



TOWN COUNCIL AGENDA ITEM

MEETING DATE: August 21, 2025

Agenda Title/Category:	Maintenance Bond for New Developments			
Staff Contact/Presenter:	Ryan Spitzer			
Meets Strategic Initiative or Approved Plan:	Yes x	No	If yes, list:	Subdivision Ordinance
Background:	Pineville has historically required developers to obtain a Maintenance Bond for one year after a development is turned over to the Town. The developers of Huntley Glen sent a letter to the County disputing that the Town could require a Maintenance Bond per NCGS 160D-804.1.			
Discussion:	Staff is proposing changing the language in the Subdivision Ordinance to reflect what is allowed by State Statute.			
Fiscal impact:	None			
Attachments:	1. Current Subdivision Ordinance			
Recommended Motion to be made by Council:				