

**Georgetown Scott County Comprehensive Plan Steering Committee
January 23, 2024, Minutes**

The meeting was called to order at 4:00 p.m. All members were present, except for Chase Azevedo, Les Jarvis, Rob Jones, Kim Rice, Mary Singer, and Dann Smith. Director Joe Kane, Commission Engineer Ben Krebs, and Planner Elise Ketz were present.

Introduction

Review and approval of previous meeting minutes were tabled to next month's meeting.

Timeline Update

Joe Kane presented a timeline of what has been completed. To summarize:

- The Goals and Objectives have been completed by three of the four legislative bodies,
- The Planning Commission hosted a public hearing on and endorsed the Urban Service Boundary (USB) for the City of Georgetown in January 2023, and
- An Open House was hosted by the Planning Commission with information on the first draft Future Land Use (FLU) maps, mobility projects, and action items in May and June 2023.

USB & FLU

Kane summarized the changes to the 2024 Urban Service Boundary (USB) and Future Land Use (FLU) map for Georgetown. He stated that there was a net increase of 1,100 acres of land added to the city, mostly in the west of town. Existing and proposed residential developments along US-25 were also proposed to be included in the USB.

He presented the changes proposed to the USB and FLU map for the area west of the bypass. Previous proposals showed the USB bisecting a farm as a possible way to reduce heavy traffic on an existing road, but the most recent proposal showed the USB including the entirety of the parcel. That parcel, measuring 70-80 acres, is proposed to be designated as FLU Commerce/BIT. An area of approximately 30 acres is proposed to be removed from the USB as part of this. He stated that since the Urban Service Boundary (USB) for the City of Georgetown would be changing, there needs to be public hearings and adoption by the City Council.

Despite being adjacent to Lloyd Road, Kane recommends that the Commerce/BIT users not have access to Lloyd Road at this time. He presented a 100-foot-wide setback with 80-foot-wide buffering, consisting of either trees, grade change, fencing, or a combination thereof, be required and installed along the proposed USB boundary. The setback and buffering would create a step down in intensity of uses as you approach Lloyd Road. Kane stated that the buffer area could include multi-use paths, but not include buildings.

- It was questioned if the required setback and buffer should match those of Toyota, or specifically a 250-foot-wide setback/buffer. Kane stated that research could be done to determine the feasibility and what that would look like.

Kane also presented multi-use path connections around the bridge over Elkhorn Creek, north of Great Crossing High School. He stated that the bridge would provide safe options for people to enjoy the creek and reduce conflicts between pedestrians, cyclists, and motorists. This multi-use path could be similar in design to the Legacy Trail.

Public Feedback

Kane discussed ways to engage with the community and receive feedback on the draft chapters to the Executive Steering Committee (ESC). Information about the Future Land Use (FLU) Map are expected to go to public hearing with the Planning Commission for their endorsement before being taken to the Fiscal Court, City Council, and City Commissions for approval and adoption. Furthermore, he stated that the individual chapters will be taken in groups to the Planning Commission for public hearings and endorsement, after which they will be collected and presented to the Fiscal Court, City Council, and City Commissions for approval and adoption.

Elise Ketz presented the Story Maps of the draft chapters. With the drafts ready, Kane recommended that they become incrementally publicly available for comments. Furthermore, he stated that a FLU feedback page could be created that highlights the proposed changes. Surveys with guided and open-ended questions would be linked to the FLU feedback page and individual chapters for community members to give their feedback. Ketz stated that emails would be sent to those who signed up in previous surveys.

After discussion, the ESC endorsed releasing the FLU map and individual chapters for community feedback as described by Kane.

Implementation

Kane continued and presented the proposal for an implementation committee. He stated that the committee would meet regularly, and departments would provide updates on their progress. A working group would be created and led by department leaders with projects identified in the actionable items for undertaking in the next 5 years. He proposed that a Long-Range Planning Manager position be made in the GSCPC office that would be the point of contact on long-term projects and plans. This individual would coordinate with the working group and external agencies on resource allocation and make quarterly updates to the legislative bodies and annual progress reports. The intent of the position would be to ultimately keep the Comprehensive Plan current and accountable, while also working on topic and small area studies, RFPS, and consultant management as needed.

Additional & Concluding Comments

Kane addressed next steps.

There being no further business, the Meeting was adjourned at 5:30pm.