



Board Meeting Agenda Abstract

Monday, March 9, 2026

Location:

Agenda Item

Recreation Fee-In-Lieu - Arbor Preserve Subdivision - SUB-CD-2025-03 - (Davison) - Item 8.G

Item Explanation

The purpose of this agenda item is to consider acceptance of a fee-in-lieu for Recreation Unit Fees for the Arbor Preserve Subdivision for \$295,662.75.

Staff Comments

Town development standards allow for a fee-in-lieu of dedication for recreation areas. The Arbor Preserve Subdivision is under development by Wilkes Asset Management. Because the Master Plan was initially submitted on December 3, 2021, it qualified for Permit Choice.

The developer submitted calculations for the recreation fee-in-lieu using 1/30th of the assessed tax value per acre and multiplying the number of dwelling units. The assessed land tax value of the 35.3-acre property is \$2,631,150, resulting in \$74,536.83 per acre. 1/30th of the value per acre is \$2,484.56. The Master Plan for Arbor Preserve was submitted December 3, 2021, thus allowing the developer permit choice to use the 1/30th of an acre calculation.

The preliminary subdivision plan submitted proposes 119 lots multiplied by \$2,484.56 for a total fee-in-lieu of \$295,662.75. The developer submitted this fee total for consideration. Town management and staff recommend approving the fee-in-lieu request for the Arbor Preserve subdivision for \$295,662.75. The preliminary site plan and Recreation Fee-in-Lieu Application are included in this agenda item for reference.

The \$295,662.75 fee will be collected before recording the major subdivision plat and directed for use in the Northeast Recreation District.

Fiscal Note

Yes

This action accepts a fee-in-lieu of recreation land dedication of \$295,662.75 for the Arbor Preserve Subdivision to be paid before the recordation of the major subdivision plat.

Recommendation

CONSENT AGENDA

MOTION TO: Approve the fee-in-lieu request for the Arbor Preserve Subdivision for \$295,662.75, as presented and recommended.

ATTACHMENTS

[Rec Unit Fee District Map](#)

[Arbor Preserve Recreation Fee-In-Lieu Application](#)

[Arbor Preserve Site Plan SUB-CD-2025-03](#)