

7.4 DEDICATION OF ROW FOR THOROUGHFARE PLAN STREETS AND HIGHWAYS

When a street or highway corridor identified on the Town's Thoroughfare Plan established and adopted pursuant to Sec. 136-66.2, N.C.G.S, is located on land subject to subdivision site plan, or other development plan, the landowner shall dedicate the right-of-way for the street or highway to the Town if:

7.4.1 Reasonable Relationship

There is a reasonable relationship between the proposed street or highway right-of-way requested to be dedicated and the traffic that will be generated by the proposed development when any mitigation provided for by Town ordinance is taken into consideration.

7.4.2 No Deprivation of Land

The dedication of right-of-way does not result in the denial of a reasonable use of the original tract of land.

7.4.3 Density Credit Transfer

The right-of-way dedication is mitigated by the transfer of density credits attributable to the dedicated right-of-way to the same parcel or contiguous land owned by the applicant.