

Walden Plateau - Area 7
Signal Mountain, Walden, unincorporated areas
October 3, 2023

Meeting Discussion Notes

What does plan entail right now? Does existing draft cover schools, sewer/WWTA, etc.?
Unprecedented growth and how to protect residents - topo and geography is different, we have access issues.
Centers & Corridors - is this about a 15 minute city?
New grocery store, do we have input? What is status?
RPA planners don't live here. Do they know our community?
If planners aren't stakeholders or working for developers - what is your professional role?
Increased density is a concern.
Taft Hwy - no more commercial along corridor - should stay the same.
Who funds and who appoints the RPA and Planning Commission?
Does the RPA have lobbyists that contact you? How do you get suggestions on plan?
Population growth - how much are we planning for and what are the projections?
Plan for Council & their interests? Not doing a plan for residents.
Don't want high density development.
Was there a "top award" given by the American Planning Association for the Walden Plan?
Are there any plans for annexation?
Environmental issues & problems with sewer waste, abandoned coal mines, etc.
RPA and the plan does not automatically rezone properties. Need a study or request for rezoning.
Maintain growth or reduce future growth?
Is the plan a guide?
Climate Action Plan - references area plans.
Why not partner with non-profit groups to involve more people and for feedback?
Financial commitment - federal funds, state funds and local funds are used for improvements, infrastructure, etc.
Who appoints the Planning Commission members? *STAFF: The Planning Commission (PC) is a board of volunteers appointed by the Mayors of Hamilton County and Chattanooga. It was established by State law to review and approve new subdivisions and to review and make recommendations on rezoning requests.*
From US-27, we have limited access to the mountain - issues of safety and difficult to modify roads up the mountain.
Septic systems & polluted streams - failing septic is a problem.
Evacuation route for mountain - have constraints been looked at?
Traffic & access - is there a fire risk with only two ways on/off mountain?
Communication on roads & signage could be improved.
Change classifications: R-1 & A-1.
Location of public meetings - difficult to make it to downtown Planning Commission or County Commission meetings.
Look into traffic light - Corral Road.
EPA investigation - streams failing and septic tanks are a problem.
Need Emergency notification system - text alerts, etc.

Community Comment Cards

Want to keep rural feeling of it; traffic needs to be considered before development; coal mine locations need to be identified ASAP - don't develop over them.

Please connect with North Chickamauga Creek Conservatory and the Cumberland Trails Conference.

Sewer is needed to protect the stream water; preserve trails and green space.

Tree canopy; wildlife; native species - trees, shrubs.

Control to keep reasonable growth. Limited by capacity of septic systems. Consider traffic issues created by new development. Turning lane in Walden on Taft Highway.

Stop building big houses on small lots!! This house growth is a nightmare. Too many living up here to promote added building anywhere. No [big] box stores! Limited Permits! Roads are hazardous, stop building any new houses or businesses; NO to grocery store at Taft/Timesville.

Preserve our rural community and lifestyle; improve the horrible septic at Mapco and Hollister; reduce the amount of growth; we didn't move to this beautiful mountain for amenities & commercial development along Taft.

Roberts Mill Road is a beautifully updated road but it's an unregulated traffic zone. It is a disaster waiting to happen. It is becoming a death trap with drivers riding your bumpers, cars speeding, driving so wrecklessly, carelessly.... Many mindlessly crossing the yellow lines; the danger has increased exponentially with the greater density and unplanned population expansion.

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Walden Plateau/Cumberland Plateau has no vision for preserving the beauty and history of this amazing place. Are you aware that the Cumberland Plateau has more diversity of flora and fauna than any place else in the world except one town in China? That needs protection.

No parking in the back of the mountain.

North County - Area 13
Sale Creek, Flat Top Mountain
August 21, 2023

Meeting Discussion Notes

Solar Farms: Where are they located; what's the process of permitting the back-up battery for the farm; does it already need a permit? What requirements are there for public notification of this development? What are the requirements, standards, and risks for siting the back-up battery?

What is the plan for schools? Expansion, amenities and maintenance needed, from playgrounds to facilities. Accommodating changing population?

Staffing?

100+ apartments being built? Check about what, where, and how they came to be permitted.

What is the timeframe for planning? *STAFF: There is no specific deadline, but completion is anticipated by summer of 2024.*

McDonald Farm; part in Rhea County, how are we working with them? Infrastructure is needed for future development; people would like to see a park there; Has flooding been addressed?

Emergency Services: Need better or faster service.

Water lines lacking in some areas: There are pressure issues [*i.e. lack of water pressure*], and broken lines. Areas of concern: Coulterville, Hwy 27, Graysville.

Volunteer Fire Service: We need more volunteers and/or need more resources (money, equipment and staffing).

Preserve family farms & rural land.

Current Zoning: What's going to happen to it with this new plan rolling out?

Trash & illegal dumping. *STAFF: The County bought a new truck, which should improve service.*

Community Comment Cards

Lacks a playground that is available to the public during school hours (only playground is at North Hamilton County Elem); Food desert - desperately need fresh, healthy foods (not Dollar General); Safe place to walk/exercise - would love McDonald Farm to be styled similar to Greenway Farms; Please know that not all residents are resistant to change and progress. My family wants to embrace thoughtful progression; Please do not make our school a mega-school. I work at NHCE and what makes it so special is the teacher-student ratio. Our teachers know almost every single child in the school building. All teachers know all the students. That is rare and so very special and important to building relationships, building community.

Education programs with UT/TSU, 4-H, FFA programs at the farm property;

Outdoor recreation parks at McDonald Farm;

Land to grow fruits, vegetables; meat for community consumption on farm property;

Keep dark skies at night!!!, reduced light pollution;

Greenspace; *parks and walking paths around Sale Creek;

Keep farms/protect established farms;

Be mindful of wildlife so what's left is not further reduced

If you are expanding for growth: How are you going to address emergency (ambulance service) & need for more than a volunteer Fire Dept.;

* What about how traffic is going to affect those who live around McDonald Farm?;

* What about their privacy?;

* No apartments, not wanted in this area;

* We moved to this area to get out of the city; we don't want it industrialized;

* If you want to preserve our area, stop short-term vacation rentals; we don't want them up here!

Keeping our area rural; Keep this a single family home community; Keep our schools up to date; Develop a public park for McDonald Farm, we don't have one at all, kayak/canoe

Short-term vacation rentals zoning, not in residential area; No outside investors coming in & buying up properties to make into AirBnBs; Appearance of commercial properties; trash & recycling centers; electric grid - many power outages in north end of county; more oversight on zoning for electrical grid, solar; ambulance service; fire service; brick construction required & signage standards.

North County - Area 13

Sale Creek, Flat Top Mountain

August 21, 2023

Northern Hamilton County needs public transportation to use to commute to work in Chattanooga. Maybe approach CARTA about reintroducing bus service to Soddy-Daisy. CARTA ran a route into the city, but has ceased due to lack of ridership and monetary constraints. Things have changed and we have more out of towners visiting Soddy-Daisy for tourism and the population has grown significantly. Public transportation could be utilized to bus or shuttle our elderly population to the senior center or appointments. Perhaps inter-modal or multi-modal services for meeting our transportation needs.; we would love some sidewalks in Soddy-Daisy.

Nada; no changes, nothing, zip, zilch, we need an ambulance.

Establish a trailhead for the Cumberland Trail at McDonald Farm - (would also connect to the Great Eastern Trail); Protect the water quality and the natural flow of the Rock, Possum, and Soddy Creeks as well as their natural scenic beauty; Work to inform decision makers to provide regulation for above goals and for responsible development goals that protect watershed.

Protect watershed, access, integrity of North Chickamauga Creek & gorge buffers; Protect access for all citizens to our natural areas; Limit/ban steep slope excavation and borrow pits/fill area in floodway and 100 year flood plains.

Question - Are there any long term plans to connect the county with a bridge over the TN river - Soddy to Harrison?

Roads & schools should be in place or concrete plans before subdivisions are approved; Developments/subdivisions need to address fire hydrants; how will existing land usage figure into deciding on areas of various density?; Zoning commission needs better guidelines before issuing permits.

City water needs to be available on Oakdale Rd-parts of May Rd do not have city water as well; City sewer needed on Hwy 27 in Sale Creek; dine in restaurants are needed in Sale Creek; power lines need upgrading.

Big parks, trails

Add a winery with fire pits, views, shaded area, wood fired pizza, and an open area for music festivals at McDonald Farm

Severe need currently for restaurants and shopping areas (like Cambridge Square in Ooltewah); no place to have a nice dinner out; grocery store needed as well.

Power is unreliable, old lines, too many outages.

Better fire service on Pickett Rd, the nearest hydrant to my home is approximately 2,000 feet.

Health is a major issue across the area; linear park - rails to trails with restrooms and parking; people are too overweight, need a place to walk as a start; local place where people can safely get healthier!

Parks at the farm; hospitals; schools; roads; trails.

Tree Ordinance: I live on Armstrong Rd. Our beautiful woodlands that house the gorgeous wildlife of our area have been clear cut by the hundreds of acres to put in subdivisions. We need to have a tree ordinance to hold developers accountable. Private landowners should be able to do whatever they want. Developers should be required to leave some trees.; Utilities: We love our Bakewell Union Fork water. It runs dry during droughts and we have to have Soddy water piped in . We don't like Soddy water, but with much more growth, it will have to be piped in all the time. Can we plan for water utility growth so we can keep our good water? If we wanted Soddy water we'd have moved to Soddy long ago. Sprinklers & hydrants on different water sources!!; Collaborate with Rhea County: In order for us to complement each other, we need to plan together.

Permitting process for solar farm; solar panels, battery storage.

Saving green space around "Sale Creek" (trails/parks); controlled growth; roads (widening, surfacing).

Hiking/biking trails; Parks/nature areas; Secondary road upgrades; McDonald Farm.

Secondary & tertiary road shoulders: Add or increase shoulder width; repair water run-off erosion, culverts?; anti litter program; bicycle lanes and paved trails

North County - Area 13
Sale Creek, Flat Top Mountain
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Speed on Dallas Hollow Road is dangerous w/o shoulders; What about the 200+ acres on Dallas Hollow Rd?; Why can't owners rent to whomever they'd like?

Very dangerous intersection at the north terminus of Dallas Hollow Road; no more apartments.

Please think about traffic before development. The traffic in other parts of county is horrendous!; Ticket those who litter: Issue tickets to increase funding; there is always trash on the sides of roads; Trash pickup services; Sidewalks.

Parks; green space; No apartments; No water treatment plants; No dumps.

Sidewalks; Street drainage; Top notch marina with great restaurants; Parks; Bury electrical lines underground.

Traffic; Oversight on zoning and permitting; Schools and traffic from schools; Taxes; Utility costs.

Sewer - so restaurants can come in (sit down); Worried about more traffic; Comment: Glad McDonald Farm is finally getting its glory!; Need park for our children and grandchildren; used by our school.

Sequoyah Road - Needs to be 6-8 lanes before the new school & expansion happens; repaved completely; More people will be moving that direction.

Traffic; Schools: - growth; Road repairs: - Daugherty Ferry Rd (road breaking off) Tree overgrowth on roads; *park is the only thing I'm interested in.

Concerns: Emergency Services - Fire protection - currently as a SD resident, we are dependent on a volunteer service. They are great but probably need more. Ambulance; golf course; commitment for NO prison/homeless encampments.

We have a beautiful area to live BUT there's trash along most roads. There's no signs regarding fines or reporting those that do litter, not just McDonalds - boxes, mattresses, furniture & tires. I've heard no county official talk on TV or elsewhere encouraging creating a beautiful living space, stopping litter. It's very sad to see and for visitors from other countries to witness.; Roads that are horrible: McCallie Ferry, May Road, Lee Pike; Please, please, help to save our land, Thank You.

TRASH! TRASH! TRASH! *Our roads are totally littered; so embarrassing to visitors & residents - May Rd, Lee Pike, McCallie Ferry Rd are just dump sites; *I see no effort to sign nor enforce litter problems. The only "dump site" was closed for some reason; *This must be addressed to encourage proper growth in our community!!!

Is there any retail development planned for unincorporated Soddy Daisy (Emerald Bay, Armstrong, The Farms, etc.) we currently drive 15+ minutes to a grocery store or restaurants. I would love to see some retail development closer to these developing communities.

A bridge over the river in the Lakesite area connecting route 319 to route 58; Publix & Costco; Parks w/live music.

Residential areas such as A1, R1, & R2 should not have commercial business; Commercial businesses need to be in commercial zoning; STVR's are commercial/businesses.

Join the Cumberland Trail, not have to walk over.

Jake Brake Restrictions on Hwy 27 in Bakewell near red light @ Circle K - The Harrison Mobile Home park is affected by the noise from Jake Brakes.

Things I do NOT agree with: Taxes on our property after its paid off-do we really own our homes?; Smart cities; Climate action plans; All different ages in one school and or buses. What I would like to see in our area: Safe hang out space for teenagers (skate parks); Education in our schools not indoctrination; Water fountains & apple trees in parks.

Sidewalks on Dayton Pike - Soddy; Running trail is needed; More underground power lines; Cell towers.

A running/walking/biking type trail is much needed in the Soddy area; *the closest one is Riverview Park in Chattanooga, we need that here; Update Bakewell Utility District water lines. The water lines frequently break resulting in NO water.

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For the Park (all separately): bike trails; horseback riding trails; running trails; hiking trails; playground; splash pad; olympic size pool.

Infrastructure: Start a program/funding for infrastructure by charging developers a fee (\$ per linear foot of road frontage) to pay for upgrades; Screening on new subdivision developments (landscape/buffer zones) when put next to existing housing.

Preserve natural resources; address utility access; comprehensive traffic plan; littering/waste management; focus on sustainability; more sidewalks.

As more people & industry move in, what happens to planning about trash collection, what about planning & placement of a new dump?; There's a fear with current roads, it won't handle huge growth and influx of traffic. Also concern that new road growth will cause major traffic disruptions while construction takes place.

NORTH CHICKAMAUGA CREEK CONSERVANCY: Priority focus planning recommendations: 1. Specific stringent development ordinances regarding land disturbances/excavation and development near the banks of the North Chickamauga Creek and its tributaries to ensure responsible development affecting the creek and watershed, including regulations and incentives to protect pervious watershed. 2. Responsible approach to limiting increased zoning densities near the creek and in sensitive watershed areas. 3. Stricter timely enforcement and compliance with water quality regulations and MS4 requirements. 4. Recognition of the recreational opportunities of North Chickamauga Creek and protection of and prioritization of recreational access points throughout the watershed, including TWRA, TN State Parks, and City of Chattanooga properties along the creek. 5. Programs to educate the public, including residents, developers, and decision makers, about the North Chickamauga Creek and its immense presence and value to our community.

Northeast County- Area 9

Birchwood, Georgetown

August 24, 2023

Meeting Discussion Notes

What will happen with the Wolftever Plan, since we're now doing another plan on top of it? *STAFF: It will be replaced by this new plan.*
New Subdivision on Snow Hill: 200 - 500 homes? Difficult getting into / out of the subdivision safely. Need a second connection with a turn lane into the subdivision.

Modify the zoning standards to have larger lots, lower density.

Is the WWTA (Wastewater Treatment Authority) coordinating with the EPA about Signal Mtn issues?

We need money for new infrastructure. Federal grants have specific limitations and requirements.

Need action now on a plan!

Satellite retail nodes are desired.

Interstate exit is needed between Ooltewah and Georgetown.

How do we slow down development until we have a plan?

Hunter Rd property: Traffic generated by apartments on the hilltop is a concern.

Hunter & Snow Hill Rd traffic in general is a problem.

Require infrastructure to be in place before development. *STAFF: The property owner has the right to develop according to their current zoning. They also have the right to request a zoning change.*

Need money for infrastructure for development.

Change the zoning to preserve low density.

Too much development on Ooltewah-Georgetown Rd.

Update zoning: "buildable" acres + actual vs. aggregate *STAFF: The way we define density needs to be addressed.*

Require turning lanes with new development. *STAFF: Business Improvement Districts (BIDs) or Community Improvement Districts (CIDs) are being used by many cities to pay for the desired improvements.*

Survey: We want to keep it rural, no questions asked.

Tennessee Code Annotated (TAC): Zoning & Planning Commission decisions must be consistent with the plan. Much of the county has no plan.

Need to mitigate the impact of development on water quality.

Can zoning decisions be reversed? *STAFF: A property owner may request a zoning change back to whatever it was originally, or request another zone. Such requests must go through a public rezoning process .*

Developers need to talk to the community; they shouldn't change what they say they're going to do.

Require developer to replace each tree taken down with 10 more; we should be "stewards".

Would a petition to pause development until infrastructure catches up help?

Preserve farmland. *STAFF: The County has no zone limited to "farmland" only, but there is an Agricultural Zone which allows farms and residential development at a lower density.*

Change zoning to require larger large lots.

Need starter homes (quality homes but with smaller square footage.)

Send personal letters to the Commissioners.

Improve State Parks, e.g. trail maintenance, litter clean-up, maintenance of amenities, such as water bottle refill stations, bathrooms, picnic tables, shade structures, etc.

Community Comment Cards

Obviously we need growth to be sustainable. I applaud this process. I hope you take the information you gather and act on it.

Historically, roads get widened after growth. I hope you can forecast the growth areas and create the infrastructure prior to the growth.

Ooltewah-Georgetown Road - Lee Hwy - Home - new - too close

Would like to see farmlands along the Ooltewah-Georgetown Rd north of Mahan Gap and along Birchwood Pike north of Sequoyah Bay preserved. Concerned about development costs; want to make sure farmlands are exempt from property tax increases. To relieve pressure on main arteries, develop satellite retail nodes near larger developments. Thanks for the meeting!

Northeast County- Area 9

Birchwood, Georgetown

August 24, 2023

1) Preserve: farmland/agricultural areas/green spaces. **2) Improvements:** Roads, roads, roads!; too narrow, no shoulders, poorly maintained, need repairs, paving; sewers/sewage treatment overall infrastructure. **3) Future:** Preserve the rural nature of the northern part of Hamilton County. Growth will happen but control the density. Redefine/clarify "aggregate" development. A1=2 houses/acre; fix the loophole that allows developers to squeeze the houses onto smaller parcels, while still claiming it is 2 houses/acre. Thank you for initiating this process.

Developers get a permit only when paying enough for infrastructure improvements - Is that possible?

Improvement of State Parks especially Harrison Bay

Dr. Highlander said he requested that a roundabout be built on an area annexed by Chattanooga that heavily affects traffic endured by Hamilton County residents. The city refused to pay the immediate upfront costs, even though it costs less in the longrun. How can we county residents persuade the city to use roundabouts for everyone's benefit? How do we get TDOT to add I-75 access to Hunter Rd?

No building in the floodplain; no building in high groundwater areas; no building in shallow bedrock areas

I would like to see zoning restrictions for the rural areas. Such as when a farm is sold to a developer, there are restrictions as to how many acres are available for a single home construction, e.g not allow 1/2 acre lots but say a minimum of 3 acres per home.

Need help on Kevin Lane and Pictures Circle; and stop this from ever happening again

How does the "plan" address the old state laws that may be contrary to the final "plan"? For example the "aggregate" land/housing formula

Infrastructure needs to catch up and then stay ahead of growth. Don't build new housing until roads & other supporting infrastructure is in place to support it.

Will the plan be legally binding on zoning matters? How will variances be granted?

Why are we not charging builders an impact tax?

1) Small town atmosphere in the different communities; 2) TRAFFIC - Hunter Road is a nightmare; 3) No more homes until the infrastructure is there; Tax the zoning!!! Preserve the farmland!!!

Keep in mind the TVA complex that will open on Hwy 58 just inside the Meigs County Line. A lot of employes will be moving to that area.

1) Widening Snow Hill, Hunter Rds - When there is an accident on I-75, those roads are overrun with traffic. 2) Plan developments in Ooltewah that are 2 to 5 acres, "gentleman farmer"-type of neighborhoods. 3) Build infrastructure before more neighborhoods are built. 4) We want to keep our farmland. 5) No more cheap homes, e.g. Horton Homes.

Need zoning for Hamilton County that is different than the City; the city should have no say about what is happening in the county; Better requirements for new businesses & neighborhoods; ie., no metal buildings, similar signage. Condemn or fine hoarders until property has been cleaned up. Sidewalks/curbs. Baseball/softball/football field maintenance. Greenspace in N. East County for public use. Turning lanes for all new developments, paid for by builders. Responsible zoning - no commercial next to residential.

1) What would I want to preserve? The greenery landscape & nature (natural beauty) **2) Improve?** - Need lighting on Snow Hill Rd. Also, neighborhoods need lighting as well, such as street lights. Need to widen Snow Hill Rd. Can use a real Fire Dept. **3) See more of?** - Neighborhood parks with basketball and tennis courts. The area in Ooltewah can use more walking trails too. Also, we can use a community YMCA in Ooltewah. Every time a new development is created, they need to be required to build a park & school for the neighborhood (make the builders pay for it).

Northeast County- Area 9

Birchwood, Georgetown

August 24, 2023

The world doesn't need to live in Ooltewah; a limit must be set for # of houses/acreage. **Preserve** - Rural look & culture; ranches and farms; public lake access and lake parks; cultural/Native American sacred land & artifacts; natural area for wildlife with wildlife corridors to connect these areas; adherence to Wolftever Creek Plan; current resident rights for a small town, views of natural areas, rural farms; character of a small town; **Improve** - Walking trails to connect developments and natural areas, neighborhood schools/parks, stormwater infrastructure, road safety (specifically hotspots of Hunter Road, Snow Hill Road, O/G road (especially signal light at Lee Hwy)), traffic is backed up one mile, not all the new development is complete, stop concentrated housing developments; **Want to See More Of** - More schools built (current students deserve a quality education & not to be overcrowded), more fire protection and police, walking/bike trails; wetland, stream, etc. acreage as part of the total developed parcel, controlled growth via a well thought-out plan, e.g. the Wolftever Plan old vs bad; developers & engineers associated with those developments are voting members.

Thank you for holding the Area 9 planning meeting at Ooltewah High School on 8/24/23. I found the discussion very useful. 1. Almost everyone expressed concern over the rapid rate of subdivision development in Ooltewah area. Everyone sees the need for a better plan that slows development in our area. 2. Request the County Commission revise the zoning for Area 9 and Area 12 to only allow 2 houses per acre for A1 and 3 houses per acre for R1. 3. Require developers (instead of encourage) to hold community meetings at least one month prior to the RPC (Regional Planning Commission) hearings for rezoning cases. Developers routinely decline to hold these meetings unless the County Commissioners get involved. Residents in my area have been fortunate that Commissioners Highlander and Eversole have been proactive in facilitating these meetings. 4. Only allow "useable" land to be used in the "houses per acre" calculations. Flood zones, transmission line right of ways, etc. should be excluded from the calculations; 5. For the next round of meetings, I encourage the RPA to post all presentation slides, etc. at least one week before the meetings are held. That would allow residents to review the material before the meeting and be better prepared for the discussions. 6. A concern I shared with Dan after the meeting is that we have the Wolftever plan, but have not been consistent in following its recommendations. If we had, we wouldn't be in as big a mess as we currently are. We really need a commitment from our leaders and decision makers that we will follow the new plan. Otherwise, we could repeat the mistakes of the past.

I live in Ooltewah and I'm quite worried about the amount of subdivisions continuing to go into North Ooltewah along Ooltewah Georgetown Road, etc. Going south into Ooltewah, there by the Ace, is often extremely congested. The line of traffic can be half a mile to a mile long. We have to think about the infrastructure more in this area before we continue to allow additional housing to be made.

Too many areas of Chattanooga (both city and county) should be under a moratorium for development of any type! Fix the infrastructure, research the area to determine if residents WANT additional development. I am weary of land being developed to the demise of wildlife. Come on Chattanooga; wake up! Do not let out of town developers have their way every time!

Meeting Discussion Notes

London Lane is terrible.

The previous plan didn't help with traffic mitigation or the pace of new development.

Where will the money come from to pay for all this?

When will the public be able to weigh in on taxes?

What are the plans for sewers? Development is outpacing it.

Where is the money from our sewer bills going?

Are new sewers being built to accommodate high density housing?

New lots are too small!

The 2019 Area 12 plan has not been followed. Can we give this new plan some "teeth"?

Can residential zoning be done by Area? Not just one single zone.

County funding for roads is lacking. Can we use something like Georgia's SPLOST program, or a half-cent tax, to help fund road projects?

Are toll roads an option? *STAFF: The State of Tennessee only allows a couple options for toll roads.*

Can we enact impact fees? *STAFF: A court case is underway now concerning their legality in the State of Tennessee.*

What can be done to prevent development in the floodplains? *STAFF: Currently the County has no regulations preventing development from occurring in the floodplain.*

The County needs stricter regulations to prevent development in the floodplains .

Developers should pay impact fees to offset the impacts on infrastructure from new development.

Where do the tax revenues from new subdivisions go?

Any new tax should go to roads. *STAFF: The County, State and City each have jurisdiction over different roads with separate pots of funding.*

Utility construction also impacts the condition of roads.

High density apartments are a concern. Schools are already crowded and roads are already congested without adding more people.

Why do we encourage new growth?

Why not require larger lots through the zoning ordinance?

It's going to require a lot of money to address all of these needs.

A tax increase is needed to pay for services. How do we keep it focused on roads

Does the percent of money for schools go down if the school population goes down?

Community Comment Cards

Quit trying to develop our quiet part of Area 12. Many of us moved out to be away from the hustle/bustle of the city. 2. Fix the roads and areas around London Lane. 3. County tax payers do not want to pay for your choices/growth. 4. Why do we get outrageous sewer bills because our sewage goes to the city. RIDICULOUS!!!! 5. Stop selling homes on small lots which adds to the density of people in this area. We do not want this area so crowded!!! Make builders responsible for impact fees. 6. You have not followed previous plans yet; put your own wishes in place. Quit overriding our wishes; we pay the taxes. 7. Need road improvements, not just the interstate.

Preserve rural area; watching the county ignore what the people wanted and make changes to allow more houses per acre makes it seem like this is a waste of time; "guide" has no teeth. 2. Roads are too crowded! Stop allowing building where the infrastructure is not in place already. 3. Any new subdivisions need to pre-process their own sewage.

Standifer Gap Road improvements; ditches/flooding/traffic.

What do I want to preserve? Freedoms, liberty (individuals); Sounds like priorities from the people were very clear and I hope funding goes towards these priorities and not new ideas being put ahead of them.

1. My freedom; 2. Roads east of Ooltewah-Ringgold & E. Brainerd; 3. Preserve farm land; 4. I don't want multiple level buildings in future developments.

Impact fees is not the answer; Commission and this administration needs to pay for the needed road improvements; Taxes coming [from] area plans (residential only).

Libraries.

More restaurants please.

Southeast County - Area 12
Ooltewah, Collegedale, Summit, White Oak Mountain
August 29, 2023

Preserve: Green areas - protect trees in housing areas; **Improve:** Commitment to input from residents, at this time residents provide input which is not followed; offer ride share lots to improve traffic; **More of:** Buffer area to protect homes from road noise; protect tree buffers; sidewalks, bike paths, developer provide dedicated turn lanes.

Lower density for new subdivisions; Stop allowing building in flood plains; Different zoning requirements for different areas to better represent communities

Preserve - A-1 area with farms and large lot subdivisions; Improve - older areas of county to encourage developers to rebuild those areas that suffer from age, especially areas with better infrastructure; maybe tax ??? to build in city areas rather than building in county where taxes are ?????

Preserve - Scenic beauty around White Oak Mtn., Protect mountain tops, big trees when areas are developed or re-developed, support owners of large land tracts, such as farmers, to help them keep their land and not sell out to dense residential development; Improve - infrastructure especially roads, problem spots: Lee Hwy @ Ooltewah-Ringgold Road; dead man's curve from Ooltewah to Bradley County line on Lee Hwy, major back ups & nearly 600 more homes coming on Edgmon Road, reduce density allowed per acre in this area for new homes; our roads can't handle the existing density and much that has already been approved yet isn't even built yet...the problem is compounding; See More Of - walkable area, make it easy to move about on foot, bike, etc., parks, walkways, greenways, bike trails.

1. We should make sure to preserve both local waterways and scenic ridges, prioritizing clean safe water. 2. The biggest improvement (a remediation really) we currently need is in infrastructure and traffic management. New high-density residential developments are rubber-stamped seemingly with no impact analysis or traffic mitigation plan. If an emergency evacuation were needed along Ooltewah-Georgetown Rd, it would likely be a disaster. Development needs to stop until supporting infrastructure is in place. 3. We most need more roads, specifically connecting roads. It would also be nice to have more public green spaces and hiking trails. A public swimming pool or two would also be a wonderful community resource.

Middle Valley - Area 8

Middle Valley, Lakesite

September 7, 2023

Meeting Discussion Notes

Railroad at Thrasher Pike - safety, a difficult crossing and traffic backing up, it's a problem.

More communication needed from Norfolk Southern - for closings, etc.

Is CARTA service in the area possible? Not necessarily bus transit but could be something like a twice daily uptown/downtown or Middle Valley to Hixson & back shuttle.

Para-transit for medical appointments, i.e., elderly or disabled individuals needing on-demand/scheduled transportation.

Traffic from state route for housing development is a problem. Did not receive sufficient notice of the development before it was approved.

Gold Point at Hixson Pike has traffic problems.

Development and traffic issues in particular areas: Boy Scout Rd., Dayton Blvd., Hwy 153

Car washes shouldn't be near Dupont Elementary.

Infrastructure maintenance - quantity, quality and upgrades are needed.

Land acquisition for roads? Widening or having more alternative routes is needed.

Retail, commercial businesses; need greater variety of retail and commercial businesses, attract more to the area and we should support local businesses.

Improvement Districts or Business Improvement Districts for Centers in Middle Valley, Lakesite, and other centers in the County in order to improve quality.

Alternative mobility options: Sidewalks, trails, etc.

Middle Valley Road: Bikes and vehicles, space issues with lanes.

Can we do a Building Permit moratorium until roads are improved and infrastructure in place?

Need clarity on RPA and Planning Commission. *STAFF: The Regional Planning Agency (RPA) is a joint city/county agency staffed by planning professionals. The Regional Planning Commission (PC), is a body of volunteers, appointed by the Mayors of Hamilton County and Chattanooga. The Planning Commission (PC) provides recommendations to the Chattanooga City Council, Hamilton County Commissioners, and other smaller municipalities regarding rezoning requests. The Planning Commission (PC) meets on the 2nd Monday of each month in the Hamilton County Courthouse.*

Accessibility and transportation for mobility challenged, older, disabled, or individuals with busy schedules, hard to attend [PC] meetings held once a month.

How does County zoning differ from City zoning? *STAFF: Each has their own Zoning Ordinance.*

Is it wise to develop with insufficient infrastructure?

What is the Planning Commission and where does it get its authority? *STAFF: The Planning Commission (PC) is a board of volunteers appointed by the Mayors of Hamilton County and Chattanooga. It was established by State law to review and approve new subdivisions and to review and make recommendations on rezoning requests.*

How we can have zoning that's responsible and not damaging to the integrity of watersheds?

Middle Valley Airport status? *STAFF: See chcrpa.org for case details.*

Tree Commission needed for unincorporated Hamilton County

Any plans for sewer expansion?

Need more greenery.

How to get information about upcoming development or zoning cases?

Hwy 127, curb cuts, traffic - are there any options to lessen?

Could website or a map show all cases/development in area number of interest? *STAFF: See <https://chcrpa.org/project/development-trend-dashboards/>*

Zero-lot line zoning, it's popular, but does it benefit anyone aside from developers?

Concern: Loss of tree canopy; will it be addressed?

Hixson Pike: Does it have to develop without regard for what's already there in terms of residential development?

Storage businesses; how many do we need, when do we say "There are enough or we have too many"?

Trash & outdoor material stored outside is a widespread issue and commercial and residential properties can be unsightly and should be cleaned up.

Community Comment Cards

Preserve: tree canopy, native landscape, mom & pop businesses, rural feel with suburban amenities; **Improve:** shade in parking lots, Water quality outreach by local government seeking community input; Infrastructure in parks. **See more of:** library, rec center, trees, using existing retail or cleared land real estate for redevelopment instead of turning forested areas into development.

Bus service (including handicapped) to North Hamilton County; Business improvement district on Hixson Pike; limited access to Hwy 153.

Middle Valley - Area 8

Middle Valley, Lakesite

September 7, 2023

Please don't forget families that have lived here for several generations as you welcome all the new families.

Daisy Dallas Rd is like a race track. It is 2 lanes, it carries traffic from Hixson Pike to Harrison Rd. It is becoming more congested especially at Sedman Road and Daisy Dallas Road. Are there any future plans for widening it?

There is a transportation issue for the disabled and elderly. What is the plan? If there is no plan, how or when will that issue/problem in unincorporated areas be resolved?

Developers should share in cost of increasing traffic control and road capacity including sidewalks; RPA recommendations should be binding but collaborative; Developers should properly fix roads they dig up.

Traffic on Hixson Pike: most of the traffic goes south in the morning and north in the afternoon. Use the center left turn lane as rush hour directional lane for busiest 2 hours am/pm; example, use center lane for south lane 7-9am and north lane 4-6pm; Railroad crossing at Hamil next to hospital number 1 overpass needed.

Will there ever be a north county bridge from Soddy-Daisy/Sale Creek to the Harrison/Ooltewah/I-75 areas?

Would love to see a renewed study of new bridge over the river in northern county; a bridge could take the load off Hwy 153 and Hixson pike and US 27; many motorists go out of the way because there is no bridge from Soddy Daisy to Ooltewah and Cleveland.

Preserve - Natural beauty, lake living lifestyle, small town feel; **Improve** - Lakesite needs a city center; more moderate - density housing so next generation can raise their children here; multi-modal transportation; public lake access outside of Chester Frost Park.

* You can NOT open up parks for anyone coming into them without SECURITY.

* You can NOT approve zero lot lines without sewers, and Hamilton County does not need zero lot lines anywhere.

* Parks should not be reopened on a one lane road (i.e. Pinky's Point)!

* Nelson Spur Rd does not need any more traffic; only residents who reside there should be traveling on it. Needs to be a private road; too many sightseers and deer! Relocate 3/4 of deer! It is a narrow, curvey road with deep ditches, overhanging tree limbs, and an S-shaped steep turn in the road.

* The Pinky's Point Park at the end of the road should not be opened due to this one lane road and no security in that park. It should be protected due to the historical trail of tears. (also grave of Indian Woman - unmarked).

Preserve our land - too much building; Improve roads. Hixson Pike and Middle Valley very congested, very hard to get in and out now, Middle Valley flooding from too much building; East Boy Scout and Eagle Drive floods now and we do not need more construction pushing water on us. Thank you.

I have noticed a lot of building of overpriced homes on Thrasher Pike even from my subdivision of Port Serena. The homes are very close together and look like crackerjack box houses that are built well. There are at least 3 new subdivisions being built within a mile or two from where I live. I know that you cut the lot size from 1 acre to 1/2 to cram as many homes as possible. I moved up to Port Serena around 44 years ago to get away from the sprawl of the city of Chattanooga. I ask you where are the animals going to live if you cut down the trees and build these homes? You don't have any regular people that care for the environment or the people themselves on the board [i.e. *the Planning Commission*], just rich developers who only see \$\$ signs on any undeveloped land. What I see when I see a piece of land that doesn't have anything on it is beauty and peace. Hixson Pike is looking like an overdeveloped zoo with buildings and overpriced apartment complexes being built up so close to each other. I know you want to develop Sale Creek in the same way, but don't. Hamilton County as a whole is losing its beauty that makes it special. You can't have pocket woods ,for the animals to live in, surrounded by houses. Who can afford to live in Hamilton County if you keep building over priced homes and apartment complexes that are ugly as heck?

Behind Northgate mall are 2 apartment complexes that are built so close to the road that anyone who rents them is sure to have hearing loss. What are you going to do about Northgate mall? It was once a good shopping complex and now it's dead.

Middle Valley - Area 8

Middle Valley, Lakesite

September 7, 2023

My late grandfather and late father used to say that if you build homes that are so close to each other that you can tell who is having sex or not just by looking out your window, then [your houses] are [built] too close to each other. Look at Stone Walls Farms just south of Thrasher Pike on Hixson Pike; the homes are within 10 feet of each other. That is a fire hazard since if one goes up there is a higher chance the rest will go up as well if the fire is left to burn. Stone Wall Farms is a perfect example why building homes close together isn't a good thing. Do you want to walk outside and see what your next door neighbor is doing in his yard or cooking? I doubt that you would, but again most of you live in mansions so that you don't have to be on top of your neighbor like you are forcing the rest of us to do. There used to be deer and other animals that used to live in the woods behind my house. Now there is nothing thanks to people like you who want to overdevelop it. As far as EVs go - whoever buys them must not like driving long distances like to any other metro area. The price of the batteries are nearly the price of the car and does cause more damage to the environment than gas powered cars. Also look at the countries that have gone electric and you will see that there are piles of them left on the side of the road. When a EV car burns, it stays that way for hours - burning with no chance of being put out. The mandate by the government is [ridiculous] since we don't have enough charging stations and the grid can't handle the influx of the cars being charged at the same time. Look at California with the blackouts that they have had. That can be us if you keep pushing the "green energy agenda" before ready. Building the grid up first and the charging stations as well as make sure that you can drive more than 300 miles with a full load before telling the rest of us to go green and buy these death traps of a car. I'd appreciate it if you'd take my words to heart and use some common sense and not greed to make your decisions about what this county needs.

Area 13 - North County

Soddy-Daisy, Montlake

September 14, 2023

Meeting Discussion Notes

Expand broadband access in Sale Creek.

How do we find out about development already approved/in progress? STAFF: See [CHCRPA.org/Project/Development-Trends-Dashboard](https://chcrpa.org/Project/Development-Trends-Dashboard) to see what is being built, recent development projects, and rezonings.

How was meeting advertised? STAFF: Emails, newspaper, website, and County Commissioners helped spread the word.

Maintain the rural character of the Soddy-Daisy/Montlake area.

Better communication for meetings, issued further in advance of meeting dates. Reach out to people without the internet.

We don't like the apartments off Sequoyah Access Rd.

Traffic on Hixson Pike is bad.

The ditches and swales - need better stormwater management for water run off and also clean-up litter along roads.

Water runoff is negatively impacting water quality.

City Council vs. County Commission? STAFF: Two different planning processes; each has it's own meetings and team of consultants.

How much development is already approved/in progress? STAFF: See [CHCRPA.org/Project/Development-Trends-Dashboard](https://chcrpa.org/Project/Development-Trends-Dashboard) to see what is being built, recent development projects, and rezonings.

When are public meetings held for review of development proposals? STAFF: The Planning Commission meets on the 2nd Monday of each month starting at 1:00pm in the Hamilton County Courthouse.

Concern about Wastewater Treatment Authority (WWTA) How are decisions made about sewer service for new development?

Manage density.

Increase parks.

Need to focus on roads/infrastructure prior to new development.

We are losing too much tree canopy with new development.

New roads, better connectivity, and alternative routes are needed to mitigate traffic.

Armstrong Rd - Lee Pike issues: Development, tree removal, vehicle speeds, traffic, heavy truck traffic/noise/turning issues.

Expand and improve maintenance for roads and sidewalks.

The number of homes/subdivisions near Armstrong Road is excessive.

What is the rezoning process?

Cliff Mill Rd. traffic.

Osage Rd. traffic.

Bike safety is threatened by increased traffic.

Fire hydrants north of Possum Creek are needed and need repairs.

Who pays for new infrastructure and development related impacts (e.g. stormwater, traffic)?

How long is this planning process going to take? And how long (time-frame) does the plan cover, and is there a physical plan document? STAFF: We do not have a specific deadline, but anticipate the process running until Summer 2024. The Plan is a 10-year plan. A physical plan document will be produced.

One Chattanooga Plan - How much influence is it going to have on the County Plan?

Make it easier for more community participation in the rezoning process.

Development requirements, in particular, building materials, zoning codes, subdivision regs, and building code, need to be improved.

Community Comment Cards

Maybe include bike lanes on roads in Soddy Daisy.

When will we have fire hydrants NE of Possum Creek? If an R1 zoned property is being developed in Hamilton County, are fire hydrants required?

Preserve rural neighborhoods, Soddy Gulf, and the lake; improvement on sidewalks & traffic patterns in parts (traffic light on Hwy 27 & Highwater); Definitely manage density, increase parks, and have good roads/infrastructure; Is there a way for suburban neighborhoods to be built on minimum lot sizes so that not everything is packed together? Would like to see more local restaurants & shops - not fast food or franchises.

As a resident straddling the Soddy city-county line (Highwater Rd), living on the county side, I would like to limit development (housing) in the County, based on lot size. Ideally to preserve the rural living, but also allowing for as much growth as possible. For example, can development be limited to a minimum of 1 acre lots? So that density is managed?

People may be moving here. I am one of them. But we moved here because we wanted a small town (even though Soddy-Daisy is pretty big to me) but we love it. I don't want it to grow to a big downtown or a big busy city. All of us moving here are moving because we want land and country. We love it the way it is. We don't want any solar farms!!! Keep Soddy-Daisy rural!!!

Area 13 - North County

Soddy-Daisy, Montlake

September 14, 2023

What to preserve? keep it the same; What to improve? Litter/trash; illegal dumping on side of the roads (Hamby); What needs to change? notifications of these meetings was very bad. The turn out needs to be better if you really want to know what we all think.

If growth is coming, every tree does not need to be bulldozed down, except where the house is going and to make the property nice looking. Trees are removed because it is convenient for the builder [*who*] forgets the beauty of the land.

Like to see parks built; like to see more roadway service - trash pickup and digging out ditches for drainage; have to manage density.

Good - maintain rural feel; Needs - improve secondary roads, ie: shoulders, width; improve and create green space ie: parks, walking trails, the "gulf" is fantastic; prevent high density living; create rental requirements, ie: BNB, short-term rentals; require large construction trucks, (concrete, 18 wheelers,) to use wider roads. Get a wireless microphone so folks asking questions can be heard.

One Chattanooga Plan