

April 1, 2010

COMMENTS SHAPING THE FINAL DRAFT MASTER PLAN DOCUMENT

The following is a summary of comments received from the public regarding the March 1, 2010, Draft Master Plan that have informed the April 1, 2010, Final Draft Master Plan

Land Use

The open space shown on the Morris family farm shows an area much greater than actual flood zone along Walnut Creek. Please reduce the area.

Response: The area shown was consistent with FEMA-provided flood maps. However, upon reviewing site topography, the area shown as “open space” has been modified to reflect site grading.

The existing zoning map indicates the western portion of our farm is zoned R2, this should indicate RA, the adjoining property was zoned R2 when Crown Park was developed; however, our land was not rezoned and is still RA. We've owned the land since long before zoning was created in 1964 and neither our family nor the county has ever initiated rezoning. The county zoning map might have been erroneously colored in at the time of the Crown Park zoning. Thank you for making this correction.

Response: Based on the Official Zoning Map, the parcel abutting Crown Park subdivision to the east (8.66 acres) is zoned R-2 (Single-Family Residence); and may be in error. The change will be submitted as a map amendment to the BOC, once researched and verified at a later date, in accordance with the ULDC map amendment process.

Transportation

The proposed parkway will cause a loss of parking at McDonough Christian Church.

Response: All parkway locations are tentative and subject to future design. This said, the drawing shown in the master plan document has been modified to avoid impacting church parking.

The proposed master plan should be more bicycle friendly.

Response: Nearly 8 miles of off-street multi-use trails are planned for the LCI study area, along with existing/planned bike lanes along Hudson Bridge Road and Jodeco Road. The master plan's multi-use trail map will be upgraded to reflect these bike lanes.

On page 115, Multiuse Trails T-23 Walnut Creek Multiuse has a 2016 open date assigned. As we discussed, we have owned this land a very long time and still occupy and use it with no immediate plans for sale or development. We absolutely do not want this trail built along the creek while we still own the property. We need access to the creek for cattle watering holes and we hunt and shoot skeet and targets in these bottoms. We do not want the trail interfering with

our enjoyment and use of the property. In the long range, when the site is ultimately developed, we agree the trail is a great idea; however, if a date is assigned please make it 2030 or later.

Response: The year has been changed to 2030.

Other

There will be an impact on schools. Please address this in the report.

Response: The final master plan now includes text characterizing the potential numbers of students that could be generated by the plan at build-out. It now also includes a policy which reads:

Consider the impacts of new residential development on schools, and strive to minimize its impacts.

As developments are proposed they should be reviewed for impacts on schools. Where negative impacts are significant, Henry County is encouraged to take steps to minimize them, such as incorporating new school sites, expanding funding, or partnerships.

Runoff and erosion from new development is a major problem in the study area. Please ensure that it doesn't get worse as the plan is implemented.

Response: A new project has been added to the report which reads:

Erosion and Runoff Enforcement (O-4)

Water runoff laws must be enforced to protect adjacent properties.

Page 80 talks about transitions between new mixed-use development and existing neighborhoods, but does not address the relationship between new churches, retail, etc. and existing areas.

Response: The plan has been updated to address appropriate transitions between any new development in the LCI study area and adjacent neighborhoods.

The Action Matrix shows the Morris family farmhouse as being moved in 2012, but the family expects to live there for many years to come. Please fix this.

Response: The date has been removed and replaced with "to be determined."

Include language about developing some design element standards common to the study area, i.e. monument signs, street lights, benches, trash receptacles.

Response: A new project has been added reading:

Landscape/Hardscape Standards (O-20)

As part of establishing a design character for the area, standards for public streets and open spaces should be developed. These could be in conjunction with the proposed branding program (O-10) or as part of a major transportation project.