

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.

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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

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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.