

Development Services
Advisory Committee
Meeting
Facilitated by Planning
and Development

September 11, 2025



Raleigh



Agenda

Department and Division Updates

- Raleigh Water
 - Legal Documents
 - Permit Blocks
- Raleigh Stormwater
- Continuous Improvement and Customer Service
 - Expedited Criteria for Projects
 - Existing Permit Re-Review Fee, [UDO Section 11.4.8.F](#)
 - Change of Use

Inquiry Session

Meeting Adjourned


Raleigh Water

Legal Documents

- **Go-Live October 1, 2025!!!!**
- **Aligns Raleigh Water process with UDO and Legal requirements**
- **Website will be updated to reflect process for Raleigh and Merger Communities.**

Permit Blocks – No longer required

- Water/Reuse and Sewer
- Permit block no longer required for SPR (Raleigh) and MRCP(Merger)
- INFRA and PUINF permits assigned

 Permit Block
No Longer Needed

JAN2025

Private
Sewer Collection / Extension System

Raleigh Water consents to the connection to its public sewer system and extension of the private sewer system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the Raleigh Water Handbook.

Raleigh Water Permit # _____

Merger Town Plans – Live July 1

- Plan submittal over Development Portal and Merger Systems
- Dedicated reviews for Construction Drawings in Raleigh's system
- Permit issuance and fee payment improvements
- Improved tracking for customers and Raleigh Water

Raleigh Water Staffing

Development Review group Raleigh | Water

water.review@raleighnc.gov

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Raleigh Stormwater

Stormwater Items

1. TC-2-2025 In Effect
2. Design Exceptions and Variances – Updated Info
3. Design Manual Section 4.2.3

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

- Design Exceptions are now an option as of 9/2/25
- This is a temporary solution.
- Staff is working with City Attorney's Office on a permanent solution, which will involve UDO/Design Manual changes.

Stormwater Design Manual Section 4.2.3

Flow Leaving a Site

4.2.3 Flow Leaving the Site

For sites greater than 1 acre used for one or two unit dwellings or greater than 0.5 acre for all other uses, flow from the development site that has been newly concentrated into pipes or swales shall leave the site in one of the following methods:

- Approved discharge to a jurisdictional stream or stream buffer.
- Connection to the ROW
- Discharge to an existing or proposed public or private drainage easement

- Balancing development rights with residents' input.
- Directed by Council to keep this in the Manual.
- Technical alternatives to be included in a UDO change.

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

Accelerated Review Initiative

Faster Turnaround for Eligible Project Types

Intent: Expedite projects with minimal outstanding items

Eligible Project Types:

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

Projects above are subject to the following:

- Automatic **7 business day review** beginning on 3rd cycle and subsequent reviews
 - Reviews **shorter than 7 business days** require:
 - Email from Review Staff to be included with submittal

Status: Effective 2nd week of September

Permit Re-Review Fee

Automation for Consistent Application of Existing Permit Fee

- **Not a new fee** – re-review fee exists but applied inconsistently.
- **Automation process** – fee triggered when Building “*Requires Resubmittal*” after the 2nd review cycle.
- **Target** – November 3, 2025 and thereafter appropriately apply fee.
- **Fee schedule alignment** – listed under “Alterations and Repairs”; will be moved under *Special Fee Enumerated* as Commercial and Residential Re-review fee per cycle.
- **UDO Section [11.4.8.F](#)**

Streamlining Change of Use vs Alterations

Improving Efficiency and Reducing Re-work for applicants and Staff

- **Current Issue:** Applicants submit projects as **alterations** that are later determined to be changes of use
- **Result:** Staff must void the alteration permit and re-process as a change of use
- **Next Steps:**
 - Explore Alterations as a parent permit with COU as an attached zoning permit
 - Re-launch Change of Use and Alterations Booking **appointments**—previously paused for training and staffing

Stakeholder Inquiries

Development Fees

When are the different development Site fees due?

- **Site Plan.** Review fees are due prior to routing for a review
 - Administrative Site Review, Subdivision, Site Permit Review
 - A 1x Land Disturbance Review Fee is due upon initial review
 - A Raleigh Water review fee is due upon required Review by Raleigh Water
- **Site Permits.** Fees are due prior to issuance
 - Permits: Infrastructure, Land Disturbance, Stub, etc.

Development Fees

When are the different development Permit fees due?

- **Permit Plans.** Review fees are due prior to routing for a review
 - Applicable only on projects where a construction drawing plan set is required for review (Residential: New Dwelling, Townhouse, Addition. Non-Residential: New Building, Addition, Change of Use, Alteration, Fit-up, etc.)
- **Building Permits.** Fees are due prior to issuance
 - Permits: Trade permits, Fire Sprinkler/Alarm, etc.

Solid Waste Service- Receptacles

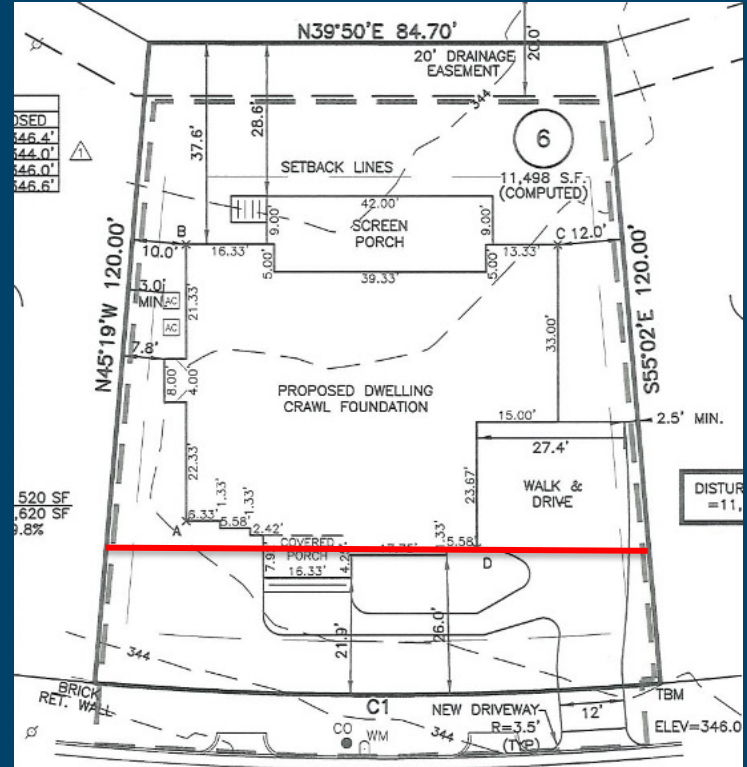
Solid Waste Service and dense development.

- Solid Waste is requiring for trash receptacles is impacting designs and, in some cases, dictating density.
- What is the status?
 1. Developments that have limited storage space or storage of trash and recycling containers are allowed to demonstrate space for one (1) garbage container and one (1) recycling container.
 2. Post construction residents must go through the HOA or Property Manager prior to obtaining an additional container as indicated on the Solid Waste Management Statement Applications put on the cover of the plan.
 3. Early collaboration and conversation is always the best means to work through any issues.

Zoning

Front yard total parking area

- See [UDO Section 1.5.5.D](#)
- Homes - Combined parking and driveway area shall not constitute more than 40% of the area between the front building facade and the front property line.
- Has the calculation changed?



Questions?



Continuous Improvement and Customer Service

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Raleigh

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