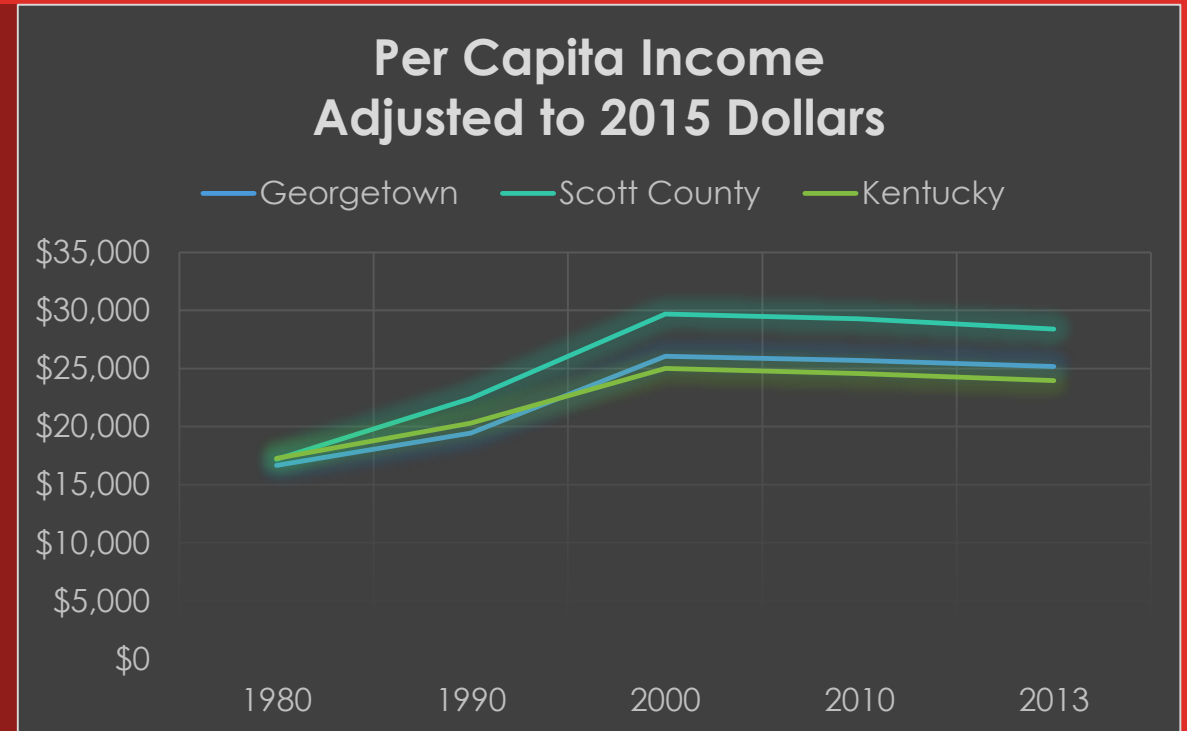


Economic Growth

August 22, 2016

5:00-7:00pm

Planning Commission Office
230 East Main Street



**GEORGETOWN-SCOTT COUNTY
COMPREHENSIVE PLAN UPDATE**



TIME LINE AND WORK PLAN



August:

- **Future Industrial Park Study**
- **Action items**

TIME LINE AND WORK PLAN

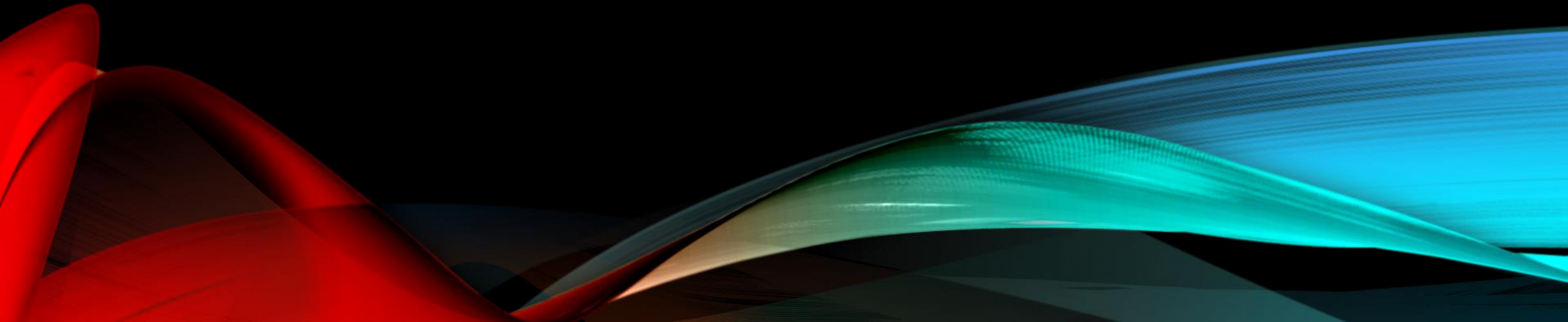
September & October:

- No meetings
- Staff: Take Goals and Objectives to Planning Commission and Local Legislative Bodies



INDUSTRIAL PARKS

What are the things developers and local government should weigh when looking at industrial park development?



DEVELOPERS

Costs

- Real Estate
- Utilities
- Road Construction

Benefits

- Increased Property Value
- Profit Margin

LOCAL GOVERNMENT

Costs

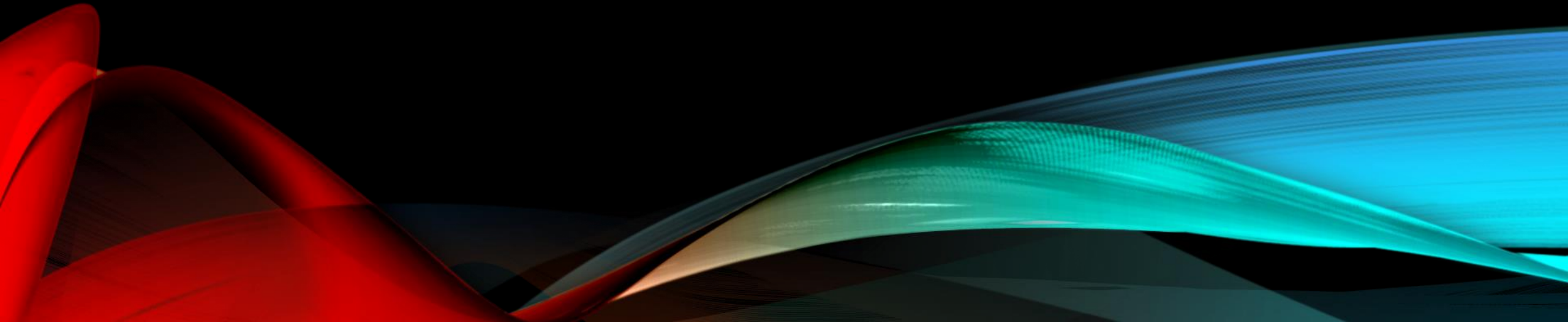
- Road Maintenance (if dedicated)
- Potential Tax Incentives or other pieces of a relocation package
- Additional community services (schools, fire, police, parks, etc.)

Benefits

- Increased Tax Base
- More Job Opportunities

ACTION ITEMS

These action items have been identified through the Goals and Objectives process.



ACTION ITEMS

Create a fast track system for small and mid-sized business development approvals.

- How can we create a fast track system for smaller businesses?
- How we determine what is a small or mid-sized business?

Application

- 1st Working day of each month
- Tech. Review Committee

Planning
Commission

- 2nd Thursday of the following month
- Staff and Commission review and opportunity for public comment

Construction
Documents

- No Deadline other than sunset clause
- Grading/Stormwater/Site Plan/Landscaping/Utilities/etc.

ACTION ITEMS



- Examine the B-1 zoning district:
- “This district is to be used for retail trade and personal services enterprises which will meet regular needs of the occupants of surrounding residential areas.”
- How can we better define this district?
- What design standards should be looked at?



ACTION ITEMS

Create an agricultural advocates committee to establish a policy and operations environment that maintains and enhances a viable agricultural base.

- **Is there an existing group that serves this function?**
- **Scott County Soil Conservation District?**



ACTION ITEMS

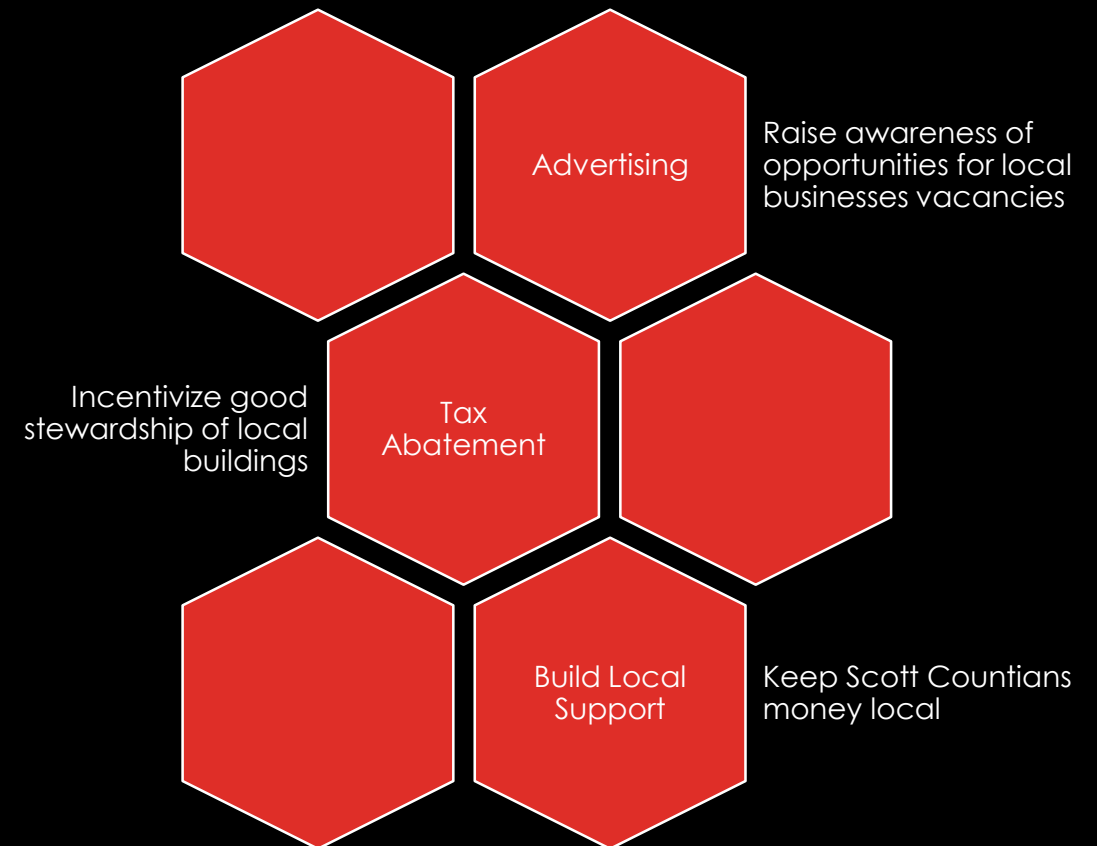


- Support local entrepreneurship through educational and small business assistance programs.
- What type of educational programs exist to help small businesses?
- What types of educational programs would be beneficial to small businesses?
- What small business programs does Scott County currently have?
- What small business programs are successful in other communities?

ACTION ITEMS

Decrease vacancy rates in downtown areas.

- **Are there other ways the community can decrease vacancy rates?**



ACTION ITEMS

Physical Projects

What physical projects need to be done (if any) to meet the goals for Economic Growth?

Create a community that attracts a diverse array of people and businesses.

- Improve local transportation options.
- Enhance parks and public spaces.
- Create mixed use development in designated areas.

Create more local business and job opportunities.

- Create an incubator program for new businesses including facilities and community partnerships.

Encourage agricultural economic growth in Scott County.

- Create a pavilion (or other permanent structure) for the Scott County Farmers' Market.

Promote Scott County's image as a good location for industrial development.

- Prepare industrially zoned property with appropriate utilities and roads for easier development.

WHAT HAPPENS NEXT?



- **Next Sub-Committee Meeting in November**
- **Goals and Objectives will go to Planning Commission and Legislative Bodies**
- **Staff will work on the text of the document**