

Zoning 101: Navigating the Public Process

Erica Leatham





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A panoramic view of a city skyline at sunset. The sky is a mix of orange, yellow, and blue. The city is filled with tall buildings, some of which are illuminated. The city extends to the water's edge on the right side of the image.

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It is all about Storytelling



Introduction

The Epcon Story

The Rezoning Process

Relationship Building

How to Tell the Story

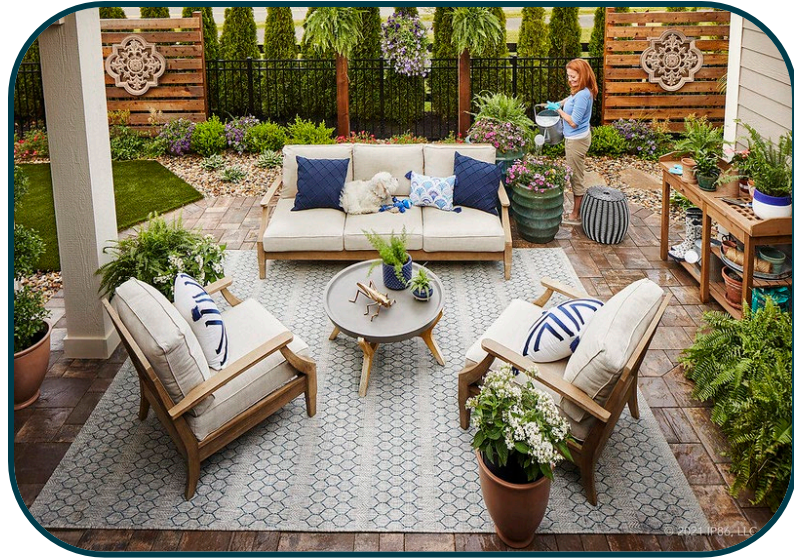
What NOT to do

The Epcon Story

- Lower Density
- Less Traffic
- Minimal School Impact
- Private Streets
- Residents Pay Full Taxes
- Homes Hold Value
- Boutique Communities
- High End Finishes
- Side/Rear Courtyards
- Streetscape



The Epcon Story



The Rezoning Process



Application



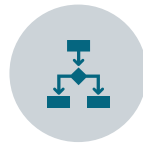
Neighborhood Meeting



Advisory/Planning Board



Public Hearing



Decision

Relationship Building





Q & A

Speaker Details

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