

Agriculture & Environment Sub-Committee

June 15, 2016

5:00-7:00pm

Planning Commission Office
230 East Main Street

Georgetown-Scott County
Comprehensive Plan Update



Time Line and Work Plan

June:

- Public Meeting
- Revise Goals and Objectives based on public meeting feedback
- Rural and Commercial nodes in unincorporated areas.
- Buffers

July:

- Minimum lot size
- Action items
 - Monitoring system for water quality
 - Impervious areas
- Staff begins compiling a draft of the Environment Chapter

August:

- Define Creek Conservation Corridors
- Environmental Impact Plan
- Conditional Use Permit Limitations

Time Line and Work Plan

September:

- Cell Towers
- Package Treatment Plants
- Committee Review and revise draft Environment Chapter



Goals & Objectives (Public Comments)

- **Recycling**
 - Most of the comments received at the meeting were related to recycling.
 - Electronics recycling
 - Curbside recycling
 - Community composting
 - Tire recycling
 - Create products made from recyclable/recycled materials

Goals & Objectives (Public Comments)

- **Minimum lot size**
- **Conditional Use restrictions**
- **Shared-use paths**
- **Sewer concerns**
- **Floodplain management and maintenance**

Buffers

GREENBELT

- The 2011 Comprehensive Plan states, *"The location of the Urban Service Boundary for Georgetown should not be extended south beyond the greenbelt or further into the Royal Spring Aquifer Recharge Area than the amended 1994 USB limits."*
- The 820 contour along the Cane Run Creek and a matching of the existing greenbelt line for the properties in the southeastern area will be the general limit of the USB.

Do we need to re-examine the greenbelt? (Location, width, policies, public access/trails, etc.)

Buffers

LANDSCAPING BUFFERS

- **Perimeter Landscaping:** landscape materials shall be installed to provide a minimum of 50% winter opacity and 70% summer opacity...within 4 years after installation.
- **Cluster/Rural Residential buffer:** 50 foot tree preservation easement with a double row of evergreens and deciduous trees 40 on centers and fencing.

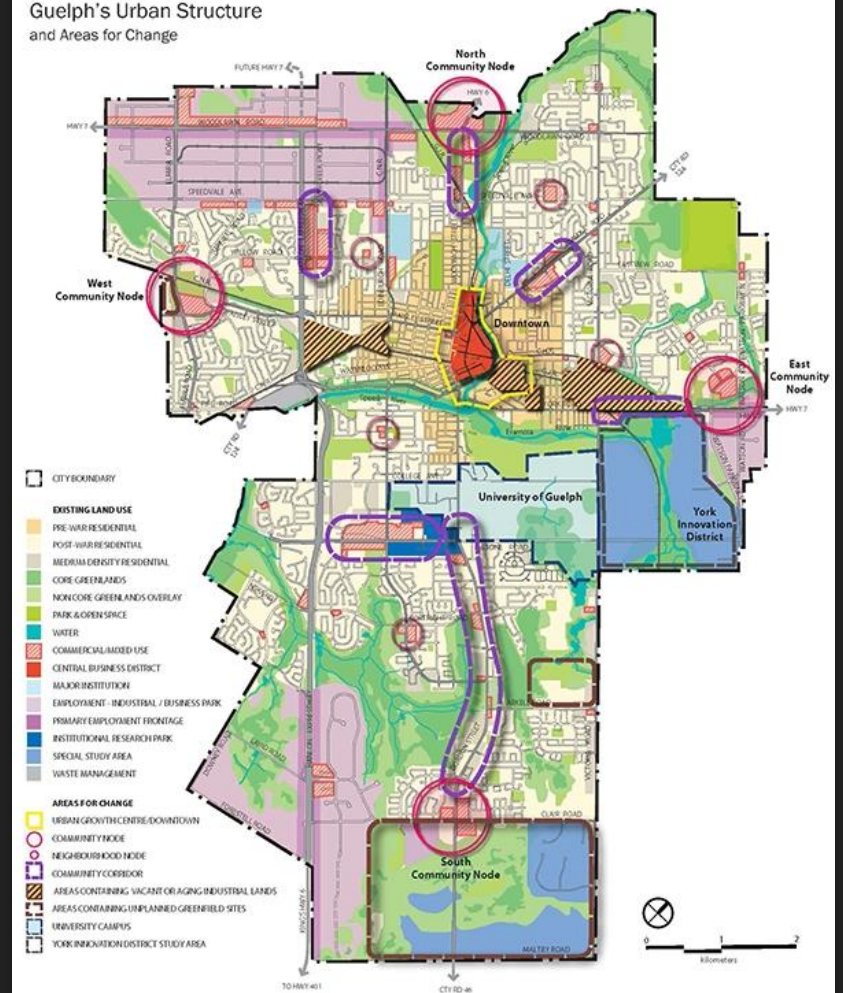
Are these buffers sufficient to allow neighboring properties to coexist despite different allowed uses?

Rural Residential and Commercial Nodes

Nodes: Areas where future residential or commercial development could occur based on several factors including:

- Roads
- Existing density
- Environmentally sensitive/protected areas
- Distance to the nearest urban area

Guelph's Urban Structure and Areas for Change



What happens next?

Homework:

- Think about minimum lot sizes for the A-1 zoning district.
- Think about how much impervious area there should be outside of city limits

Next Sub-Committee Meeting

- Wednesday, July 20th
from 5:00-7:00pm
- Planning Commission Office,
230 East Main Street