

CHECKLIST FOR A PLANNED CONSERVATION DEVELOPMENT (PCD)

y	n	Purpose and Applicability.
<input type="checkbox"/>		<ul style="list-style-type: none"> The Carteret County Planning Commission may authorize housing units to be clustered or otherwise arranged in non-traditional ways so that resources are conserved.
<input type="checkbox"/>		<ul style="list-style-type: none"> A PCD is an option for all development proposed on contiguous land area of acceptable size, as deemed appropriate by the Planning Commission.
<input type="checkbox"/>	<input type="checkbox"/>	The developer must submit two Sketch plans for both a PCD and conventional design for all proposed Major Subdivisions on tracts of land with identified Conservation Areas.
<input type="checkbox"/>		Identified Conservation Areas:
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> The Planning Commission will review both Sketch Plans at a special Planning Commission meeting and shall decide which plan would be the best development plan for the tract of land. Major Subdivisions without identified conservation areas; Major Subdivisions with no improvements, Minor Subdivisions; and Family Subdivisions, as defined herein, shall be exempt from this requirement; however the developer is encouraged to develop according to this option.
<input type="checkbox"/>	<input type="checkbox"/>	No PCD shall be used to increase the overall residential density of the development, unless approved by the Planning Commission.
<input type="checkbox"/>	<input type="checkbox"/>	The PCD may include a mixture of single-family, multi-family units, and commercial uses associated with the development, as well as passive and active recreational uses.
<input type="checkbox"/>		single-family # of lots/units: _____
<input type="checkbox"/>		multi-family units # of units: _____
<input type="checkbox"/>		commercial uses associated with the development # and types:
<input type="checkbox"/>		passive and active recreational uses acreage and types:
		Residential Density
<input type="checkbox"/>	<input type="checkbox"/>	The maximum number of lots is based on the underlying zoning district or land use classification specified in the CAMA Land Use Plan or the DECO. This means the development maintains the same level of density as a conventional subdivision.
<input type="checkbox"/>		Land use: _____ Density allowed for LU: Zoning: _____
<input type="checkbox"/>	<input type="checkbox"/>	With Planning Commission approval, the density may be increased up to 3% from the allowed density for each of the following that are met, for a possible total density increase of 12%:
<input type="checkbox"/>		<ul style="list-style-type: none"> Preserve more than 50% of the total acreage to be used for buffers, common areas, open spaces, and amenities.
<input type="checkbox"/>		<ul style="list-style-type: none"> Provide a public or private water and sewer system to service the development instead of individual wells and septic systems.
<input type="checkbox"/>		<ul style="list-style-type: none"> Dedicate the improved water access to the public for enjoyment by all persons. <i>The property owners' association shall maintain until accepted by a governmental entity.</i>
<input type="checkbox"/>		<ul style="list-style-type: none"> Develop active recreational areas (such as rec trails, soccer fields, playgrounds, baseball/softball fields, etc.) provided in relation to the overall project size.
		TOTAL DENSITY PROPOSED:
<input type="checkbox"/>	<input type="checkbox"/>	The total amount of land intended for development by lots, roadways, parking and by non-amenity structures shall not exceed 50% of the gross tract area.

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Building Separation & Yard Regulations.			
<input type="checkbox"/>	<input type="checkbox"/>	Upon approval by the PC, the developer may establish their own building separation and yard setback regulations to allow for more flexibility, to maximize environmental protection, to meet the open space requirements, and to group complementary land uses; <ul style="list-style-type: none"> • However, the minimum state building code shall be met. 	
Setbacks Proposed			
		<input type="checkbox"/>	Front:
		<input type="checkbox"/>	Side:
		<input type="checkbox"/>	Rear:
<input type="checkbox"/>	<input type="checkbox"/>	A minimum 30-foot buffer along the perimeter of the property shall be required.	
Development Design Requirements.			
<input type="checkbox"/>	<input type="checkbox"/>	The developer shall utilize the following four-step process in developing the project:	
		y	n
Identify Conservation Areas such as:			
		<input type="checkbox"/>	<input type="checkbox"/>
Natural areas protected by law, such as wetlands that meet the definition in the Clean Water Act; shore land areas; water bodies; floodplains; riparian buffers;			
		<input type="checkbox"/>	<input type="checkbox"/>
Populations of endangered or threatened species, or habitat for such species; or			
		<input type="checkbox"/>	<input type="checkbox"/>
Archaeological sites, cemeteries and burial grounds;			
		<input type="checkbox"/>	<input type="checkbox"/>
Important local historic sites;			
		<input type="checkbox"/>	<input type="checkbox"/>
Existing healthy, native forests consisting of at least one acre of contiguous area; individual existing healthy trees;			
		<input type="checkbox"/>	<input type="checkbox"/>
Other significant natural features and scenic viewsheds;			
		<input type="checkbox"/>	<input type="checkbox"/>
Existing trails or corridors that connect the tract to neighboring areas.			
Vehicular access			
Shall be provided in accordance with Section 4-3.4 herein and Appendix D of the State Fire Code; however, to allow more flexibility, the developer may choose the following options for the roadway, if approved by the PC:			
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ The roadways may be constructed to NCDOT construction standards but not to NCDOT design standards. 	
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ The roadways may be constructed and designed using innovative construction and design methods. NOTES:	
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ If approved by the Code Enforcement Officer, alternatives to the traditional cul-de-sac and the standard two-lane roads are encouraged NOTES:	
<input type="checkbox"/>	As approved by the Planning Commission, a pathway system to accommodate pedestrians and bicycles shall be constructed throughout the community.		
		<input type="checkbox"/>	<input type="checkbox"/>
The pathway shall be made of permeable or pervious material (including washed stone or gravel, paver blocks, bricks set in sand, grass pavers or grid pavers).			
		<input type="checkbox"/>	<input type="checkbox"/>
Impervious materials may be used only with express approval by the PC.			
<input type="checkbox"/>	<input type="checkbox"/>	A minimum 50-foot buffer from the normal high water level is required for all development within Areas of Environmental Concern (AEC). This buffer is the CAMA 30-foot buffer plus an additional 20-foot buffer. The following standards shall apply:	
		<input type="checkbox"/>	<input type="checkbox"/>
The buffer shall be incorporated into 1+ remnant parcels apart from buildable lots.			

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	<input type="checkbox"/>	<input type="checkbox"/>	The buffer shall remain in its natural state, without encroachment or alterations, except as provided herein or outlined in CAMA regulations as exemptions.
	<input type="checkbox"/>	<input type="checkbox"/>	Only pathways, boardwalks and access to docks, piers, and similar water structures or amenities may encroach within the additional 20-foot portion of the buffer, except that the Planning Commission may approve other encroachments.
<input type="checkbox"/>	<input type="checkbox"/>		The remaining land not developed by lots, roadways, parking or non-amenity structures shall be incorporated as a common area and open space, which may accommodate:
	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Pathways, walking or bicycle trails;
	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Stormwater management features (nonstructural and structural);
	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Wetlands; marsh; wildlife habitat;
	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Septic systems comprised of single or multiple septic tanks and drainage fields;
	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Easements for drainage, access, and underground utility lines; and
	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Passive and active recreational area.
<input type="checkbox"/>	<input type="checkbox"/>		The PCD shall incorporate trees into community open space, street right-of-way, parking lot islands, and other landscaping areas.
<input type="checkbox"/>	<input type="checkbox"/>		All existing trees shall be preserved to the greatest extent possible.
<input type="checkbox"/>	<input type="checkbox"/>		Clearing and grading of native vegetation on the development site shall be limited to the minimum amount needed
			<ul style="list-style-type: none"> ▪ To build lots, ▪ To provide for streets, parking, water access, utilities, ▪ To create recreational areas, and ▪ To provide clearance for public safety equipment.
			The development shall use:
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Best Management Practices (BMPs) and
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Low-Impact Development (LID) practices to control stormwater.
			The developer shall adhere to all other applicable requirements of :
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ The underlying zoning district and
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> ▪ Other local, state, or federal regulations (for instance, building height, DENR, CAMA).
			Maintenance of Buffers, Common Areas, Open Spaces and Amenities.
<input type="checkbox"/>	<input type="checkbox"/>		Buffers, common areas, open spaces, and amenities shall be owned, preserved, and maintained by the property owners' association assuming full responsibility of ownership, conservation, and maintenance; or until they are offered and accepted by a governmental entity or non-profit.
<input type="checkbox"/>	<input type="checkbox"/>		All buffers, common areas, open spaces and amenities shall be maintained so that their use and value are not diminished or destroyed.
<input type="checkbox"/>	<input type="checkbox"/>		The common areas and open spaces intended for stormwater management or recreation shall be reserved <u>permanently</u> and <u>have direct access via frontage on a right-of-way or easement</u> .
<input type="checkbox"/>	<input type="checkbox"/>		Maintenance of buffers, common areas, and open spaces intended for conservation shall be limited to the removal of litter, dead tree materials, and dead and invasive plant materials. (HOA covenants)
<input type="checkbox"/>	<input type="checkbox"/>		Maintenance of common areas and open spaces preserved for archaeology shall be limited to the removal of litter, dead tree materials, and dead and invasive plant materials, until professional excavations commence. (HOA covenants)

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<input type="checkbox"/>	<input type="checkbox"/>	Community water amenities, where provided, shall be located adjacent to a common area on high ground, if applicable.	
	<input type="checkbox"/>	<input type="checkbox"/>	Such common area shall be directly adjacent to either a right-of-way or a minimum 15-foot wide easement serving the community, allowing the residents and/or public direct access to the water amenities
Application Procedure and Approval Process.			
<input type="checkbox"/>	<input type="checkbox"/>	<p>Before submitting an application for a PCD, the developer shall meet with the PD to discuss:</p> <ul style="list-style-type: none"> ▪ What is generally planned for the PCD and ▪ The procedure for approval, including submittal requirements and design standards. 	
<input type="checkbox"/>	<input type="checkbox"/>	The developer shall submit a series of maps and descriptive information to the Planning Department for the Technical Review Committee (TRC).	
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Site analysis involving the inventory and mapping of existing resources, including at least the following mapped at a scale of no less than 1"=100': 	
	<input type="checkbox"/>	Topographic contours at 2-foot intervals.	
	<input type="checkbox"/>	Soil type locations and characteristics, particularly suitability for wastewater disposal systems.	
	<input type="checkbox"/>	Hydrologic characteristics, including <ul style="list-style-type: none"> ▪ Surface water bodies, ▪ Floodplains, 	
	<input type="checkbox"/>	Groundwater recharge and discharge areas,	
	<input type="checkbox"/>	Wetlands,	
	<input type="checkbox"/>	Natural swales,	
	<input type="checkbox"/>	Mean high-water lines,	
	<input type="checkbox"/>	AEC areas,	
	<input type="checkbox"/>	Water body classifications,	
	<input type="checkbox"/>	Drainageways, and	
	<input type="checkbox"/>	Land cover on the site, by general cover type (pasture, woodland, etc.), and	
	<input type="checkbox"/>	Any stand-alone trees with 12 inches in diameter.	
	<input type="checkbox"/>	Current and past land use,	
	<input type="checkbox"/>	All buildings and structures on the land,	
	<input type="checkbox"/>	Cultivated areas,	
	<input type="checkbox"/>	Brownfields or other waste sites, and	
	<input type="checkbox"/>	History of waste disposal practices,	
	<input type="checkbox"/>	Paved areas, and	
	<input type="checkbox"/>	All encumbrances, such as easements or covenants.	
	<input type="checkbox"/>	Known critical habitat areas for rare, threatened or endangered species.	
	<input type="checkbox"/>	Scenic views of the site, <ul style="list-style-type: none"> • Onto the site from surrounding roads, public areas and elevated areas, • Photographs with a map indicating the location where the photographs were taken and their directional orientation. 	
	<input type="checkbox"/>	Unique geological resources.	
	<input type="checkbox"/>	Cultural resources: brief description of	

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	<input type="checkbox"/>	Historic character of the site, buildings and structures,
	<input type="checkbox"/>	Historically important landscapes & archeological features and resources.
<input type="checkbox"/>	<input type="checkbox"/>	Development Breakdown. The developer shall submit a table showing the
	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Number and type of dwelling units that are proposed,
	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Number and type of commercial units (if applicable),
	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Amount of land to be developed, and
	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Amount of land to be conserved.
<input type="checkbox"/>	<input type="checkbox"/>	Using the site analysis inventory, the development breakdown, and applying the design standards, the developer shall submit a Sketch Plan that includes the following plus the additional items specified in Appendix A at a scale of no less than 1" = 100':
	<input type="checkbox"/>	Open space and common areas, indicating <ul style="list-style-type: none"> ▪ Which areas are to remain undeveloped and ▪ Pedestrian pathway locations.
	<input type="checkbox"/>	Boundaries of the areas to be developed,
	<input type="checkbox"/>	Proposed street and lot layout, and
	<input type="checkbox"/>	Preliminary development envelopes, showing areas of <ul style="list-style-type: none"> ▪ Lawns, ▪ Pavement, ▪ Buildings, and ▪ Major grading areas.
	<input type="checkbox"/>	Number and type (i.e., single-family, multi-family) of housing units, and other uses that are proposed.
	<input type="checkbox"/>	Proposed methods for, and location of, <ul style="list-style-type: none"> ▪ Water supply, ▪ Stormwater management (particularly best management practices and low impact development practices), and ▪ Sewage treatment.
	<input type="checkbox"/>	Inventory of preserved and disturbed natural features
	<input type="checkbox"/>	Inventory of prominent views.
	<input type="checkbox"/>	Proposed methods for ownership and management of any buffer, common area, open space, or amenity.
		<i>Preliminary Plat Review and Approval Procedures of the Subdivision Regulations.</i>
		<i>Final Plat Review and Approval Procedures of the Subdivision Regulations.</i>
		<ul style="list-style-type: none"> ▪ No building permits shall be issued for development within the PCD (except for planned amenities) until the final plat has been: <ul style="list-style-type: none"> ▪ Approved by the Planning Commission, ▪ Signed by the appropriate persons, and ▪ Recorded in the Carteret County Register of Deeds.
		<ul style="list-style-type: none"> ▪ The final plat must be record within 6 months after PC approval or it is null and void.