



CITY OF CREEDMOOR

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RESOLUTION 2022 – R - 14

A RESOLUTION ESTABLISHING A SHORT-TERM WATER AND WASTEWATER ALLOCATION POLICY FOR THE CITY OF CREEDMOOR

WHEREAS, domestic water capacity is a valuable and finite resource that must be conserved and apportioned to new development projects that expand and diversify the tax base, promote economic viability and sustainability by providing for retail and other commercial development, create employment opportunities, and a varied supply of affordable housing options; and

WHEREAS, the South Granville Water and Sewer Authority, herein after “SGWASA,” is the sole public utility service provider of domestic water distribution and waste water collection systems within southern Granville County and all of the City of Creedmoor municipal corporate limits and extra-territorial jurisdiction, herein after “City;” and

WHEREAS, the historic Joe Peed Road lift station serves as the sole wastewater collection mechanism that connects the City to SGWASA via forced main. This lift station has been considered at or near capacity and therefore has effectively stopped new development within the City; and

WHEREAS, SGWASA, through the use of extensive investigation, flow monitoring, and hydraulic modeling of the wastewater collection system recently determined that 9,000 gallons per day (GPD) of sewer capacity remains in the Joe Peed Road lift station; and

WHEREAS, the City can lawfully pre-determine how the 9,000 GPD of sewer capacity can best be utilized to serve their short-term future needs from 2022 – 2026, or when the I-85 Interceptor project is complete; and

WHEREAS, SGWASA will assign this capacity only to requestors who have the signature of the appropriate jurisdictional authority on their Allocation Request Form and are therefore approved by the City; and

NOW, THEREFORE BE IT RESOLVED, that in order to manage its limited water allocation as a vital resource, promote economic development, preserve and enhance property values, enhance resident’s quality of life, and incentivize development that fully complies and conforms to the Creedmoor Development Ordinance, the allocation of Creedmoor’s domestic water capacity shall hereafter be made only in accordance with this policy and Creedmoor Development Ordinance §7.14; and

Section 1: Any requestor of City of Creedmoor domestic water allocation must be within the corporate city limits or have a valid petition for voluntary annexation on file.

Section 2: Any requestor of City of Creedmoor domestic water allocation must provide a completely code compliant development permit approval in the form of a site plan, preliminary subdivision plat, conditional zoning district application, special use permit application, or other developmental entitlement request in its finalized form as evidenced by an approval from the appropriate authority. This approval shall include, but not be limited to: zoning compliance, the availability of appropriately sized public utility connections, the design and inclusion of stormwater control measures as required, and adequate off-street parking.

Section 3: Qualification for water allocation is judged by: the level of developer investment, anticipated increases in the Town's ad valorem tax base, construction and dedication of public infrastructure, provision of employment opportunities, provisions of diversified housing stock, preservation of open space, protection of existing tree canopy, conservation of existing habitat and the provision of recreation amenities for current or future Creedmoor residents.

Priority in domestic water allocation may be given to the following types of economic development and investment in the City:

- New manufacturing or industrial projects and other major employers.
- New commercial development projects with a mixed-use element.
- New downtown infill development.
- New residential infill projects on existing lots of record.
- Residential projects that include diverse housing products.
- Residential projects, not otherwise described above.

Section 4: Allocation shall be reserved according to the following breakdown. Once the total amount has been allocated no further approvals in that category shall be given:

- City Hall Expansion Project - Police Department Building – 510 GPD
- Creedmoor Volunteer Fire Department Building Expansion – 1000 GPD
- Non-residential projects – 5,490 GPD
- Residential – 2,000 GPD

Section 5: A maximum of 50% of the total allocation may be awarded per category at any one time.
Non-residential projects – 2,745 GPD
Residential – 1,000 GPD

Section 6: Community Development Director is authorized to approve allocation for single-family detached residential uses that request less than 400 GPD on existing infill lots of record.

Section 7: The Community Development Department shall keep a running tally of allocation awarded and update the Board of Commissioners periodically.

Resolved on this the 17th day of October 2022.



Robert V. Wheeler, Mayor

(seal)



Attest: Barbara Rouse, City Clerk

