

CHAPTER 12 PLAN IMPLEMENTATION

INTRODUCTION

A community's preparation of a comprehensive plan typically requires considerable commitment of time and interest. The resulting plan is a guide on which future decisions can be based. The most important step in the development, adoption and subsequent use of the Comprehensive Plan, however, is the Plan's implementation. The most accurate and complete Comprehensive Plan will be ineffectual unless subsequent actions are taken ensuring the realization of its goals, objectives and specific policies and recommendations.

The Comprehensive Plan's detailed Goals and Objectives can be translated into reality through the application of the Plan's recommended policies and techniques. For instance, several of the existing development regulations may be maintained. New techniques will be analyzed to determine their potential effectiveness in translating the goals, objectives, and recommendations into reality. It is important to note that the mere adoption of the Plan and its maps does not automatically adopt or amend subdivision regulations, zoning ordinances, or other regulatory techniques. The intent of this chapter is to provide general guidelines for the Planning Commission and legislative bodies within Barren County, so that they might appropriately review existing and proposed planning techniques and determine which will most effectively accomplish the goals and objectives of the Comprehensive Plan.

WHAT TO DO WITH THE PLAN

Every recommendation that is contained within the Comprehensive Plan is only a proposal. If these paper plans are ever to be realized, a coordinated effort by and on behalf of the community residents must be initiated and carried through by public and private actions.

Although sometimes exaggerated and attacked as unrealistic or extravagant, plans are nothing more than the mortar that binds the bricks of our community's activities, and they can be a focal point

for true community cooperation to achieve our goals. A note about the intention of the Comprehensive Plan; this Plan is purposely designed to provide flexibility whenever and wherever possible. The intent of the Planning Commission is to achieve a coordinated and joint effort of public and private activities, so as to minimize unwise and costly allocation of our scarce monetary and natural resources. Although this Plan is not a remedy for all the problems and difficulties our community will face in the years ahead, it is a framework that can operate efficiently and effectively if there is a concentrated effort by community residents, their elected officials, and private developers.

Simply stated, this Plan serves to identify future needs and problems, while supplying recommendations to answer those needs. Adherence to the recommendations is not meant to be mandatory. If better ideas and suggestions are presented, they should be followed and the Plan amended to reflect the changes.

IMPLEMENTATION TECHNIQUES

For the proposals of this Plan to become reality, there must be a tremendous amount of cooperation and effort in the realm of government and private actions. Local government must be aware of its responsibility to ensure minimum quality of development in order to protect the public interest. Each of the implementation measures listed below, should be thoroughly reviewed or developed from guidelines expressed within this Plan:

Subdivision Regulations

The subdivision of land is the initial step in the process of building a community. In general, the purpose of subdivision regulations is to guide and regulate the planning, subdividing, and orderly development of land. In the process, subdivision regulations should ensure convenient and safe vehicular and pedestrian circulation, adequate access for fire and police protection services, adequate and economical provision of utilities and other public services, ample open spaces and general coordination of land development, in accordance with the Comprehensive Plan and locally adopted zoning ordinances.

Zoning Ordinance

The zoning ordinance is considered one of the principle tools for implementing the land use plan. Zoning generally divides the community into use districts, agricultural, residential, commercial, and industrial, specifying the particular uses that will be allowed in each district. Standards are then set for each district that regulate uses permitted, density of population and structures, lot sizes, building setbacks, off-street parking, and the like. The theory behind separation of uses through zoning is that of protecting property values by preventing incompatible uses from locating next to one another.

Alternate approaches to strict use separation are also available. Performance standards may be developed to regulate permissible impacts of each land uses on neighboring uses and on community services. In theory this would allow any mix of land uses within an area as long as negative impacts on neighboring uses could be controlled. Some of the methods that could be required to control potentially negative impacts could include buffering along property boundaries, special sound proofing of structures, altering traffic patterns on site, and the like.

A combination of the above approach is also possible. Such an approach could include a separation of uses into broad categories, such as residential, commercial, industrial, and agricultural. Within these broad categories, standards could be provided to determine the appropriate type or density of development based on site factors, compatibility with neighboring uses, and availability of needed services.

Public Improvement Specifications

These specifications describe standards for construction materials, the construction of streets, sidewalks, curbs and gutters, sewers and drainage facilities. They also include standards for the removal and replacement of existing facilities and standards for seeding and sodding of disturbed ground due to construction activities.

Capital Improvements Plan

A long range Capital Improvement Plan (CIP) created by the legislative bodies would document when and where capital facilities are expected to be constructed. A CIP can be an integral part of the timing of future development because it provides detailed information on the scheduling of the

planning, design, and construction of capital facilities.

Official Map

The legislative bodies have the power to prepare and adopt an Official Map. Official Maps may show the location and extent of existing and proposed public streets, including rights-of-ways, watercourses, parks and playgrounds, public schools and building sites, and other public facilities needs. An Official Map could also identify areas with traffic improvement needs.

Code Enforcement

Codes are governmental requirements placed on private uses of land to protect the occupants from the hazards of living and working in unsound, unhealthy, or otherwise dangerous structures or conditions. Building, housing, electrical, and property maintenance codes can ensure conformance with minimum health and safety standards for building construction and occupancy. Air, water, and ground pollution controls can protect the quality of the natural environment.

Floodplain Management

Barren County participates in the National Flood Insurance Program (NFIP) and has adopted flood damage prevention procedures for new development.

Grants-in-Aid

Several federal and state agencies offer grants-in-aid for social service programs, housing programs, land use planning, sewer and water projects and various other items. Such grants are a valuable tool in assisting local governments in attaining goals and fulfilling Comprehensive Plan policies. Barren County and its Cities have utilized grants in the past and will continue to do so where practical.

IMPLEMENTATION POLICIES

The following implementation policies describe general guiding principles for this Plan update:

Policy 1: A vision statement, goals and objectives have been adopted by every legislative body within the County's limits. Every public and private action

should adhere to the vision statement, goals, and objectives.

Policy 2: Barren County Governments shall promote growth in population and economic development. In this, Barren County shall plan for meeting the needs of the population growing to approximately 48,019 by the year 2030.

Policy 3: In the future, Barren County citizens expect to maintain and improve the same high quality of life which they now enjoy. The quality of life is measured by the level of economic opportunity, the environmental quality, appropriate and adequate public services, and appropriate and adequate infrastructure.

CONCLUSION

Many problems continue to exist and still need to be seriously considered as new or amended implementation techniques are considered by local governments. A most important consideration is that, whatever implementation techniques are finally adopted, they must be adequately enforced and uniformly applied, or they could become more detrimental than beneficial. Implementation techniques, such as the ones described herein, are intended to be beneficial and protective to the entire community.