

Poetry Comprehensive Plan

Mission Statement

Protect our rural and agricultural lifestyle from the encroachment of persons, developers, and special districts who do not hold the rural spirit as a priority through the following means:

1. Keeping development consistent with rural lifestyle.
2. Regulating and/or preventing heavy industry, traffic, and high-density development while securing the rights of light manufacturing, small business, and property owners.
3. Hold dear the liberties of our citizens, while being considerate of our neighbors, by having as few rules as possible, and for those rules to be in keeping with rural life.
4. To obtain revenue from utilities, businesses, and other entities in our area to keep taxes, especially property taxes, as low as possible, or nonexistent.

The Purpose of the Comprehensive Land Use Plan

The Comprehensive Plan, also known as a general plan, master plan, or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and purposes for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhood areas. Most plans are written to provide direction for future activities over a 10- to 20- year period after plan adoption. However, plans should receive a considered review and possible update every five years.

This Plan serves as a guideline to official decisions regarding the distribution and intensity of private development, as well as public decisions on the location of future public facilities and open spaces.

Current Land Use Distribution

Land Types	Acreage	Percentage
0 - 1.99 Acre Lots +/-	240.9	2.2%
2 – 4.99 Acre Lots +/-	939.3	8.6%
5+ Acre Lots +/-	9748.7	89.2%
Total: +/-	10928.9	100%

- Table derived from “mother tracts”.

Guidelines

The Town of Poetry Comprehensive Plan combines the goals and purposes of its residents with sound planning principles in conjunction with the attached Future Land Use Map by the way of the following general guidelines:

1. To provide a low-density, rural atmosphere allowing single-family residential and agricultural uses. Additionally, in select areas, small scale businesses, neighborhood shopping facilities, and retail facilities of a service character that serve the needs of the Poetry community.
2. To prevent overcrowding of land.
3. To prevent congestion on the streets.
4. To secure safety from fire, panic, and other dangers.
5. To avoid undue concentration of population.
6. To avoid, where possible, destruction of trees and landscape.
7. To protect environmentally sensitive areas such as floodplains and floodways and to promote and preserve open space.
8. To maintain the existing quality of life through enforcement of land use and building codes.

Goals and Purposes

These goals and purposes are an essential element of this plan. The formulation of goals and purposes reflect sound planning principles and, most importantly, express the values of the community.

The Town of Poetry is viewed by its residents to be a friendly and safe place to live. Poetry treasures the absence of higher-density development, traffic congestion, and other related problems of larger cities. This Comprehensive Plan seeks to protect this quality of life as it represents the foundation upon which land use decisions will be based.

Goals supported by the community provide a sound basis for planning and subsequent action. Further, as planning is a continuous process, periodic review of priorities will provide for later revisions of purposes and land development recommendations. The following goals of the community are distributed into these categories: *Quality of Life, Environment, Agrarian, Housing, and Business.*

Quality of Life

Goal: To maintain and promote the current rural quality of life in Poetry.

Purposes: To retain agrarian based property patterns throughout the town.

Environment

- Goal: To promote the preservation, creation, and management of open space and natural features of the environment in order to safeguard safety, health, and welfare.
- Purposes: To avoid destruction of trees, animal species, and landscapes. To protect environmentally sensitive areas such as floodplains, creeks, and watersheds. To develop land use regulations that provide for open space preservation.

Agrarian

- Goal: Identify and safeguard important agricultural systems and their importance to the landscape and diversity to a rural community.
- Purposes: Strengthen conservation and sustainability of our natural resources. To encourage land use that promotes the sustainment, improvement, and historical pursuits of agrarian land.

Housing

- Goal: To provide an environment in which every resident within the Town's planning area has an opportunity for adequate, decent, and safe housing.
- Purposes: To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes. To avoid congestion on the existing streets.

Business

- Goal: To provide small-scale office and business establishments that provide employment opportunities and provide products and services deemed desirable by the community.
- Purposes: To designate specific and limited areas on the Future Land Use Map for small-scale office and business establishments that are well planned, aesthetically pleasing, and integrate well with surrounding residential areas. New buildings and their siting on the property should be of such scale and design so as to improve the quality, character, and livability of surrounding areas.

General Policies

1. Conditional rezonings will be considered more favorably than general rezonings as a means to ensure compatibility of new growth with surrounding areas.
2. The Town of Poetry encourages the preservation of land for parks and open spaces, and will seek the dedication of parkland or fees-in-lieu through the subdivision process.