

Chapter Nine

IMPLEMENTATION

INTRODUCTION

The adoption of this update to the Comprehensive Plan is not the end of the planning process. Planning is an ongoing process that is intended to periodically review changes which are occurring and the effects of those changes on the County.

In addition to the County's Comprehensive Plan, numerous other agencies have plans which must be considered and coordinated with this plan. Planning is not done in a vacuum and will be ineffective if done so. While we must be cognizant of other plans, there are a number of implementation measures available to the local government. This section summarizes these measures and actions which should be undertaken to help implement the Comprehensive Plan.

ORDINANCE REVISIONS

REWRITE THE CAROLINE COUNTY ZONING ORDINANCE TO BRING IT INTO COMPLIANCE WITH THIS UPDATE TO THE PLAN AND TO ADDRESS OTHER NEEDED CHANGES.

The Zoning Ordinance is one of the principal means of implementing the County's plan. The purpose of the Zoning Ordinance is to protect the health, safety and general welfare of the public by addressing issues such as traffic, public facilities, types of land uses, density, water supplies, wastewater treatment, and environmental protection. The Zoning Ordinance establishes the regulations to reflect and implement the land use plan.

The Zoning Ordinance was last rewritten in 1980. Although there have been a number of amendments reflecting changes to the Code of Virginia or other text amendments, the ordinance is in need of a complete review and revision. This should be accomplished after the adoption of the Comprehensive Plan as soon as possible.

REWRITE THE CAROLINE COUNTY SUBDIVISION ORDINANCE TO BRING IT INTO COMPLIANCE WITH THIS UPDATE TO THE PLAN AND TO ADDRESS OTHER NEEDED CHANGES.

The second principal implementation method of the Comprehensive Plan is the County's Subdivision

Ordinance. The Subdivision Ordinance establishes the procedures to subdivide property in order to establish a usable lot for its intended purpose. By providing reasonable regulations relating to development, both prospective owners and the County are protected from the adverse impacts of unmanaged development.

The Caroline County Subdivision Ordinance was last rewritten in 1973. Like the Zoning Ordinance, there have been a number of amendments over the years to reflect amendments to the Code of Virginia, platting requirements, or procedural changes. However, this ordinance is also in need of a complete rewrite. As with the Zoning Ordinance, it should be accomplished after the adoption of the Comprehensive Plan as soon as possible.

CAPITAL IMPROVEMENT PROGRAM

CONTINUOUSLY UPDATE THE CAPITAL IMPROVEMENT PROGRAM (CIP).

Caroline County has annually adopted a C.I.P. since 1994. Each year the process has been improved and the CIP has become an important planning document. The CIP should continue to be reviewed and updated annually with continuous efforts to improve the document and the process to update it.

PUBLIC FACILITIES REVIEW

ESTABLISH A FORMAL REVIEW PROCESS FOR PUBLIC FACILITIES AND UTILITIES TO INSURE SUCH FACILITIES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Code of Virginia allows local governments to establish a process for the review of public facilities to insure compliance with the locality's Comprehensive Plan. This particular provision (15.2-2232 of the Code of Virginia) is designed to provide localities the mechanism to insure that public facilities, public utilities, or public service corporations (including privately owned facilities) cannot be developed without the locality's concurrence. This allows the locality a mechanism to ensure, for example, that water/sewer lines are not extended into areas which are not planned for development, thus thwarting the plan. The County should formally implement such a process to ensure compliance of public utilities/facilities with its comprehensive plan.

MASTER UTILITY PLAN

ESTABLISH A TEN AND TWENTY YEAR MASTERRR PLAN FOR WATER SUPPLY AND WASTEWATER TREATMENT.

Following the 1994 Comprehensive Plan, the County has provided utilities to the I-95/639 interchange at Ladysmith. This extension has increased development potential in this portion of the growth area. Additionally, several factors have developed since the 1987 Update which affect the provision of utilities around the Town of Bowling Green and need to be addressed.

Caroline County needs to update its water supply and distribution system. The County system is currently served by 6 wells producing a maximum of 392 gallons per minute. However, to serve the growth area as planned, the County will require additional groundwater resources in the near future and may have to utilize one or more surface water sources. To date, long range utility planning efforts have been limited.

To remedy this, the Public Works department, with the assistance of the Department of Planning and Community Development, is developing a detailed ten year plan for the development of the water supply and wastewater collection and treatment systems. This will assist the County in assuring that its actions today support and enhance the development of its utility system in the future.

ECONOMIC DEVELOPMENT

ESTABLISH AN OVERALL ECONOMIC DEVELOPMENT STRATEGY FOR THE COUNTY.

In 1993, the Board of Supervisors hired its first full-time Director. With that decision, the County took a significant step forward in its economic development efforts. Each director has improved on the efforts of the previous director and the County is developing an overall strategy. The County should continue the development of an overall economic development strategy, including the efforts and ideas of the Chamber of Commerce, Industrial Development Authority and Tourism Advisory Committee. The economic development plan should be closely coordinated with the comprehensive plan, especially the public facilities and land use chapters, to ensure compatibility and minimize the potential for future conflicts.

PLANNING COMMISSION/BOARD OF SUPERVISORS

ESTABLISH PERIODIC COMPREHENSIVE PLAN REVIEW SESSIONS BETWEEN THE PLANNING COMMISSION AND BOARD OF SUPERVISORS.

As discussed earlier, planning is an ongoing process. The Comprehensive Plan is not designed to be taken off of the shelf every five years, revised, and placed back on the shelf. The plan is the guide for everyday land use decisions. As a means of more consistently reviewing the plan, the Board of Supervisors and the Planning Commission should periodically meet for the purpose of reviewing the plan. This will ensure a continuous dialogue between the two bodies and provide a better means of evaluating the implementation of the plan.

STRATEGIC PLANNING

CONTINUE A STRATEGIC PLANNING PROCESS FOR THE COUNTY.

Strategic planning is a concept developed by the private sector which is applicable to and beneficial to the public sector. It is a systematic way of managing change and creating the best possible future. It is also a process for identifying and accomplishing important actions based on identified strengths, weaknesses, threats and opportunities.

Strategic planning is not the same as comprehensive planning. Comprehensive planning is goal and objective oriented, while strategic planning focuses on allocating resources to critical issues. Thus, strategic planning compliments comprehensive planning.

Recognizing the strengths and benefits of strategic planning, the County implemented a strategic planning process in 1997 as a means of fostering a public-private partnership for the betterment of the community. The first strategic plan was adopted by the Board of Supervisors in 1999. The plan is currently under review by a citizens advisory committee, and will be amended in 2001. The strategic planning process should be continued with periodic reviews to measure progress in achieving its goals and objectives.

COMPREHENISVE PLAN AMENDMENTS

ESTABLISH A POLICY ON COMPREHENSIVE PLAN AMENDMENTS.

The Board of Supervisors should establish a policy on amendments to the Comprehensive Plan. This policy should identify development proposals, including public improvements that, when inconsistent with the Comprehensive Plan. Such a policy would benefit the development community, citizens, staff and the Board of Supervisors by clearly identifying the process through which development proposals that are inconsistent with the Comprehensive Plan will be evaluated.

SUMMARY

SUMMARY OF IMPLEMENTATION MEASURES.

1. Rewrite the Caroline County Zoning Ordinance to bring it into compliance with this update to the plan and to address other needed changes.
2. Rewrite the Caroline County Subdivision Ordinance to bring it into compliance with the update to the plan and to address other needed changes.

3. Update the Capital Improvements Program (C.I.P.) annually.
4. Establish a formal review process for public facilities and utilities to insure such facilities are in conformance with the Comprehensive Plan (§15.2-2232 of the Code of Virginia).
5. Update the twenty (20) year Master Plan for water supply and wastewater treatment.
6. Establish an economic development strategy for the County.
7. Establish a joint review session between the Planning Commission and Board of Supervisors for the purpose of an annual review of the Comprehensive Plan.
8. Update the Strategic Plan or "Vision" of how the County should look and develop in the future.
9. Establish and implement a policy requiring a Comprehensive Plan Amendment for developments or improvements not identified within the 10 year planning period.