South Carolina Association of Counties

Current Trends for Planning and Zoning Officials

May 18, 2017 • Columbia, SC

“Building Stronger Counties for Tomorrow”

Getting the Most Out of Your 2020 Census Count

Dan Pennick, AICP, Charleston County Zoning & Planning Department
Joanna Pitsikoulis, U.S. Census Bureau
April 01, 2020

• Decennial Census mandated by the U.S. Constitution:
  — Article I, Section 2:
  *The actual Enumeration shall be made within three years after the first Meeting of the Congress of the United States, and within every subsequent Term of ten Years.*

Decennial Census Questions

• Age and Date of Birth
• Gender
• Race/Ethnicity
• Relationship of each person in a household
• Tenure (Owner/Renter)
Uses of Decennial Data

- Apportionment of US House of Representative seats allocated to South Carolina
- Used by Local Governments for redistricting
- Enforcing voting rights and civil rights legislation
- Establishing base line data, trends and geospatial relationships

Uses of Decennial Data

- Determines the statistical sampling frames for the American Community Survey (ACS)
  - Appropriating federal funds to local communities
  - Calculating monthly unemployment, crime, and poverty rates
  - Publishing health and education data
Uses of Decennial Data

- Commerce and the Economy
  - Population growth and income levels
  - Measure demand for housing needs
  - Measuring New business investment potential

Subjects Planned for the American Community Survey

- Acreage and Agricultural Sales
- Ancestry
- Commuting (Journey to Work)
- Computer and Internet Use
- Disability
- Fertility
- Grandparent Caregivers
Subjects Planned for the American Community Survey

• Health Insurance
• Home Heating Fuel
• Home Value and Rent
• Income
• Industry, Occupation, and Class of Worker
• Labor Force Status
• Language Spoken at Home

• Marital Status and Marital History
• Migration (Previous Residence)/Residence 1 Year Ago
• Place of Birth, Citizenship, and Year of Entry
• Plumbing Facilities, Kitchen Facilities, and Telephone Service
• School Enrollment, Educational Attainment, and Undergraduate Field of Degree
• Selected Monthly Owner Costs (Cost of Utilities, Condominium and Mobile Home Fees, Taxes, Insurance, and Mortgages)
• Supplemental Nutrition Assistance Program (SNAP)/Food Stamps
• Units in Structure, Rooms, and Bedrooms
• Vehicles Available
• Veteran Status, Period of Service, and Department of Veterans Affairs (VA) Service-Connected Disability Rating
• Work Status Last Year
• Year Built and Year Moved In
2020 Census Local Update of Census Addresses Operation (LUCA) Information Guide

Issued December 2016
(D 2111)

What Is LUCA?
The Local Update of Census Addresses Operation (LUCA) is an annual census activity that updates and maintains the address lists used by the Census Bureau and other federal agencies, as well as local governments including the District of Columbia and local governments that are not covered by the Census Bureau's Decennial Census or the Housing Census. LUCA is mandated by the Census Improvement Act of 1984 (Public Law 100-528) and the Census Modernization Act of 1994 (Public Law 103-330) as a toll-free operation.

Active, functioning, legal governments are eligible to participate in LUCA, including:
- Federally recognized tribes with a reservation and/or off-reservation trust lands.
- States.
- Counties.
- Cities (incorporated places).
- Townships (incorporated places).
- Boroughs (incorporated places).
- Census block groups.
- Census tracts.
- Planning agency or council of governments, to conduct your address review.

Why Participate in LUCA?
The accuracy and completeness of the address list is critical to the accuracy and completeness of the decennial census. Participating in LUCA can help ensure an accurate census count.

Although the primary purpose of the decennial census is to apportion seats in the U.S. House of Representatives, census data are used for:
- Distribute federal funds for over 1,000 programs administered by 80 federal agencies to local, state, and local governments.
- Provide statistical support for grant applications that impact our nation's health, education, safety, agriculture, energy, and environmental programs, as well as other needed community improvements and enhancements.
- Help your community plan for future needs.

What's New For LUCA?
- Pre-LUCA activities, such as the ongoing Geographic Update Geographic Update, can now be submitted to address information and receive feedback.
- New streamlined participation through the full address list.
- New streamlined availability for the Census Bureau's Speed List and counts by census block for your jurisdiction starting in October 2016.
- Easiest use with standard data formats for viewing the Census Bureau's Speed List and counts by census block.
- Availability of the Census Bureau Geographic Update Interface (GUDI), a self-contained Geographic information system.
- Access to comprehensive data that include residential structure statistics, longitude coordinates, and unassigned block number.
- Digital participants may submit residential structure coordinates as part of their address updates.
Planners and the Census

- Statistics, Projections and Estimates
- Infrastructure Needs
- Emergency and Human Services Needs
- Cultural and Recreational Needs
- Economic markets
2020 Census
Local Update of Census Addresses Operation (LUCA)

Agenda

- 2020 Census Overview
- What is LUCA?
- LUCA Confidentiality and Security
- Statewide LUCA Participation in 2010
- Other Census Geography Programs (BAS, PSAP)
- LUCA Participation Media Options (GUPS, Digital, Paper)
- Preparing For The 120 Day Review Period
Why allocate your limited resources to Census programs?

- **Political Power:**
  - Census is constitutionally mandated for re-apportionment of Congress.
  - Census results are used for Redistricting at national, state, and local levels.

- **Informed Planning:**
  - Federal, tribal, state and local use governments use Census data in their community planning and regional development.
  - Businesses and non-profits use Census statistics in their organizational decisions (e.g., where to locate, size of market, etc.)

- **Money/Economic Impact:**
  - $400 Billion/year is distributed using Census numbers ($4 Trillion over the decade).
What is the Local Update of Census Addresses Operation (LUCA)?

- Authorized by the Census Address List Improvement Act of 1994 (Public Law 103-430).
- 2020 Decennial Census voluntary geographic partnership operation.
- The one and only opportunity for tribal, state, and local governments to review and update the Census Bureau’s Address List for residential addresses and group quarters.

Why LUCA Is A Critical Component For An Accurate 2020 Census

- Before we count people, we need an accurate list of the living quarters where we need to count them.
- LUCA improves the Census Bureau’s Address List.
- Local Governments are almost always the best source of address data (GIS, E911, Property Tax Assessors, and/or Utility Services, etc...).
- The accuracy and completeness of the address list is critical to the success of the Census.
- An accurate Address List leads to an accurate Population Count.
What’s New for LUCA 2020

- **Includes** ungeocoded address records for state and county participants.
- **Includes** residential structure coordinates, if available.
- **Allows** participants to submit residential structure coordinates, if available.
- **Allows** participants to submit non-city style addresses with corresponding map spots.
- **Requires** residential multi-unit structure identifiers (Apt 1, Unit A2, Lot 17, #3001, etc.)

Confidentiality and Security

- The information provided to/from LUCA is covered under Title 13 of the United States Code which:
  - Requires the Census Bureau maintain the confidentiality of all information it collects.
  - Requires the Census Bureau to ensure confidential treatment of census-related information, including individual addresses and map structure points.
  - Requires that all LUCA liaisons, LUCA reviewers, and anyone with access to Title 13 materials abide by the Confidentiality and Security Guidelines.
  - Requires certification of return or destruction of Title 13 data after LUCA ends.
Counties in SC = 46
# in LUCA2010 = 44
96% of SC counties participated in LUCA for 2010.

Cities in SC = 268 (does not include CDPs)
# in LUCA2010 = 142
53% of SC cities participated in LUCA for 2010.
For all areas in white, there was no local review of the Census address list for the 2010 Census.

Boundary and Annexation Survey (BAS)

If the Census place boundary (blue) is not corrected to aligned with the accurate locally-sourced place boundary (red) and parcels (black), housing units may be misallocated.

**Annual BAS Schedule:**
- December/January – program information sent to participants
- January 1 – Date that Annexations must be legally in effect
- March 1 – submission deadline for Population Estimates program and ACS
- **May 31** – submission deadline for changes to be included in subsequent BAS materials and in the 2020 LUCA materials.
2020 Participant Statistical Areas Program (PSAP)

An opportunity for designated representatives to review and update statistical geographies for 2020 Census data tabulation.

- Coordinating agencies can review, identify, propose changes, and delineate new census tracts, block groups, census designated places (CDPs), and census county divisions (CCDs).
- 2 Phases:
  - Delineation (120-day review)
  - Verification (90-day review)

2020 Participant Statistical Areas Program (PSAP)

Participation Options & Schedule

Tentative Schedule:
- Program Invitation – July 2017
- Materials Available – December 2018
- PSAP Verification – December 2019

Standard Statistical Geographies: GUPS

Geographic Update Partnership Software

Tribal Statistical Geographies:
- GUPS
- or
- Paper Maps
LUCA Timeline

- January 2017: Advance notification for LUCA mailed.
- April 2017: LUCA promotional trainings begin.
- July 2017: Invitation letter and registration forms mailed. *We recommend registering before the end of August.*
- October 2017: Technical training workshops begin.
- February 2018: Participation materials mailed to registered participants (*120 day clock begins upon receipt*). This is the time technical staff needs to be available. *We recommend that you plan now to ensure adequate budget and resource availability during this time period.*
- August 2019: Feedback materials sent to participants and the 30 day appeals process begins.
- April 1, 2020: Census Day.

Preparing For LUCA 120 Day Review Period

- Participate in the 2017 Boundary and Annexation Survey (BAS) to ensure your jurisdiction’s boundaries are accurate and up to date prior to LUCA.
- Develop your address review strategy and determine team of reviewers – *Estimates are between 16 to 672 hours to complete the address review and submit updates.*
- Coordinate your partnership with overlapping and neighboring county, city, and state governments.
- Determine, assemble, and prepare your local address sources.
- Determine the format for your LUCA materials.
- Geocode your local address list using the on-line Census Geocoder.
- **Access the Census Address Block Count List for your jurisdiction** online and compare these counts to your local sources.
Preparation – Address List Formats

- **Paper**
  - Available to governments with 6,000 or fewer addresses.
  - Legal size (8.5” x 14”) – 6 addresses per page.
  - Two sorts:
    - Street Name/House Number.
    - Census Tract number/Block number/Street Name/House Number.
  - Separate ‘Add Page’

- **Digital**
  - Available to all governments.
  - Excel (.xlsx) or Comma Delimited Text (.csv) format.
  - No separate ‘Add Page’.

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**Paper - Address List**

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**Disclosure**

NO TITLE 13 DATA DISPLAYED
### Address List Layout

**LUCA 2010 – 26 Fields**

<table>
<thead>
<tr>
<th>Field</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entity ID</td>
<td></td>
</tr>
<tr>
<td>Line #</td>
<td></td>
</tr>
<tr>
<td>MAPID</td>
<td></td>
</tr>
<tr>
<td>Action</td>
<td></td>
</tr>
<tr>
<td>State</td>
<td></td>
</tr>
<tr>
<td>County</td>
<td></td>
</tr>
<tr>
<td>Tract</td>
<td></td>
</tr>
<tr>
<td>Block</td>
<td></td>
</tr>
<tr>
<td>GEO Flag</td>
<td></td>
</tr>
<tr>
<td>House Number</td>
<td></td>
</tr>
<tr>
<td>Street Name Prefix Qualifier</td>
<td></td>
</tr>
<tr>
<td>Street Name Prefix Type</td>
<td></td>
</tr>
<tr>
<td>Street Name</td>
<td></td>
</tr>
<tr>
<td>Street Name Suffix Type</td>
<td></td>
</tr>
<tr>
<td>Street Name Suffix Direction</td>
<td></td>
</tr>
<tr>
<td>Street Name Suffix Qualifier</td>
<td></td>
</tr>
<tr>
<td>Location Description or GEO Name</td>
<td></td>
</tr>
<tr>
<td>Apartment/Unit Number</td>
<td></td>
</tr>
<tr>
<td>ZIP Code</td>
<td></td>
</tr>
<tr>
<td>Noncity-Style Mailing Address</td>
<td></td>
</tr>
<tr>
<td>Noncity-Style ZIP Code</td>
<td></td>
</tr>
<tr>
<td>Structure Point</td>
<td></td>
</tr>
<tr>
<td>Latitude</td>
<td></td>
</tr>
<tr>
<td>Longitude</td>
<td></td>
</tr>
<tr>
<td>City-Style Flag</td>
<td></td>
</tr>
</tbody>
</table>

**LUCA 2020 – 24 Fields**

<table>
<thead>
<tr>
<th>Field</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Line #</td>
<td></td>
</tr>
<tr>
<td>MAPID</td>
<td></td>
</tr>
<tr>
<td>Action</td>
<td></td>
</tr>
<tr>
<td>Entity ID</td>
<td></td>
</tr>
<tr>
<td>State</td>
<td></td>
</tr>
<tr>
<td>County</td>
<td></td>
</tr>
<tr>
<td>Tract</td>
<td></td>
</tr>
<tr>
<td>Block</td>
<td></td>
</tr>
<tr>
<td>GEO Flag</td>
<td></td>
</tr>
<tr>
<td>House Number</td>
<td></td>
</tr>
<tr>
<td>Street Name</td>
<td></td>
</tr>
<tr>
<td>Apartment/Unit #</td>
<td></td>
</tr>
<tr>
<td>ZIP Code</td>
<td></td>
</tr>
<tr>
<td>Noncity-Style Mailing Address</td>
<td></td>
</tr>
<tr>
<td>Noncity-Style ZIP Code</td>
<td></td>
</tr>
<tr>
<td>Mapspot ID</td>
<td></td>
</tr>
<tr>
<td>Address Use</td>
<td></td>
</tr>
<tr>
<td>Latitude</td>
<td></td>
</tr>
<tr>
<td>Longitude</td>
<td></td>
</tr>
<tr>
<td>City-Style Flag</td>
<td></td>
</tr>
</tbody>
</table>
Map Media types

- **Electronic Map Media**
  - Maps are provided as TIGER partnership shapefiles

- **Paper Map Media**
  - Large format paper map(s) (36” X 42”) along with a DVD of small format (8.5” X 14”) block maps in Adobe PDF format

Geographic Update Partnership Software (GUPS)
Geographic Update Partnership Software (GUPS)

http://www.census.gov/geo/partnerships/luca.html (check this website for updates)
2020 Census LUCA

Questions?

Toll free LUCA Helpline:
(844) 344-0169

Email: GEO.2020.LUCA@census.gov

Website: https://www.census.gov/geo/partnerships/luca.html

Atlanta Regional Office Geography Department:
(404) 331-1339
atlanta.geography@census.gov

Small Cell Technology - Lessons Learned

K. Brian Cook
Zoning Administrator
City of Columbia
Small cell deployments are complementary to towers, adding much needed coverage and capacity – streetlights, utility poles, slim line poles.

- Antennas connected to nodes receive and transmit wireless signals to and from mobile devices.
- Optical fiber connects to other nodes and carries data to and from communication hubs operated by wireless carriers.
- The cabinet holds equipment that processes wireless signals for multiple wireless carriers.

5G simply stands for fifth generation
- Significantly faster data speeds
- Ultra-low latency (time it takes to send a packet of data to another device)
- Capacity for a more connected World (billions of devices)
- Much has yet to be finalized
How We Live!

It must’ve been pretty boring back in the day... sitting around just staring at your hand.

What Do Your Citizens Want?
How About This Instead?

✓ Have a say in what goes in your right-of-way!

✓ Have a say in pole height, size of antenna, attached equipment, location, aesthetics, color!
Time for Change?

- The goal is an ordinance and a process that ensures infrastructure deployment in a manner that reflects legitimate public policy goals and community needs.
- Streamlining deployment of small cell infrastructure by improving wireless facilities siting policies.
- Proactively accommodating the deployment of infrastructure for next generation wireless communications.
- Amending ordinances to streamline review and put in staff hands. Not a rubber stamp.

Not Only For Fun

National Emergency Communications Plan

2014
City of Columbia
Zoning Ordinance
§17-283

The purpose of this section is to ensure that residents, public safety operations, and businesses in the city have reliable access to wireless telecommunications networks and state-of-the-art communications services while also ensuring that the placement of these facilities preserves the intrinsic character of the community and is accomplished according to the city's zoning, planning, and design standards.

Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 (Spectrum Act)

Local governments must approve certain modifications and colocations to “towers” and “base stations”, so long as they don’t present a “substantial change”. A substantial change is one that:
o Increases height of towers outside right-of-ways by more than 10% or 20 feet, whichever is greater; 10% or 10 feet in the right-of-ways.

o Protrudes edge of tower outside right-of-ways by more than 20 feet or width of tower, whichever is greater; 6 feet inside of right-of-ways.

o Calls for excessive number of cabinets (4 max.)

o Has any excavation or deployment outside of current site or tower or base station.

o Would defeat concealment elements of tower or base station.

o Doesn't comply with prior conditions for approval, unless it falls within given increases.

Closing Thoughts

o 6409 applies to changes to **existing** WCF – legally constructed.

o Monitor the fiber work relative to sidewalks and planting areas.

o Federal and State legislation may ultimately preempt local authority.

o ROW management does not have to discourage the inevitable future of wireless deployment – if done right.

o Safe and efficient use of public right-of-ways!

https://www.municode.com/library/sc/columbia/codes/code_of_ordinances?nodeId=COOR_CH17PLLADDEZ0ARTIIIZODIV8DIDEUSDIRE_S17283WICOFACETO

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Overview of Planning and Zoning Officials’ Education Requirements

Phil Lindler, AICP
Planning Director
Greenwood County/City

Requirements for Appointed Officials and Professional Employees

- New Staff, Board or Commission Members
- Must Receive 6 Hours of Continuing Education within 180 days prior to or 365 days after appointment or employment
- Must Receive 3 Hours of Annual Training each year thereafter
  – § 6-29-1340 SC Code of Laws
Training Opportunities

- SC Association of Counties
- Municipal Association of SC
- SC Chapter of the American Planning Association / American Planning Association
- Regional Councils of Government
- and others…

Exemptions from Training

- Certification by the American Planning Association
- Masters degree in Planning from an accredited college or university
- A license to practice law in South Carolina
  - § 6-29-1350 SC Code of Laws
SC Planning Education Advisory Committee

• Five Members Appointed by the Governor
  – SC Chapter of the American Planning Association
  – Municipal Association of SC
  – SC Association of Counties
  – USC Institute for Public Service & Policy Research
  – Clemson University City & Regional Planning Program
    • § 6-29-1330 SC Code of Laws

SC Planning Education Advisory Committee

• Meet to Review Proposed Training Sessions for Continuing Education
• Meet Quarterly (January, April, July, October)
• Public Meetings & Conference Calls
• Expedited Review – Applications are due no later than 30 days prior to the first scheduled presentation.
For More Information

- Google Search – ‘SCPEAC’
- SC Code of Laws – Title 6, Article 9
- Contact SC Association of Counties

Tips for Successful Meetings

John K. DeLoache, Senior Staff Attorney, SC Association of Counties
Wayne Shuler, AICP, Director of Planning and Zoning, City of West Columbia
Rule of Procedures

- Planning Act requires Boards and Commissions adopt their own rules and order of business
  - County may require adoption of certain rules
  - FOIA and other statutes may effect local rules
- Most common set of rules is Robert’s Rules of Order Newly Revised (currently in 11th ed.)
  - Doesn’t address statutory rules
- SCAC has published the Model Rules of Parliamentary Procedure (3rd edition soon)
  - Addresses unique rules applicable to S.C. governments
  - Available at www.sccounties.org/publications
- Procedures for different types of meetings

Regular Business Meetings

- Act 70 of 2015 created new procedures for all meetings
  - Agenda & Notice (posting and website)
  - Amendments (before or during a meeting)
- Chair should enforce the rules and be prepared to control those in attendance (members and public)
- Orderly and efficient conduct of business
- Allow for participation by members
- Allows for fair debate of issues without threat of intimidation of others
Motions

• Substantive motions (main/principal)
  • Puts a question before the council
  • Only one motion at a time
• Procedural motions
  • Acts upon a substantive motion
  • Multiple motions at the same time
  • Order of precedence

Debate

• The Chair is responsible for controlling the flow of debate – ensure all members have the opportunity to speak
  • Person who raised the issue should speak first
  • First-in-line v. alternate viewpoint
  • Maintain decorum/courtesy
• Should the Chair participate in debate?
• Ending debate
Voting

- Preferred method is voice
- Majority: (simple-majority) most acts will only require more than half of members present to support
- 2/3 Majority: (super-majority) S.C. Code may require that 2/3 of the members present to support
  - amending agenda; call the question
- Does the Chair vote?

Requests and Inquiries

- Inquiry: directed and answered by the chair only – clarify rule or procedure
- Point of information: directed to or through the chair seeking information relevant to the current issue
- Point of personal privilege: directed to the chair – address council or make a presentation
Postponing/Reviving Matters

- Postpone: (carry-over) time certain (2/3 vote) no-limit (majority vote) debatable, amendable, and can be reconsidered
- Table/lay on the table – postpones until a later time – dies if not taken from the table by the end of the meeting – can’t be reconsidered – can’t be raised if someone else has the floor
- Reconsider/recall – must be made during the same meeting to revive an issue

Quasi-Judicial Hearings

- Planning related Boards/Commissions often sit in a judicial capacity to hear appeals.
- Rules of procedure must provide an applicant basic due process
  - notice
  - meaningful opportunity to be heard
  - Judicial review
- Provide a written order
  - Findings of facts and conclusions of law separately stated
  - Sent to all parties in interest
Public Hearings

- Public hearing requirement may be delegated to Planning Commission
- Publicly announce rules for public input
  - Time limits
  - Speaking order (for/against or sign-in)
  - Number of speakers
- Follow the agenda
- Maintain decorum and public safety

Before the Meeting

- Stick to your application deadline
  - Make sure the applicant knows the date/time/location of the meeting
- Notifications
  - Newspaper
  - Property posting
  - Adjacent property owners, include a map
- Make sure you have all of the information you need
  - From the applicant
  - From review agencies
Before the Meeting (cont)

- Write a staff report
  - Give the authority the Board/Commission has for the request
  - Include as much information as possible
  - Have a map
  - Include photographs
  - If you do not include a recommendation, have some guidance for the deliberation
- The packet
  - Agenda
  - Minutes
  - Application
  - Staff report

During the Meeting

- Set up the room
  - Set-up name plates
  - Test technology
  - Test microphones
  - Have a sign-in sheet and copies of the agenda
  - Test recording device
- Summarize staff report
  - Identify the request
  - Authority
  - Ordinance reference
  - Specifics about the property
  - Give details about the request
  - Staff comments
During the meeting (cont)

• During public comments
  • Make sure speakers use the microphone
  • Ask the speakers to give their name and address
  • Make sure comments are between the speaker and the board/commission not to the audience
• Monitor the deliberation of the board/commission
  • Stay focused on the issue
  • Answer questions

After the Meeting

• Turn off recorder and mics
• Have board members record their vote in the application
• Issue findings
• Update attendance log
• Prepare staff report for further action, if needed
• Complete the case file
  • Original application
  • Copy of the packet
  • Any exhibits
  • Copy of notices
  • Sign-in sheet
One More Thing

• Foster communication between Council and Board and Commission
  • Review Jurisdiction’s priorities with the Board and Commission
    • Annual Council retreat
    • Comprehensive Plan
  • Be mindful of any conflicts that may occur

STATE AND FEDERAL ISSUES

Land Use Planning Impacts

John K. DeLoache, Senior Staff Attorney, SC Association of Counties
Initial Federal Budget Proposal

- First year administrations generally submit only a “skinny” budget outline
  - Submitted to Congress by the Trump Administration on March 16, 2017
  - “America First – A Budget to Make America Great Again”
  - Sets administration goals
  - Does not contain forecasts for revenue, mandatory spending, or economic growth
  - Administration is expected to release a more comprehensive budget plan by late May

Proposed Budget Program

- Expect continued ongoing disagreement on current federal funding
- Would significantly impact planning programs by local governments
  - Eliminates funding for 19 agencies & 61 programs
  - Reduces funding for EPA, Agriculture & Rural Affairs, Army Corp of Engineers, HUD, and Transportation
  - Reduce number of regulations (2 for 1)
Land Use/Planning Impacts

- Eliminates a number of Planning related agencies/programs
  - Rural Water & Wastewater loan/grant program
  - HUD: CDBG & HOME Investment programs
  - Funding for geographic regional water programs
  - 50+ EPA programs
  - TIGER & New Start Transit funding
- Significant cuts to other programs
  - FEMA support programs, including disaster mitigation
  - 25% non-federal match for preparedness grants (currently 0%)
  - PILT payments and SRS program
  - Near 50% reduction to EPA grants for state/local grants

Pending State Legislation

- H3405: restricts who can apply for changes to zoning of a particular piece of property
- S346/H4162 - Inclusionary Zoning Act: allows counties and municipalities to use inclusionary zoning techniques to increase affordable housing. Maximum of 30% of a single development.
- H3653: where residential development encroaches existing industry - prohibits a zoning ordinance to force the abatement or closure of an industrial facility under nuisance argument. Limits nuisance litigation.
Transportation & Infrastructure

- State Roads Bill finalized
  - Gas tax increase 12 cents over 6 years
- Dominion Carolina Natural Gas Pipeline
  - 55 mile pipeline – Greenwood, Laurens, Newberry, & Spartanburg
  - Use of "Eminent Domain" by utilities
- National Infrastructure bill promised
  - Campaign promise to increase infrastructure spending by $1 trillion.
  - Streamline process to begin projects sooner
  - Not expected until late fall

US Supreme Court

- *Murr v. Wisconsin*
  - Heard by US Supreme Court March 20, 2017
  - Issue of whether 2 adjoining but separate properties commonly owned by the same persons should be analyzed as a single parcel for takings analysis (Penn Central test)
  - Oral argument took place before the confirmation of Justice Gorsuch – could result in 4/4 split
  - Decision will impact future “takings” analysis
Current Trends for Planning and Zoning Officials

May 18, 2017 • Columbia, SC

“Building Stronger Counties for Tomorrow”