

## **Appendix B: Public Comments Received at the Community Agenda Workshops in June 2008**

### **Bowdon Agenda meeting – June 2, 2008**

- Enhance water supply in western Carroll
- Look at Birmingham west
- North/South Bypass
- Growth along 101
- Bowdon was last site of Creek Indians
- Low growth desired for Bowdon area – productive, good services
- Opportunity for additional growth in Bowdon – Bypass (divert traffic)
- Consider creating a new zoning ordinance (possibly a Unified Development Code)
- Sewer needed along Highway 16 from Carrollton towards Whitesburg
- Interest in finding out more concerning highway improvements between Carrollton and Bowdon
- Conservation Easements possibility
- Future Growth potential in Whitesburg
- Comparison of Highway 27 north and south of Carrollton
- The overall direction of Carroll County schools
- Importance of public spaces
- Diversity of housing for varying income levels
- Direction of growth along Highway 100 north and south of Bowdon
- Impact of Corridor regulations on the Eclectic Commercial Character Areas
- Discussion of Scenic Corridors

### **Temple Agenda meeting – June 5, 2008**

- No comments received

### **Sand Hill Agenda meeting – June 9, 2008**

- Fairfield – needs a grocery store; create feeling of Sand Hill being a community
- Signage
- TDR – 1 unit per 4 acre density
- Support transportation systems
- Center Point and Shady Grove should be listed as Character Areas
- Keep Sand Hill-Hulett, north of Highway 166, free of commercial development
- Do not allow dwellings on less than 1 acre
- Along scenic corridors, maintain buffers that keep houses and development off of the road
- Maintain undeveloped buffers between development
- Sidewalks/bike paths
- Traffic control at Sand Hill School
- Mass transit from Carroll County to Atlanta and local areas (shuttle system)
- To riparian corridors add all of Indian Creek, all of Whooping Creek, Buck Creek

- Identify corridors for a road grid
- Protect wetlands
- Add Kansas to Crossroads Community
- Carrollton talking about bus system – we need something in County
- Sidewalks
- Bike paths
- Grid system roads
- Mass transit needed – GRTA (more bus access Villa Rica/Carrollton)
- Discourage commercial sprawl along eclectic and intermediate connectors. Limit commercial development to controlled clusters.
- Encourage farm use policies
- Encourage conservation subdivisions but limit to a small number of homes
- Adopt ratio development to provide services, recreation, libraries, greenspace
- I like the new draft map
- Need to look at county standards for sunk infrastructure. For instance, do we allow steel or concrete pipes for storm drains? What is the realistic life span and replacement cost for infrastructure installed by private developers then deeded to County?
- Include sidewalks and bikeways within and between developments and communities
- Traffic/speed control to reduce stress on already overused and congested by-ways. For example, Shady Grove Hickory Level has become a major artery and alternative to Highway 61. There is police presence occasionally, but no enforcement /speed control.
- Plan for public transportation to drop-off areas along I-20. Also from Crossroad Communities to shopping clusters. I like new draft map.
- Commercial corridors need better access management and interconnectivity between parcels. Highways 61 and 27 need access roads on each side.
- I liked your comments regarding horse bridleways
- Jeff Matthews owns acreage backing onto Fairfield on the gas pipeline, which could make a good passive recreation area without a lot of problems.
- Scenic corridor down Moss Ferry Road?
- On 61 for example, can older businesses be made to improve landscaping?
- Riparian Corridors protection needs to consider more than river corridors. The whole watershed of any current and future drinking water source needs to be protected
- Plan ahead for collector and arterial road system in urban growth and suburban areas. Do we need new roads or widen existing roads? How do we design a grid-like network of collector and arterial roads?
- Rural character is not necessarily compatible with conservation subdivisions. Conservation subdivisions still add a lot of people that can overload local streets. The added traffic can make farming activities very difficult. Also very concerned about management of community septic systems.
- Protect watershed area, and as a consequence, scenic beauty, via control of developments that focuses on how much is built (and how) because runoff will eventually impact watershed area
- Enhance building construction codes to assure houses don't look like junk several years after being built – back this up with adequate staff of inspectors

- Make sure that Hickory Level, as a Crossroads Community, also qualifies as a character area, and is treated as such
- Is Bay Springs Middle School in the City of Villa Rica or County?
- Concern about Urban Development around Villa Rica and other cities
- There is no Urban Development zone around Bowdon (to match Future Land Use map)
- Growth potential possibilities for Whitesburg
- Are the Urban Development areas effectively an urban growth boundary?
- What is the latest news on Wolf Creek?
- Question about current population
- What is the impact of growth along 61 on nearby roads (such as Roy Morgan Road)?
- Water/wastewater issues (in relation to density)
- Utilize conservation subdivisions
- Impact of developments on watersheds
- Life cycle of residential subdivisions in the County
- Conversation about mixed uses at Pleasant Hill Road and 61

### **Whitesburg Agenda meeting – June 10, 2008**

- Annexation issues
- Setbacks on watersheds
- Traffic in Whitesburg
- Dirt Roads
- Temple Inland sewer
- Better information – notify public that Agenda is online
- Cemeteries – should they be included?
- Wolf Creek – is it being considered?
- TDR's – are they in the plan?
- Zoning code needs to be addressed in the near future
- Area around the 113 scenic corridor and Little Tallapoosa needs to be restricted to low density residential
- Highways 5 and 166 from Douglas County are possible gateways into the county
- Whooping Creek could possibly be added to the Riparian Corridors
- Lake Seaton issues should be addressed in a Lake Seaton Character Area or by adding reservoirs to the Riparian Corridors
- Accessibility to Banning/EcoRec areas while limiting strip centers, etc.
- Expand EcoTourism and ancillary uses, while protecting private property rights
- Equestrian-oriented development – other agricultural-friendly uses (like hunting preserves, etc.)
- TDR's and PDR's
- Small town atmosphere
- Question about Board actions (in relation to impact on future Boards)
- Transit extension from Atlanta
- Add Byers Crossroads to Character Area list (Hutcheson Ferry Rd. at Highway 5)
- Add Wayside to Character Area list
- Cities are expanding at will through annexation
- Infrastructure (County water access)

- Discussion of Urban Development Areas
- Reservoir sites question (Dog River example in Douglas – 3 to 4 acre requirements)
- Wolf Creek
- Four acre subdivision requirements
- Whitesburg growth - spillover from Coweta
- Add Little New York to Character Area list
- Historical sites – Dinger's Crossroads and Rotherwood
- Trolley system
- Non-attainment
- Protection of Lake Seaton (2 acre development)
- Pave Guthrie Road around Lake Seaton
- Buy large amounts of land around Lake Seaton
- Preserve wetlands on the west end of McIntosh Reserve