



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Feb. 9, 2026
Department: Utilities
Agenda Section: Consent
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Engineering Services Manager Bryant Green, PE

ITEM TO BE CONSIDERED

Subject: Ordinance amending town code Section 14-1, Definitions

Attachments:

Ordinance amending town code Section 14-1

Summary:

The proposed ordinance revision clarifies what is considered a bedroom for capacity tracking and system development fees.

Financial impacts:

No significant financial impacts are anticipated with the proposed change. The proposed change will limit the reclassification of proposed bedrooms as other spaces to reduce System Development Fee revenue.

Staff recommendation and comments:

The town currently assesses residential System Development Fees based on the number of new bedrooms proposed on a building permit for a new home or addition. Current ordinances and North Carolina Building Code provide only a limited definition of what constitutes a bedroom on a building permit.

The proposed definition will clarify what the town considers a bedroom and will ensure that appropriate System Development Fee revenue is received when new homes or additions are built. These fees are used to perform the infrastructure upgrades necessary to serve additional growth. The enhanced definition of a bedroom will also prevent applicants from labeling bedrooms as other spaces to prevent payment of System Development Fees.

Action requested:

Adopt the revisions to the town code as presented.