



Public Input Summary

Countywide Future Development Workshop

Meeting Date: October 25, 2016

Location: Hall County Government Center (2875 Browns Bridge Road)

Group Exercise Summary

Participants were asked to identify their preferred locations for specific land uses / development types across the county. A compilation of the responses from participants is shown on the separate Public Input Summary map, as well as in summary narrative form on the following pages:

Chestnut Mountain/Candler Area

- Keep rural / agricultural uses (between Winder Hwy, Union Church Rd. and Oliver Rd.)
- Add trails and greenways, in particular south of Winder Hwy

East Hall

- Please incorporate more greenspace within any new development. Connecting more communities through greenspace will build a healthier, and thus more economically viable, community.
- Thanks for installing the greenway! And thanks for actually finishing it. I was a bit disappointed with the lack of engineering a more easily rideable (bike) from Oakwood to Palmour – this would encourage more use.
- Preserve viewsheds along Hwy 129
- Protect water quality (Cedar Creek Reservoir)
- Possible regional park (S. of Lula at eastern edge of the county)

Murrayville/Sardis Area

- Preserve NW Hall greenspace
- Protect Chestatee River Watershed
- Keep strip malls off the roads
- Develop appropriate "crossroads commercial"
- Plan for as much greenspace as possible in areas that feed water to Lake Lanier
- Expand lanes to 3 or 4 lanes all the way to Lumpkin / 400
- Old Murrayville Park is abandoned and overgrown; fences are there
- Cut through traffic to/from 60 to 53 is terrible due to increasing commercial on 53; need traffic light ASAP at Ledan/Sardis intersection
- The comprehensive plan is a poor document; if it is not policy and will be routinely ignored, please state that in the front of the document

North Hall

- I would love to see agricultural parcels be kept as agricultural land; incentives should be in place to make families benefit from keeping land in agricultural use (aka not giving higher prices for development and splitting parcels)
- Rural/ Ag 5 acre lots is not realistic -- in a developed subdivision, lots could vary to .75 acres depending upon the availability of sewer/water
- Possible Upper Chattahoochee Watershed Protection Regional Park (NE Hall at Chattahoochee River / Pea Ridge Rd.)
- Preserve Wahoo Creek watershed and greenspace; active attention should be given to a comprehensive greenspace network, i.e. multiuse trails connecting parks and other greenspace areas

Gainesville Area

- Mincey Marble needs to get a long-term plan made for future expansion in an industrial area. Any property held by them currently zoned residential or anything but industrial should be left as currently zoned. Their plant is not appropriate in the area. Also, being EPA compliant (meeting the minimum) is not acceptable in a residential area -- should exceed and continually update for the sake of employees and residents.
- Agree with the comment above. 700+ Hall County and Gainesville residents signed a petition and voiced comments and concerns begging to prevent further industrialization of this residential community. We (the citizens) put our hope and faith and trust in the comprehensive plan from 2004/2005. We hope that we can create a meaningful document (plan) that will actually protect citizens/ homeowners. The Oct 13th BOC meeting was a significant disappointment.
- I also agree with the two comments above. The new plan should absolutely protect zoned residential areas from industrial zone creep. At a minimum, there should be

transitional zoning between any industrial or PD zoning and any residential zoning. This travesty should be a case study in how not to run a county.

- I agree with three comments above
- Could something be done to control / manage pedestrian traffic on Atlanta Hwy between Old Oakwood Rd. and Jesse Jewell? I saw someone hit by a car and several other near misses
- Smart growth to me means well planned boundaries on high density residential. Please be wary of gentrification and take care of the underserved as the Atlanta influx continues. Build up instead of out! There is no scenic landscapes to protect anyway! When you restrict development from sprawling, please encourage and incentivize alternative modes of transportation so as to alleviate traffic and create walkable areas that serve the basic needs of local residents.
- Develop the midtown area between Jesse Jewell and the station with mixed use; needs to be attractive for younger professionals to bring a sustainable population and tax base to Gainesville
- Conserve the beautiful Green Street buildings and yards.
- Need to reduce/eliminate heavy traffic flow
- Please increase crossings on Green St, 129/60 junction
- Please increase sidewalks
- Please consider bicyclists / sharrows, bike lanes, complete streets
- Please reduce traffic on Green St
- Sublease a portion of park area to private development such as dining, shopping, etc with a view of our greatest asset, Lake Lanier. The proceeds could fund the parks budget for all of Hall County potentially. With lake access and views it could be a hit while generating more tax revenue, in addition the rent.
- Shallowford Rd -- Light @ Shallowford and 53 is bottleneck. Redesign Shallowford to better serve road network and traffic distribution.
- Skelton is a cut-through to avoid some congestion, but is too narrow. Need road improvements and neighborhood revitalization.
- No truck route on Parkhill Dr.
- Crosswalks and sidewalks linked throughout city would encourage walking

South Hall

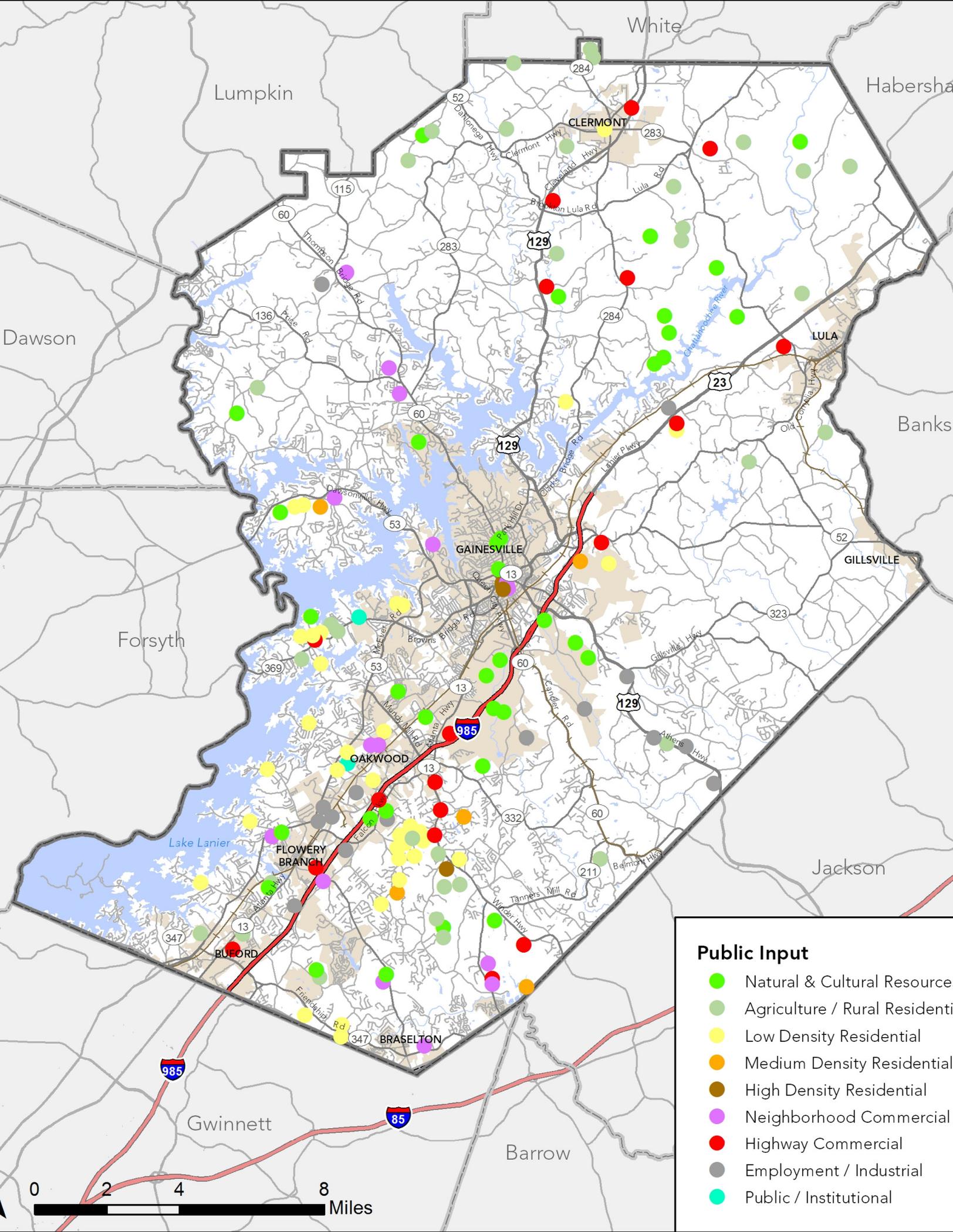
- Trails and greenways, south of Winder Hwy in particular
- Keep Winder Hwy area agricultural
- Preserve greenspace between Mundy Mill Rd. and Atlanta Hwy / SR13
- Need a Kroger (Flowery Branch)
- Connect Mundy Mill with multipurpose trail
- Fund Islands to Highlands trail to loop completion
- No mixing of industrial and residential
- We have enough convenience stores and strip malls
- Find greenspace to preserve, especially near the lake

- Preserve the rural charm/countryside of the area
- I see so much medium density housing being constructed with no/little appreciation for the environment; too much clear cutting
- Keep Jim Turk/ Martin Rd. residential; don't widen either
- Keep truck traffic from Exit 14 on SR 13; do not widen Martin or JM Turk
- Do not run Exit 14 down Jim Turk Rd -- this is agricultural, residential and a park
- All commercial should stay on Atlanta Hwy/13
- Keep traffic off Martin
- Please take Martin Rd. expansion off the Greater Hall Metropolitan Planning Organization (GHMPO)'s transportation plan
- Keep all industrial on west side of 985! I-85 traffic should use Thurman Tanner Rd to 53 and Spout Springs Rd.
- Keep JM Turk off Exit 14 plan
- Leave Martin Rd out of the Exit 14 plan
- Remove all plans from the DOT projects list that include widening Martin Rd. or Jim Turk. Use Atlanta Highway and preserve the residential areas.
- Martin Rd and JM Turk Rd should never be widened -- all commercial should stay on Atlanta Hwy State 13. Sixteen homes will be demolished if this proposal goes through; it will destroy the quality of life for that whole area (my house is one of the homes scheduled to be demolished. I am one of the Big Red Dots on the GDOT map!) I also received an email from GDOT stating that the purpose of Exit 14 was to get industrial traffic from HF Reed Parkway and Thurman Tanner Rd onto 985. So build the Exit 14 for that purpose only and keep all industrial traffic to the west of 985!
- Remove Martin Rd from plan and dump all exit traffic on Atlanta Hwy -- do not need to use Martin or Turk Rd.
- Remove Martin Rd from the plan. It does not matter how long this has been "planned" -- residential development was allowed and happened and it is now the responsibility of community and government leaders to protect our right to the pursuit of life, liberty and happiness.
- I request that Martin Rd NOT be widened. Property values will be vastly affected. Better alternative would be to use Atlanta Hwy.
- Exit 14 will bring truck traffic
- Keep the traffic on SR13/Atlanta Hwy -- do not widen Martin Rd. or Jim Turk Rd.
- Martin Rd/ JM Turk have curves and residential traffic and don't need to be widened for business traffic -- use Atlanta Hwy.
- Exit 14 is a stupid idea
- Please remove widening of Martin Rd from Exit 14 plans
- Please remove I-985 & Martin Rd. as recommended "Regional Commercial" in the 2005 Comprehensive Plan; this area is residential
- I think that Martin Rd/JM Turk Rd proposal should be taken off of the plans and any future plan to be widen; we need to have those 16 homes on Martin Rd that are scheduled to be demolished left alone. My home is one of those on the demo list.

- I am STRONGLY against the widening of Martin Rd. It is unnecessary and harmful to the community. Eminent domain should only be used in emergency situations to take personal property. It is a shame this is even being considered.
- Shift your perspective from money to the needs of the people and more people will want to move here. We need improvements to greenspaces and parks to encourage family and community. Building exits in residential communities is not the way to encourage people to move in.
- Instead of a full diamond exit for exit 14, use a half diamond formation. Traffic could access 985 from Thurman Tanner Parkway. Westside of 985 is all industry. The east side of 985 is all residential. Leave the residential area alone!

Other Comments - Countywide

- When developing areas for commercial or residential do so in an ecologically respectful manner. Don't cut down trees. Do remove non-native invasive plants -- Kudzu, privet, bamboo, etc. When landscaping new areas, use native plants. These support the ecosystem because they attract native insects, birds, and other wildlife.
- The parks in Hall County are not up to par. Not every resident goes to the lake. Study Gwinnett Co parks and follow suit. Mulberry Community Center is a great idea but there's not creativity there. No trees for shade. Nothing but a modular playground. Build green space parks that encourage a community feel.
- Elechee Center is an amazing resource for education and awareness. Keeping these natural places and connecting these types of resources to the community and residential areas will encourage a healthier county -- mentally, physically and economically.
- All planning must include the availability of water. It is the only constraint that cannot be planned around. You cannot manufacture water.



Public Input

- Natural & Cultural Resource
- Agriculture / Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Highway Commercial
- Employment / Industrial
- Public / Institutional

0 2 4 8 Miles