

CSRWG 16 June 2008

Price

-----Original Message-----

From: Bill Price [<mailto:bcpjii@clis.com>]

Sent: Thursday, June 12, 2008 5:28 PM

To: George Givens (Research); Tom Reeder

Cc: Larry Land; Mack Baker; Doug Brady; John Gainey;

garym@mercerrealtyinc.com; Danny McQueen; Pat Joyce; Larry Baldwin; Zack

Taylor; Trace Cooper

Subject: IDEAS FOR AGREEABLE RULES:

DT: 6/ 12/ 2008

TO: CRWG George Givens

DWQ Tom Reeder

FR: Land Alliance

RE: COVER LETTER

IDEAS FOR AGREEABLE RULES:

Attached are several IDEAS FOR AGREEABLE RULES .

Some of these ideas may already be in process for inclusion , and, if so, we apologize for the redundancy or such comments.

Notwithstanding, whereas these rules will most certainly have significant affects on coastal development, consequently we believe it is important to make sure that these issues are stated for the record.

Also attached is a Drawing indicating the conceptual difference between Current and Proposed Low Density subdivision plots .

As you can see this will require much larger lots, consequently economics will trend to impel much higher density type development, at much higher costs to buyers, and trend to make housing affordable to higher income buyers and will trend to exclude housing for workforce, and lower income households.

If you believe there are any errors, or misstatements in the this monograph, please let me know.

Thank you for your careful consideration of these Ideas.

Bill Price

Land Alliance of North Carolina.

“ Let's have Rules that Work.”