

**ORDINANCE IMPOSING A MORATORIUM ON  
THE APPROVAL OF MAJOR SUBDIVISIONS  
PURSUANT TO N.C. GEN. STAT. § 160D-107  
ORD-12-24-25-007**

**WHEREAS**, a significant amount of new residential development is pending in the Town of Pine Level's zoning jurisdiction; and

**WHEREAS**, the amount of new residential development has pushed the Town of Pine Level close to reaching sewer capacity limits, water capacity limits, and created a shortage in police and fire personnel; and

**WHEREAS**, additional new development will max out water capacity and sewer capacity limits, and create a more significant shortage in Police and Fire personnel, posing a significant risk to the health and safety of the Town of Pine Level; and

**WHEREAS**, in an effort to facilitate smartly managed growth, the Pine Level Board of Commissioners has tried to identify and consider other courses of action alternative to a moratorium, that would adequately address the water and sewer capacity issues, along with police and fire personnel shortages facing the Town of Pine Level; and

**WHEREAS**, the Town of Pine Level has worked with Johnston County and other neighboring municipalities to increase its sewer capacity and water capacity; however, the rapid growth of new development has outpaced the increases in capacity; and

**WHEREAS**, no other viable alternative have been identified that would immediately address the Town's sewer and water capacity limits; and

**WHEREAS**, the Town of Pine Level has been actively searching and recruiting new police and fire personnel, but hiring has not kept up with the Town's growth; and

**WHEREAS**, no other viable alternatives have been identified that would address the shortage in police and fire personnel at the speed in which new developments are being created in the Town; and

**WHEREAS**, the Board of Commissioners has determined that Town of Pine Level needs time to increase water and sewer capacity, along with hiring additional police and fire personnel to meet the rapidly growing needs of the Town; and

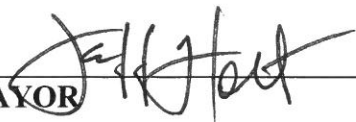
**WHEREAS**, pursuant to NCGS 160D-107, local governments may adopt temporary moratoria on any development approval required by law, the duration of which shall be reasonable in light of the specific conditions that warrant imposition of the moratorium and may not exceed the period of time necessary to correct, modify, or resolve such conditions; and

**WHEREAS**, a temporary Moratorium on the approval of Major Subdivisions would allow the Town more time to address the aforementioned issues and prevent irreparable damage to the Town's infrastructure by slowing the rapid population growth.

**NOW, THEREFORE, BE IT ORDAINED:**

1. **Moratorium:** The Board of Commissioners of the Town of Pine Level, North Carolina hereby declares that a moratorium is hereby imposed upon the acceptance or consideration of any new Major Subdivision until December 19, 2027, to give reasonable time to complete efforts to expand the Town's sewer capacity, water capacity, and increase its police and fire personnel.
2. **Applicability:** This moratorium does not apply to any project for which a valid building permit issued pursuant to NCGS 160D-1108 is outstanding, to any project for which a special use permit application has been accepted as complete, to development set forth in a site-specific vesting plan approved pursuant to NCGS 160D-108.1, to development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval, or to preliminary or final subdivision plats that have been accepted for review by the local government prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the Town prior to the adoption of this moratorium, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to this moratorium. Notwithstanding the foregoing, if a complete application for a development approval has been submitted prior to the effective date of this moratorium, NCGS 160D-108(b) applies when permit processing resumes.
3. **Actions:** In the coming months, the Town will work with neighboring municipalities and/or other organizations to acquire additional water and sewer capacity. The Town will also work to recruit and hire additional police and fire personnel. The Board of Commissioners will monitor the progress being made by the Town and will take measures it deems necessary to alleviate the problems leading to the imposition of this moratorium.
4. **Alleviation:** The Board of Commissioners acknowledges the need to take such temporary measures and to impose a moratorium to promote the health, safety and general welfare of the Pine Level community, and the Board of Commissioners reserves the right to lift the moratorium at an earlier date if conditions warrant.

Duly adopted by the Board of Commissioners of the Town of Pine Level, this the 19<sup>th</sup> day of December, 2024.

  
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MAYOR

ATTEST:   
TOWN CLERK

(SEAL)

