



WHAT IS A LAND DEVELOPMENT PLAN?

While North Carolina state law does not require communities to adopt a Comprehensive Land Development or Land Use Plan, many counties and municipalities in the state rely on these documents to craft and define the development policies they intend to use in shaping their future. A Comprehensive Land Development Plan, often referred to as a Comprehensive Plan, is designed to guide a community for a period of time, typically 10 to 20 years, and is considered a best management practice to ensure sound planning and development occur.

The Plan is an opportunity for the citizens of Waynesville to tell their story and help shape the distinct vision and unique identity for the Town. The Plan looks at the interconnectedness between land uses, transportation, utilities, recreation, economic development, and the like. Typically, these plans focus heavily on physical development, and address where new development should occur, as well as other topics that may be identified through the public involvement process.

It should be noted that the Comprehensive Plan is **not** regulatory, but serves as policy tool and guideline for community decision making. It will be used by the Town's planning staff, the Planning Board, Town Council, development community, and others as they attempt to implement the goals and recommendations through land development decisions and zoning regulations.

A successful process will generate energy and passion within the community, help build consensus between the public and elected officials, and provides a guideline for future investment and development decisions.

WHY PLAN?

There are several reasons to create a Comprehensive Plan. First, it is an opportunity to frame "The Big Picture" and to state a **clear vision for the future**. It is also a method to **involve the citizenry** in helping manage growth, change, and a renewal of a community. A Comprehensive Plan sets out a road map to guide the regulation and public investment of resources, and communicates a solid civic direction to private interests in the County. Finally, a Comprehensive Plan can **protect community interests** by providing a framework for future land use decisions.

Always remember the goal of good planning is to get out in front of potential problems the community may experience and prepare for **quality** growth.

WHAT'S INSIDE A COMPREHENSIVE PLAN



These are just some of the elements a Comprehensive Plan might contain.

