

Brief Update of the Greer Community Plan Efforts

It has been a busy time for the Working Team this fall and winter. We've created a proposed General Plan Map, distributed that to available email addresses for the community, reviewed and responded to feedback sent to greercommunityplan@gmail.com, had a couple of updates with Apache County P&Z regarding the plan content and process, posted new material on the website (both narrative and map) for Community review, had discussions with other unincorporated communities (UICs) regarding their plans and progress on their Community Plans and other things to move the ball forward.

One thing has become clear, there is confusion regarding the relationship of the Greer Zoning Ordinances (Article 6 and Greer Phase I) and this General Plan. In particular there is confusion between the General Plan Map that was distributed and the current existing legal use/zoning of properties in Greer.

To be clear the Map **does not** have any impact or effect on the current zoning, assessor's designated use or property taxes. If a property is zoned, or being legally used, as agriculture, residential, commercial, or resort **its status remains that way now and when the Community Plan is adopted.**

A General Plan Map is a long range planning tool used by Cities, Towns and Communities to serve as direction or a "blueprint" for future development and land use changes. A General Plan Map does not create or change current zoning. It can and should be used to filter, evaluate and direct future rezoning requests or land use changes. As a long range planning tool, General Plan Maps are created to provide direction for future activities over a 10- to 20-year and should be reviewed periodically, generally every 5-10 years.

We received some feedback on the 1st Draft of the General Plan but would to hear from additional folks. We intend to wait until late April or early May before considering any changes to the draft plan based on feedback received.

A tentative schedule for future community meetings and County hearings is as follows:

- Working team meetings Mondays April 16, May 14; 4:00PM, Greer FD meeting room
- Community Meetings set for 3pm on June 1st, 16th, 30th, at the Greer Community Center.
- Apache County Planning and Zoning meeting targeted for Thursday, July 5th
- Apache County Board of Supervisors Target Tuesday, August 6

If you are interested in contributing to help defray the cost of this effort (for mass mailing to all property owners) Checks should be made out to Gerald Lorch, with a notation on the subject line that the donation is for the Greer Community Planning efforts, mailed to :

Gerald Lorch
7551 N. San Manuel
Scottsdale, AZ 85258

- **TO REVIEW PLEASE GO TO** <http://www.greearizonacommunityplanning.org/>
AND COMMENT ON greercommunityplan@gmail.com

Your Greer Community Plan Working Team

