

PLATFORM

RICHARD TURNER, Candidate For Belmont City Council

THERE are key issues which will determine the future of Belmont. Rapid Growth, Taxes and overcrowded Schools, This is how I intend on addressing each issue

GROWTH:

- (A) I will seek to incorporate into the Belmont City Code an Adequate Public Facilities Ordinance (APFO). Through this we can manage growth by linking it directly to the ability of the City to provide services.
- (B) A review of the "conditional use" provision in the building code. This currently allows too much latitude in construction and design which are not compatible with Belmont's traditional neighborhoods.
- (C) Require builders to contribute to infrastructure: police, fire, park & rec.
- (D) Support the land use plan.

TAXES:

- (A) Seek alternate revenue streams such as targeted user fees.
- (B) A review of all commercial and residential development fees to determine if any potential fees are not currently being collected.
- (C) To examine the option of "Inter-Governmental Agreements" with adjoining communities re: cost sharing in providing service or code enforcement personnel.
- (D) Address the practice of transferring public tax revenue to the private sector.

SCHOOLS:

- (A) Restructure the development/builder fee scale which would increase or decrease in relation to school capacity at time of application/permitting.
- (B) To investigate with the county the potential of having developers / builders cost share new school construction and/or donate land as a code requirement.
- (C) Encourage the county to incorporate a APFO county wide.

PLEASE see these web sites for more information on: Davidson NC's use of the APFO, codes and zoning. The North Carolina League of Municipalities re: Growth and The University of N.C. link to "Inter- governmental Agreements."

THE ADEQUATE PUBLIC FACILITIES ORDINANCE....

RICHARD TURNER, CANDIDATE FOR BELMONT CITY COUNCIL SUPPORTS AN “APFO” FOR BELMONT.

“THE APFO IS A TOOL OF RESPONSIBLE GOVERNMENT”

Charlotte Observer - October 1, 2006 - 10U UNION

**GROWTH LIMITS TO GO BEFORE COUNCIL, “CITIZEN GROUPS PUSH TO SLOW
CONSTRUCTION, LET PUBLIC SERVICES CATCH UP.”** Charlotte Observer - August 13,
2006 - YORK

**MANAGING TO GET A HANDLE ON GROWTH, “PROPOSED ORDINANCE WOULD
TIE SUBDIVISION APPROVAL TO SCHOOL SPACE.”** Charlotte Observer - July 13, 2006 -
UNION

**MAKE DEVELOPERS PAY?.....IN RECENT REGIONAL POLL, PUBLIC
RESOUNDINGLY SAYS, “SURE!”**

Charlotte Observer - September 26, 2006 - MAIN

**TOWN WORKING ON HOW TO LINK GROWTH TO PROVISION OF
SERVICES, “CONSULTANT SUGGESTS INCLUDING PARKS AND REC, FIRE,
POLICE PROTECTION.”** Charlotte Observer - September 28, 2006 -LKN

**“YOU COME BUILD, YOU PAY,” HUNTERSVILLE CONSIDERS PLAN FOR
DEVELOPERS TO HELP PAY FOR KEY SERVICES.** Charlotte Observer - August 6, 2006 -
LKN

**A PLAN TO SHARE COST OF GROWTH, “TOWN’S PROPOSAL WOULD LET
DEVELOPERS PAY, OR WAIT FOR SERVICES.”** Charlotte Observer - September 6, 2007

**WITHOUT THIS ORDINANCE, LAND TAX RATE WILL SOAR “THE ADEQUATE
FACILITIES MEASURE SPREADS OUT THE PAIN OF SCHOOL COST”** Charlotte
Observer - March 19, 2006 -UNION

WHO’LL TAKE ACTION TO CONTROL DEVELOPMENT..... ??? Charlotte Observer
MARCH 19,2000 IREDELLNEIGHBORS

.....PLEASE VISIT THESE WEB SITES TO LEARN MORE.....

www.sog.unc.edu/pubs/cm9/cm910.pdf / www.ci.davidson.nc.us

www.ncfuturenow.org / www.planningandlaw.com / www.ncfm.org

“ IF YOU WANT CHANGE VOTE FOR THOSE PROPOSING CHANGE.”