

## PUBLIC RESPONSES TO MARKET STUDY PRESENTATION

Need to proactively expand road/multi-use (pedestrian/biking/public transit) transportation infrastructure as soon as possible to account for rapid growth in residential density.

Staggering numbers and density considering majority of land owners in 1990 worked on and agreed with the "Estate Lots" as general guideline (Land Use Plan) but sadly that was ignored and we are at 2.47 units per acre vs 1 unit per 2 acres. Disappointing this has been allowed but further illustrates the need to maintain the R-80/Estate Lot plan going forward, we have too many housing units as it is. Already identified, unbearable traffic but it is no longer at rush hour only. During this planning I think it is important to identify roads that are to be considered "Residential" and have zero trucks / increased fines for speeding, etc. Minimize high density - including NO "downtown development" which as I interpret is create commercial with high density housing together. i.e. Vickery Village; Avalon; Halcyon - this is not the right area for that. - where would this go anyway? we have no 'city center' to the area.

I did not understand the calculation of available acreage vs housing when it came to R80. How are you identifying the larger lots (R80)? Do you consider them to be sold and developed? Reference Lathemtown Rd / Arbor Hill area. We want Estate Lots but if apartments/condos high density continues you can rest assured these lots will turn and we will not stay. Simple as that - I moved out here for the lower density and have been fighting to keep it since 1990. I cannot get out of my driveway without waiting several minutes and more density / growth is going to force me to leave and your prediction will come true. Developing or planning Development is only part of the story as you noted, transportation needs to be addressed first. Commercial should be something more than "services" we have 14 fast food/restaurants in the crossroads of 140/East Cherokee but to do this would require corporations to move in and we don't have that capability/capacity. Simply overly concentrated in this area.

While I am not in your area of discussion I am highly affected by the decisions. We should consider 'sistering' further development to mimic Milton - No Sewers / Large Lots / higher income homes and residents. Keep Hickory Flat Beautiful!

Holly Springs has no business in the Hickory Flat area. It does not make sense geographically and should have never happened. No more subdivided acreage.

Although we might wish otherwise, I don't think any of us believe that Hickory flat can remain rural forever. Changing demographics will continue to move away from farming use, but that doesn't mean it has to convert to full-scale high density residential and retail development. I think we can still maintain some agricultural use by promoting "equestrian estates" and requiring a minimum of R-40 or less dense residential development . Multi-family and high density residential is neither needed or wanted in our area. Please don't wreck the character of the community that drew most of us here over the last several years. If the City of Milton can do it, so can we!

We do not need any apartments or townhouse or fast food places. Traffic is fertile. Slow the growth.

This was an extremely informative presentation. I am extremely worried about the amount of homes that have been built and how many empty parcels have to potential to be bought and built into more housing in the future. The infrastructure is just not there to support more housing of any kind. More of this land needs to be dedicated to park and community use to stop developers from coming in and buying the land for cheap and building high density houses. Preserving the area should be paramount in planning the future of the Hickory Flat area. By preserving the area and adding more community features such as parks you attract a certain type of population that will add to the community and not detract from what has already started to congregate naturally, which is higher income single families. Roswell has multiple parks that house performing arts centers, gymnastics gyms, community centers, pools, splash pads, horse rings, etc. There is no place like that in Cherokee. Hickory Flat could be that area for Cherokee county with all the unused parcels of land. We could be the area that has all the beautiful bike trails and sidewalks with green spaces and keep the income level in our area high. Yes, amenities are great and everyone wants them but the right kind of amenities will attract high income families to the area. High income families like family friendly areas with good school. What is more family friendly than parks, pools, performing arts center, etc. all governed by the county. Roswell has all of that and look how prominent Roswell has become. Let's make Hickory Flat the most prominent area of Cherokee County.

As far as I can tell from the presentation, the plan appears to be to try to develop most of the large parcels of land. No one appears to be concerned about the quality of life in our community if this plan goes forward. We already have more development than our roads can handle. Highway 140 is gridlocked every morning and late afternoon with commuters, school traffic, etc. More subdivisions = more traffic, but with no way to add major roads to handle it.

Gary. See my comments shared with Margaret Stallings in 1 of 3 presentations. Thank You.

Although I agree there is room for future development, I wish builders would think about adding larger yards. Most of the people who have moved out of my new construction neighborhood and the reason we are looking is because the yards

are extremely small and you feel like on top of neighbors, but all new construction seems to have same. I'd be willing to pay more on a mortgage to have a yard like those in older neighborhoods like Bradshaw Farms.

So you are telling me I moved here thinking this would be a beautiful semi-rural area which will soon be trashed by the rush to pack in as many houses as possible? What a joke! I love how some of these maps show the neighborhoods spaced out when the traffic is already heavy. Can you even imagine the future? I guess so if you will be making \$ while the rest of us need to move away. Apartments are NOT needed here!

We live outside the Hickory Flat "area", but travel often to the area and through the area due to lack of adequate roads in Cherokee County.

We AVOID "developed" areas such as Alpharetta, Woodstock, etc because of the traffic congestion, etc. We will no doubt AVOID Hickory Flat if/when this commercial "improvement" project is implemented.

Thank you for your work. These slides need to be updated as there has been a great deal of development since this information was put together, especially along Stringer Road and 140 going into the Hickory Flat City Center. There needs to be focus on how the roads and traffic signals are set up to move the traffic into and AROUND the area. We are growing significantly faster (word on the slide) than much of the rest of the county yet we are not seeing any real significance on the growth of the roads.

When land use plans call for no less than 2 acre tracts for a house and developers are allowed to put 4 houses on an acre, something smells. Not against development but want correct development.

Thank you for presenting the information and allowing the community to give their input. My biggest concern is the continual development of subdivisions and the road system. The current traffic on 140 and East Cherokee is abominable between commuters and school traffic. With increased residential development, the direct effect on the school system is extreme. Increased class sizes (which are already large to begin with) and increased busing needs will further impact traffic.

Comments pertaining directly to the video...

The people traveling to jobs in Hickory Flat are NOT the source of commuting traffic in Hickory Flat as asserted around 8:56. That is beyond laughable. Plainly absurd. I take it that the people conducting the study have never traveled GA-140 in either direction (to Roswell or to 575) or East Cherokee (either direction) during morning and evening commuter hours. The traffic is ALL in the direction of people leaving Hickory Flat to their jobs in the morning and returning home in the evening. The traffic coming INTO Hickory Flat during the morning commute and OUT OF Hickory Flat during the evening commute is negligible. That is a completely absurd claim made solely to try to justify the unjustifiable building of apartments in Hickory Flat.

"...would support many more housing units than currently exist" - Any further growth beyond country estate is completely unsupportable, unsustainable. This is foolish.

The county and Holly Springs must commit to strict adherence to country estate classifications and do everything they can to support agricultural zoning.

General comments...

Unfortunately Holly Springs' irresponsible residential rezonings over the years are essentially irrevocable. The too-dense neighborhoods are what they are now.

The disgusting fast food joints and strip malls in "central Hickory Flat" plopped here and there, essentially everything wrong with short-sighted American development, aren't going to change. There wouldn't be enough of a return for a developer to come in and bulldoze it to create a compelling and SUSTAINABLE community and market center. So it is what it is.

All we can do is prevent high-density rezoning and apartments. This is a bedroom community with jobs along GA-400 and 575/75 corridors. There are limited arterial roads that service Hickory Flat and that isn't going to change either.

Unimaginative bureaucrats and elected officials and quick-profit/short-sighted people will say we need to widen GA-140. No way. All it will do is induce demand and make this area WORSE than it would otherwise be.

NO APARTMENTS IN HICKORY FLAT. It makes sense to put apartments near 575, but NOT in this bedroom community.

You mentioned growth in Holly Springs several times. How is Holly Springs able to annex so much of unincorporated Cherokee County? When I built my house in 2000 there was a new housing fee (\$1900 per house I believe) payable to

the county for infrastructure needs. Is that still being collected? For ALL homes including those within the newly annexed areas?

We are still waiting for 38% more homes to be built and sold?!? If so, I don't think more housing in the core area is necessary.

Seems like the employment situation is problematic: Most people leave the area for work (higher paying careers), while an equivalent number of people come into the area for work (retail, restaurant, etc). Are we looking at ways to attract higher-level jobs so that fewer people commute out of the area?

Very thorough study. Thank You!!! No more high density housing!!!!!!!!!!!!!!!!!!!!!!