

rural boundary

## TL'DR:

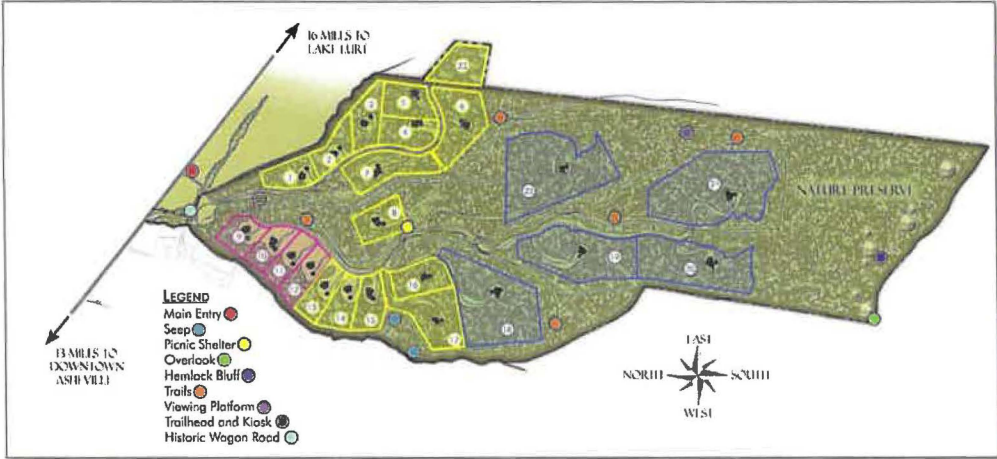
- LPN and other developmental interests have the **means and inspiration** to create a suitable neighborhood for East Orange County, **but refuse to do so.**
- For 10 years, it's been the same plans, the same lawsuits, and the same examples for why they are **not good partners** or **stewards of the land.**
- **After reading the list of Ironies, ask yourself:**
  - Is this the kind of partner you want to work with?
    - Why do you want to work with people who threaten and sue you into submission, while there are suitable and still profitable alternatives to be considered?
  - Where would we be today if LPN and the lead developer had planned to build a version of their neighborhood in East Orange County?
  - What sort of awards or merits (*or elections*) would You or Sustanee receive if built under these circumstances?
    - Repealing 73% of the votes isn't a good look for future political ambitions.
    - Neither is caving under pressure with just one email.

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# The Ironies of the LPN and Rural Boundary Lawsuit(s)



- D\*\*\*\*\* R\*\*\* Preserve is the first Conservation Subdivision located in Buncombe County, North Carolina that has been planned and designed to protect and celebrate the property's unique ecological features and historic past.
- D\*\*\*\*\* R\*\*\* Preserve has won several awards for sustainable and ecologically sensitive design of a residential development.
- Source: <https://equinoxenvironmental.com/our-work/>

**Why can't this be LPN?  
Why can't this be Sustanee?**

## Rural Community

**General Character Description:** These are lands with a mix of rural uses, including low-density residential, some agricultural and forested working lands, and limited commercial uses to support the rural community. Some areas may be developed as conservation subdivisions, which provide for protection of a certain percentage of a tract of land (generally upwards of 50%; based on site conditions and open space/environmental value of land) in exchange for more residential units on smaller lots and a simpler approval process. A conservation subdivision can serve as a transition between suburban edge development near the municipalities and truly rural areas and can be an effective way to protect important natural lands and cultural spaces.

**Approach for Wastewater:** Private septic systems (conservation subdivisions may require public sewer)

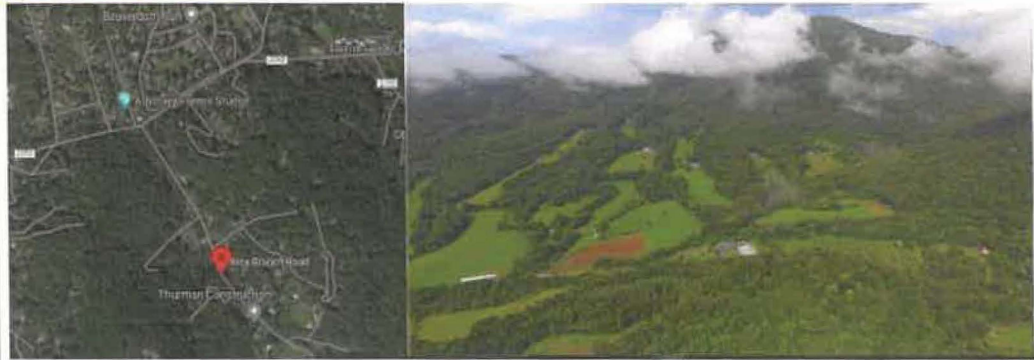
**Approach to Potable Water:** Private wells (conservation subdivisions may require public water)

**General Residential Density:** Low Density, 1 dwelling unit per 2 acres (unless using conservation subdivision approach which would allow for higher density in exchange for permanently protecting open spaces)

**Primary Land Uses:** Rural residential, conservation subdivisions, working farms and forests

**Secondary Land Uses:** Limited rural-scale commercial development

**Visual examples:** Near Beaver Dam Road to the east near Blue Ridge Parkway; Rice Branch Road, D\*\*\*\*\* R\*\*\* Preserve (Fairview)



# The Ironies of the LPN and Rural Boundary Lawsuit(s)

Irony	Meanwhile...
<p>The lead developer of Sustanee, the mega-development considered for the LPN Study Area, has been presenting the same, non-compliant plan for ~10 years.</p>	<p>He's living in one of the <b>"oldest conservation subdivisions"</b> in North Carolina.</p>
<p>Sustanee does not fit in with the current infrastructure or adjacent rural settlements.</p>	<p>At the lead developer's neighborhood... <b>"The developers wanted to have an influence on how the neighborhood around them would be developed to fit in with their own properties and heritage, and have a legacy for the next generation."</b></p>
<p>Sustanee did not include any conservation easements or land.</p>	<p>The lead developer's County is <b>"home to more than 73,000 acres of protected land"</b> and his neighborhood has an easement held by the <b>Southern Appalachian Highlands Conservancy.</b></p>
<p>Sustanee would invite urban sprawl and destruction to an already fragile ecosystem.</p>	<p>...<b>"Developers who provide green space and protect some of the land's attributes like old-growth trees enhance the neighborhood</b> they are creating,"... <b>"it helps with the 'community spirit' of the development, because it is usually conservation-minded people who want to live there."</b></p> <p><b>"A conservation subdivision can serve as a transition between suburban edge development near the municipalities and truly rural areas and can be an effective way to protect important natural lands and cultural spaces."</b></p>
<p>The lead developer lives in a protected Rural Community.</p>	<p>He's trying to destroy and limit rural communities and protections in another state.</p>
<p>The lead developer's County has a similar comprehensive land use plans that aims at restricting growth in rural areas and preserving local heritage</p>	<p>He and his associates are working to dismantle Orange County's smart growth and land use plans.</p>