

## PUBLIC RESPONSES TO INTRODUCTION AND OVERVIEW PRESENTATION

One of the things that should be crucial to include that I did not hear mentioned much in planning for the Hickory Flat area is connectivity to regional public transit options. Currently, the closest connectivity to regional transit involves a significant amount of driving to either the Woodstock or Canton XPRESS bus Park-n-Rides or to Alpharetta/Roswell for MARTA bus/park-n-ride access. Hickory Flat should have much closer direct connectivity to these options that don't involve as much driving or, even better, are able to be walked or biked to.

Other than that, other crucial parts of the plan should include improving area Internet access through building out of fiber infrastructure, attracting higher-paying industry jobs such as technology to the area, and, as mentioned, greatly improving the pedestrian and biking infrastructure in the area through sidewalks, dedicated multi-use trails and/or bike lanes, etc.

Planning for all of these things are crucial, especially as the Hickory Flat/Holly Springs areas continue to rapidly increase in density.

Most boring irrelevant presentation I've ever heard!

In the past 12 months while you were sitting still on this plan, there has been an overdevelopment along Stringer Road causing increased traffic from 4 new neighborhoods!

Where have you been? When I complained about a new development going up behind my house, with the construction engineer planning to dump wastewater from a City of Holley Springs development onto a Hickory Flat subdivision, your department was USELESS!

You talk about maintaining open spaces but you are more talk than action!

I am very interested in this project. Solutions need to benefit the quality of life for ALL residents in the near future and build upon the identity of Hickory Flat.

I'm for slow growth. I was born in Cherokee County & have lived here all my life. I do not like Holly Springs taking over Hickory Flat. I do not like all the commercial. I hate the heavy traffic.

Thank you for the thorough presentation regarding the future of HF. We moved here from the DC Metro area 15 years ago, knowing this area would grow significantly over the next few years, and it has. However, as mentioned in your presentation, traffic has become an issue as the county has not kept up with the infrastructure to handle all of the new residents and businesses. It is dangerous and has added a significant amount of time to travel in the area.

Additionally, when we moved here, the area at the intersection of E. Cherokee and Hwy 140 consisted of an old gas station, Walgreens, CVS and the Publix shopping area. We already had a Wendy's, McDonalds, Burger King and Taco Bell/KFC. That is PLENTY of fast food options for this area. However, we now have a Bojangles, Chick Fil A, Dunkin Donuts, and soon an Arbie's. All of these fast food options, and no healthy options, has brought the area down. The option of healthy food choices would be ideal and very profitable for the area.

Regarding outdoor recreation, biking is a very popular sport in this area. In order for a High School to have a mountain biking team, they have to have so many riders from that HS district. This year, Sequoyah HS had so much interest in the sport that they were able to form their own team. It is not just a high school sport, though, but rather a family sport and a close community.

Thank you for considering the recommendations above.

I have lived in Big Springs off Batesville Road for 37 years. The loss of rural feel and heavy traffic is my biggest concern. We shop, eat and use the services in Hickory Flat, having used Alpharetta prior to 20 years ago. We have been shocked at the approval of additional housing developments around Hickory Flat departing from the traditional minimum 80,000 square feet size. Milton Overlook subdivision will make Batesville even more congested and dangerous. Batesville Road leading into Hickory Flat was not intended to be a major thoroughfare.

I think the summary of the workshop at the firestation was pretty accurate except it did not represent the hostility toward Holly Springs strongly enough.

I attended the meeting in 2017, but after the meeting it all seemed to fall flat. There was no further communication, so two years ago I sold my house and moved away from that area after living there for over 30 years because it is so congested and nothing was getting better. No matter how many planning meetings I attended, I continued to see Cherokee County allow developers to get variances to build more houses on smaller lots which created more traffic and congestion. I firmly believe if you have a plan you should adhere to it especially for developers who won't live in that area

or provide impact monies for the infrastructure.

I do thank you for having the opportunity to provide feedback.

I enjoyed the presentation and I am eager to share my thoughts on how this area grows. The walking trails sound great. We need some middle of the road restaurants too.

I attended both the previous workshops and am still adamantly opposed to additional development in Hickory Flat.. We have more than enough retail and dining opportunities within easy reach in Canton, Woodstock and North Fulton, we don't need any more in Hickory Flat. Holly Springs has already forced multiple high-density housing developments upon us which we want stopped. Downtown Woodstock has become "Millennial Heaven" which most of us avoid at all costs. Can we just leave Hickory Flat as the semi-rural area that attracted us here several years ago to begin with?

Thank you for the updates, I see you plan to address more recreational opportunities for our area. One thing I notice is the large number of bicycle riders especially on weekends. With the roads being narrow and winding, there is hopefully ability to enhance these roads to include bike lanes. I see today in the Cherokee paper that Batesville is scheduled for re-paving in 2021, but I am not sure if that includes widening, that is definitely a road that sees a lot of bicycle riders. Thank you.

Why do we need a Hickory Flat Downtown area? we have the Woodstock area to the South and the Canton area to the north, that's enough "Downtown areas" leave it as is and stick to the County land use plan, we don't need more shops and clutter. I live in Bradshaw Farms and its hard enough getting out on East Cherokee as it is.

Thank you for including us. HF needs to slow it's growth. Traffic is terrible. We do not need any more fast food places. We do not need any apartments or townhouses.

We do not need a mix to use plan to change the rural feel in Hickory Flat.

Please follow the agreed upon Land Use Plan. To keep Hickory Flat rural . NO apartments or high density building is desired

I look forward to hearing more in the coming meetings. Thank you.

I'm a 20-year resident of the Flat, and am generally supportive of the principles and actions that are expressed in this presentation. I am very concerned about transportation, walkability and encroachment by Holly Springs. I live in the Hickory Plantation subdivision, right in the "village center" area, which has immediate impact from any development, commercial and residential, so am highly motivated to either: 1) move out of the area, or 2) get involved and fight against some of the nefarious forces that are destroying the character of the area. For now, I'm going to choose option 2.

This overview left important questions unanswered. When was the existing zoning established? What is the reason and inputs to change the zoning plan of this area? Yes there was a meeting to consider how to change. What is the basis for soliciting from the community input to change the existing plan that established the current zoning. Please respond. Thank you.

Traffic and congestion is probably my biggest concern as well as parking which can be a challenge in any area like this. Would love to be able to have bike trails so you could park elsewhere and bike there similar to what Atlanta is trying to do with the beltline.

I have lived in Cherokee County since 1984. I was recruited here from graduate school to work at North Fulton Hosp. when it first opened. It was a very beautiful area then with lots of green farmland, and space.

I chose to live in Cherokee Co. for that reason, and bought a small farm off Batesville Rd to raise my children, have my horses, and enjoy the wild life, beauty and peace and quiet my little farm gave us.

It was paradise for many years, until the county kept reducing the "zoned agriculturally" land parcel acreage amounts.

Now down to 2 acre minimums and still zoned agriculturally, the incessant push for multi-dense subdivisions etc.never stops. There are very few horse or cattle farms etc.left, as it is pretty hard to raise animals or crops on 2 acres that could possibly provide income for a way of life.. Leaving the growth of the area to go to "suburb, and high density mentality." Taxes are lower when zoned ag. but with agricultural zoning rights that allow one to hunt, shoot, and raise livestock..all on 2 acres with a house on 2 acres all around you, it leaves all those that have livestock being overwhelmed with guns and fireworks and NOISE,!!! one cannot have peace when zoned at the 2 acre minimum now.

Now there is very little to Preserve from the standpoint of a rural wildlife areas ,and farms etc. It is very sad.

What we are really down to, is the concept of developing shopping areas, ball parks , and bike routes .

What about a preservation for birds and wildlife with walking trails only? or a maintained wild life park for hiking only ? A

serenity preservation area, for bird watching , or a nature center like something along the idea of the one in Roswell?

So, with that being said, it appears it is too late to make the East Cherokee and 140 area very palatable,as it looks like any other suburb "chain store " area in any other suburb area outside any other large city .

Milton,, Woodstock, Roswell , Canton etc. have beaten you to it. Since they are so close in proximity all around us; trying to compete with individual shops and creative boutiques and individually owned restaurants that are a short drive away, seems NOT a preservation of the area, just a REPEAT of what is already right up, down ,or over, a short distance away.

So what land is left in the Hickory Flat Area needs to BE PRESERVED for something all these others DON'T have as suggested above, in paragraph 6.

Seems like your plan is just a cookie cutter copy of what the local areas around, are doing or have done, which will trap us in more traffic and and congestion. A serious amount of MORE TRAFFIC and CONGESTION and ENDLESS NOISE.

So, to summarize,

Roswell and Alpharetta and, now Milton,as well as Woodstock have already changed the landscape of our area . and North,in Canton etc, as well.

We have enough,creative artsy shops, and restaurants ,very close to the Hickory Flat area . It is too late to make Hickory Flat look like these areas.

Preserve Hickory Flat with something these areas don't have...and some Green Space and PEACE somewhere in your plan,  
and NOT JUST IN A SPACE WHERE IT CAN" T BE DEVELOPED.

1. Keep Holly Springs OUT. We do not want to be annexed into that town. (We don't want Woodstock oozing into our area either.) There seems to be a race between these two cities to see who can overtake our area first.

2. Love the idea of parks, pedestrian walk/bike trails.

More parks would be great, but the biggest issue in the area is the traffic congestion, especially on Hwy. 140. We have too many subdivisions for the available roads now, we definitely do not need any more high-density housing projects. The vast majority of people in Hickory Flat do not want to live in another Roswell, we want a less developed community. The encroachment of Holly Springs is troubling since they seem to approve anything that will generate taxes for their town. We need to slow down development and try to keep what's left of the character of our community.

Hi Margaret and Chris. You are correct in that there was a large level of interest in the Hickory Flat Area at the 1/15/20 meeting...pre COVID. In my opinion (and the opinion of many others I have talked to), this effort should be postponed until after a vaccine is administered. It's just too big of an issue to be done on a virtual basis. The residents in the Hickory Flat area that I have talked to are concerned about mixed-use development and all that brings. People keep telling me (and I agree) is if we wanted an Alpharetta, Woodstock, Canton type of mixed-use development, we would have moved there. What you are planning for, is not what we want. Please post-pone this effort until this COVID situation is under control and you get real people involved. Thank You.

I attended the first presentation at the Hickory Flat library - one of the few Millennials in the mix although I'm one of the older people in my new construction neighborhood. I appreciate the virtual format, but I wonder if some of the older demographic will have as much access. I also feel like asking questions instead of just leaving a message box would be more effective as I'm not exactly sure the feedback you are looking for. I think most of the challenges and opportunities you identified are correct. Traffic is a major concern at this point especially with the potential of increased development. I've lived here for about 3.5 years and the traffic has increased greatly since I moved into the area. I think schools are key and keeping the "small town" school feel is very big. Most people who live in my neighborhood have moved here for that. Also, I've heard people in my neighborhood ask for more sit-down restaurants, not just fast food.

We do not need a Woodstock type area in Hickory Flat. The majority of the people who live in this area either have been here for a very long time or like me moved up here to escape the craziness that is Alpharetta and Roswell. Allowing a lot of higher density housing even R40 is not in keeping with the area. Someone who has lived in this area for 30 years told me they were upset back in the 80s when Mitchell Farm was chopped up into 5 and a 6 acre parcels. He said they now realize that was the best thing that could have happened. Our lots will not be subdivided in the future. Please do not make the mistakes that other planning commissions have made and ruin the character of this beautiful community.

Why do we need to make Hickory Flat other than what it is now? I love driving past the open land and avoid the East Cherokee/140 mess if possible. That area is co congested and poorly laid out. How will your plans help the community? I am all for parks, but I question if that is the real goal. It seems the dollar is the key though here. If I had wanted to live in a congested area, I would live in downtown Woodstock or Roswell!

Margaret, I loved your presentation thank you it was very thorough and insightful. I will review the particulars on the rest of the site to see how I can get more involved to support your efforts. The advisory committee I'm more than happy to spend my time supporting those efforts as well if you are in need of someone to commit to that committee to review their findings and give perspective non-biased of course!

I agree the major issues are traffic congestion and the rural character of the area. You must deal with the traffic BEFORE advancing with any changes that bring additional congestion to that intersection.

Traffic is the downfall of Hickory Flat. Roads can't handle any more growth until improvement are done.

About halfway through your presentation, the slides were blurry and not readable. I listened to what you said so that was fine. However, I couldn't read the last slide with your phone number and email address. Could you send me those? Thank you.

Nothing needs to be done or even talked about until the traffic problem is fixed. That should be first and foremost on the agenda. Hickory Flat does not need to become another eyesore like Woodstock, Roswell or Alpharetta.

It was informative.

Appreciate that you are continuing virtually and providing opportunity for feedback. As a resident of the Hickory Flat area (Hickory Manor), I am highly interested in the direction the area will go. I feel that the area is in a fairly good state but at a tipping point where it can either mindfully grow retaining its small community feel or turn into an uncontrolled assortment of disassociated businesses.

- Traffic flow: I 100% agree with this as a top priority given the area is really a cross roads, but success will really be in the details. How do we improve flow without making it seem like an uninspired collection of large roads. Milton is doing a great job in moving traffic around without detracting from character. Lighting in area streets is non existent and can be dangerous. Multiple intersections have rises that do not contribute to good sight lines. Way too much visual noise in the Publix shopping area (signs, side roads, turning lanes) and it makes it extremely dangerous. At Hickory Rd/140 light, cars think it is a raceway going south. We constantly see people driving in excess of 50mph once light turns green. Can traffic flow solution encourage safer speeds throughout area?

- Sidewalks are a great addition. We do believe and feel this is a "community" area. One of the main reasons we moved here. But I cannot safely walk my kids to Bruesters or DQ (less than .25 miles from house) without feeling like it is a huge gamble. I would encourage though I'm not only better sidewalks throughout the triangle, but wider (like Woodstock) and either safe distance from road or partition off for security. Perhaps a dream, but signs that denote pedestrians in area would be nice addition.

- Coordination with the new retirement community going in on 140. They should be connected and contributing to the longer term plan at minimum on Foster Road.

- Community architectural overlay. How do we keep the area looking like it belongs and gels together. Rural areas can sometimes suffer from unplanned growth and after years it looks highly disconnected and unattractive. Again on this front, I feel like we are at a tipping point where it can be salvaged and an identity can be built around the area or it will turn into future blight. Which way will we send it.

- Sequoyah Park is a nice asset to the area, but would be great to get there either by walk or bike.

Thanks again for the opportunity to provide feedback. I would welcome you reaching out if you need any clarification or further input.8

Great presentation. I appreciate your efforts to involve the residents of Hickory Flat in this process.

On another note, not that it matters but there is a typo on one of the slides, maybe the Meeting Schedule (?), and it lists the advisory board meeting as January 2020 instead of 2021. : )

I agree that the five areas of concern are still the top priorities. The growth, especially within land acquired by Holly Springs is ridiculous and has really decreased the quality of life here. Too high of density - we do not have the infrastructure and roads to support it. (and my pet peeve - why do we have to wait until we have a problem to deal with it? I am tired of sitting 5+ minutes to make a left turn from Stringer onto 140 - and the construction on Stringer isn't even half done yet).

Nice to have some clarity.

"Mixed-use" is a loaded term that many are opposed to. It makes people think of apartments/townhomes/condos. Surely that is not what is meant by this term in HF! I think people are not happy with the way things are going right now... but that doesn't mean they want more dense residential at the core of HF.

Rural and natural character of the area is what many people move (or stay) here for. Higher quality restaurant/retail is what many people would like to see in the central area of HF; they are tired of more fast-food and convenience businesses. Those businesses make HF a place to run your errands, not a place that people want to choose for dining or shopping.

What land is available for the county to create passive recreation areas? It's definitely something I'd like to see happen and I know others would, too.

I would like to restrict any future housing developments for at least three years.

I would love to see a nice sit down restaurant such as Olive Garden, Longhorn, etc. locate in the Hickory Flat area.

Also it would be nice to have some walking trails or at least connecting sidewalks so that residents (particularly seniors) have a safe and reasonably flat area to walk.

Some land should be set aside for a park before it all gets gobbled up by developers.

Excellent presentation. Thank You!

Living in the Hickory Plantation Subdivision, traffic congestion is main problem! Can't get out of my neighborhood. Holly Springs has drastically altered the feel of Hickory Flat and needs to be kicked out of this area, if that is possible. They also need to pay for road improvements. I love the idea of sidewalks and bike trails. Also, no more fast food restaurants!!! And please lower the speed limit on 140 from 45 to 35 mph. Thank You!

Great presentation, thank you. I'm curious as to what the city of Holly Springs has say over or can speak into in the Hickory Flat area? Or is most of this just coordination with them on infrastructure etc.? Cheers!

I have the report from the Target Area Workshop in front of me. Where are the responses that "express their strong desire for a mixed use community village" as you claim in the video?

Also, why is Holly Springs included in this? Again referencing the Hickory Flat Target Area Report, 10 people when asked about HF's greatest threat named Holly Springs. Holly Springs is a city. Doesn't that make it its own entity? People made it very clear they don't want HF to be a city.

"This is a plan coming from the community." Really? You obviously didn't listen to us at the Target Area Workshop.

There should absolutely be no apartments/townhomes/high density in HF. We are a rural area and any development in HF should respect that.

Keep Holly Springs away from HF as they have destroyed much of the HF character already (why are they even included in the Advisory Group?).

Has the county approached business owners why there is no quality restaurants/retail business in HF? We are a high income area with quality residential homes being built, but with "low quality" businesses (a hodge podge of fast food restaurants, storage facilities, auto shops and your typical strip mall businesses).

HF lacks a central location, whether it be a park or a community facility.

Any road projects in the area should consider adding pedestrian/bike access to provide non-motor vehicle transportation option. Right now, all movement from point A to point B within HF has to be done via car or motorcycle.