

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!

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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).

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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!