



**TOWN OF FUQUAY-VARINA**  
**401 Old Honeycutt Road**  
**Fuquay-Varina, North Carolina 27526**  
**(919) 552-1429**

Form FVPL-026

**TOWN OFFICE USE ONLY:**  
 Tracking No: \_\_\_\_\_  
 Receipt No: \_\_\_\_\_  
 Date Rec'd: \_\_\_\_\_

**REQUEST FOR RECREATION LAND DEDICATION OR FEE-IN-LIEU PAYMENT**  
 BY AUTHORITY GRANTED THE TOWN OF FUQUAY-VARINA IN NORTH CAROLINA GENERAL STATUTES 160A-372 THE TOWN MAY REQUIRE THE DEDICATION OF RECREATION LAND ACCEPTABLE TO THE TOWN, AND THE OWNER/DEVELOPER MAY PROVIDE FUNDS IN LIEU OF LAND DEDICATION IN ACCORDANCE WITH THE TOWN ORDINANCE. A FULL DESCRIPTION OF STANDARDS AND PROCEDURES FOR THE DEDICATION OF LAND OR REQUESTING A FEE IN LIEU OF LAND DEDICATION CAN BE REVIEWED IN THE TOWN CODE IN SECTION 9-3131. EVERY OWNER/DEVELOPER SHALL DECLARE THEIR INTENTION TO DEDICATE LAND OR REQUEST A PAYMENT IN LIEU ASSOCIATED WITH THE SUBDIVISION OF LAND AT THE TIME OF SUBMITTAL OF A SUBDIVISION.

**Name of proposed Subdivision:** \_\_\_\_\_  
**Address/location of proposed Subdivision:** \_\_\_\_\_  
**Wake County PIN:** \_\_\_\_\_  
**Proposed number of dwelling units:** \_\_\_\_\_

**DECLARATION:** The applicant of a subdivision must declare whether dedication of recreation land or request for a payment in lieu of land dedication is proposed at the time of submittal of a preliminary subdivision:

- Dedication of Recreation Land (See A below)
- Fee In Lieu of Land Dedication (See B below)

**A. Dedication of Land for Recreation Areas or Facilities.**

- (1) Dedication of 1/35th of an acre for each residential dwelling unit proposed on a subdivision plat.
- (2) Dedication of 1/20th of an acre for each residential dwelling unit proposed on a subdivision plan where any land to be dedicated contains the following characteristics:
  - i. Land lying in "Flood Hazard Areas" (defined as flood plains, FEMA and flood hazard soils.
  - ii. Slopes greater than 15%.
  - iii. "Overhead" utility easements.
- (3) Dedicated land shall form a single parcel except where the Town determines an alternative need is appropriate for its citizens.
- (4) The dedicated land shall be sufficiently square or around and serve the residence of the subdivision and immediate area in conformance with the Fuquay-Varina Parks, Recreational, and Cultural Resources Master Plan. "Immediate area" is defined as within a three-mile radius of any point in the subdivision.
- (5) **Total Acreage of required land to be dedicated:** \_\_\_\_\_ acres

**B. Payment in Lieu of Dedication of Land.**

- (1) The developer may request payment of a fee in lieu of land dedication if the town Board determines the dedication of land does not conform to the Fuquay-Varina Parks, Recreational, and Cultural Resources Master Plan or if the amount of land to be dedicated is less than one (1) acre.
- (2) The developer shall submit a letter requesting a payment, in lieu of land dedication that will be reviewed by town staff and submitted to the Town Board for approval.
- (3) The payment in lieu of land dedication shall be based on the **“fair market value”** of the land that is to be developed. Fair market value is defined, for the purposes of a payment in lieu of land dedication, shall be the fair market value of the land after the proposed final subdivision plat is recorded, without consideration of any infrastructure improvements (including but not limited to, streets, utilities, recreation facilities, storm drainage, etc.).
- (4) The value of the amount of land that would be required to be dedicated shall be determined by the per acre value of the entire parcel multiplied by the acreage amount of the required dedicated land. The fee shall be equal to the fair market value of the land that would have been dedicated.
- (5) In determining the fair market value of land, a fee in lieu of land dedication, shall not be less than \$750 per dwelling unit or more than \$1000 per dwelling unit. From year to year, the Town Board, after properly advertised public hearing, may lower or raise the minimum and/or maximum amount of the fair market value per acre of a proposed subdivision development.
- (6) If a developer of a proposed subdivision proposes a payment in lieu of land dedication less than the maximum per dwelling unit for the fiscal year in which the development is proposed, the procedure for an appraisal shall be executed in accordance with Section 9-3131 and shall be performed by a licensed appraiser in the State of North Carolina. Attach a copy of the appraisal with this form and submit to the Town within 30 days of the date of the appraisal.
- (7) The payment of the fee in lieu of land dedication shall be submitted to the Town prior to receiving the final plat for recording purposes.
- (8) Fees received; in lieu of land dedication, shall be used within the immediate area of the proposed subdivision. Immediate area is defined as within a three-mile radius of any point within the subdivision.
- (9) **Proposed fee, in lieu of land dedication:** \$ \_\_\_\_\_ (\$ \_\_\_\_\_ /unit)

**REVIEW FOR SUFFICIENCY:** Planning staff checks petition for sufficiency. Incomplete petitions will be returned to the applicant. Complete petitions are sent forward for review. It is strongly recommended a meeting with a planner be scheduled before submitting a proposed subdivision.

**C. OWNER(S) AND PETITIONER:**

Name of Property Owner(s): \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Name of Petitioner: \_\_\_\_\_

Address of Petitioner: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_

Phone Numbers (day) \_\_\_\_\_ (mobile) \_\_\_\_\_

Email: \_\_\_\_\_

**D. SIGNATURES:**

I (we), the undersigned, state that all facts furnished in this request are true to the best of my (our) knowledge.

\_\_\_\_\_

Petitioner

\_\_\_\_\_

Date

Property Owner(s)

\_\_\_\_\_

Signature

\_\_\_\_\_

Print name

\_\_\_\_\_

Date

\_\_\_\_\_

Signature

\_\_\_\_\_

Print name

\_\_\_\_\_

Date

\_\_\_\_\_

Signature

\_\_\_\_\_

Print name

\_\_\_\_\_

Date