



## AGENDA ITEM COVERSHEET

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**PREPARED BY:** Jeremy Hardison, Sr Planner

**DEPARTMENT:** Planning and  
Development

**MEETING:** Planning & Zoning Commission – 10 MARCH 2022

**SUBJECT:** **Text Amendment** to amend Chapter 40, Sec. 40-494. Site Plan Supplemental information to require total daily water flow and sewer data on projects.

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### **BACKGROUND:**

Planning & Zoning recommended to amend the supplemental information to address concerns over both water quantity and quality, the Town is currently working with our Engineering Services for a path forward to satisfy future demand and water quality concerns. Presently the Town is challenged during consecutive peak days in the summer season. Similar to most utility providers serving vacation destinations, the water demand is noticeably seasonal and often comes with challenges. The water supply and storage must be geared towards satisfying consecutive peak day demands experienced over Memorial Day Weekend, the July 4<sup>th</sup> holiday, Labor Day Weekend, and other peak summer periods. The town capital improvements are a few years away before the added compacity will be coming online. Until that time it is important to evaluate what impact future projects have on the infrastructure supply. To accomplishment this staff will require future projects to submit the total daily water flow usage and sewer design flow.

2020 CAMA Land Use Plan identified the Public Water Supply as an emerging concern. The plan states that protection of public water supply areas prevents damage to fresh water supplies which are vulnerable to sea-level rise and salt water intrusion. The town's public wells are being actively managed to preserve their capacity, and current consideration is being given to expanding public water supply through desalination.

### **ACTION REQUESTED:**

Consider the amendment and make a motion for recommendation or denial.

### **RECOMMENDED MOTION:**

Approval – whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the following ordinance amendment to Chapter

40 Sec 494 to Site Plan Supplemental information to require total daily water flow and sewer data on projects and it is consistent with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.

Denial – whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the denial of the following ordinance amendment to Chapter 40 Sec 494 is inconsistent with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.