



**Zoning Ordinance and Subdivision Regulations Rewrite
Town of Cheverly Planning Board
March 8, 2016**

The purpose of this meeting was to present Clarion Associates' recommendations contained in Module 1 (zones, zone regulations, and uses) to the town's planning board and hold a discussion to identify any additional desires or concerns held by the town. The meeting attendees offered the following questions and comments.

The project team has already reached out to the town planning board to offer a follow-up discussion with the project manager to hopefully be better positioned to address the detailed questions offered by the town.

- How can we make sure that what is in the sector plan is/will be reflected in the zoning rewrite?
- Why is the Zoning Ordinance being rewritten?
- What are the proposed consultant changes compared to the current regulations?
- When should we respond to the changes?
- Where did the information and code proposals come from?
- What is the importance of the Greater Cheverly Sector Plan? Should it be postponed for 6 months or longer to allow for the completion and approval of the new Zoning Ordinance?
- It is difficult to agree with the zoning proposals without knowing how those zones would be put in place through a potential Countywide Map Amendment.
- Development standards should be clearly articulated in these presentations; for example, in the Planned Development Zone, what are the lot sizes of the buildings?
- Why would a community want to embrace a Planned Development Zone?
- Will the minimum regulations be met in the Planned Development Zone?
- Will sector plans be revised after the Zoning Rewrite?



- What will the sector plans do in the future without the development design standards? What will be their purpose?
- Is the proposal to provide community engagement at the beginning and then let the developer proceed without additional input?
- Will the Mixed Use – Transportation Oriented (M-X-T) Zone become the proposed Mixed-Use Planned Development (MU-PD) Zone?