Board Meeting
Agenda Abstract

Monday, November 2, 2026
Location:

Agenda Item

Utility Allocation Request - Vaughn Park Mixed-Use Project - (Wagner) - Item 8.A

Item Explanation

The purpose of this agenda item is to consider a Utility Allocation Request for the Vaughan Park Mixed-Use Project.

Staff Comments

D.R. Horton Inc. has submitted a utility allocation application requesting capacity for mixed-use lots for the Vaughan Park Mixed-Use Project.

The requested sewer allocation for the North Harnett Regional Wastewater Treatment Plant (NHRWWTP) is for 235 single-family lots and an amenity center (55,500 sewer gpd and 66,000 water gpd). The types of residential units include:
- 16 Rowhouses
- 17 Single-Family Homes
- 62 Townhouses
- 140 Cottage Homes

The allocation also requests allocations for 685 multifamily units (485 apartment units and 200 assisted living units), 88,000 sewer gpd and 105,600 water gpd, and office and retail uses (30,500 sewer gpd and 36,500 water 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. In addition, the policy is intended to manage the Town's water and wastewater capacities as it expands its utility infrastructure.

The total requested reserve capacity for five years is 174,000 Sewer GPD and 208,100 Water GPD. D.R. Horton Inc.'s request for utility capacity exceeds the Town's utility allocation for a two (2)-year development limit. On October 22, 2024, the Town and the Developer entered into a Developer Agreement, under which a Town obligation includes reserving and providing sufficient water and sewer capacity to serve the Vaughan Park project for an initial 24-month period after utility allocation is granted, and an additional 24 months if substantial progress is being made. Therefore, staff recommends, at this time, allocating and reserving water and

sewer capacity per the Developer Agreement for the 235 single-family lots, 685 multi-family units, and office and retail, or 174,000 gpd of sewer and 208,100 gpd of water capacity.

Based on staff's review of current flow and allocations to the NHRWWTP, the NHRWWTP has sufficient treatment capacity and sufficient remaining water capacity to approve the staff-recommended utility allocation to D.R. Horton Inc. for the Vaughan Park mixed-use lots.

NHRWWTP current available sewer treatment capacity 450,352 gpd
Vaughan Park recommended sewer flow allocation 174,000 gpd
Remaining treatment capacity for sewer allocation 276,352 gpd

WATER Available water capacity for allocation 1,594,090 gpd
Vaughan Park recommended water allocation 208,100 gpd
Remaining water capacity for allocation 1,385,990 gpd

Fiscal Note

No

Recommendation

CONSENT AGENDA

MOTION TO: Approve the recommended utility allocation request for the Vaughan Park Mixed-Use Project, as presented and recommended.

ATTACHMENTS
Vaughan Park Mixed-Use Master Utility Plan 11.2.2026.pdf
Vaughan Park - Public Utilities Allocation Request 11.2.2026.pdf