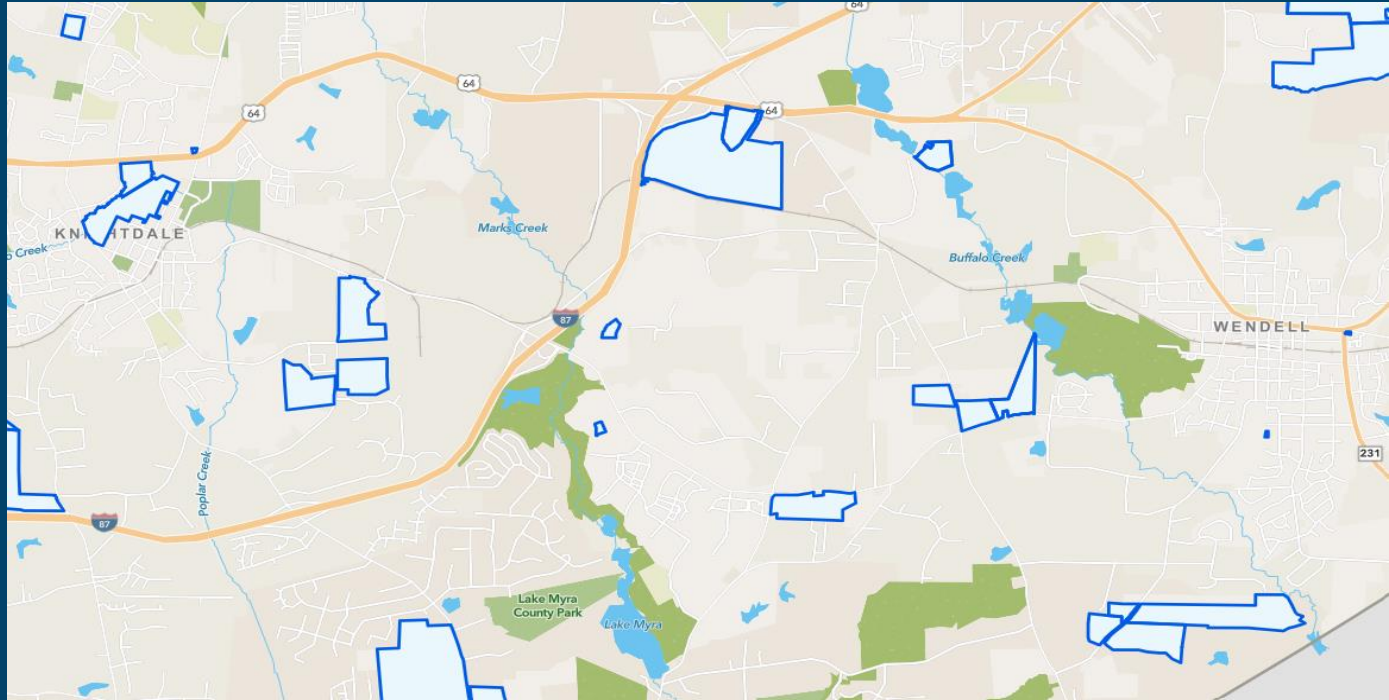
Attachment Proposal

- **Zip file for CAD Drawings (dgn, dwg, dxf)**
- **SPR – Major and MRCP Submittals**
- **Benefits**
 - System mapping
 - Elimination of gaps for CCTV scheduling
 - Increased system awareness
 - Project tracking
 - Future planning

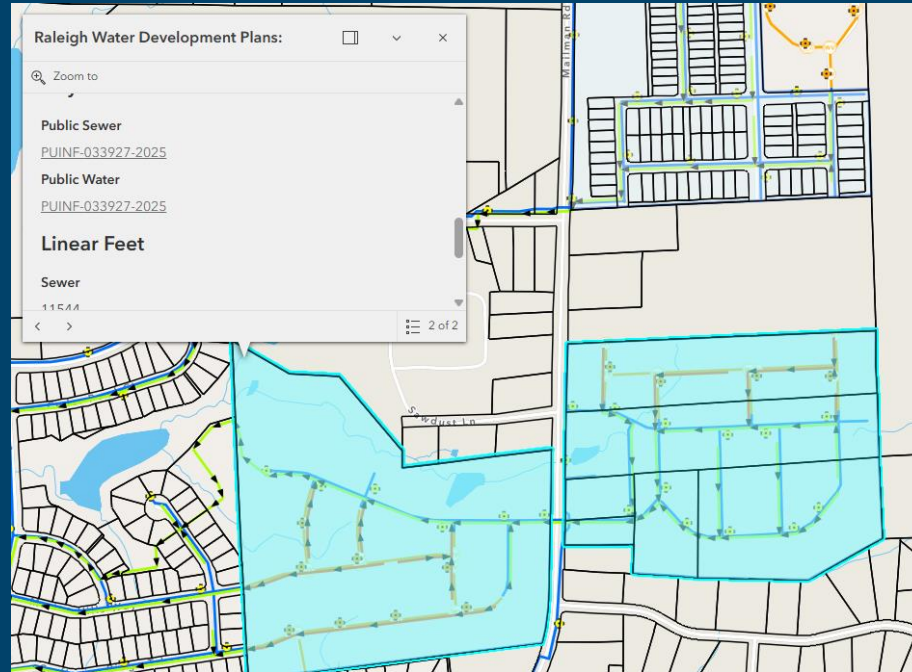
System Mapping



System Mapping



Project Tracking, CCTV, Planning



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. Design Exceptions
2. 24% reimbursement

Design Exceptions

- With new Director, now out of City Manager's office
- Staff is working leadership to streamline but the Director is aware of the issues

Design Exception Process

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

24% Reimbursement

- Used website and email contacts to publicize program
- Had a 3.5% response (less than \$750,000 returned)
- We are doing direct first class mailings to all affected starting January 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



Growth and Annexation

Matthew Klem

November 13, 2025



Purpose

- Respond to Council interest on annexation & growth
 - Review current practices
 - Present time-limited resolution
- Adopt new resolution



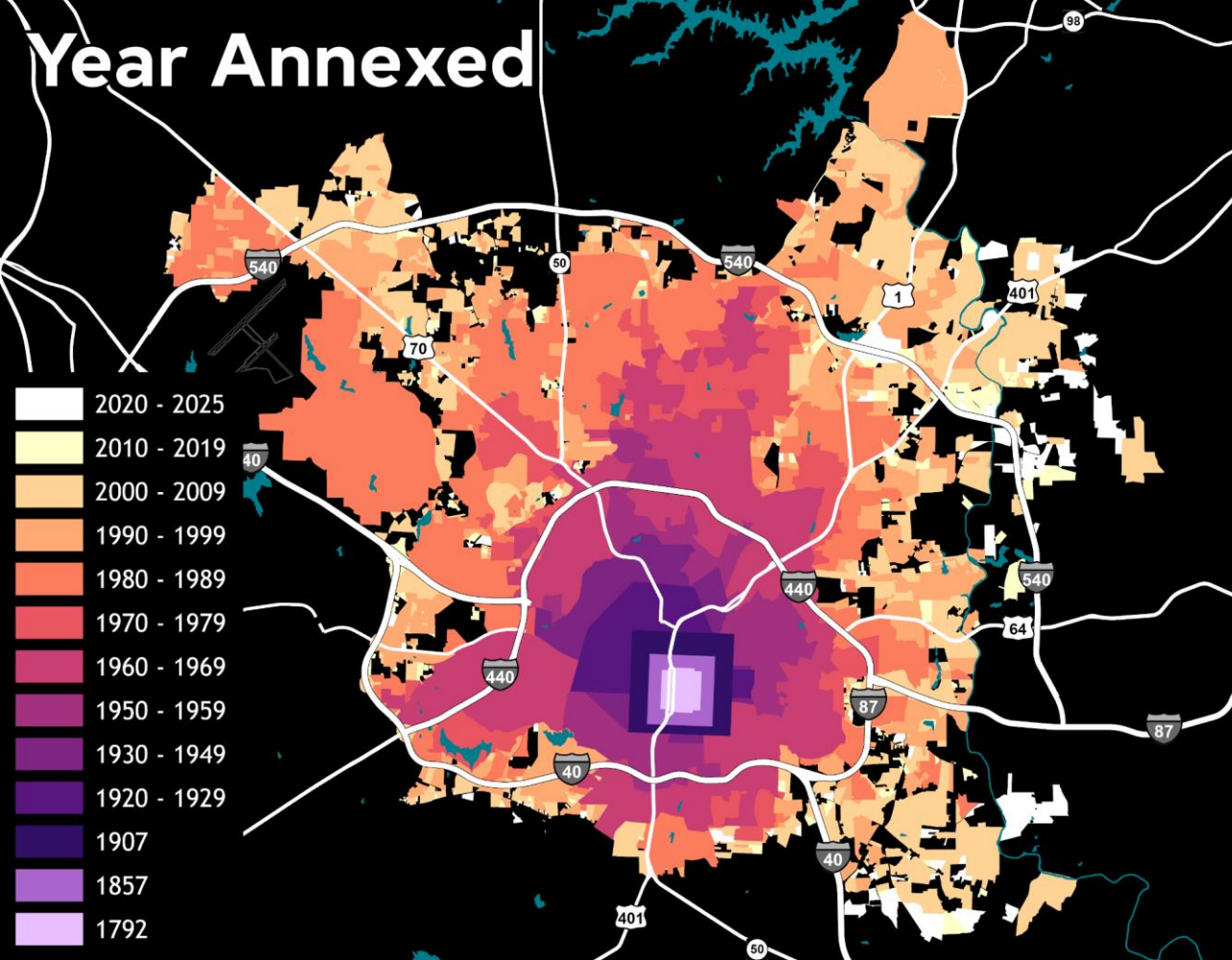
Previous Council Engagement

- May 2024 Sewer-Only Account Management Policy
- January 2025 Council Retreat
- February 2025 Ordinance No. (2025) 710
 - Aligned City code with the recently adopted Public Utilities Design Manual.
- June 2025 Manager's Weekly Report
- July 2025 Fire Service Master Plan
- September 16 Growth and Annexation work session
 - Council directed staff to prepare resolution
- September 27 Council Retreat



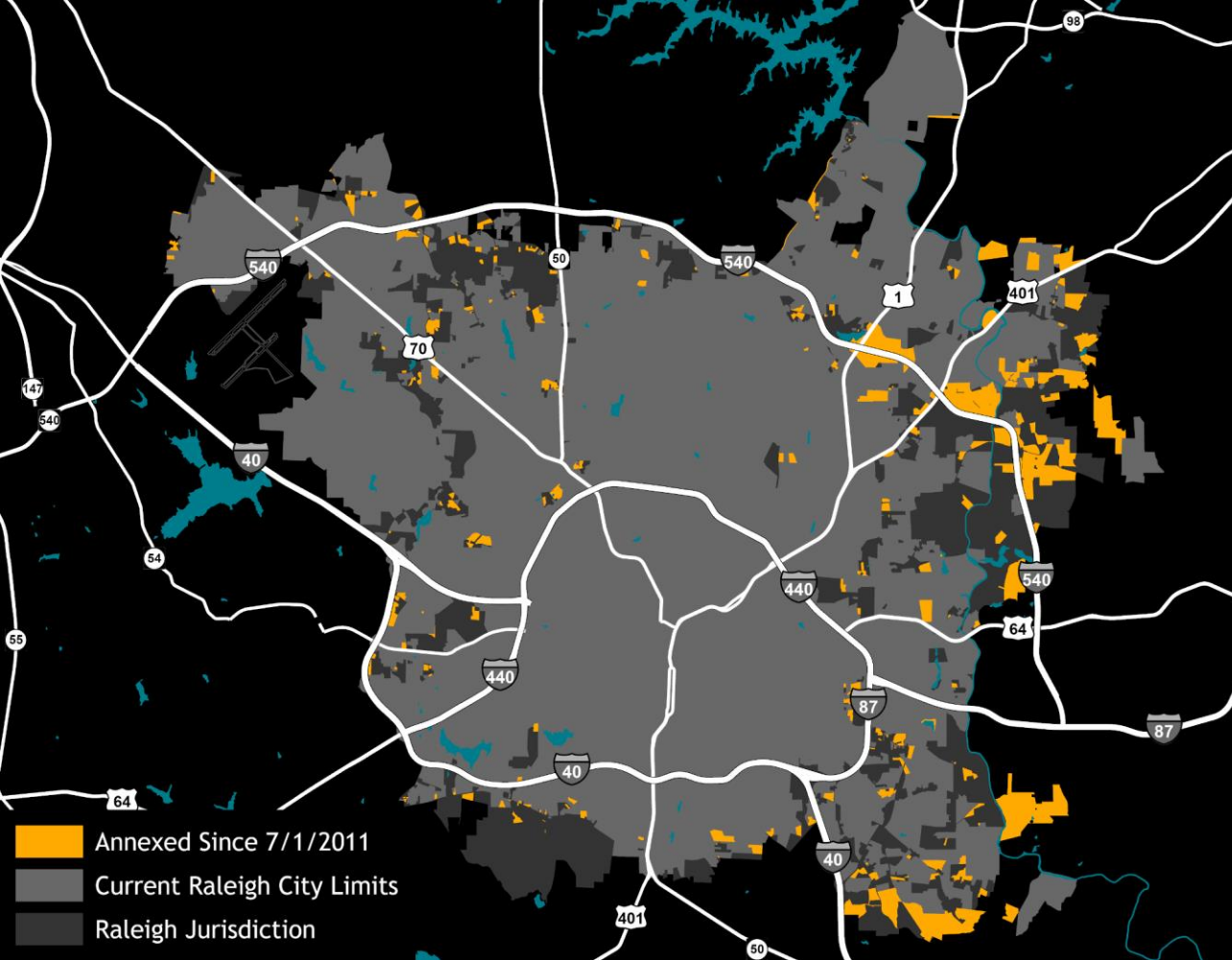
Historic Annexation Practice

Year Annexed



The city has consistently grown outward in suburban low density beyond the original 1792 William Christmas Plan.

Historically, the city would involuntarily annex large areas of already developed land to establish public services and infrastructure.



In 2011, state law changed and prohibited involuntary annexation.

This was a significant change to planning and development.

Previously, annexations were proactive and occurred on large scale allowing the city more foresight on service provision and associated costs.



Current Annexation Practice



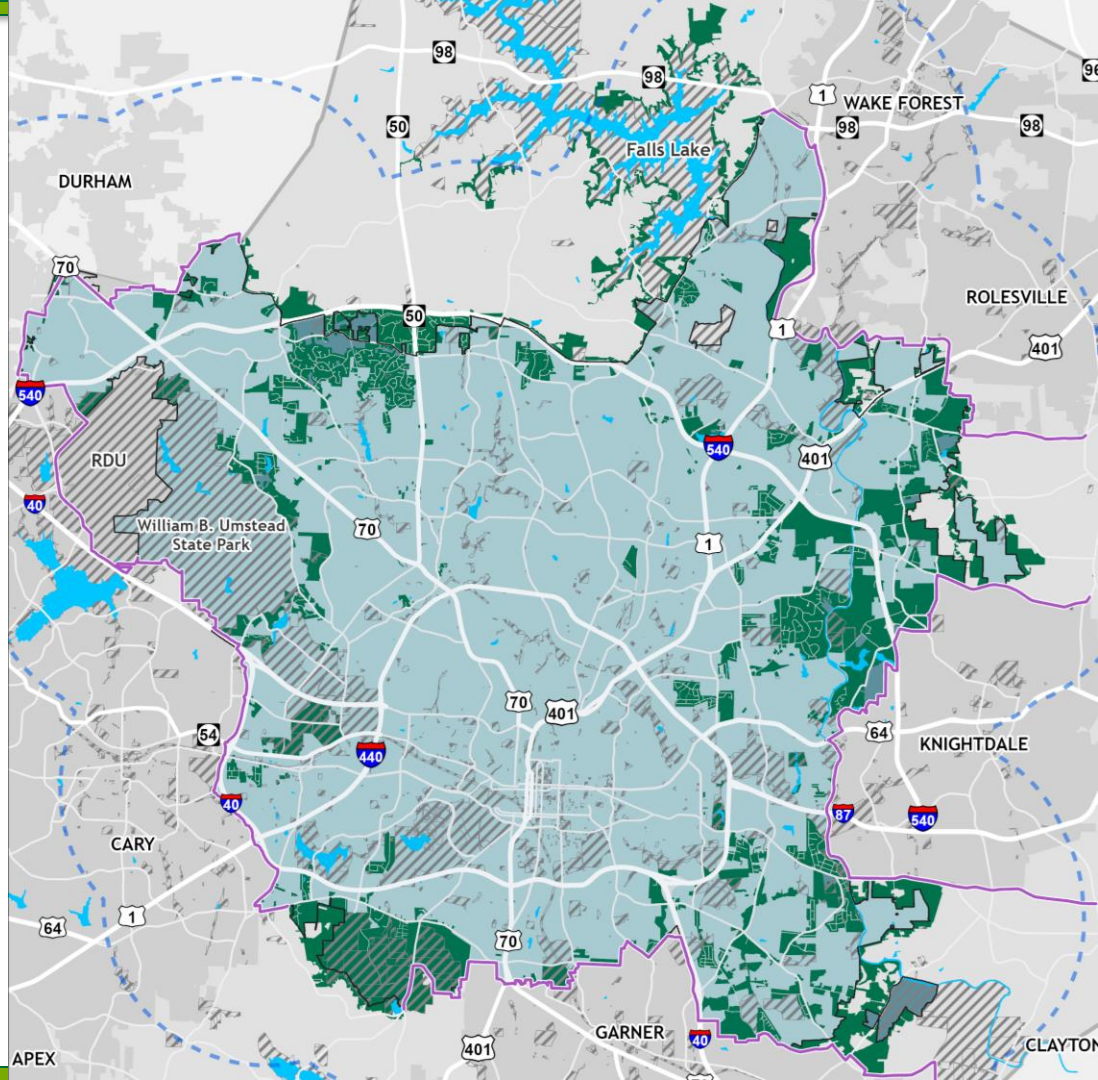
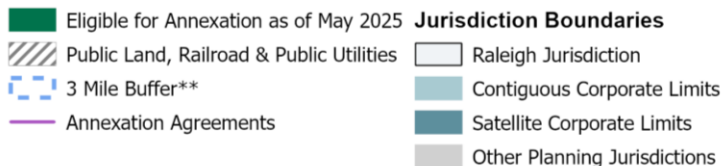
Existing Annexation Framework

- Resolution No. (1993) 208
 - Utility Extensions Outside Corporate Limits
- Resolution No. (2013) 837
 - City Participation in Public-Private Water and/or Sewer Extensions Outside City Limits
- Resolution No. (2022) 380
 - Annexation Petitions Outside the ETJ
- Ordinance No. (2025) 710
 - Alignment of City Code and the Public Utilities Handbook

Current Eligibility

Mapped representation of City of Raleigh annexation resolutions and North Carolina law

Dark green shows properties currently eligible to request annexation under existing framework





Current Eligibility

- 23,321 acres eligible (current corporate limits is roughly 96,000)
- Current eligibility does not represent significant expansion of service area – most of eligible land is within Extra Territorial Jurisdiction (ETJ)
- Eligible land is more than ample to accommodate demand in the near-term
- Additional revenue in existing eligible areas improves our ability to provide high quality service



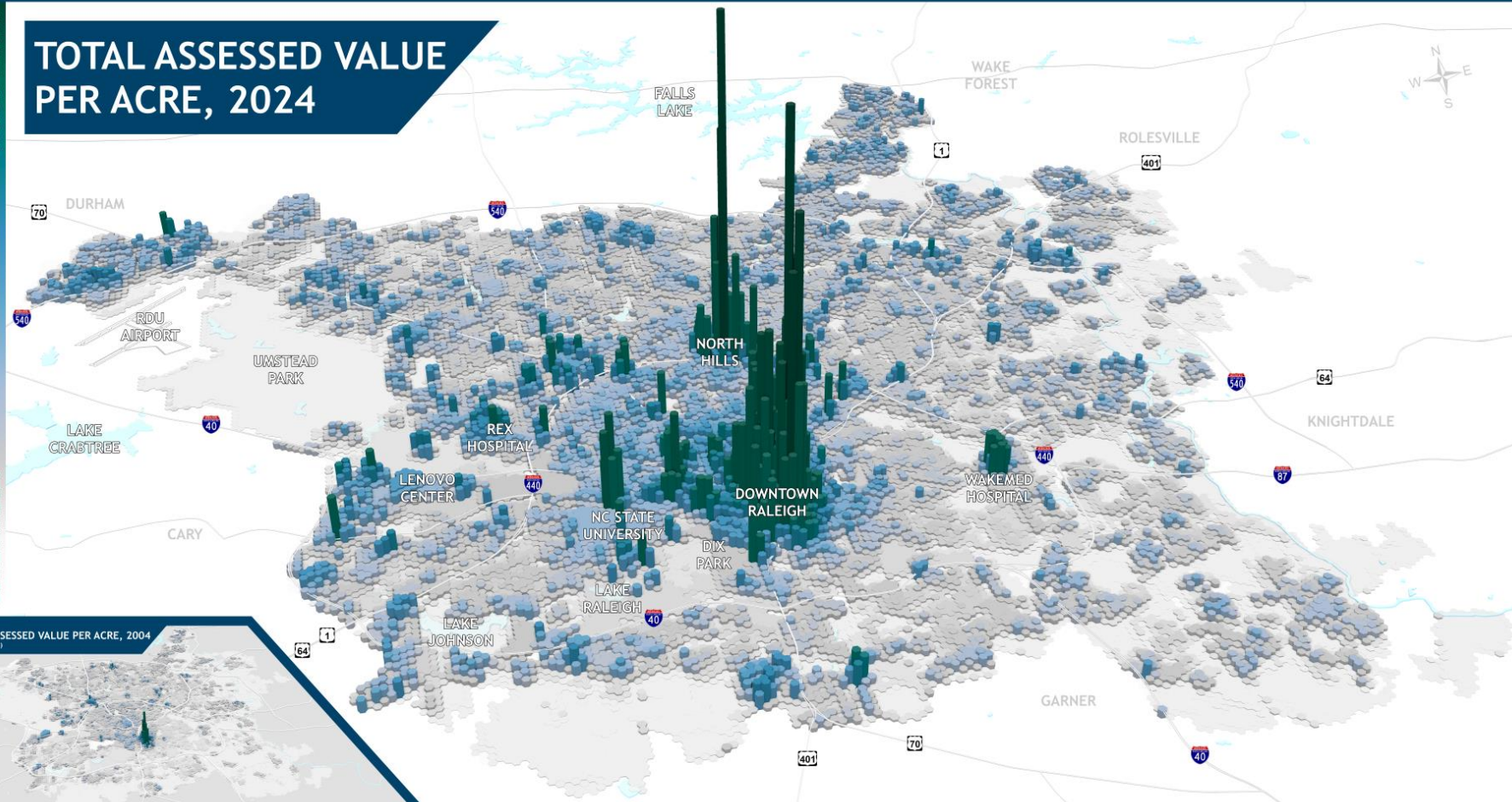
Key Takeaways

- There is eligible land available for annexation to meet the near-term demand for growth.
- Annexing currently eligible land does not significantly expand our service area.
- Pausing the annexation eligibility creep will allow for a more thoughtful and calculated decision framework on how and where we grow.

HIGHER VALUES

TOTAL ASSESSED VALUE PER ACRE, 2024

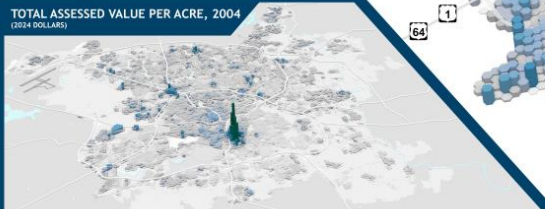
LOWER VALUES



HIGHER VALUES

LOWER VALUES

TOTAL ASSESSED VALUE PER ACRE, 2004
(2024 DOLLARS)





Reflecting Raleigh

THE NEXT COMPREHENSIVE PLAN

Upcoming Work

- Cost of Growth Study
 - Development of marginal analysis of annexation cost/revenue
 - Capital Needs Assessment
 - Fee Study



Resolution



Resolution Purpose

- Defines areas inside and outside of the City's jurisdiction where annexation petitions will be accepted.
- Identifies areas inside and outside Extraterritorial Jurisdiction (ETJ) where property owners may petition City Council for annexation.
- Time-limited to 12 months.



Resolution Function

- Establishes a boundary for annexation eligibility.
- Any property inside boundary is potentially eligible for annexation.
- Annexation of property inside the boundary would not create any new eligible parcels outside the boundary.

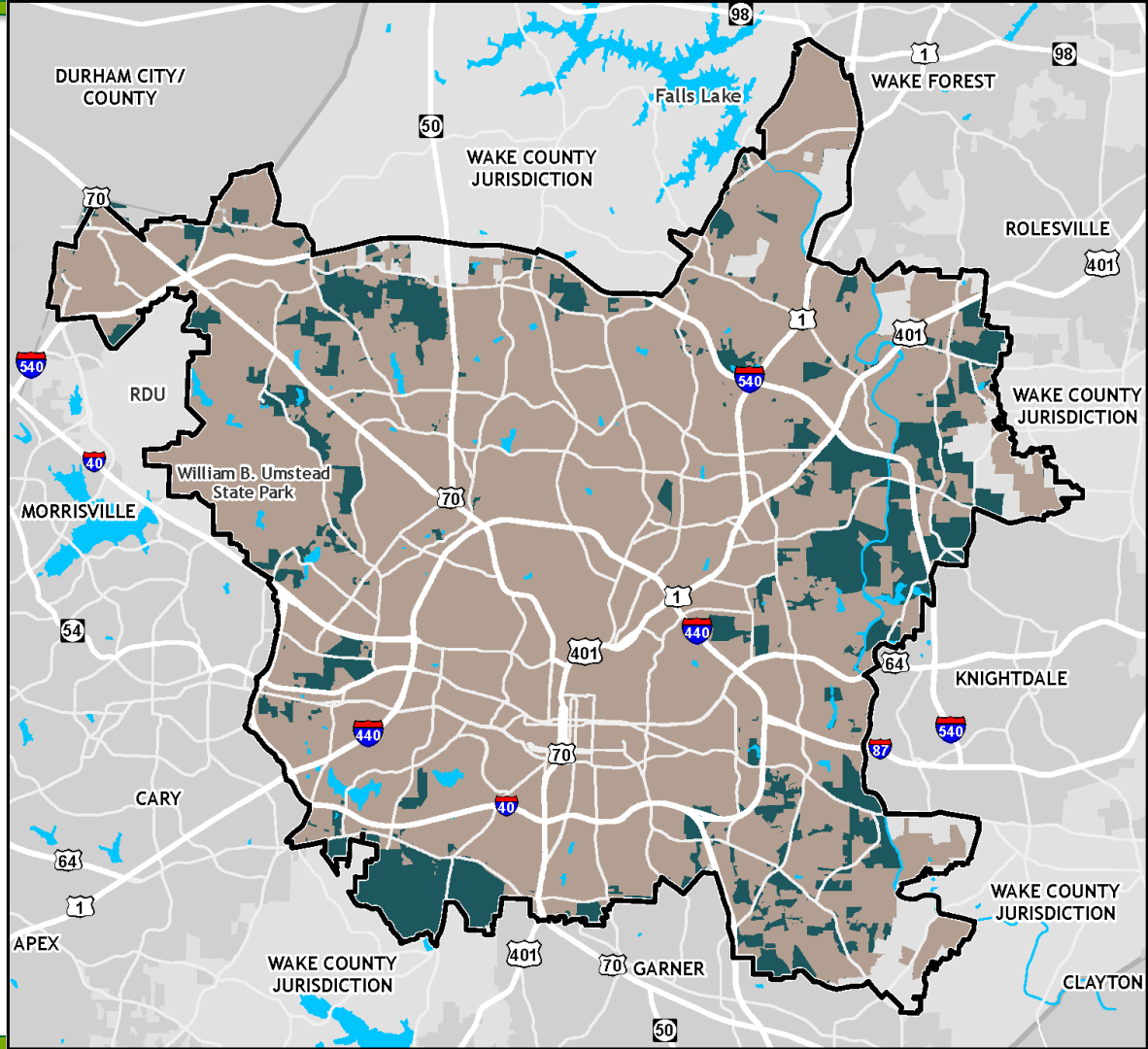
Resolution Map

Establishes boundary for
annexation eligibility.

Within the black line,
properties are potentially
eligible for annexation.

Annexation approval inside
black line does not create
new eligibility outside the
black line.

-  Priority Annexation Boundary
-  Raleigh Extraterritorial Jurisdiction (ETJ)
-  Raleigh Corporate Limits
-  Other Municipal Jurisdictions





Important Notes

- The resolution does not:
 - Grant eligibility to any parcels.
 - Being on the map does not make any property eligible.
- Render any parcels ineligible.
 - Being included on the map does not make any property ineligible.



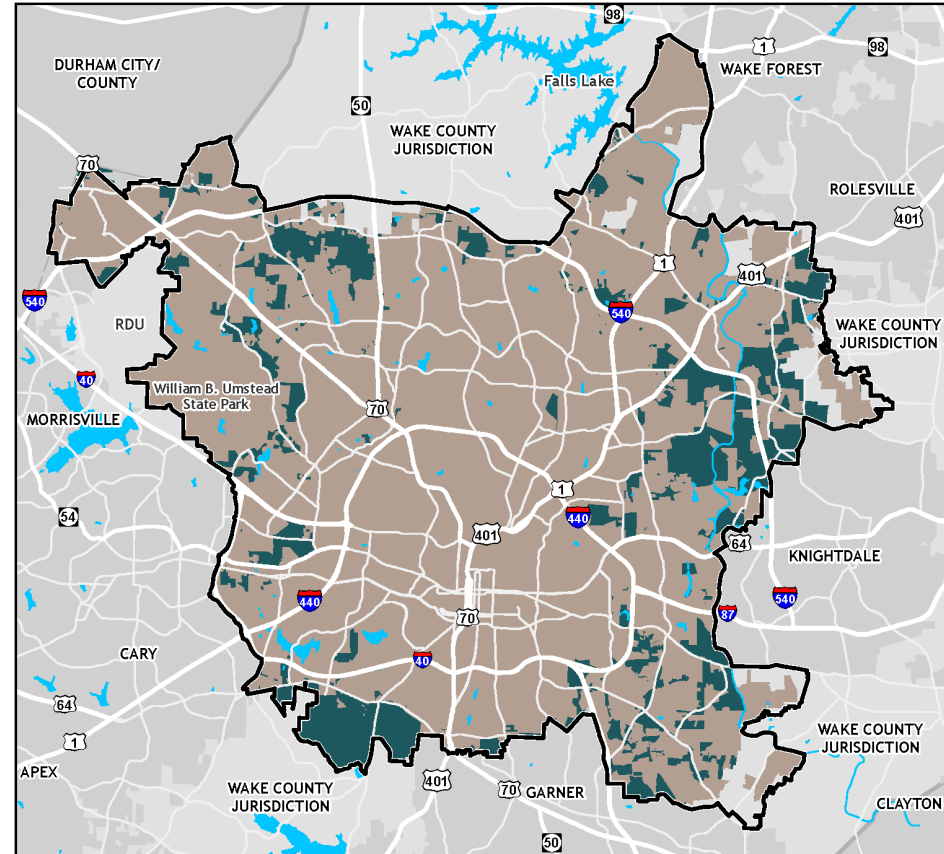
Important Notes

- Structure of annexation eligibility, as established by NC law, does not change.
- Property would still gain eligibility for annexation based on the state's regulatory framework and city's policies.
- Emergency utility connections are not affected.



Recommended Action

- Adopt 12-month time-limited annexation resolution



Text Change Updates

Text Change Update

Drafting

– 2025 Omnibus

- Next step --> bring forward to City Council for authorization
- If authorization is obtained, TC will most likely start the public hearing process Jan/Feb 2026

TC-1-2025- '23/'24 Omnibus Readoption, Text Change Update

TC-1-25 – Seeks to reintegrate parts of two previously adopted text changes (TC-2-24 and TC-5-23) that remain valid after recent changes in state law (Session Law 2024-57), which had nullified those prior updates.

- Status: Planning Commission Nov. 12

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 18th

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: City Council – Report of PC November 18th

Development Services Advisory Committee Inquiries

DSAC INQUIRY #1

An idea was brought up at the October meeting to create a separate process for applications with GC license (professionals) and those without (public). We would like to explore this further.

DSAC INQUIRY #2

A reviewer recently requested that a recombination map be submitted with the ASR. I pushed back, and it was instead included as a condition in the AA to be completed during SPR. I understand the desire to see as much information as possible early, but the purpose of ASR is simply to confirm that the project can comply with code. Requiring additional downstream tasks at ASR only shifts cost and effort earlier in the process than necessary and may not even ever need to happen if the project doesn't continue. There is already a defined process for recombination later, or could be completed with the SPR. Both of those improvements are welcome, but the request during ASR doesn't make sense to me

DSAC INQUIRY #3

There are plenty of staff comments being provided without code references. This needs to stop as every comment should have a specific Code and Section listed. Unfortunately, some comments are not founded in the Code and demonstrate some personal opinions, recommendations, or preferences.

DSAC INQUIRY #4

It appears as if the Planning and Development website has not been updated since Aug 2024. Is it still correct?

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 Development Services Advisory Committee Meeting
 - December 11, 2025, at 9:00 am
 - Virtual via MS Teams
- Next Quarterly Development Stakeholder Meeting
 - January 8, 2026, at 9:00 am
 - Greg Poole, Jr. All Faiths Chapel in Dorthea Dix Park
 - Address: 1030 Richardson Drive