



CITY OF CREEDMOOR

P.O. BOX 765
111 MASONIC STREET
CREEDMOOR, NC 27522
WWW.CITYOFCREEDMOOR.ORG
(919) 528-3332

2017-O-09

MAYOR
DARRYL D. MOSS

CITY MANAGER
MICHAEL P. BONFIELD

COMMISSIONERS
ERNE ANDERSON
THOMAS JACKSON
DEL MIMS
HERMAN B. WILKERSON
ARCHER WILKINS

ORDINANCE 2017-O-09

AN ORDINANCE TO AMEND THE CREEDMOOR DEVELOPMENT ORDINANCE TO CLARIFY THE PROCESS FOR ALLOCATING WATER AND WASTEWATER CAPACITY TO DEVELOPMENT

WHEREAS, the City of Creedmoor is a member of the South Granville Water and Sewer Authority (“SGWASA”), and SGWASA provides water and sewer service to the City;

WHEREAS, SGWASA has established an Allocation Policy which makes available 100,000 gallons of water capacity and 100,000 gallons of wastewater capacity to the City;

WHEREAS, the Allocation Policy requires concurrence from the City before SGWASA will allocate water and wastewater capacity to new or existing development within the City’s corporate limits and extraterritorial jurisdiction;

WHEREAS, the Creedmoor Board of Commissioners wishes to provide a clear statement of the water and wastewater allocation process as set forth in the 2016 SGWASA Allocation Policy; and

WHEREAS, the Creedmoor Development Ordinance shall be updated from time to time to reflect amendments to the SGWASA Allocation Policy;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF CREEDMOOR:

Section 1. Creedmoor Development Ordinance Article 3, “Definitions,” is amended to add the following terms:

ALLOCATION. Approval to use a certain amount of water and/or wastewater capacity. Allocations are fulfilled by SGWASA with the concurrence of the City.

SOUTH GRANVILLE WATER AND SEWER AUTHORITY. Also referred to in this ordinance as “SGWASA,” this agency provides water and sewer service to properties within the corporate limits and the extraterritorial jurisdiction of the City.

Section 2. The term “Sketch Plan” in Creedmoor Development Ordinance Article 3, “Definitions,” is amended as follows:

PLAN, SKETCH. A rough sketch map of a proposed subdivision or site showing streets, lots, and any other information required by the City of sufficient accuracy used for discussion of the street system and the proposed development pattern. A sketch plan also refers to a plan showing a proposed project for the purposes of applying for a water and/or wastewater allocation.

Section 3. Creedmoor Development Ordinance Article 7, Section 7.1., “Permit and/or Approval Required,” is amended as follows:

§7.1 Permit and/or Approval Required

7.1-1 APPROVAL REQUIRED. No person shall undertake any activity subject to this Ordinance without first obtaining approval from the City. Upon approval of the activity by the City, a permit shall be issued for the approved activity. Certain permits are issued by agencies other than the City of Creedmoor, as noted below; all other permits are issued by the City.

The permits and/or approvals required are:

- A. ZONING PERMIT . . . [This subsection has not been amended.]
- B. BUILDING PERMIT. . . [This subsection has not been amended.]
- C. CERTIFICATE OF OCCUPANCY (a.k.a. “C/O”). . . [This subsection has not been amended.]
- D. WATER AND WASTEWATER ALLOCATIONS. SGWASA issues water and wastewater allocations in accordance with the SGWASA Allocation Policy and section §7.14 of this ordinance.

7.1-2 FEES. [This subsection has not been amended.]

Section 4. Creedmoor Development Ordinance Section §7.11-1(C.) is amended as follows:

(C.) Preliminary Plat submittal.

[Subsections (1.) through (3.) have not been amended.]

- (4.) Review at Planning Board Meeting. The Preliminary Plat of a proposed Major Subdivision shall be reviewed by the Planning, Zoning and Subdivision Administrator and other City staff for compliance with these Subdivision regulations. The Planning, Zoning and Subdivision Administrator shall then present the Preliminary Plat of Major Subdivisions to the Planning Board at the next regular meeting of the board following receipt of the Preliminary Plat. The Planning Board shall review the Preliminary Plat for compliance with existing applicable regulations.

Section 5. The Creedmoor Development Ordinance is amended to add a new Section §7.14, “Water and Wastewater Allocations,” which reads as follows:

§7-14 Water and Wastewater Allocations

7-14.1 Allocations in General.

- (A.) SGWASA has established an Allocation Policy (the “Allocation Policy”) that makes available 100,000 gallons of water capacity and 100,000 gallons of wastewater capacity to the City. Water and/or wastewater allocations are only

required for projects proposing to establish new water and/or wastewater connections or to increase the volume of existing water and/or wastewater connections.

- (B.) The grant of a water and/or wastewater allocation does not create a property right in the allocation. Once granted, an allocation is not transferrable to any other person or entity without the express consent of the SGWASA Board, provided, however, that once a project is completed no allocations shall be forfeited solely on account of a change in ownership in a project or part thereof, except as otherwise provided in the Allocation Policy.
- (C.) Water and wastewater allocations shall be issued on a first-come-first-served basis.
- (D.) The City shall concur in each allocation request prior to approval by SGWASA if,
 - (1) A complete Allocation Request Form has been submitted along with all other required documents, and all applicable fees have been paid;
 - (2) The requested development complies with all applicable City ordinances; and
 - (3) The SGWASA system continues to have sufficient capacity to adequately provide the requested service(s);

7-14.2 Allocation Process.

- (A.) An applicant for a water and/or wastewater allocation shall submit an allocation *Sketch Plan* and a completed SGWASA Allocation Request Form to the *Planning, Zoning and Subdivision Administrator* at the same time the applicant submits a *Sketch Plan, Site Plan, Preliminary Plat, or Plat*, as appropriate, for development permit approval by the City. The allocation *Sketch Plan* must be sufficiently definite as to allow the applicant and SGWASA staff to determine how much water and/or wastewater capacity the proposed development will require. If a *Sketch Plan, Site Plan, Preliminary Plat, or Plat* submitted for development approval is sufficiently definite to allow the staff to determine how much water and/or wastewater capacity will be needed, then a separate allocation *Sketch Plan* will not be required.
- (B.) Upon receipt of a complete allocation application and upon determining that the criteria in section 7-14.1(D) have been met, the *Planning, Zoning and Subdivision Administrator* shall sign the Allocation Request Form on behalf of the City. The applicant shall then transmit the application to SGWASA.
- (C.) If a development does not require a development approval from the City, then the City shall not require that the applicant receive a water or wastewater allocation before beginning construction.

7-14.3 Development in Phases. For phased projects, the City will concur in an allocation request only for the phase currently proposed for construction. Future proposed phases, even if included in an approved preliminary plat, are not guaranteed a water or wastewater allocation until all allocation fees for the previous phase have been paid and SGWASA has credited that amount back to the City's available capacity.

Section 6. All provisions of any city ordinance or resolution in conflict with this ordinance are repealed.

Section 7. This ordinance shall become effective upon adoption.

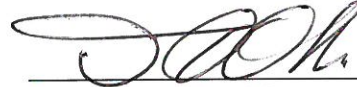
The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 20th day of June, 2017.

Ayes: 5

Noes: 0

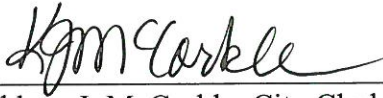
Absent or Excused: 0

Dated: June 20, 2017



Darryl D. Moss, Mayor

Attest:



Kathleen J. McCorkle, City Clerk

