

MINUTES

TRANSFER OF DEVELOPMENT RIGHTS STUDY COMMITTEE MEETING

Thursday, November 13, 2008
Oconee County Library
7:00 p.m.

Members Present: Clay Bryant, Melba Cooper, Delmar Finco, Albert Hale, C. Wayne Jordan, Chuck Lee, Sam Mitchell, Russ Page, Linda Carol Porterfield, Bob Smith, Brian Tomlinson, Thomas Verner

Others Present: Stacy Jones (Facilitator – Carl Vinson Institute of Government), Wayne Provost (Director – Strategic & Long-Range Planning Dept.), Daniel Haygood (County Attorney), Ken Beall (Beall & Company), Bill Ross (Ross & Associates)

Stacy Jones called the meeting to order at 7:00 p.m.

The minutes of the September 18th and October 16th meetings were approved as submitted.

Stacy introduced Ken Beall of Beall & Company (Landscape Architect) & Daniel Haygood (County Attorney). Wayne said he had asked Ken to come to offer ideas for possible incentives that might be attractive to developers to be obtained through purchase of development rights. Daniel was there in order for the Committee to get his input on legal questions.

Ken spoke about possibly allowing mixed use buildings (i.e., retail use on ground floor, office use on second floors, and residential use on upper floors). He also discussed possibly allowing flexibility in green space requirements with TDRs. Also considered was doing mixed use on sewer with less than 50 acres (a current MPD requirement).

The Committee also talked about the possibility of allowing additional residential sewer capacity (over the 50% policy) only with TDRs.

Daniel, Ken, Wayne & Bill Ross answered a number of questions and explored numerous other issues relating to the use of TDRs in other jurisdictions and in other states.

The group thanked Daniel & Ken for their participation.

The Committee decided how to complete their work and agreed as follows:

1. The members present unanimously agreed to recommend to the Board of Commissioners to take the next step towards creating a TDR program in Oconee County. We realize that we may or may not ultimately enact a TDR program. However, we probably need to have a consultant familiar with TDRs analyze the possibility and what form of program would be practical here, including sending and receiving areas, what rights and incentives would be attached to transferred rights, requirements of resulting conservation easements placed on sending properties, and economic values of TDRs.
2. Wayne will send/e-mail the minutes of the November 13th meeting to the members on November 14th with a request for a list of reasons why we should take the next step, and also for a list of goals for our TDR program.
3. The members will send their comments back to Wayne at wprovost@oconee.ga.us (or fax or deliver to Courthouse; the fax number is (706-769-0705) by 11/20/08.
4. Wayne will e-mail the combined comments to Russ.
5. Russ will draft a letter to the Board of Commissioners reflecting the Committee's recommendation and summarizing the "whys" and "goals" from #2 & #3 above. He will e-mail this to Wayne.
6. Wayne will e-mail the draft letter to all on 12/5/08.
7. We will meet again on Thursday, 12/11/08, at 7 p.m. at the Oconee County Civic Center to finalize the letter. (This is an extra meeting not on the original schedule.)

With no further business, the meeting was adjourned at 9:00 p.m.

Atch: Agenda, sign-in sheets