

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.