

**STATE OF NORTH CAROLINA  
UTILITIES COMMISSION  
RALEIGH**

DOCKET NO. WR-4595, SUB 0

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Application by Grand Cypress St. Marks,	)
LLC, et al., 806 Green Valley Road,	)
Suite 311, Greensboro, North Carolina	) ORDER GRANTING
27408, for Certificate of Authority to Charge	) CERTIFICATE OF AUTHORITY
for Water and Sewer Utility Service in	) AND APPROVING RATES
Hawthorne at St. Marks Apartments in	)
Alamance County, North Carolina	)

BY THE COMMISSION: On March 4, 2024, Grand Cypress St. Marks, LLC, et al.<sup>1</sup>, (Applicant) filed an application with the Commission seeking a certificate of authority to charge for water and sewer utility service provided in Hawthorne at St. Marks Apartments in Alamance County, North Carolina, and for approval of rates. The Applicant purchases water and sewer service from the City of Burlington (Burlington).

Based upon the filings of the Applicant, the Public Staff recommends approval of a monthly administrative fee of \$3.75. Based upon 4,000 gallons per month usage and rates of \$3.69 per 1,000 gallons for water and \$5.58 per 1,000 gallons for sewer, the total monthly bill will be \$40.83 (\$37.08 usage charge and \$3.75 administrative fee).

Based upon the foregoing, the Commission grants the Applicant a certificate of authority to charge for water and sewer service and approves the Public Staff's recommendation. Further, the Commission concludes that if Burlington's base charges or usage rates should be reduced for any reason, the Applicant should be required to notify the Commission immediately for a tariff revision.

Lastly, if the service area is sold or the ownership changes, the Commission concludes that the Applicant and the new owner should be required to promptly file an Application for Transfer of Authority (Form WR-2). The failure to do so may result in revocation of the certificate of authority and suspension of rates.

IT IS, THEREFORE, ORDERED as follows:

1. That Grand Cypress St. Marks, LLC, et al., is granted a certificate of authority to charge for water and sewer utility service in Hawthorne at St. Marks Apartments in Alamance County, North Carolina, pursuant to N.C. Gen. Stat. § 62-110(g)

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<sup>1</sup> Comprised of Grand Cypress St. Marks, LLC (63.3320%) and Hawthorne-Midway St. Marks, LLC (36.6680%).

and Commission Rules and Regulations in Chapter 18 Provision of Water and Sewer Service by Lessors. (See <http://www.ncuc.gov/ncrules/Chapter18.pdf>). This Order shall constitute the Certificate of Authority to Charge for Water and Sewer Service;

2. That the Schedule of Rates, attached as Appendix A, is approved and deemed to be filed with the Commission pursuant to N.C.G.S. § 62-138. Said Schedule of Rates is authorized to become effective for service rendered on and after the date of this Order;

3. That if Burlington's base charges or usage rates should be reduced for any reason, the Applicant shall notify the Commission immediately for a tariff revision;

4. That a copy of the Notice to Customers, attached as Appendix B, shall be mailed with sufficient postage or hand delivered by the Applicant to all their customers in Hawthorne at St. Marks Apartments contemporaneously with the next billing to customers; and

5. That if the service area is sold or the ownership changes, the Applicant and the new owner shall promptly file an Application for Transfer of Authority (Form WR2 may be found on the Commission's website – [www.ncuc.gov](http://www.ncuc.gov)). Failure to do so may result in revocation of the certificate of authority and suspension of rates.

ISSUED BY ORDER OF THE COMMISSION.

This the 26th day of March, 2024.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in black ink, reading "Tamika D. Conyers". The signature is fluid and cursive, with the first name "Tamika" being the most prominent.

Tamika D. Conyers, Deputy Clerk

SCHEDULE OF RATES

for

GRAND CYPRESS ST. MARKS, LLC, ET AL.

for water and sewer utility service in

HAWTHORNE AT ST. MARKS APARTMENTS

Alamance County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$2.76
Sewer usage charge, per 100 cubic feet (ccf)	\$4.17

or

Water usage charge, per 1,000 gallons	\$3.69
Sewer usage charge, per 1,000 gallons	\$5.58

Monthly Administrative Fee: \$3.75 per unit

Bills Due: On billing date

Bills Past Due: 25 days after billing date

Billing Frequency: Shall be monthly for service in arrears

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Issued in Accordance with Authority Granted by the North Carolina Utilities Commission in Docket No. WR-4595, Sub 0, on this the 26th day of March, 2024.

**STATE OF NORTH CAROLINA  
UTILITIES COMMISSION  
RALEIGH**

**NOTICE TO CUSTOMERS  
DOCKET NO. WR-4595, SUB 0  
BEFORE THE NORTH CAROLINA UTILITIES COMMISSION**

Notice is hereby given that the North Carolina Utilities Commission has granted Grand Cypress St. Marks, LLC, et al. (806 Green Valley Road, Suite 311, Greensboro, North Carolina 27408), a certificate of authority to charge for water and sewer utility service provided in Hawthorne at St. Marks Apartments in Alamance County, North Carolina, for the purpose of passing along the cost of purchasing water and sewer service from the City of Burlington. The rates approved by the Commission are as follows and are effective for service provided on and after the date of this Notice:

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$2.76
Sewer usage charge, per 100 cubic feet (ccf)	\$4.17

or

Water usage charge, per 1,000 gallons	\$3.69
Sewer usage charge, per 1,000 gallons	\$5.58

Monthly Administrative Fee: \$3.75 per unit

The average monthly residential water and sewer bill will be \$40.83, based on an estimated average usage of 4,000 gallons.

ISSUED BY ORDER OF THE COMMISSION.

This the 26th day of March, 2024.

NORTH CAROLINA UTILITIES COMMISSION



Tamika D. Conyers, Deputy Clerk