South Carolina Planning Education Advisory Committee
(SCPEAC)

November 9, 2026

NOTICE OF DECISION

Title of Program: Laying the Foundation for Anderson County's Future

Organization: Anderson County

The following action has been taken by the SCPEAC on this application:

APPLICATION RECEIVED	Date: November 6, 2026
APPLICATION REVIEWED	Date: November 9, 2026
ACCEPTED WITHOUT OBJECTION	Date: N/A

a) __X__ ACCREDITED for: 3 Hours (180 minutes) CE credit hours: 3 CE

b) _____ DENIED ACCREDITATION

c) _____ RETURNED for more information

If accredited:

a) Authorized Course No.: 2026-08

b) Date of accreditation: November 9, 2026

Certification Signature, MASC Administrative Representative: L. P. Floyd

Certification Signature, SCPEAC Representative: Stephanie Monroe Tillerson

For further information, contact Urica Floyd at 803-354-4754
or the committee at SCPEAC@masc.sc.

Municipal Association of SC • 1411 Gervais Street • Columbia, SC • 29201
Phone: 803.354.4754
Email: SCPEAC@masc.sc
Website: https://www.scstatehouse.gov/SCPEAC/

Application for Accreditation of a Continuing Education Program or as a Sponsor Organization

NOTE: This certification form, together with the required information referenced therein, shall be submitted to the South Carolina Planning Education Advisory Committee (SCPEAC). Applications are due no later than at least 30 days prior to the first scheduled presentation of a program or class. Once submitted, as the applicant, if you have not been contacted within 5 business days of a submittal, you should reach out with an email or phone call to scpeac@masc.sc or to 803.354.4754 for application status. Approvals are generally granted within 24 to 48 hours. If no objections are raised by a member of the SCPEAC within 10 business days of receipt, the program shall be considered accepted. If an objection is raised, a teleconference meeting shall be scheduled with appropriate public notice, as soon as reasonably possible, to review the application. The Committee will consider extenuating circumstances where the 30-day deadline cannot be met.The primary applicant or staff member organizing the training must meet the minimal educational requirements of at least an undergrad degree, plus 5 years experience in the planning field.

Reason for Application

Choose one:

⊙ Request as a Local Official for Continuing Education Program Approval ○ Request as an Organization for Accreditation of a Continuing Education Training ○ Request as an Organization to be an Approved Sponsor of Continuing Education Programs

Applicant Information

*The primary applicant or staff member submitting the training for approval must meet the minimal educational requirements of at least **an undergrad degree, plus 5 years experience in the planning field**. The submitting applicant certifies the proposed Continuing Education Program meets the educational requirements in Section 6-29-1340 of the South Carolina Code of Laws and that the proposed presenter is qualified to give the presentation.*

Name

Celia	Myers
First	Last

Municipality/County/Organization
Anderson County

Position
Special Projects Manager

Phone
(864) 980-5841

Email
celia.myers@andersoncountysc.gov

If you are a COG Director, indicate which jurisdiction the certification is being requested for:

Applicant Resume/Vita
Celia Boyd Myers_CV November 2026.docx

Information About Organization Providing the Training

Organization Name
Anderson County

Organization Address
1428 Pearman Dairy Road
Address Line 1

Address Line 2

Anderson
City

South Carolina
State

29624
Zip Code

Organization Phone
(864) 260-4000

Organization Website
https://www.andersoncountysc.org

Name of Training Contact
Celia Myers

Title of Training Contact
Special Projects Manager

Training Contact's Phone
(864) 980-5841

Training Contact's Email
celia.myers@andersoncountysc.gov

Training Program Information

Title of Planned Training or Program
Laying the Foundation for Anderson County's Future

Date of Training
11/9/2026

Length of Training Session (i.e. 60 minutes, 90 minutes, 3-hours, etc.)
3 hours

Training Location

Anderson Civic Center - 3027 Martin Luther King, Jr. Blvd, Anderson

Brief description of the Training or Program and its relevant content:

In depth presentation of growth management options - specifically concurrency and adequate public facilities ordinances; review of planning roles and responsibilities and land use/development codes.

Method of presentation (in-person; virtual; or other):

In-person with option of recording with requirement of AICP proctor

When will materials be distributed (before or at the time of the program):

At the time of the program

Description of materials to be distributed:

PowerPoint presentations

Method of Advertisement (Describe how you plan to notify local officials of the program):

Direct communication to Planning Commissioners, staff and Council

Additional Comments

Please forgive the tardiness of this request. It was arranged with less than 30 days' notice and took time to obtain the presentation materials. I am still awaiting the presentations/handouts from Tyson (concurrency) and Chad (land use development).

Required Attachments

Brochure, if available:

Course Presenter(s) and credentials (include brief resumes and qualifications, combine into one .pdf document):
Training_Bios.docx

Copies of all handouts and course materials (combine into one .pdf document). If the course materials is a video/webinar recording include an informational sheet with video summary, links to the host site of the video, etc.:
2026 anderson county pc planning workshop.pptx

Evaluation Form and method of evaluation (each program must be evaluated, combine into one .pdf document):
Training_Evaluation Form.docx

Certification. By submitting this application, the applicant agrees to:

1. Allow in-person observation, without charge, of the Program by the SCPEAC Committee members. Any food, travel, or lodging costs will be the responsibility of the Committee member.

2. The applicant acknowledges that its approval for this Program may be withdrawn for violations of the regulations or failure to comply with the agreements and representations contained herein and

as may be required by the SCPEAC.

Laying the Foundation for Anderson County's Future | November 9, 2026

Presenters

Tyson Smith

With more than 30 years of experience in local government and land use planning, Tyson Smith has developed particular expertise in impact fees, concurrency and adequate public facilities ordinances, growth management, agricultural preservation and transferable development rights. He's also been the SC Chapter of APA's go-to speaker for planning law updates for years.

Before beginning his consulting career, Tyson served as a planner at both the county and municipal levels, giving him firsthand experience with the challenges that local governments face in managing growth and development.

Tyson is a member of the American Institute of Certified Planners, holds a Bachelor in Economics from the University of North Carolina at Chapel Hill, a Master of Urban Planning from the University of Florida, and a Juris Doctor from the University of Florida.

Chip Bentley

Chip Bentley is the Deputy Executive Director of the Appalachian Council of Governments, where he oversees the planning, economic development and government services departments.

Chip has been with the COG since 1996 (way back in the 1900s there Chip … and I've known you for almost all of them) and served as Planning Director for ten years before becoming Deputy Executive Director. Throughout his career, he has worked closely with local governments on strategic planning, land use policy, infrastructure planning and community development initiatives.

Chip earned a bachelor's degree in Political Science from the University of Florida and a master's degree in Urban and Regional Planning from Florida State University.

Jeff Guilbault

Jeff Guilbault is the Planning Director for the Appalachian Council of Governments.

Jeff joined ACOG in 2021 after spending more than twenty years just down the road as a planner for the City of Anderson. His extensive experience working with local

governments throughout the Upstate provides a valuable perspective on growth management and land use planning.

Jeff holds a bachelor's degree in Political Science from the University of Massachusetts Dartmouth and a master's degree in City and Regional Planning from Clemson University. He is also a member of the American Institute of Certified Planners and a certified continuing education instructor through the South Carolina Planning Education Advisory Committee. Try saying that three times fast.

Chad Meadows

Chad Meadows is the founder and principal of CodeWright Planners. With more than 32 years of planning experience, Chad specializes in drafting land use regulations, developing growth management strategies, and providing planning support to communities across the nation.

Chad holds a bachelor's degree in Geography from the University of North Carolina at Greensboro and a Master of Urban and Regional Planning from Portland State University. He is also a member of the American Institute of Certified Planners.

Facilitator

Celia Boyd Myers

With nearly 25 years of experience in local government, Celia specializes in comprehensive planning and community engagement. She is currently the Special Projects Manager with Anderson County after serving as the City Administrator and Community Development Director with the City of Walhalla.

Prior to her tenure in administration, she served as a consultant with the USDA-NRCS; managed the Oconee Soil and Water Conservation District; and served as Assistant Director of Planning & Community Development as well as the American with Disabilities (ADA) compliance coordinator in Anderson County.

Celia holds a Bachelor in Economics & Finance and a Master of Organizational Leadership from Anderson University. She is pursuing her PhD in Leadership. She earned her AICP in 2015; and served as the APA-SC Chapter's Communication Officer, President-Elect and President.

CELIA BOYD MYERS | CURRICULUM VITAE

Phone: (864) 980-5841
cboydmyers@gmail.com

375 Richey Road | PO Box 281
Fair Play, South Carolina 29643

Summary Statement: Over twenty years' experience in the public sector, with a variety of skills in leadership, development, research and public relations. Interested in pursuing a career where I can improve the quality of life of future generations through the development of tomorrow's leaders.

EDUCATION

PhD, Leadership – On-going
Anderson University, Anderson, SC
Focusing on ethical leadership, servant leadership and motivation in public administration

Master of Organizational Leadership December 2019
Anderson University, Anderson, SC
Coursework: Leadership & Ethics, Organizational Behavior, Leading Organizational Change

Bachelor in Business: Economics & Finance May 2003
Anderson University, Anderson, SC
Annie Dove Denmark Society 2003
Omicron Delta Epsilon Member
Collegiate Business Club President 2002-2003
Anderson College Business Advisory Boards 2001-2003
Business College Researcher: Conducted analyses for the Business College's strategic plan

HONORS AND RECOGNITIONS

Anderson's 20 Under 40 Award Recipient 2019
Presented by the *Anderson Independent-Mail* and Anderson University

Business Student of Semester 2003
Anderson University College of Business

Economic Award 2003
Anderson University Honors Convocation

Girl Scout Gold Award Recipient 1997

PROFESSIONAL EXPERIENCE

Senior Special Projects Manager
Anderson County | October 2026 to Present

- Oversee the development and implementation of planning documents, including the 2026 Comprehensive Plan and Unified Land Use Development Ordinance
- Provide professional advice to Administration, Council, public; serve as liaison to the Planning Commission; develop training for staff and planning boards
- Receive and respond to public inquiries and complaints regarding planning issues
- Gather, interpret and prepare data for studies, reports and recommendations related to the Planning Division; coordinate department activities with other departments and agencies

City Administrator
City of Walhalla | August 2023 to August 2026

- Manage and supervise all city departments to achieve goals within available resources
- Provide leadership and direction in the development of short- and long-range plans; gather, interpret, and prepare data for studies, reports, and recommendations; coordinate department activities with other departments and agencies as needed.
- Provide professional advice to City Council and department heads; make presentations to councils, boards, commissions, civic groups and the general public
- Prepare annual budget requests; ensure effective and efficient use of budgeted funds, personnel, materials, facilities and time
- Oversee grants and appropriations, totaling over $25,000,000 for water and sewer infrastructure upgrades, construction of a new community center and police station, paving projects, multi-use paths, tree canopy mapping, etc.
- Receive and respond to public inquiries and complaints regarding all city issues
- Prepare agenda packets for council meetings; present agenda items for Council review with recommendations; follow-up on action items; coordinate various items with Mayor, City Council and City Attorney
- Manage an economic development program for the City, including grant funding opportunities, prospective development meetings, gap analyses, etc.
- Serve as the Community Development Manager and Zoning Administrator for the City, including coordination of development activities, Comprehensive Plan update, Zoning ordinance revision and staff liaison to the Planning Commission and Board of Zoning Appeals
- Assist in website and social media maintenance for the City
- Assist in coordination and staffing of City sponsored events; including Independence Fest, Hispanic Heritage Festival, Merchant's Market, Walhalloween, Christmas programs, etc.

Community Development Manager
City of Walhalla | November 2022 to August 2023

- Maintain overall responsibility for determining development and zoning compliance
- Serve as Zoning Administrator
- Coordinate economic development activities with Community Development Team, including Utilities, Main Street Walhalla, Fire Marshal and Public Works
- Coordinate the Comprehensive Plan update process
- Analyze the Zoning Ordinance and make amendment recommendations; draft and present ordinance amendments
- Staff liaison to the Planning Commission and Board of Zoning Appeals
- Generate, compile and maintain demographic and statistical data related to both long- and short-range planning needs of the City
- Partner with Main Street Walhalla to provide marketing, economic development, community event coordination and other quality of life services for the City
- Prepare reports and graphic displays descriptive of department research and recommendations
- Receive and respond to public inquiries and complaints regarding building, planning and zoning issues
- Interact and communicate with various groups and individuals, including City staff, elected and appointed officials, engineers, architects, realtors, developers, property managers, consultants, citizen groups and the general public
- Public relations and outreach, including community meetings/workshops, guest speaker, press releases, public notices, website maintenance, event materials and FOIA requests

District Manager
Oconee Soil and Water Conservation District | January 2022 to November 2022

- Led all District Office programs and managed all office administration
- Assisted USDA-NRCS Service office on local conservation efforts for Oconee County
- Staffed Soil and Water Conservation Board and Beaverdam Watershed Commission
- Sought and managed District grants through various federal agencies/non-profits
- Prepared reports on conservation planning issues and subdivision reviews; presented before County Planning Commission, subcommittees, boards and civic organizations
- Conceived, implemented and managed new outreach programs, including Seed Exchange, Farm to City Week and conservation educational workshops
- Managed employees contracted through grants, conducted evaluations and directed workloads
- Developed and implemented the 5-year Strategic Plan, annual plan and budget

Planning Consultant
June 2020 to December 2021

- Led the NRCS Conservation Stewardship Program for Oconee County
- Advised on the development of the SC Forestry Commission's model tree ordinance
- Contracted to provide technical advice on planning and zoning legal matters

Assistant Director, Community Development
Anderson County | July 2018 to April 2020

- Co-led the planning & community development team; coordinated and guided the department's program of work; created a positive work environment; and instilled a vision and values to direct staff in obtaining stated goals and objectives
- Led community engagement meetings and visioning sessions, engaging and empowering the public through available opportunities to reach the community's goals
- Served as ADA Coordinator for the County, reviewed plans and projects for compliance with Federal regulations, identified corrective measures, collaborated with stakeholders, formulated and implemented solutions and advocated for inclusive design and policies
- Collaborated with other departments on project conception, design and management, using a holistic approach to improve the community's overall quality of life
- Developed reports, long-range planning documents, ordinances and community plans
- Coordinated and managed training workshops, conferences, receptions and other events for staff, officials, professional organizations and the public
- Prepared and presented proposals, staff reports and recommendations before the Planning Commission, County Council and related subcommittees on rezoning requests, comprehensive plans, capital improvement plans, ordinances, visioning and other related issues, as well as presenting before the public and civic organizations

Senior Planner
Anderson County | December 2015 to July 2018

- Served as ADA Coordinator, conducted accessibility audits, served as liaison, developed the Transition Plan and established grievance ordinances and policies
- Co-authored the Anderson County Comprehensive Plan
- Conceived and designed the proposed inclusive upgrades to Kidventure, a regional playground, after leading a highly interactive public engagement component, including a "Dear Santa" campaign among area children and collaborative public meetings
- Assisted area municipalities in drafting community Master Plans and grant proposals
- Managed a SC Forestry Commission grant and authored the Green Infrastructure Plan
- Managed financial affairs and maintained departmental webpages

Planner II
Anderson County | July 2013 to December 2015

- Guided communities in the implementation of zoning, property owners with zoning changes and related public meetings and legal obligations
- Coordinated and led community outreach meetings and training workshops
- Participated in Safe Routes to School safety audits and task force

Administrative Manager, Planning Division
Anderson County | October 2004 to July 2013

- Co-authored the Anderson County Comprehensive Plan, evaluated current conditions, analyzed current and future needs and goals, formulated implementation strategies and engaged the public
- Coordinated receptions for State, National and International dignitaries; and staff retreats
- Managed financial affairs, quarterly reports, contingency and disaster readiness plans
- Managed an EPA brownfield grant for mill site clean-up
- Provided public relations for the division related to project proposals and opportunities for engagement; guided communities who wished to implement zoning

Finance Office (Part-time)
Anderson County | August 2003 to October 2004

- Assisted daily operations in accounts payable, payroll, insurance reconciliation, credit card management and in the preparation of annual audits and budgets

County Council Office (Intern)
Anderson County | May 2003 to August 2003

- Prepared agenda packets for Council meetings; staffed Council meetings; and managed request fulfillment and public relations for the seven-member Council

Office of Economic Development (Intern)
Anderson County | July 2002 to May 2003

- Managed confidential information related to potential employers; assisted with informational requests from prospect companies; updated the annual Economic Development Directory and Cost of Living Index
- Assisted in resume review and interview guidance for employees of existing industries that were experiencing lay-offs

PUBLICATIONS

Community Plans

Myers, C. (2016), *Green for Future Generations: Anderson County Green Infrastructure Plan*, Anderson County Government.

Forman, M., Myers, C., Parkey, J., Sloan, R. (2016) *Anderson County Comprehensive Plan*, Anderson County Government.

Ricketson, J., Boyd, C., Cannada, G., Newton, S., West, B. (2007) *A Blueprint for the Future of Anderson County, SC: 20 Year Comprehensive Plan*, Anderson County Government.

PRESENTATIONS AND INVITED LECTURES

Keynote Speaker, "State of Walhalla", City of Walhalla, 2024, 2025 and 2026

Guest Speaker, "State of the Cities," Oconee Chamber of Commerce Community Breakfast, 2025

Session Presentation, "Barriers to Housing Affordability", Ten at the Top Upstate Homelessness & Housing Forum, 2025

Guest Speaker, "State of Walhalla," Walhalla Rotary Club, 2024 and 2025

Session Presentation, "Community Planning Assistance Team (CPAT) Presentation" SC Chapter of the American Planning Association Fall Conference, 2023

Session Presentation, "Balancing Leadership with Service to Fulfill Your Purpose" SC Chapter of the American Planning Association Fall Conference, 2021

Session Presentation, "Ethics for Everyday Life" SC Chapter of the American Planning Association Fall Conference, October 2020

Guest Lecture, "Ethics for Planning Leaders" SC Chapter of the American Planning Association AICP Exam Prep Course, September 2020

Guest Lecture, "Current Issues in Planning: Local Jurisdictions", Clemson University Masters in City and Regional Planning (MCRP) Program, February 2020.

Session Presentation, "Ethics and Leadership," SC Chapter of the American Planning Association Fall Conference, October 2019.

Guest Speaker, "Envision Anderson," Rotary Club of Greater Anderson, July 2019

Panel Session Presentation, "Making Tree Canopy Work for You: Ecosystem Services and Green Infrastructure Planning Across South Carolina", SC Chapter of the American Planning Association Fall Conference, November 2018.

Guest Speaker, "Kidventure: Making an Inclusive Playground for All", Rotary Club of Anderson, February 2018.

Workshop Presentation, "Green Infrastructure Implementation in SC," SC Forestry Commission Symposium on Conserving Rural and Urban Green Instructure, September 2018.

Guest Speaker, "Pollinator Friendly Rain Gardens," Country Garden Club, April 2017

Guest Lecture, "Spatial and Plan Making" SC Chapter of the American Planning Association AICP Exam Prep Course, September 2016

PROFESSIONAL CERTIFICATIONS

AICP Certification, American Institute of Certified Planners, 2015 - Present
National certification of planners' qualifications, displaying high standards of practice, ethics and professional conduct with continuing educational maintenance requirements

LEED, Green Associate Certification, US Green Building Council, 2018 – 2020
Certification measuring general knowledge of green building practices

CPTED Certification, SC Palmetto Pride, 2019
Crime Prevention Through Environmental Design's (CPTED) goal is to prevent crime by designing a physical environment that positively influences human behavior

Inclusive Playground Designer, Playworld, 2018
Certification in outdoor recreation with principles based in child development and inclusive best practices to ensure opportunities to all abilities

Candidate for ADAC Certification, University of Missouri and the Great Plains ADA Center
Certification of knowledge-based essentials of the Americans with Disabilities Act (ADA)

PROFESSIONAL AFFILIATIONS

Ten at the Top, 2011-Present
Board of Directors, 2025-Present
Clean Air Upstate Committee, 2011-2020
Natural Beauty and Resources Committee, 2011-2020

Oconee Chamber of Commerce, 2024-Present
Board of Directors, 2025-2026
Vice-Chair, 2026

Oconee Economic Alliance, 2023-2026
Board of Directors, 2024-2026

Oconee Joint Regional Sewer Authority, 2023-2026
Board of Directors, 2023-2026
Finance and Administration Committee Chair, 2024-2026
Executive Committee Member, 2024-2026
Reconstitution Committee Member, 2025-2026

SC Chapter of the American Planning Association, 2013-Present
Immediate Past President, 2023-2024
President, 2021-2022
President-Elect and Programs Chair, 2019-2020
Communications Chair, 2018

American Planning Association, 2013-Present
Chapter Presidents Council, 2020-2022
APA Ambassador, 2018-2020
Member, 2013-Present

Oconee County Beaverdam Watershed Commission, 2019-2022
Elected Board of Director, 2019-2022

PROFESSIONAL SERVICE

Conference Co-Organizer
Fall Conference – Hilton Head Island, SC Chapter of the American Planning Association, 2022
Virtual Fall Conference, SC Chapter of the American Planning Association, 2020
Fall Conference – Columbia, SC Chapter of the American Planning Association, 2019
Summer Conference – Greenwood, SC Chapter of the American Planning Association, 2019
Spring Conference – Aiken, SC Chapter of the American Planning Association, 2019
Spring Conference – Anderson, SC Chapter of the American Planning Association, 2018

Workshop Steering Committee
A Cleaner Future – Air Quality Awareness Workshop, Ten at the Top, 2017

COMMUNITY SERVICE

Newspring Church
Care Team Volunteer, 2020 – Present

Fair Oak Elementary School Career Day
Volunteer and Speaker, 2017 – 2020

Anderson County Gang Task Force
County Liaison, 2009 – 2012

Sister Cities International Board
Anderson County Liaison, 2009 – 2011

Anderson County Human Resource Committee
Chair, 2007 and Vice-Chair, 2006

Clemson University EmpowHER
Mentor, 2025-Present

Laying the Foundation for Anderson County's Future

Monday, November 9, 2026

Civic Center | 6:00 – 9:00 PM

Training Evaluation Form

Please check the appropriate response to the following statements for each speaker/topic.

Tyson Smith, Concurrency/Adequate Public Facilities

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
This training increased my knowledge of the stated topic.					
I will apply what I learned in the execution of my responsibilities.					
The information was presented in an effective, understandable manner.					
I feel confident in my abilities with the new understanding I have.					
I would like to learn more about this topic.					

Chip Bentley, Planning Roles and Responsibilities

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
This training increased my knowledge of the stated topic.					
I will apply what I learned in the execution of my responsibilities.					
The information was presented in an effective, understandable manner.					
I feel confident in my abilities with the new understanding I have.					
I would like to learn more about this topic.					

Jeff Guillbault, Planning Roles and Responsibilities

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
This training increased my knowledge of the stated topic.					
I will apply what I learned in the execution of my responsibilities.					
The information was presented in an effective, understandable manner.					
I feel confident in my abilities with the new understanding I have.					
I would like to learn more about this topic.					

Chad Meadows, Land Use and Development Ordinances

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
This training increased my knowledge of the stated topic.					
I will apply what I learned in the execution of my responsibilities.					
The information was presented in an effective, understandable manner.					
I feel confident in my abilities with the new understanding I have.					
I would like to learn more about this topic.					

What did you find most useful about this training?

_____

What constructive criticism do you have to improve the training in the future?

_____

What topics would you like learn more about in the future?

_____

Thank you for providing your feedback.



Anderson County Planning Process Workshop

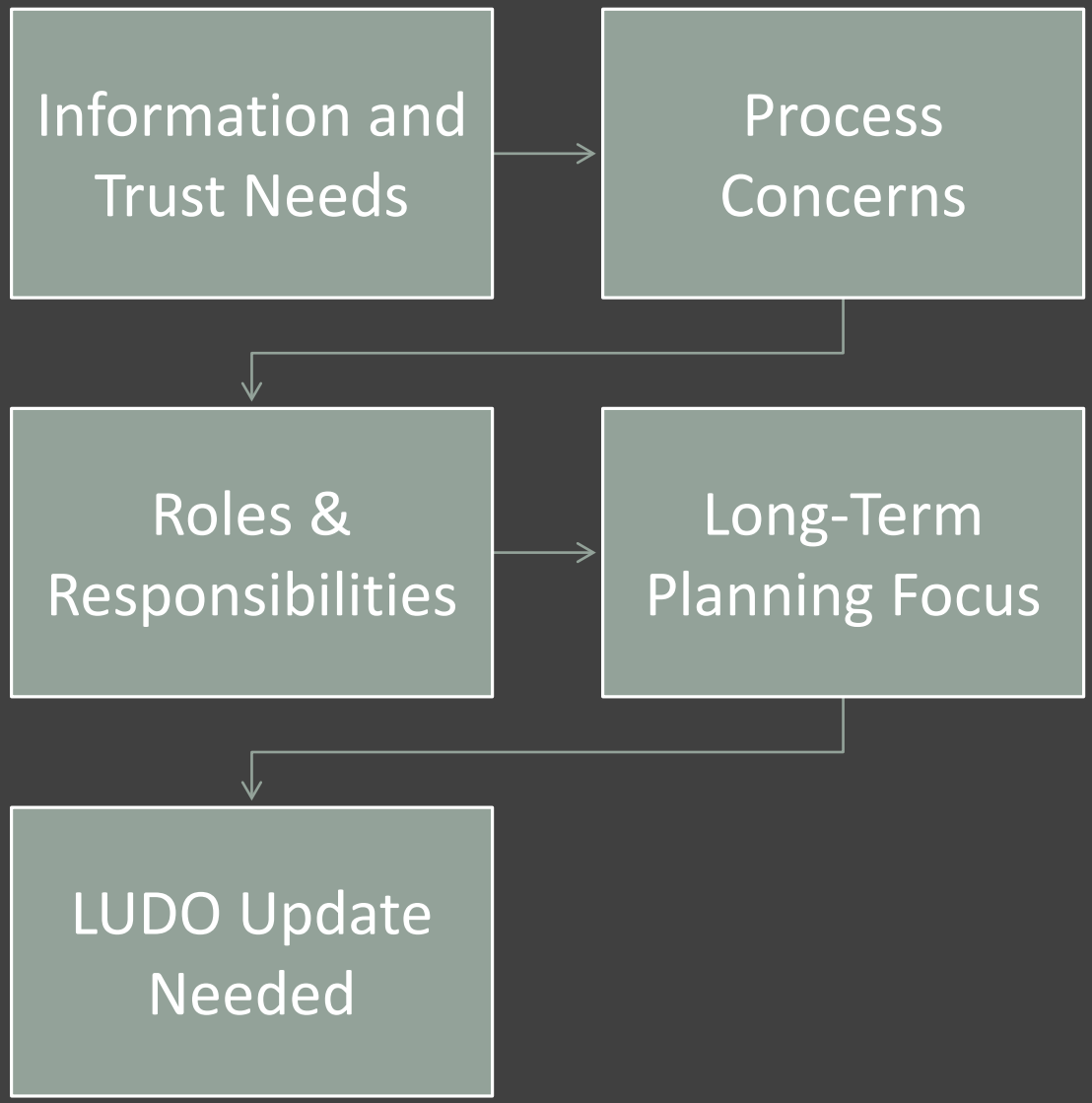
Roles, Responsibilities, & Process Clarity

Presented by Appalachian Council of Governments

11/9/2026

What We Heard

Roles – Processes – Development Standards





Not All Questions Are The Same

Roles	Process	Policy
Who decides?	When is an application complete?	What standards should apply?
Who reviews?	What information is required?	What should traffic standards be?
Who recommends?	How long is the review period?	How should growth be managed?

How Planning Works in SC

Planning Structure

County Council

↓

Planning Commission

↓

Planning Staff

↓

Development Review Process





Planning Commission's Role

Planning Commission Serves As	Responsibilities
• County's planning advisory body • Community vision partner • Comprehensive Plan steward • Public engagement forum • Policy recommendation body	• Review planning issues • Recommend policy changes • Advise County Council • Participate in long-range planning • Consider land use impacts



Council's Role

- Adopt ordinances
- Adopt the Comprehensive Plan
- Establish policy direction
- Appoint boards and commissions
- Make legislative decisions

Planning Staff's Role

Staff Responsibilities

- Administer adopted regulations
- Conduct technical reviews
- Coordinate agency comments
- Prepare reports and recommendations
- Support Commission and Council



Why Process Matters

Process Protects Everyone

- Proper notice = fewer public trust issues
- Clear findings = fewer appeals
- Complete records = stronger defense
- Consistency = credibility with voters



Examples of Process Questions
What We've Heard

- When is an application complete?
- What documentation should be included?
- When does the review timeline begin?
- How much review time should occur?
- What information should applicants provide?

Examples of Policy Questions
What We've Heard

- Should traffic studies be required?
- How should agricultural land be protected?
- What buffering standards should apply?
- How should townhomes be reviewed?
- What growth management tools should be used?



How The CodeWright Process Fits

Current Topics Being Evaluated

- Application procedures
- Development review processes
- Definitions and loopholes
- Process consistency
- Growth management tools
- Transparency
- Development standards
- Administrative responsibilities

Your Role Moving Forward

Planning Commission Can Continue To Influence Outcomes By:

- Participating in workshops
- Reviewing draft documents
- Providing comments
- Identifying concerns
- Connecting recommendations to community goals

Key Takeaways

Everyone plays an important role in successful planning.

Clear roles produce better decisions

Good process builds trust

Many concerns raised are being evaluated through existing efforts

Continued engagement will be essential



Parking Lot For Future Discussion

Topics Better Addressed During Later Sessions

- Specific projects
- Traffic standards
- Fire protection standards
- Concurrency requirements
- Townhome classifications
- Future LUDO language
- Growth management tools

DISCUSSION