

ORDINANCE 2026.09.02

AN ORDINANCE EXTENDING A MORATORIUM ON ANY DEVELOPMENT APPROVAL REQUIRED BY LAW IN THE TOWN OF GREEN LEVEL FOR A PERIOD OF SIX MONTHS.

WHEREAS, on July 9th, 2026, the Town of Green Level, North Carolina adopted an ordinance establishing a moratorium on any development approval required by law in the Town of Green Level for a period of sixty days; and,

WHEREAS, the Town of Green Level, North Carolina is experiencing significant real estate development and population growth within its corporate boundaries that continues to impact the capacity of the town to serve its water and sewer customers; and,

WHEREAS, the Town is responsible for maintaining adequate water supply and sewer systems to meet the needs of its current customers; and,

WHEREAS, the Town is currently seeking to upgrade its sewer system, which upgrades are difficult and expensive and have been delayed by circumstances beyond the control of the Town; and

WHEREAS, the Town has recently experienced a number of projects that require additional water resources for the Town which necessitate increasing the Town's water supply capacity and reliability; and,

WHEREAS, the Town has taken all reasonable and feasible steps during the initial sixty days of its moratorium to address the problems and conditions leading to its establishment; and,

WHEREAS, during the last 60 days, the Town has been challenged to address its water and sewer needs due to vacancies in its office of Town Administrator and in its office of Public Works Director; and,

WHEREAS, additional time is needed for the Town to develop and implement improvements and strategies for maintaining an adequate water supply and an adequate sewer system to meet the needs of its current and new customers of the Town; and,

WHEREAS, extending its moratorium on new development and development approvals will allow the Town the needed additional time for carrying out its responsibilities to its existing water and sewer customers.

NOW, THEREFORE BE IT ORDAINED AND ESTABLISHED, by the Town Council of the Town of Green Level, North Carolina in a regular meeting assembled this 2nd day of September, 2026, as follows:

Section 1. That the moratorium established by the Town of Green Level on July 9th, 2026, on the issuance of any development approval required by law in the Town of Green Level is

extended for a period of six months extending from the date of adoption this ordinance and ending on March 2nd, 2027.

Section 2. That this moratorium and moratorium extension is necessitated by the delay in securing needed sewer improvements and by the substantial requests for increased water and sewer services which cannot be remedied by the Town during the short-term by any available expansion of water and sewer services through temporary construction projects or minor modification of existing agreements with neighboring jurisdictions from whom additional water and sewer resources may be available.

Section 3. That making all development approvals required by law in the Town of Green Level subject to the moratorium extension for a period of six months will allow the Town an opportunity to complete its needed sewer upgrades and to negotiate with adjoining jurisdictions for temporary or permanent remedies for additional water supplies.

Section 4. That the date established for the termination of this moratorium is March 2nd, 2027, which date is reasonably necessary to address the problems and conditions leading to the moratorium and moratorium extension in that the sewer improvement projects may be planned, initiated and completed within that time period, further exploration of capacity improvement measures may be adequately addressed and negotiations may be initiated and completed to address water supply and sewer treatment needs for the Town, such activities being extensive and time-consuming given the Town's small staff and the need to solicit outside resources.

Section 5. That the schedule for completion for the actions proposed to be taken by the Town of Green Level to address the problems and conditions leading to the imposition and extension of this moratorium is as follows:

- A. September – October 2026: Further exploration of capacity improvement measures;
- B. September – October 2026: Identification of needed capacity volumes to be requested from neighboring jurisdictions;
- C. November – December 2026: Implementation of improved consumer practices and policies designed to curb consumption of services and eliminate wasteful or excessive usage;
- D. January 2027: Completion of existing sewer improvement projects;
- E. November 2026 – January 2027: Negotiation with neighboring jurisdictions for additional capacities, amending existing contracts and formulating new contracts, if needed;
- F. February 2027: Formal adoption of amended and new contracts for additional and sustained capacities and initiation and completion of related water and sewer projects.