

Chairman
W. Todd Lambert
Planning Manager
Jason S. Martin



Commissioner's Meeting Room
124 W. Elm Street
Graham, NC 27253
April 10, 2014 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

- I. CALL MEETING TO ORDER**
- II. APPROVAL OF PLANNING BOARD MINUTES**
 1. March 2014
- III. PUBLIC COMMENTS**
- IV. NEW BUSINESS**
 1. Board Action Request-(BAR-01-2014)-Laws for Paws Anti-Tethering
 2. Presentation of Open Space/Rural Preservation Subdivisions
 3. First Quarter Development Report
- V. ANNOUNCEMENTS**
- VI. ADJOURNMENT**

Meeting Notes:

- 1. Those wishing to make public comments should sign-in prior to the meeting.*
- 2. In order to be fair and ensure that all citizens wishing to speak may be heard, the Chair may place time limits on public comments.*
- 3. Any further discussion by the public on a given agenda item is subject to the discretion of the Chair of the Planning Board*

**ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES**

Thursday March 13, 2014

7:00 p.m., Board of County Commissioners Room

Members Present

Rodney Cheek
Jimmy Ray Cobb, Jr.
Rob Countiss
Bryan Foushee
Todd Lambert (*Chair*)
Robert Osborne (*Vice Chair*)
Edgar Pritchett

Members Absent

Albert Freeman
Monte Holland
Don Jennings
Randall Smith
David Smith

Staff Present

Jason Martin,
Planning Manager
Aspen Price, *Planner*

Guests Present

Ravi Balan

I. Call to Order

Chair Todd Lambert called the March 13, 2014 meeting of the Alamance County Planning Board to order at approximately 7:00 p.m.

II. Approval of Minutes

Mr. Lambert asked if there were any changes to the minutes. Mr. Cheek noted that the motion under Review of Planning Board Applications should be to postpone, rather than to table as there was not a motion on the floor to table. Staff made note of the changes.

Motion: Mr. Cheek made a motion to approve the February 20, 2014 minutes with noted changes; it was seconded by Mr. Osborne.

Vote: Unanimously approved.

III. Public Comments

There were none.

IV. Old Business

Planning Board Vacancy/Review of Applicants:

Mr. Lambert noted that there were three applications in the board packet. Mr. Martin added that Ms. McNeill had called him earlier that day and let him know that she was not able to serve at this time, but that she would like her application to remain on file for future consideration. Mr. Martin stated that at the direction of the board staff did post this the next day after the previous meeting. He stated that the post described which townships they did not have any representation from and was put on the front page of the county website. From that they did get one additional application which was withdrawn. Mr. Martin stated that all three applicants were contacted and informed about the meeting tonight, and Mr. Balan is here this evening.

Mr. Lambert noted that they were back to where the discussion ended last month and asked if there were any further thoughts. Mr. Cheek observed that this was two meetings

in a row where Mr. Balan has taken the trouble to show up. Mr. Lambert stated that he felt they made an attempt to make sure everyone is aware of the vacancy and he thinks Mr. Balan has shown his willingness to put forth the effort to be here.

Motion: Mr. Cheek made a motion to recommend to the County Commissioners that Mr. Ravi Balan be appointed to fill a three-year term on the Planning Board; it was seconded by Mr. Cobb.

Vote: Unanimously approved.

Mr. Martin asked if moving forward as we have applications if it is the will of the board to not only publish that on the Planning Department website but to also put it on the front page of the website where it goes out to social media and so forth, staff is more than happy to do that. The Board affirmed they would prefer that.

Staff Update – Quarterly Development Reports:

Mr. Martin reminded the Board that they requested quarterly reports for development at the last meeting. He stated that he talked with the Inspections Department and will be able to provide that, and the first quarter will be next month so he hoped to have one available next month.

V. New Business

Proposed Watershed Protection Ordinance Amendment:

Mr. Martin stated that the Planning Department has discovered a conflict between the Watershed Protection Ordinance and the Subdivision Ordinance regarding exempt subdivisions. He explained that currently lots that are subdivided for the purposes of settling an estate are exempt from county subdivision regulations. He added that that is not a statutory exemption, but is something that is unique to Alamance County. Mr. Martin stated that the watershed ordinance specifies minimum lot size for the watershed areas and in that particular case the minimum lot size for the Balance of Watershed area is one acre and the Critical area is two acres. Under the exemption for settling an estate it could be in the last will and testament of someone that they subdivide their ten acres among twenty heirs at a half an acre where it is under the ordinance requirements, and it is exempt and staff has to approve it. Mr. Martin stated that staff proposes an amendment to the watershed ordinance so that it is in harmony with the subdivision ordinance by creating a new exemption under section 102 of the Watershed Protection Ordinance. This would create a new subsection (e) which would state that “the division of property among heirs for the sole purpose of settling an active estate shall be exempt from the minimum lot size requirements of this ordinance.” He added that he has spoken with the State of North Carolina and they do not have an issue with that.

The Board discussed the wording of the amendment and the buildability of lots created through an exemption. Mr. Martin added that if the board approves the amendment it would have to go to a public hearing with the County Commissioners for final approval.

Mr. Lambert stated that he felt it made sense and that there are probably a limited number of cases that would have exemptions under the watershed ordinance but it at least makes it uniform across the board.

Motion: Mr. Osborne made a motion to recommend approval of the proposed amendment to the Watershed Protection Ordinance; it was seconded by Mr. Cheek.

Vote: Unanimously approved.

Adoption of 2014 Alamance County Community Profile:

Mr. Martin stated that the Community Profile report was created through the compilation of a lot of demographic data through the Census and the American Community Survey. He stated that the purpose was to show a snapshot of the county, and that it is similar to what the Chamber of Commerce does, but the Department wanted to do something that supplements what the Chamber of Commerce produces. Mr. Martin and Ms. Price presented the information in the sections of the Community Profile.

The Board discussed different elements of the report, including the amount of time needed to add new data every two years. Mr. Countiss asked if other municipalities include crime statistics in their profiles, and added that he believes the FBI publishes data. Mr. Foushee stated that he felt it was important to keep it under ten pages and that he appreciated the information. Mr. Osborne asked about distribution methods to the Chamber of Commerce, the Health Department, and other groups who could make use of the information, and how it could be shared with the public in a way so they know that it's there and that they can use it. Mr. Martin responded that he would share it with the Chamber of Commerce. He added that it will be useful for developers and businesses who want to locate here. Ms. Price added that this also presented an opportunity to coordinate with the Community Assessment that the Environmental Health department and other department and agencies put out. Mr. Osborne stated he felt it would be good to have cross references on the Chamber of Commerce's page and others to make the effort worthwhile. Mr. Countiss suggested sharing it with the Alamance Board of Realtors. Mr. Osborne agreed and noted that agencies that set up commutes would also find it useful.

Motion: Mr. Osborne made a motion to adopt the 2014 Community Profile as is with amendments to be made to it as staff sees fit; it was seconded by Mr. Countiss.

Vote: Unanimously approved.

Destination 2020 Review Presentation:

Mr. Martin presented a review of the Destination 2020 plan. The Board did not have any questions or comments. Mr. Martin noted that the Land Development plan is a smaller microscopic view of Destination 2020, and that staff has not done a review of that but could if the board desired.

Presentation of Open Space/Rural Preservation Subdivisions:

Mr. Lambert noted that Mr. Countiss had to leave and another member would be leaving shortly and asked if anyone was opposed to pushing this agenda item to the next meeting. Mr. Osborne stated that he looked through the information on this and felt it would be a

healthy discussion, especially if they didn't feel rushed, so he felt it was a good item to take up next time. The Board agreed to discuss this item at next month's meeting.

VI. Announcements

There were no announcements.

VII. Adjournment

With no other business to be discussed the Planning Board was adjourned at approximately 8:20 p.m.

Respectfully Submitted,

Jason S. Martin
Planning Manager



**Alamance County Planning Board
ACTION AGENDA ITEM**

MEETING DATE: 4/10/2014

TO: Todd Lambert, Chair
FROM: Jason Martin, Planning Manager

PUBLIC HEARING: YES NO

ISSUE/ACTION REQUESTED:

Board Action Request (BAR-2014-01)

BACKGROUND/PURPOSE OF REQUEST:

Planning Staff has received a Board Action Request from "Laws for Paws", an Animal Welfare and Investigation Firm, for a ban of tethering in Alamance County for chained dogs. As a Board Action Request, the person/group requesting will make a presentation to the Planning Board for consideration.

STAFF RECOMMENDATION: APPROVAL DENIAL NO RECOMMENDATION

ATTACHMENTS:

- 1) BAR-2014-01 Application _____
- 2) _____
- 3) _____

PLANNING BOARD ACTION

APPROVED: DENIED: DEFFERED: UNTIL _____
CONDITIONS/NOTES:



Request for Planning Board Action

Name: Kimberly Hamilton/ Private Investigator
 Company: (or Laws for Paws Animal Welfare
 organization): Investigations
 Address: 1619 Broadway Drive
 Graham, NC 27253

Email: femaleagents@gmail.com
 Telephone: 336-516-7896

As part of your request, please attach any supporting documentation that you wish for the Planning Board to consider. Please indicate the nature of your request below:

I am asking for the Board to pass an anti-tethering ban of chained dogs in Alamance County. I will bring copies of other county bans and case files, along with information on an anti-tethering ban petition that was started for Alamance County. I have had great support and feedback from so many residents in Alamance County regarding this ban and have been working full time for over 6 months on chained animal cases. The chaining of dogs leads to many issues such as the overpopulation of animals, lack of being vaccinated against rabies, the suffering and neglect of animals both physically and mentally, is a magnet for dog fighting and bait animal operations, and is a nuisance for neighbors and the community with dogs getting loose, barking, biting individuals, causing property damage, and adding to the high number of animals destroyed in our county every year.

Name of Ordinance: Anti-Tethering Ban for Chained Animals

Section(s): _____

In general, what is being proposed?

I would like to see an anti-tethering ban passed within our county. As a private investigator that specializes in animal abuse and neglect cases, the high number of these cases with chained dogs is very disturbing. I would like to present some actual cases of these animals and how this ban could have helped these dogs. Three of our surrounding counties have an anti-tethering ban in place and I feel this ban would benefit not only the animals who are chained and neglected but also the residents of this county and the rescue groups and shelters that try to make a difference for these animals.

For Staff use only:

Date of Hearing on Request: _____

Date of Hearing: _____

Outcome of Hearing: _____



**Alamance County Planning Board
ACTION AGENDA ITEM**

MEETING DATE: 4/10/2014

TO: Todd Lambert, Chair
FROM: Jason Martin, Planning Manager

PUBLIC HEARING: YES NO

ISSUE/ACTION REQUESTED:

Presentation of Open Space/Rural Preservation Subdivisions
(Note: Continued from the March 13, 2014 Planning Board meeting)

BACKGROUND/PURPOSE OF REQUEST:

As directed by the Planning Board, Staff has prepared information regarding Open Space & Conservation Subdivisions. At my request, our Planner, Aspen Price, conducted research regarding from various sources and has prepared a memo summarizing this type of development I have included this memo for the Board's information as well. Also enclosed is a rendering of a hypothetical traditional subdivision versus a subdivision utilizing such guidelines; including hypothetical costs for infrastructure, etc. Finally, I have included a draft of potential amendments to the Subdivision Ordinance should the Board wish to pursue the idea further.

STAFF RECOMMENDATION: APPROVAL DENIAL NO RECOMMENDATION

ATTACHMENTS:

- 1) Memorandum (Aspen Price to Jason Martin)
- 2) Drawings & Costs Analysis
- 3) Draft Amendments

PLANNING BOARD ACTION

APPROVED: DENIED: DEFERRED: UNTIL _____
CONDITIONS/NOTES:

To: Jason Martin, Planning Manager

From: Aspen Price, Planner

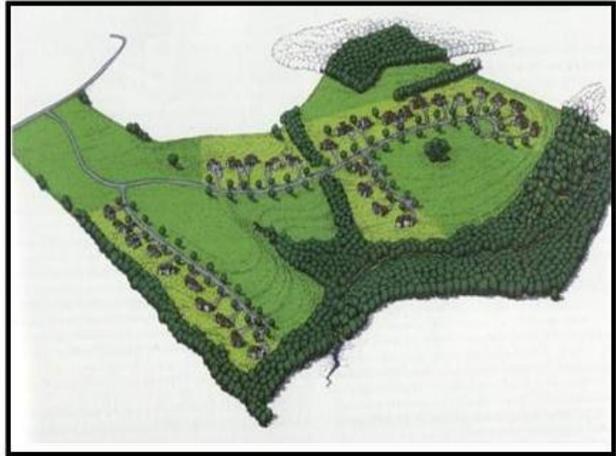
Date: March 3, 2014

Subject: Conservation Subdivisions



Standard Subdivision

Image: [Columbia Land Conservancy](#)



Conservation Subdivision

What is a Conservation Subdivision?

A conservation subdivision is an alternative to a standard subdivision in that it allows developers to group lots into compact clusters and leaves a significant portion of the site, typically 50-70%, as preserved open space. Conservation subdivisions have the same density and number of homes as a standard subdivision, but the location and spacing of those homes is changed.

How can Conservation Subdivisions benefit Alamance County?

- Conservation subdivisions are **efficient development**, as they require less infrastructure and have lower maintenance costs over time as compared to a standard subdivision. On average, a conservation subdivision lot costs \$7,400 less to build than a standard subdivision lot.¹ Because the number and value of homes is the same as in a standard subdivision, the overall tax revenue does not change, but long-term maintenance costs are lower.
- Conservation subdivisions have been shown **to reduce impervious surface by 31%** and have a **38% reduction in stormwater runoff** over standard subdivisions,² thus meeting the Jordan Lake rules and in some cases potentially acting as nutrient offsets for other developments. In addition, shared septic, drinking water, and stormwater systems further protect water quality.³
- Conservation subdivisions are compatible with Alamance County's **rural heritage**, as they can include space for agricultural uses and preserve the natural vistas and rural feel that are a strong part of Alamance County's heritage. These types of subdivisions protect natural resources without limiting growth. In addition, the option to develop homes on part of a parcel provides a low-impact alternative for landowners who cannot afford to maintain their land as it is, but want to continue to use their property to some degree.

- Conservation subdivisions **preserve property values**. Studies have shown that lots in conservation subdivisions sell in about half the time as lots in standard subdivisions, and home values tend to appreciate faster over time, because of the knowledge that surrounding land will not be developed and the aesthetic of the neighborhood will not change.⁴
- Conservation subdivisions provide **recreation opportunities** for residents, thus both improving their health and quality of life as well as reducing the demand for taxpayer-funded green space.⁵ When several conservation subdivisions are developed within proximity of one another, the resulting contiguous greenspace presents an opportunity for linear recreation areas, such as greenways and hiking trails, and protects important habitat and wildlife corridors.

Who manages the open space?

The open space is permanently preserved through deed restrictions, conservation easements, or restrictive covenants, and is typically managed either by a homeowner's association or a land conservancy. In some cases it remains in ownership of the original landowner, who operates a farm or other use on the property. In a few cases the open space is dedicated to a local government as a public park. Many jurisdictions allow this land to be used for low-intensity uses, including buffering, agriculture, selective timber harvesting, passive recreation, storm water detention, and community wells and drainfields.

How are wells and septic systems managed when the lots are close together?

If lots are an acre or larger each, they typically have their own well and septic. If less than an acre, one option is for each house to have an individual septic system, but to locate the leaching fields in the open space. Some conservation subdivisions have a community septic system that serves all houses with leaching fields in the open space. Likewise, two or three houses can share a well, or a community well can serve the entire subdivision.

How are density bonuses offered?

Some jurisdictions provide incentives for choosing a conservation design over a standard subdivision, such as density bonuses or expedited review processes. Density bonuses are generally minimal, at most allowing developers to "round up" when calculating the allowable number of homes, thus yielding one or two additional homes. The reduced cost of construction associated with conservation subdivisions is considered to be enough of an incentive, and conservation subdivisions are not intended to be higher-density uses. A few ordinances offer additional units if the greenspace is dedicated as a public park or if affordable housing is provided, but generally ordinances stress that conservation subdivisions should not significantly differ in the number of units as compared to a standard subdivision.

Limitations of Conservation Subdivisions

- If the open space is being used for agriculture, the agricultural portion needs to be well managed with regards to noise, dust, chemicals, and odor to remain compatible with the residential area.⁶
- Conservation subdivisions are most effective when their open space connects with adjacent open space and can be used for greenways, wildlife corridors, and other contiguous benefits, but the likelihood of several developing adjacent to each other is slim.

- Because Alamance County does not have traditional zoning, it is difficult to target conservation subdivisions for specific parts of the county where certain economic, ecological, or historic features would benefit from a conservation subdivision design.
- Conservation subdivisions tend to sell for a premium of \$13,000 - \$18,000 per acre over standard subdivisions, which can exclude moderate-income buyers.⁷
- There are perceived barriers to conservation subdivisions which inhibit them from actually being constructed. In a study completed by the N.C. Cooperative Extension, 51 North Carolina counties allow conservation subdivisions, but only 26 counties have a completed conservation subdivision.⁸ In some jurisdictions, the additional time and money necessary to obtain regulatory permissions, such as waivers and variances, acts as a barrier for some developers.⁹ Permitting conservation subdivisions by right, creating clear calculation methods for open space and density, and providing minimal incentives can help encourage the creation of conservation subdivisions.

Conservation subdivisions are advantageous for developers because they cost less to build, lots sell more quickly, and they retain strong property values over time. They provide recreation opportunities for residents and preserve important habitat and wildlife areas. These alternative subdivisions are compatible with the county's rural heritage and address stream buffer and storm water runoff issues in low-cost and effective ways. Conservation subdivisions are an alternative type of development that can preserve the unique characteristics of Alamance County without limiting growth or curbing tax revenue. This wide range of benefits makes a strong case for amending the Alamance County Subdivision Ordinance to include the option of building conservation subdivisions.

Helpful Resources for Additional Information

NC Cooperative Extension Conservation Subdivision Handbook (Includes a model ordinance):

<http://www.ces.ncsu.edu/forestry/pdf/ag/ag742.pdf>

Atlanta Regional Commission's Conservation Subdivision Ordinances (Includes a model ordinance):

<http://www.scdhec.gov/environment/baq/docs/ModelOrdinances/OtherExamples/GeorgiaConservationSubdivisionToolkit.pdf>

Southwestern Illinois Resource Conservation & Development, Inc. Conservation Subdivision Design Handbook:

http://conservationtools.org/libraries/1/library_items/349-Conservation-Subdivision-Design-Handbook

¹ Mohamed, Rayman. (2006). The Economics of Conservation Subdivisions: Price Premiums, Improvement Costs, and Absorption Rates. *Urban Affairs Review* 41(3).

http://www.landchoices.org/conservationsubs/consubs_pdfs/consubs_economics1.pdf

²N.C. Cooperative Extension. (2009). Conservation Subdivision Handbook: A guide for North Carolina communities in the use of conservation design for land use planning. <http://www.ces.ncsu.edu/forestry/pdf/ag/ag742.pdf>

³ N.C. Cooperative Extension

⁴ Mohamed

⁵ Atlanta Regional Commission. (2001). Conservation Subdivision Ordinances.
<http://www.scdhec.gov/environment/baq/docs/ModelOrdinances/OtherExamples/GeorgiaConservationSubdivisionToolkit.pdf>

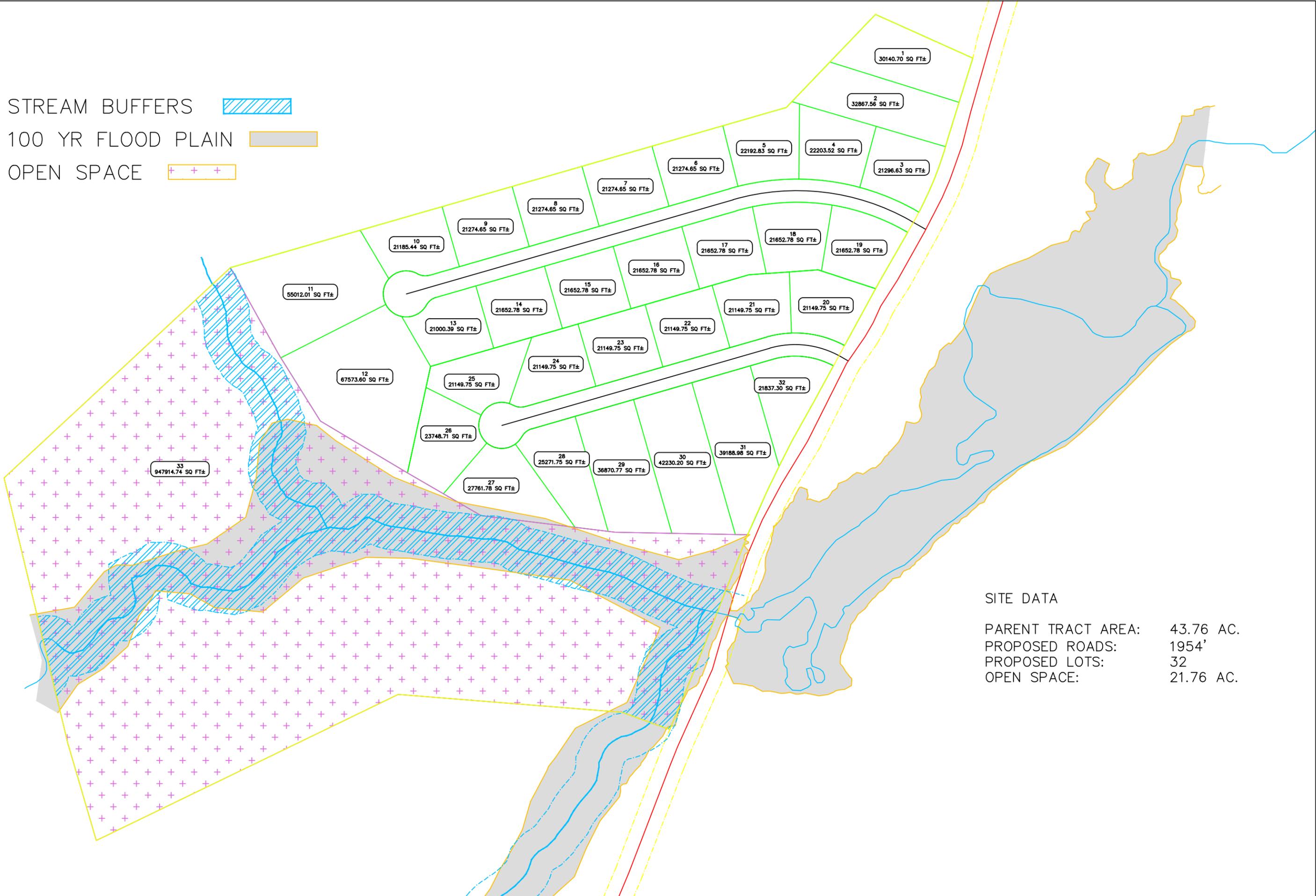
⁶ Southwestern Illinois Resource Conservation & Development, Inc. (2006). Conservation Subdivision Design Handbook. http://conservationtools.org/libraries/1/library_items/349-Conservation-Subdivision-Design-Handbook

⁷ Mohamed

⁸ N.C. Cooperative Extension

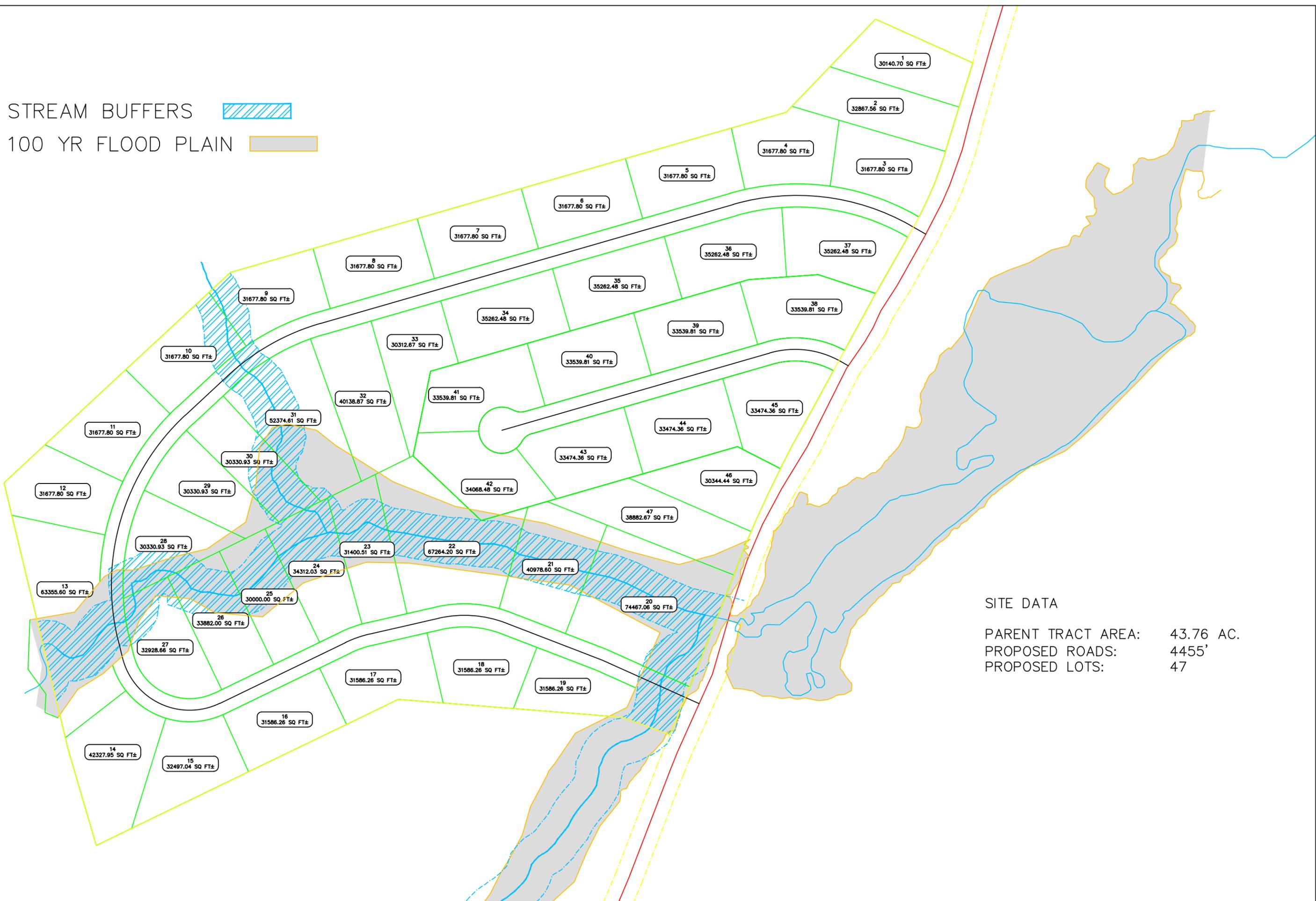
⁹ Southwestern Illinois Resource Conservation & Development, Inc.

STREAM BUFFERS 
 100 YR FLOOD PLAIN 
 OPEN SPACE 



SITE DATA
 PARENT TRACT AREA: 43.76 AC.
 PROPOSED ROADS: 1954'
 PROPOSED LOTS: 32
 OPEN SPACE: 21.76 AC.

STREAM BUFFERS 
 100 YR FLOOD PLAIN 



SITE DATA
 PARENT TRACT AREA: 43.76 AC.
 PROPOSED ROADS: 4455'
 PROPOSED LOTS: 47

- 1 30140.70 SQ FT±
- 2 32867.56 SQ FT±
- 3 31677.80 SQ FT±
- 4 31677.80 SQ FT±
- 5 31677.80 SQ FT±
- 6 31677.80 SQ FT±
- 7 31677.80 SQ FT±
- 8 31677.80 SQ FT±
- 9 31677.80 SQ FT±
- 10 31677.80 SQ FT±
- 11 31677.80 SQ FT±
- 12 31677.80 SQ FT±
- 13 63355.60 SQ FT±
- 14 42327.95 SQ FT±
- 15 32497.04 SQ FT±
- 16 31586.26 SQ FT±
- 17 31586.26 SQ FT±
- 18 31586.26 SQ FT±
- 19 31586.26 SQ FT±
- 20 74467.06 SQ FT±
- 21 40978.60 SQ FT±
- 22 67264.20 SQ FT±
- 23 31400.51 SQ FT±
- 24 34312.03 SQ FT±
- 25 30000.00 SQ FT±
- 26 33882.00 SQ FT±
- 27 32928.66 SQ FT±
- 28 30330.93 SQ FT±
- 29 30330.93 SQ FT±
- 30 30330.93 SQ FT±
- 31 52374.61 SQ FT±
- 32 40136.87 SQ FT±
- 33 30312.67 SQ FT±
- 34 35262.48 SQ FT±
- 35 35262.48 SQ FT±
- 36 35262.48 SQ FT±
- 37 35262.48 SQ FT±
- 38 33539.81 SQ FT±
- 39 33539.81 SQ FT±
- 40 33539.81 SQ FT±
- 41 33539.81 SQ FT±
- 42 34068.48 SQ FT±
- 43 33474.36 SQ FT±
- 44 33474.36 SQ FT±
- 45 33474.36 SQ FT±
- 46 30344.44 SQ FT±
- 47 38882.67 SQ FT±

Scenario #1 (Traditional Subdivision w/no Open Space)

<u>Total Tract Area (acres)</u>	43.76		
<u>Total Open Space (acres)</u>	0		
<u>% Open Space</u>	0%		
<u>Proposed Roads (Linear ft.)</u>	4455	# Lots	47
<u>Cost (per linear ft.)</u>	\$150	Lot Price	\$25,000
<u>Total Cost for Infrastructure</u>	\$668,250	Sales Revenue	\$1,175,000
<u>Total Adjusted Profit (Revenue-Cost)</u>	\$506,750		

Scenario #2 (Subdivision w/ Open Space)

<u>Total Tract Area</u>	43.76		
<u>Total Open Space</u>	21.76		
<u>% Open Space</u>	50%		
<u>Proposed Roads (Linear ft.)</u>	1954	# Lots	32
<u>Cost (per linear ft.)</u>	\$150	Lot Price	\$25,000
<u>Total Cost for Infrastructure</u>	\$293,100	Sales Revenue	\$800,000
<u>Total Adjusted Profit (Revenue-Cost)</u>	\$506,900		

Rural Preservation Subdivisions

General

The option to construct a Rural Preservation Subdivision shall only apply to subdivisions that meet the criteria for a major subdivision.

Purposes

The purpose of the voluntary Rural Preservation Subdivision option is to preserve agricultural rural community character that might be lost through conventional development approaches, without limiting growth or curbing tax revenue. To accomplish this goal, greater flexibility and creativity in the design of such developments is encouraged.

Open Space Standards

Maximum Number of Lots

The total number of lots allowed in a Rural Preservation Subdivision is equal to the number of lots allowed under traditional subdivision requirements. If the acreage calculation yields a fraction of an allowable lot greater than or equal to 0.5, the developer may include one additional lot in the Rural Preservation Subdivision.

Minimum Lot Size Requirements

Subdivisions developed under these guidelines shall require a minimum of lot size of 20,000 square feet

Minimum Building Setback Requirements

Minimum building setbacks for subdivisions developed under these guidelines shall be as follows:

- Front: 25' (from the right-of-way)
- Side: 10'
- Side Street: 15' (from the right-of-way)
- Rear: 20'

Open Space Requirements

All Rural Preservation Subdivisions shall maintain, at a minimum, 50% of the project area as open space in the subdivision design; Rural Preservation Subdivision 50% of the total land area as open space, of which half must be buildable area. Open space shall include lands that meet the criteria for target conservation areas and shall be contiguous.

Target Conservation Area Criteria

Target conservation areas may include, but are not limited to, the following features:

1. Floodplains and Hydric Soils. *Floodplains* (100-year and 500-year) and hydric soils identified as part of: (1) a *Flood Insurance Study* prepared by the Federal Emergency Management Agency (*FEMA*); or (2) the County Soil Survey prepared by the USDA Natural Resources Conservation Service.

2. Riparian Buffers
3. Viewsheds
4. Forest Cover

Permitted Uses of Open Space

Permitted uses of open space may include the following:

1. Conservation. Conservation of natural resources, archeological resources or historical resources.
2. Agriculture. Agriculture, horticulture, or silviculture, provided that all applicable best management practices are used to minimize environmental impacts.
3. Passive Recreation.
4. Stormwater Management. All Best Management Practices (BMP) for stormwater control.
5. Utility Easements. Easements for drainage, access, and underground utility lines.
6. Community Wells and Sewage Systems.

Prohibited Uses of Open Space

Construction of roads, parking lots and other impervious surfaces.

Water supply and sewage disposal facilities

Water supply and sewage disposal facilities to serve Rural Preservation Subdivisions may be provided through the use of various alternatives, including:

- Individual wells and septic tanks located either on each lot or in off-lot locations within undivided open space areas designated for such uses on the Final Plat, and protected through recorded easements; or
- A community water supply and/or sewage disposal system designed, constructed, and maintained in conformity with all applicable state, federal, and local rules and regulations; or
- Connection to a water supply and/or sewage disposal system operated by a municipality, association, or water or sewer authority. System extensions are permitted only in accordance with applicable water and sewer, and land use policies and shall be sized only to serve the Open Space Development for which the system is extended; or
- A combination of the above alternatives.

Ownership and Management of Open Space

The applicant must identify the current and future owner(s) of the open space who is responsible for maintaining such the open space area and any associated facilities. If a homeowners' association is the owner, membership in the association shall be mandatory and automatic for all homeowners within the subdivision and their successors and the association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space and any facilities located thereon shall be borne by the owner.

Legal Instrument for Permanent Protection

Open space proposed for an Rural Preservation Subdivision shall be protected in perpetuity by a binding legal document that is recorded with the deed. The document shall be one of the following three (3) options:

1. Permanent Conservation Easement. A permanent conservation easement in favor of either:
 - a. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its functions; or
2. Permanent Restrictive Covenant. A permanent restrictive covenant for conservation purposes. In cases where a permanent restrictive covenant is used, the restrictive covenant shall be recorded in conjunction with the plat(s) and shall be a separate document from other restrictive covenants prepared for the development.
3. An equivalent legal tool that provides permanent protection, if approved by the County Attorney.

Procedures for Application and Approval

Pre-Development Conference Required

Those desiring to create a Rural Preservation Subdivision are required to schedule a pre-development conference with staff from the Planning Department and Environmental Health. This conference will be used to obtain a general understanding of the proposed subdivision through the review of a sketch plan and to allow staff to adequately address and convey to the developer the requirements of this Ordinance.

Application and Approval Process

After the pre-development conference requirement has been met, Rural Preservation Subdivision applicants must follow the procedures for application and approval as required for a traditional major subdivision listed in Article V.

Building Permits from January 1, 2014 through March 31, 2014

<u>Permit Type</u>	<u># Permits</u>	<u>Construction Cost</u>
New Single Family	65	\$11,799,100.00
Single Family Alterations	46	\$934,100.00
New Commercial	1	\$185,800.00
Commercial Alterations	5	\$398,500.00
New Mobile Homes	3	\$207,400.00
Used Mobile Homes	14	\$127,200.00
Total	134	\$13,652,100.00

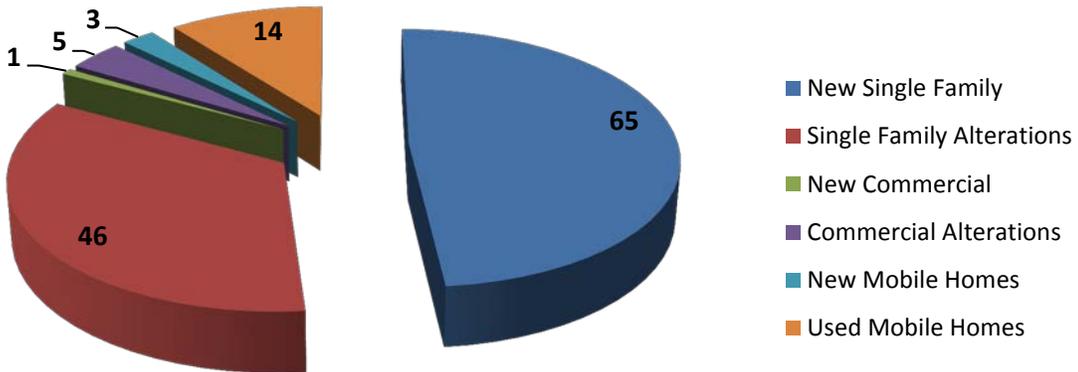
Note: Does not reflect all building permits, only for those referenced

Subdivision Data-January through March 2014

Total Preliminary Plats	26
Total Final Plats	33
Total Plats	59
Net # of Lots Created	8

Note: Only reflects subdivisions for Alamance County and Swepsonville at this time

Building Permits Issued -1st Quarter 2014



New Single Family Construction Permits

<u>Jurisdiction</u>	<u>SFE</u>	<u>Costs</u>
Alamance County	26	\$6,053,300
Village of Alamance	2	\$742,000
Elon	4	\$823,300
Green Level	0	\$0
Haw River	0	\$0
Gibsonville-(Alamance)	13	\$1,302,800
Gibsonville-(Guilford)	10	\$1,610,100
Ossipee	0	\$0
Swepsonville	10	\$1,267,600

Total	65	\$11,799,100
Average Costs	\$181,524.62	

Single Family Alteration Permits

<u>Jurisdiction</u>	<u>SFA</u>	<u>Costs</u>
Alamance County	33	\$638,600
Village of Alamance	2	\$52,600
Elon	5	\$158,000
Green Level	0	\$0
Haw River	2	\$10,900
Gibsonville-(Alamance)	3	\$19,000
Gibsonville-(Guilford)	1	\$55,000
Ossipee	0	\$0
Swepsonville	0	\$0

Total	46	\$934,100
Average Costs	\$20,306.52	

New Commercial Building Permits

<u>Jurisdiction</u>	<u>BUE</u>	<u>Costs</u>
Alamance County	1	\$185,800
Village of Alamance	0	\$0
Elon	0	\$0
Green Level	0	\$0
Haw River	0	\$0
Gibsonville-(Alamance)	0	\$0
Gibsonville-(Guilford)	0	\$0
Ossipee	0	\$0
Swepsonville	0	\$0

Total	1	\$185,800
Average Cost	\$185,800	

Commercial Building Alteration Permits

<u>Jurisdiction</u>	<u>BUA</u>	<u>Costs</u>
Alamance County	2	\$63,000
Village of Alamance	0	\$0
Elon	3	\$335,500
Green Level	0	\$0
Haw River	0	\$0
Gibsonville-(Alamance)	0	\$0
Gibsonville-(Guilford)	0	\$0
Ossipee	0	\$0
Swepsonville	0	\$0

Total	5	\$398,500
Average Cost	\$79,700	

New Mobile Homes Permitted

<u>Jurisdiction</u>	<u>MHN</u>	<u>Costs</u>
Alamance County	2	\$144,000
Village of Alamance	0	\$0
Elon	0	\$0
Green Level	0	\$0
Haw River	1	\$63,400
Gibsonville-(Alamance)	0	\$0
Gibsonville-(Guilford)	0	\$0
Ossipee	0	\$0
Swepsonville	0	\$0

Total	3	\$207,400
Average Cost	\$69,133	

Used Mobile Homes Permitted

<u>Jurisdiction</u>	<u>MHU</u>	<u>Costs</u>
Alamance County	8	\$112,500
Village of Alamance	0	\$0
Elon	4	\$8,500
Green Level	2	\$6,200
Haw River	0	\$0
Gibsonville-(Alamance)	0	\$0
Gibsonville-(Guilford)	0	\$0
Ossipee	0	\$0
Swepsonville	0	\$0

Total	14	\$127,200
Average Cost	\$9,086	