



South Douglas Scenic Byway  
Steering Committee Meeting  
Dog River Library Community Meeting Room  
October 1, 2021  
12:00 p.m.  
Meeting Summary

**Attendees:**

**Community Members:** Edd Daniell, Pam Daniell, Gene and Linda Robertson, Tamara Manny, Morris Griffin, Loraine Griffin, Robert Hansek, Altona Rone

**Board of Commissioners:** Ann Guider

**Planning and Zoning Board:** Frank Payne, Rob Thomas

**Douglas County Staff:** Ron Roberts, Allison Duncan

Ron Roberts welcomed everyone to the meeting. He introduced Commissioner Ann Guider and Planning and Zoning Board Members Frank Payne and Rob Thomas, who joined us for this Steering Committee Meeting.

**I. September 14 Public Open House Feedback**

Allison Duncan provided a summary of public feedback from the first open house on September 14. She indicated that most of the concerns focused on physical changes to the roadway, they types of partnerships that will advance the recommendations of the project, and impacts to future development. She clarified that there will be no physical changes to the roadway as a result of Scenic Byway designation. Attendees were given a list of the transcribed comments from the meeting.

**II. Report on Placemaking Opportunities**

The subcommittee working on placemaking projects met September 10, 2021. They had identified opportunities for tourism, public art, workshops and future trail development. The County Tourism Department has been using placemaking challenges and tourism trails to encourage people to become more familiar with Douglas County. These projects both highlight areas in the Scenic Byway Corridor.

The Cultural Arts Center will initiate a public art project, “Love Where You Live,” which will include installations at public sites in the Scenic Byway Corridor. Workshops on these topics, along with others can create collaboration among various county departments are provide resources to the community. It is anticipated that the county will initiate topically relevant workshop relating to agricultural land use and creative placemaking in the future.

Finally, the county continues to develop an inventory of bicycle, pedestrian and trail facilities. It is anticipated that project will be complete in December 2021.

**III. Report on Land Use Opportunities**

Allison Duncan presented two policy areas that she anticipates will result from the adoption of the Corridor Management Plan. The first policy area will focus on creating appropriate character areas for the land use along the Scenic Byway Corridor. She presented refined



versions of the five character areas evaluated for the project and showed how they fit within the larger context of the County's Comprehensive Plan. The next Comprehensive Plan update will be completed in 2023. Ms. Duncan also shared information on the county's conservation subdivision ordinance, a seldom-used provision of the Unified Development Ordinance. She is evaluating the current provisions of the code to see where tweaks may be appropriate that would allow for the preservation of an overall density-neutral build out of the area, while allowing a mix of residential lot sizes. Conservation subdivisions preserve greenspace and mitigate the installation of new infrastructure.

There was particular interest and discussion on land use policy from Steering Committee members. Included in the discussion:

- There is a need to address intersections of major roads along the Scenic Byway Corridor; the intersection at Capps Ferry Road and Highway 166 functions particularly poorly, and could be helped by the installation of a roundabout
- Farmland preservation programs are of particular interest for the area; there may be additional farms that need to be identified in the area
- What mechanisms will help control uses that are unwanted in the area? Community members identified a preference to drive to commercial and service uses, rather than have them bring traffic into the community
- Heavy commercial and industrial uses are not desirable for the area

#### **IV. Timeline**

The next Steering Committee Meeting will be rescheduled from November 12 to December 3. This will be after the second public house scheduled for Tuesday, November 16, 2021. The second public open house will be held at the Douglas County Courthouse from 4:00 p.m. to 6:00 p.m.

#### **V. Next Steps**

Staff will work to have a draft of the Corridor Management Plan posted on the project website by November 12. Additional blog posts will also be added. The Steering Committee can re-evaluate the need for additional meetings at the December 3 meeting. But if all is deemed sufficient to move forward at that time, staff will send the draft Corridor Management Plan to GDOT to review. It is anticipated that GDOT will take 4-6 months to review and make a determination.