



ACHIEVING VISION, GOALS & OBJECTIVES OF THE COMPREHENSIVE PLAN

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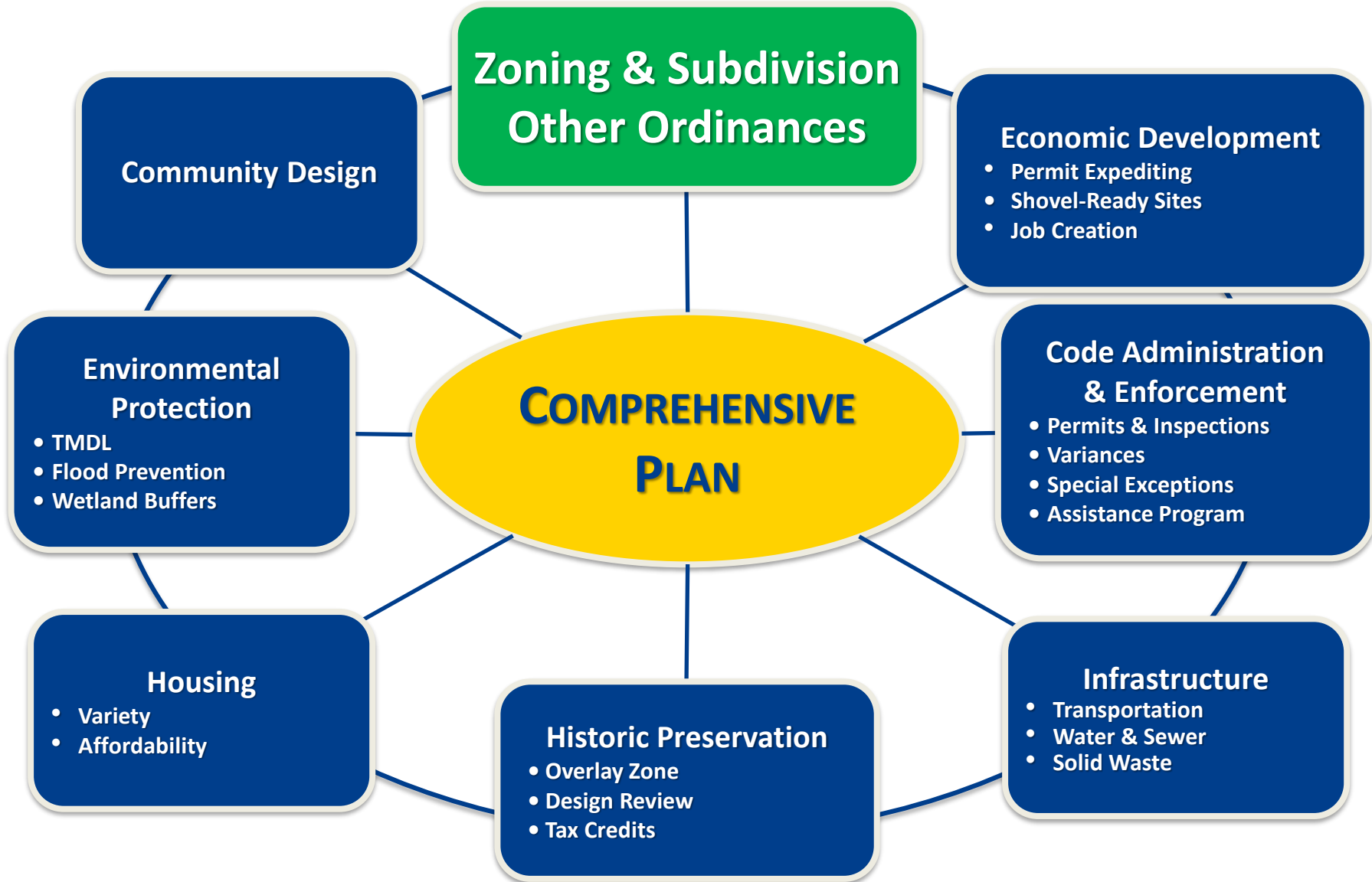


DISCUSSION QUESTIONS

1. What actions need to be taken to insure that the Vision, Goals and Objectives are achieved?
2. What factors influence developmental regulations?
3. How can the balance between predictability and flexibility be managed?
4. Should there be independent oversight?



PLANNING OVERVIEW





ACHIEVING VISIONS

- Keep statements of visions, goals, and objectives simple, logical and clearly stated.
- Adopt comprehensive rezoning following plan adoption.
- Review laws, policies, and regulations for consistency with adopted land-use maps
- Use consistency with comprehensive plan as a factor in land-use and development decisions.
- Continue partnerships established while developing the comprehensive plan.
- Collaborate with other levels of government.



INFLUENCE ON REGULATIONS

- Conformance with “...with the applicable maps or map series of the comprehensive plan.”
- Existing development patterns
- Problems with existing regulations
 - Outdated, difficult to administer
 - Conflict with other laws, regulations & policies
- Mandates from other levels of government
- Changing conditions
- Economy



BALANCE

- Start with clear laws, standards & regulations.
- Create collaborative environment.
- Apply standards equally and fairly.
- Don't change rules in middle of process.
- Weigh all options, opinions & approaches to development applications, proposals for new programs, etc.
- If something isn't working, fix it.





OVERSIGHT

- Regulatory
 - Site-plan review
 - Special use exception
 - Conditional use
 - Subdivision review
 - Zoning changes
- Preliminary Land-Use Service (PLUS)
- Boards & Commissions
 - Planning & Zoning Commission
 - Economic Development Committee
 - Farmland Preservation Advisory Board
 - Others?
- Non-Governmental
 - League of Women Voters
 - Sussex Alliance for Responsible Government
 - Chambers of Commerce
 - HOA/condominium associations
 - Other civic and business
- Additional needed?