



Board Meeting Agenda Abstract

Monday, May 4, 2026

Location:

Agenda Item

Utility Allocation Request - Betts Farm Estates Subdivision - (13 Lots) - (Wagner) - Item 8.B

Item Explanation

The purpose of this agenda item is to consider a Utility Allocation Request for the Betts Farm Estates Subdivision.

Staff Comments

Phelps West Farms, LLC has submitted a utility allocation application requesting capacity for 13 single-family lots for the Betts Farm Estates Subdivision. The requested sewer allocation for the North Harnett Regional Wastewater Treatment Plant (NHRWWTP) is 3,900 gpd, and the requested water allocation is 4,680 gpd. On November 16, 2021, the Town Board adopted a Water & Wastewater Utility Allocations Policy intended to judiciously allocate water and wastewater resources in conformity with the Town's adopted development goals and priorities consistent with the objectives and goals of the Town's Strategic Plan.

Phelps West Farms, LLC's request for utility capacity is below the Town's utility allocation capacity limits. Therefore, following the Town's Water & Wastewater Utility Allocations Policy, staff is recommending, at this time, allocating water and sewer capacity for the subdivision's 13 single-family lots, or 3,900 gpd of sanitary sewer, and 4,680 gpd of water capacity. Based on the staff's review of previous allocations and the current flow to the NHRWWTP, there is sufficient treatment capacity and remaining water capacity to approve the staff's recommended utility allocation to Phelps West Farms, LLC, for the Betts Farm Estates Subdivision.

*NHRWWTP current available treatment capacity 494,644 gpd
Betts Farm Estates recommended flow allocation 3,900 gpd
Remaining available treatment capacity for allocation 490,744 gpd*

*WATER Available water capacity for allocation 1,695,700 gpd
Betts Farm Estates recommended water allocation 4,680 gpd
Remaining water capacity for allocation 1,691,020 gpd*

Fiscal Note

No

Recommendation

CONSENT AGENDA

MOTION TO: Approve the recommended utility allocation request for the Betts Farm Estates Subdivision (13 Lots), as presented and recommended.

ATTACHMENTS

[Betts Farm Estates Utility Allocation Request 05.04.2026.pdf](#)

[Betts Farm Estates Utility Plan 05.04.2026.pdf](#)