



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Nov. 24, 2025
Department: Community Services
Agenda Section: Regular
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Matt Efird, Assistant Town Manager and Community Services Director
Bryant Green, Engineering Services Manager
Shannan Campbell, Planning and Economic Development Manager

ITEM TO BE CONSIDERED

Subject: Resolution Revising the Urban Service Boundary

Attachments:

1. Revised Urban Service Boundary map
2. Draft resolution

Summary:

Town staff has evaluated water and wastewater system capacity and availability and has identified significant concerns regarding its wastewater collection and distribution systems, as well as with the town's ability to meet nutrient wastewater limits associated with its National Pollution Discharge Elimination System (NPDES) permit and the Falls Lake Rules under North Carolina Administrative Code § 15A 02B .0275 – .0282.

Town staff recommends revising the town's Urban Service Boundary as shown on the map attached hereto, thereby reducing the geographical area of the Urban Service Area in an effort to provide the best quality and quantity of water and the most efficient and effective wastewater treatment for the greatest number of people. The attached resolution also includes an outline of relevant policies related to the provision of utility services outside of the updated boundary.

Comprehensive Sustainability Plan goals:

Land Use and Development Goal 1: Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.

- Strategy: Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.
- Action: Revise the Urban Service Boundary to reflect a 2040 actual water and sewer capacity and availability with already identified improvement as well as incorporate preferred future land use and growth patterns.

Financial impacts:

No direct financial impacts are associated with this item. This adoption will result in the reduction of potential future water and sewer customers in areas not currently served and the concurrent revenues and costs associated with expanding the utility system.

Staff recommendation and comments:

Adopt the attached resolution revising the Urban Service Boundary, establishing management policies, and directing staff to initiate updates to any policies, ordinances, and/or interlocal agreements in conflict with the new Urban Service Boundary.

Action requested:

Adopt the attached resolution.