



## MINUTES

Comprehensive Plan Review Subcommittee

5:30 PM, MONDAY, JUNE 16, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Gilster, Chair  
Mr. Honea  
Mr. Childress

Staff Present: Josh Stephens, Deputy Director of Community Development  
Art Holbrooks, Strategic Planner  
Matthew Anspach, Planner I

Media Present: None

### 1. Call to Order

Mr. Gilster called the meeting to order. 5:30 PM

### 2. Approval of Minutes from Friday, May 19, 2014

Mr. Honea made a motion to approve the minutes.

Mr. Childress seconded the motion. The motion passed unanimously.

### 3. Public Comment for Agenda and Non-Agenda Items (3 minutes)

None.

### 4. Review of the Comprehensive Plan --- Goals Section

Mr. Gilster talked about what the Subcommittee had done to date and what the next steps where. He mentioned that the Subcommittee would want to present the current land use map to the full Planning Commission along with a map showing the potential future growth areas. He added that the Subcommittee members provided their input into what they see as potential future growth areas that would be discussed throughout the meeting.

Mr. Childress discussed his input and his top areas of focus for the Comp Plan.

Mr. Gilster stated that he would like to plan the areas of growth along with possible areas for conservation to help drive conversations about infrastructure. He also pointed out that some of the high growth areas could involve some mixed use planning. Mr. Gilster added that it would be interesting to look into ways to incentivize different types of development rather than simply prohibiting others.

Mr. Stephens discussed ways that the County could incentivize types of development based on what the developers cost concerns were.

Mr. Gilster asked what some options would be for looking into things such as workforce housing.

Mr. Bozo Richards spoke on what he felt were some pressing issues facing the County in the near future including drinking water as demand goes up around the County, as well as continued improvement in recycling. He also talked about trying to define the demographics that will be looking for housing in the near future, and plan for that. Mr. Richards spoke on his desire that zoning be implemented in other ways than top down as well, citing the overlay created for Fair Play as a positive example.

Mr. Tom Markovich talked about the driving factors for development, namely money. He discussed how mixed use developments are difficult to pull off with current regulations and concerns from the roads department in maintaining some of the amenities included such as sidewalks. Mr. Markovich also talked about the importance of sewer in development, in particular for workforce priced housing developments.

Mr. Gilster asked whether the Planning Commission should play a role in helping developers with finding ways to develop more affordable housing.

Mr. Markovich answered that he believed the Planning Commission could and should play a role.

Mr. Gilster asked how long it would take to put together an existing land use map.

Mr. Holbrooks answered that there is currently one from 2008. He added that it is a parcel by parcel map.

Mr. Stephens added that it would take a lot of time to put together an updated parcel by parcel map.

Mr. Gilster asked if it would be just as effective to come up with a land use map not that was not parcel by parcel but neighborhood area by neighborhood.

Mr. Stephens presented some maps put together by the GIS department that included much of the County utility infrastructure.

Mr. Bozo Richards stated that the land use map should include industry and the industrial parks.

Mr. Jim Codner spoke on his view that the map should include industry areas and overall the map should be painted with a broad brush.

Mr. Holbrooks stated that an infrastructure map is essentially already in creation but some time would be needed to add all of the finer details for planning the potential growth areas.

Mr. Stephens added that there would need to be input from real estate professionals, building professionals, economic development professionals and other professionals involved in the growth of the County.

Mr. Honea discussed recycling and how it is expensive up front but that in the long run it pays for itself.

Mr. Stephens mentioned that education for recycling would be necessary to improve recycling efficiency and use in the County.

Mr. Gilster talked about that it would be important to develop the land use map with future growth areas map for the next meeting, while also getting input from Solid Waste, the Economic Alliance, etc. He added that following the next meeting, the input could be brought before the full Planning Commission for their feedback. Mr. Gilster also asked about the potential need or will for a housing task force in light of the lack of workforce housing options in the County.

Mr. Anspach mentioned that it would be important to get developers input specifically with regards to any impediments they find for looking at developments for workforce housing due to the way the code is written.

Mr. Stephens stated that a growth area approach to planning would be a wise way to look at how to organize the infrastructure more economically in the County going forward.

Mr. Bozo Richards suggested that any recycling education or outreach could be talked about to Councilman McCall due to his involvement in the recycling plan.

Mr. Jim Codner asked if there would be a summary of the goals discussed so far in the review. He also asked if the Subcommittee would be discussing the nine elements in the Comp Plan.

Mr. Gilster answered that the subcommittee would develop a summary.

Mr. Holbrooks responded that the subcommittee planned to start off with the goals and eventually work on one element at a time.

Mr. Dick Hughes spoke on how recycling does not initially make money but that it does lessen the amount of garbage to be transferred to Georgia for a fee which saves money.

**4. Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*

Mr. Gilster asked if there was any notice given for the Subcommittee meetings.

Mr. Stephens responded that the notice given for the Subcommittee meetings is the same amount given for the other public meetings.

**5. New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*

None.

**6. Adjourn**

Mr. Honea motioned to adjourn.

Mr. Childress seconded the motion. The motioned passed unanimously. 6:58 PM

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: [jstephens@oconeesc.com](mailto:jstephens@oconeesc.com).