



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

MEETING NOTICE

CLEARINGHOUSE COMMITTEE

MEETING TIME 6:15 P.M.

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **April 23, 2026**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:15 p.m.**

DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



1 inch = 500 feet

Holiday Inn
Hotel & Suites





Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

AGENDA CLEARINGHOUSE COMMITTEE

Hybrid Public Meeting
Holiday Inn & Suites
213 Southwest Commerce Boulevard
Lake City, Florida and
Via Communications Media Technology

March 26, 2026
6:15 p.m.

	<u>Page</u>
I. APPROVAL OF THE AGENDA	3
II. APPROVAL OF THE MARCH 26, 2026 MEETING MINUTES	5
III. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#23 – City of Newberry Comprehensive Plan Draft Amendment (FC No. 26-1ESR)	7
#24 - City of Newberry Comprehensive Plan Draft Amendment (FC No. 26-2ESR15)	15
#25 – Town of Bronson Comprehensive Plan Draft Amendment (FC No. 26-1ESR)	21
IV. STAFF-LEVEL REVIEW ITEMS - None	
V. PUBLIC COMMENTS	

The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Hybrid Meeting
Holiday Inn Hotel and Suites
213 Southwest Commerce Boulevard
Lake City, Florida and
Via Communications Media Technology

March 26, 2026
6:00 p.m.

MEMBERS PRESENT IN PERSON

Don Hale
James Howell
Diane Landry
Daniel Riddick, Vice-Chair
Marihelen Wheeler

MEMBERS ABSENT

Melissa Hendrix
Jody Stephenson

MEMBERS PRESENT VIA
MEDIA TECHNOLOGY
COMMUNICATIONS
FOR QUORUM

None

STAFF PRESENT

Lynn Franson - In-Person

COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

James Carter Jr.

In the absence of a Chair, Vice-Chair Daniel Riddick, noting a quorum being present called the meeting to order at 6:05 p.m.

I. APPROVAL OF THE AGENDA

Vice-Chair Riddick requested approval of the agenda as presented.

ACTION: It was moved by Councilman Carter Jr. and seconded by Commissioner Howell, to approve the March 26, 2026 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE FEBRUARY 26, 2026 MEETING MINUTES

ACTION: It was moved by Vice-Mayor Landry and seconded by Commissioner Howell, to approve the February 26, 2026 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #20 - Town of Inglis Comprehensive Plan Adopted Amendment (FC No. 25-1ER)
- #21 - City of Chiefland Comprehensive Plan Adopted Amendment (FC No. 25-1ER)\
- #22 - City of Lake City Comprehensive Plan Draft Amendment (FC No. 26-1ESR)

ACTION: It was moved by Commissioner Howell and seconded by Councilman Carter Jr., to group Committee-Level Review Items #20, #21 and #22 for purpose of review. The motion carried unanimously.

Lynn Franson, Senior Planner, stated that the staff reports for Items #20, #21 and #22 find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Howell and seconded by Commissioner Wheeler, to recommend that the Council approve the staff reports for Items #20, #21 and #22 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:40 p.m.

James Howell, Chair

4/23/26
Date

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 4/23/26
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 23
Local Government: City of Newberry
Local Government Item No.: CPA 24-04
State Land Planning Agency Item No.: 26-2ESR

Date Mailed to Local Government and State Land Planning Agency: 4/24/26 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

City item CPA 24-04 reclassifies 159.38 acres of land from Agriculture (less than or equal to one dwelling unit per five acres) to Low density Residential (less than or equal to four dwelling units per acre)(see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is not located within one-half mile of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse impacts to regional facilities are not anticipated as a result of the amendment.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, which is a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the City and Florida Department of Commerce.

Yes X No _____
Not Applicable _____

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 4/23/26
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 24
Local Government: City of Newberry
Local Government Item No.: CPA 26-06
State Land Planning Agency Item No.: 26-2ESR

Date Mailed to Local Government and State Land Planning Agency: 4/24/26 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

City item CPA 26-06 reclassifies 162.52 acres of recently annexed land from County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agriculture (less than or equal to one dwelling unit per five acres)(see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is not located within one-half mile of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, which is a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

However, significant adverse impacts to regional facilities or Natural Resources of Regional Significance are not anticipated as the amendment will not result in an increase in density or intensity of use.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the City and Florida Department of Commerce.

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable <input type="checkbox"/>	<input type="checkbox"/>

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

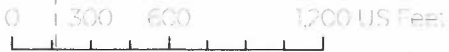


**EXHIBIT A:
Proposed Land Use and Zoning Change
for parcels in Annexation 40**



This map was created for the City of Newberry Community Development Department. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. The maps or drawings are not legal land surveys and cannot be relied on for 100% completion or accuracy. City of Newberry Community Development Department is not responsible for incorrect information.

Please contact the GIS Specialist at NBailey@NewberryFL.gov with any questions regarding this map. All data is subject to change.



Sources: Esri, TomTom, Garmin

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl Regional Planning Council Item No.:25
Review Date: 4/23/26 Local Government: Town of Bronson
Amendment Type: Draft Amendment Local Government Item No.: CPA 26-01T
State Land Planning Agency Item No.: 26-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/24/26 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

Town Item #CPA 26-01T amends Policy of the Town Comprehensive Plan changing the Residential land use category density from (two dwelling units per acre) to (four dwelling units per acre). (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The Town is bisected by U.S. Highway Alternate 27 and State Road 24, both of which are identified and mapped in the Strategic Regional Policy Plan as Regional Transportation Facilities. Nevertheless, significant adverse impacts are not anticipated to occur to these regional roads as a result of the amendment since the amendment does not result in an increase in intensity or density of use of any parcels of land at this time.

Areas of high recharge to the Floridan Aquifer and Regional Ecological Greenway, Natural Resources of Regional Significance, as identified and mapped in the Strategic Regional Policy Plan, are located in the Town. Nevertheless, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the amendment does not result in an increase in intensity or density of use.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The Town Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the Town and Florida Department of Commerce.

Yes No
Not Applicable

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

TOWN OF BRONSON
COMPREHENSIVE PLAN
CPA 26-01T

PROPOSED CHANGES TO THE
FUTURE LAND USE ELEMENT

Refer to pages I-1 for proposed changes shown in ~~strike-thru~~/underline format.

Transmitted on

April 6, 2026

THIS PAGE LEFT BLANK INTENTIONALLY

I

FUTURE LAND USE ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

I

FUTURE LAND USE ELEMENT

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL - ENSURE THAT THE CHARACTER, MAGNITUDE, AND LOCATION OF ALL LAND USES PROVIDES A SYSTEM FOR ORDERLY GROWTH AND DEVELOPMENT THAT ACHIEVES A BALANCED NATURAL, PHYSICAL, AND ECONOMIC ENVIRONMENT, AND ENHANCES THE QUALITY OF LIFE OF ALL RESIDENTS.

OBJECTIVE 1 The Town shall continue to implement and enforce land development regulations which effectively guide and manage future growth.

Policy 1-1 The Town's Land Development Code shall continue to regulate: all land uses shown on the Future Land Use Map, the subdivision of land, the location, size and the height of signage's, and areas subject to seasonal or periodic flooding.

Policy 1-2 The Town shall continue to maintain specific regulations which provide for drainage and stormwater management and protect potable water well fields and aquifer recharge areas.

Policy 1-3 The adopted land development code shall continue to ensure properly designed and safe ingress/egress is available to all sites, and that on-site traffic flow and parking shall be adequate to meet annual maximum daily requirements.

Policy 1-4 The adopted land development code shall continue to ensure and provide that development orders shall be issued only upon certification that transportation facilities, water, sewer, and solid waste, and other required services are available to serve proposed development at the adopted level of service, or are committed to be available concurrent with a developments completion.

Policy 1-5 In conformance with Objective 1, above, the Town shall continue to implement density and intensity standards for all future land uses, as applicable, and as indicated on the Future Land Use Element Map and the adopted Town Zoning Map. Specifically, residential areas without central sewer and water shall be allowed to develop at a maximum density of two dwelling units per acre.

Residential areas with central sewer at a level of service of 100 gallons per capita per day and central water at 133 gallons per capita per day will be allowed to develop at a maximum density of four dwelling units per acre. The Land Development Code shall provide that central sewer and water shall be available concurrent with the impacts of development and will be provided at the expense of the developer.

The future land use categories on the Future Land Use Plan Map are as follows:

- a. Single family residential use category shall have a maximum density of ~~two~~ **four** dwelling units per acre and includes site built homes and manufactured homes;
- b. Multi-family residential use category shall have a maximum density of four units per acre and includes site built homes, manufactured homes, mobile, homes, duplexes, and multi-family dwellings;
- c. Commercial use category shall have a maximum floor area ratio of .45 and includes general commercial and retail uses such as professional offices, retail stores, shopping centers, auto sales and auto service establishments, restaurants, grocery and specialty stores, and similar uses;

Words **bolded and underlined** have been added
Words ~~**bolded and struck through**~~ have been deleted

- d. Industrial use category shall have a maximum floor area ratio of .45 and includes light industrial uses such as the assembly, packaging and processing of previously prepared goods and materials; the storage of goods and materials (warehousing); receiving, sorting and/or distribution of goods and materials; fabricating shops; retail and wholesale activities requiring extensive storage or warehousing; related commercial and service activities; and, manufacturing and processing of raw materials;
- e. Educational/public buildings and grounds/other public facilities category include public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses;
- f. Recreational use category includes areas used for user based and resource based recreation uses. Recreational uses shall include public parks and open space; recreation buildings, tennis courts, multipurpose courts, sports fields, ball fields and swimming pools;
- g. Conservation use category includes public access, native vegetative community restoration;
- h. Timber use category includes silvicultural operations, and structures inherently associated with such use, as limited to the growth of plant material; and
- i. Agricultural use category includes crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, and veterinary clinics and animal shelters.

- Policy 1-6 Commercial and other non-residential uses shall not exceed a .45 floor area ratio and building height shall not exceed 45 feet above grade.
- Policy 1-7 Impervious surface ratio shall not exceed standards or practices recommended by applicable water management districts.
- OBJECTIVE 2 The Town's Zoning Map shall continue to ensure future development and redevelopment activities are located in appropriate areas of the Town as illustrated on the adopted, Future Land Use Map; which shall be consistent with sound planning principals, and provides for control of urban sprawl in conformance with directives of the adopted Future Land Use Element.
- Policy 2-1 The Town shall encourage the use of innovative land use development techniques such as planned development projects.
- Policy 2-2 Concentrate higher density and intensity growth in and around areas which are adequately served by transportation facilities, public utilities, and community services and facilities.
- Policy 2-3 Locate future land uses at densities and intensities which will control urban sprawl and leap-frog development that unduly depletes the physical, social, and financial resources of the Town.
- Policy 2-4 Residential subdivisions shall be designed to include an efficient system of internal circulation, including the provision of external collector streets, where applicable, to feed the traffic onto external arterial roads and highways.

Words **bolded and underlined** have been added
Words ~~**bolded and struck through**~~ have been deleted

- Policy 2-5 Develop a broad diversity of residential housing types to satisfy the housing preferences and income levels of all residents.
- Policy 2-6 Protect residential areas from incompatible commercial and industrial uses.
- Policy 2-7 Require connection to the Town central water system for new urban developments.
- Policy 2-8 Discourage isolated residential developments that require higher service costs through proper implementation of Policies 2-2, 2-3, 2-5, 2-9, 2-11, 2-13, and other appropriate, adopted policies of this plan.
- Policy 2-9 Direct urban growth by providing community facilities in prime expansion areas, and withhold these facilities from areas in which growth is to be discouraged.
- Policy 2-10 Approve the location of new development on the basis of the land's ability to support such uses without adversely affecting the natural environment through use of proper site plan review procedures and appropriate mitigation measures.
- Policy 2-11 Prior to approval of locating future development, evaluate the impact of development on existing land use, in relation to employment, transportation, and essential services such as water, police and fire protection, and schools.
- Policy 2-12 Promote development of commercial areas which are convenient to the public, and well integrated into the transportation system, and surrounding land uses.
- Policy 2-13 Encourage commercial activities to infill and locate near Town center through the use of proper land use principles and appropriate zoning district designation.
- Policy 2-14 Discourage commercial activities from locating in wetlands and 100-year flood plains through the use of proper site plan review procedures and adopted flood plain management objectives and policies of this plan.
- Policy 2-15 Concentrate commercial activities and buffer them from residential and open space areas.
- Policy 2-16 Require adequate off-street parking and loading facilities in all commercial areas.
- Policy 2-17 The Town shall through Comprehensive Plan amendment process and application of proper development review procedures permit industrial development which is compatible with the specific site in question and its existing natural environment.
- Policy 2-18 Specifically permit the type, intensity, and location of industrial development in such a way as to foster a diversified economic base, while not being detrimental to the Town's aesthetics and the quality of life through appropriate zoning district designation and adherence to proper planning principles.
- Policy 2-19 Disallow industry from locating in residential areas.
- Policy 2-20 Permit the clustering of industrial activities in industrial parks which are accessible to adequate transportation facilities.
- Policy 2-21 Protect existing industrial areas from encroachment by residential and non-compatible commercial uses.
- Policy 2-22 Separate industrial districts from residential and commercial districts through adequate buffering and screening.
- Policy 2-23 Disapprove industrial rezoning requests for lands which are not compatible with adjacent land uses.

Words **bolded and underlined** have been added
Words ~~**bolded and struck through**~~ have been deleted

- Policy 2-24 Disallow industrial activities from locating in wetlands and 100-year flood zones-where adverse natural system impact will occur.
- OBJECTIVE 3 The Town shall provide appropriate measures to ensure that all public facilities and services necessary to meet adopted Level of Service Standards are available concurrent with the impacts of the development.
- Policy 3-1 Zoning clearance shall be issued only upon the condition that a certification for a stormwater permit will be issued or exempted by the Southwest Florida or Suwannee River Water Management District.
- Policy 3-2 A minimum 300 foot zone of protection shall be required for the Town's potable water well and this identified physical boundary shall be the basis on which the use of hazardous substances shall be restricted, and which certain land uses which in and of themselves have a likelihood to endanger potable water supplies. These substances and/or uses shall be restricted and/or specially regulated for the purpose of protecting potable water supplies. The following are prohibited:
1. Land uses which require or involve storage, use of, or manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, as amended, and Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, as amended;
 2. Landfills;
 3. Facilities of bulk storage, agricultural chemicals;
 4. Petroleum products
 5. Hazardous toxic and medical waste;
 6. Feedlots or other animal facilities;
 7. Wastewater treatment plants and percolation ponds; and
 8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area. In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic.
- Policy 3-3 Lakes, seasonal ponds, and wetlands and their associated vegetative communities, shall be conserved and protected from the effects of urbanization and development activities through proper site plan review procedure and mitigation measures.
- Policy 3-4 On-site traffic flow shall be controlled for safety, with appropriate marking and signage while minimizing egress on to arterial roads.
- Policy 3-5 On-site parking requirements for multi-family and commercial development shall be required to provide adequate parking for conditions of maximum demand.
- Policy 3-6 The development of residential, commercial and industrial land uses shall be timed and staged in conjunction with provision of supporting community facilities, such as, but not limited to, streets, utilities, and police and fire protection service.

Words **bolded and underlined** have been added
Words ~~**bolded and struck through**~~ have been deleted

- Policy 3-7 The developer/owner of any site shall retain ultimate responsibility for on-site construction, maintenance, and management of stormwater runoff, which shall be provided in such a manner that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.
- OBJECTIVE 4 The Town shall provide necessary measures to ensure preservation and conservation of known historical resources.
- Policy 4-1 If Town construction activities reveal a suspected historical or pre-historical archaeological site, the Town shall determine the extent and nature of the site and report such findings to the State of Florida, by a Master Site File application, and mitigate any impacts upon the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.
- Policy 4-2 The Town shall communicate with land owners prior to the development review process, to avoid disturbance of known historical and pre-historical sites.
- OBJECTIVE 5 The Town shall implement Housing Element directives for renewal and revitalization of substandard housing within time frames and scope of assistance as identified within the element.
- Policy 5-1 The Town shall utilize available governmental programs as appropriate for renewal and revitalization of substandard housing.
- OBJECTIVE 6 The Town shall continue to provide specific mechanisms which encourage the reduction or elimination of land uses that are inconsistent with the communities' character.
- Policy 6-1 The Town shall through continued implementation of the Future Land Use Element, Map Series, Land Development Code and Town Zoning Map, reduce or eliminate land uses that are inconsistent with the community's character.
- OBJECTIVE 7 The Town shall continue to investigate, initiate, and enforce such regulations as are necessary to ensure protection of the Town's natural resources.
- Policy 7-1 The Town shall through continued initiation and enforcement of the goals, objectives, and policies of the adopted comprehensive plan and adoption and implementation of the Town Land Development Code provide protective mechanisms for the Town's natural resources.
- OBJECTIVE 8 In conformance with concurrency objectives of the adopted comprehensive plan, the Town shall ensure that suitable land is available for utility facilities to support proposed development as applicable and necessary.
- Policy 8-1 The Town shall monitor, evaluate, and provide Level of Service Standards as applicable and necessary to ensure that suitable land is available for utility facilities to support proposed development.
- Policy 8-2 The Town shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

Words **bolded and underlined** have been added
Words ~~bolded and struck through~~ have been deleted

1. In nonresidential areas abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
2. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.

OBJECTIVE 9 The Town' Land Development Code shall continue to contain directives that utilize innovative land development regulations, as appropriate.

Policy 9-1 The adopted Town Land Development Code shall continue to provide criteria and standards to accommodate innovative land development techniques such as those identified in Policy 2-1 of this element.

OBJECTIVE 10 Land Development Regulations and Zoning criteria shall continue to provide for public school siting and the coordination of school siting with other affected jurisdictions.

Policy 10-1 Public School sites shall be prohibited in areas designated as 'Industrial' and 'Conservation' on the Future Land Use Map, but shall be allowed in all other land use categories.

Policy 10-2 A collaborative planning process for school siting with the County and School Board shall be maintained through the adopted interlocal agreement that includes the following criteria:

- a. Collocation of schools with a park, library or community center;
- b. Convenience of schools to residential areas;
- c. Population projections and identified urban growth areas;
- d. Expansion of existing sites over development of new sites;
- e. Compatibility with surrounding land uses;
- f. Site suitability, including environmental impacts;
- g. Safety issues, including traffic impacts; and
- h. Level of service impacts and concurrency issues