

City of Snellville – 2030 Comprehensive Plan Open House Summary – May 7, 2007

Overview

The Open House had over 100 community members attend with approximately 25 percent of those attendees providing feedback on the Plan via comment forms. The meeting's highlights included the following:

1. **A brief presentation** that recapped the planning process and provided an overview the Community Agenda and its recommendations.
2. **A question/answer session** following the presentation.
3. **An interactive display** including the Future Development Map, Future Land Use Plan, and Transportation maps.
4. **Comment Forms** allowing feedback on elements of the Agenda that the community sees fit for further attention.

Presentation

The meeting kicked-off at 6:30 PM with an introduction from the City's Planning and Development Director. JIG staff then gave a presentation providing a snapshot of Snellville's emerging comprehensive plan, which included several elements:

- Overview of the planning process, areas of consensus for future growth,
- Projections for the future,
- Community's vision,
- Implementation strategies,
- Review of the Future Development Map and Future Land Use Plan, and
- Transportation strategies.

A summary pamphlet of the community agenda supplemented the presentation. This document helped prompt questions from the community during the question and answer session that following the presentation.

Question & Answer Session

Participants asked general questions immediately following the presentation while reserving specific inquiries for project team members in the display room afterwards. The core of this question/answer session surrounded the future land use of North Road and other related quality of life issues. Comments reflected a strong desire to allow for the future conversion of North Road from Ridgedale Drive south. Support for this land use change was reflected by the presence of petitioners at the meeting, who were promoting these zoning changes to North Road. The comment session also reflected the community's concern regarding planned economic development efforts including the construction of additional hotel(s), the need for conference space, attracting more professional jobs, and the demand for more quality restaurants.

Neighborhood preservation and safety concerns were secondary topics. The following is a list of concerns addressed during the question/answer session:

- City needs hotel/meeting space
- Redevelopment should proceed new development
- Make city more desirable for business (more hotel rooms and conference/meeting space)
- Need for better restaurants
- Make North Road Commercial
 - From Pinehurst Rd. to Ridgedale Dr.
 - Extend commercial to Dogwood Rd.
 - Use of overlay for this area to include architectural standards, e.g. a residential look
- Working with other cities to address 78 traffic
- North Rd. needs roadway improvements
- Job growth through a business Coop
- Crime
- Ordinances for neighborhood preservation along North Rd. (regulating trucks/loading)

Interactive Display

Discussion tables were set up in the Community Meeting Room and staffed with consultants and City staff to help answer the public’s specific questions regarding the plan. There were four separate discussion areas located in each corner of the room. The individual tables focused on transportation issues, the future development map, implementation strategies and the future land use map.

The future development map station displayed the draft map as well as large blow-ups of character area fact sheets. These fact sheets contained information on the existing conditions in the area, the vision for the future, as well as appropriate implementation strategies for achieving this vision. The future land use map section displayed a blow-up of the draft map, as well as the existing land use and county’s future land use for reference. The transportation area contained maps displaying the road network, pedestrian facilities and planned transportation improvements. Members of the public were encouraged to record their comments and concerns discussed at these stations on comment forms provided at tables throughout the room.

Remarks from Comment Forms

What do you like about the draft Comprehensive Plan?
Very informative.
Nothing.
Love the idea of removing the reversible lane on 78.
Depends – need more “sophisticate” restaurant choice(s)!!

What do you like about the draft Comprehensive Plan?

Rezoning and redevelopment of old business areas needs to be aggressive but smart. I am all for North Road rezoning (I live in Georgia Oaks), but we also need to make professional office space and not for Joe's detail or garage or pool shop.

I think it addresses all issues. Now, implement it quickly! I love the idea of bicycle and walking routes. Having an open air complex with restaurants, etc. near downtown Snellville.

Please add my name to those who oppose any new zoning which would permit other than office or residential. Keeping North Road office/professional.

That it shows concern for keeping a buffer of office professional between Hwy 124 and North Road. No climate controlled warehouse.

Professionally done and presented at meeting and on the website. The willingness to be open to public on changes or modifications greatly appreciated.

Improving traffic flow at North & Pinehurst, North & Wisteria, and North & Pharrs Rd. seems to be a possibility.

On the right track.

Excellent.

It shows you are looking to solve future problems.

124 South/Centerville Hwy (Newton's Crest Area). We would like to see loitering reinforcement signs and some type of flowers, shrubs, etc.

Issues about growth are finally being addressed.

What do you not like about the draft Comprehensive Plan?

No parks talked about. No sidewalks in existing neighborhoods. No talk of filling existing housing before building more.

Lack North Rd. address.

You really need to include 124 South to Annistown versus only city limits.

I am presently concerned about the North Road corridor. Please keep a buffer!

Why didn't the Citizens Committee listen to the comments from the public and divide North Rd. into separate areas – North to Pinehurst and North from Pinehurst to the City limits and these are two district areas and could be treated as such.

It does not address noise problems from Kroger and Home Depot.

Timeline. Would like to see more immediate steps to facilitate redeveloping of aging areas of the City.

What changes would you make to the draft Future Land Use Map?

We would like to have more office and technology based business attracted to Snellville. This includes professional business. Very particularly Dogwood Road closer to 124 towards (west?) It is very useful if you can consider land usage to office and professional uses.

Add parks and sidewalks.

Change zoning from residential to office/professional all along North Rd. from Oak Rd. to Ridgedale.

Change zoning on North Road to office and professional from Oak to Ridgedale.

North Road needs amenities, bike trails, and sidewalks.

What changes would you make to the draft Future Land Use Map?

Downtown needs to be addressed more aggressively as fast as the new housing market is. We have to keep up. I think cart trails are excellent. Speed bumps are not just for Brookwood. We have cut-thru in the older section of town.

Pinehurst to Pharr Rd. North to 124 should be zoned commercial or office. If you lived there you would want it as much as we do. Relieving traffic is not the only problem. We are surrounded by commercial and don't feel safe. So please consider our problems and rezone this area office, business, or commercial.

No sidewalk down Maple Street. Lot on corner of Clower Blvd. and Lenora Church Rd. needs to be low-density residential, not office and industrial (future LUP). Need to plan for more passive parks throughout the City – even including within the downtown area.

Add incentives for businesses in the 78 W. corridor. The area used to boom, and with the 78 median, it could again. The businesses wanting to come in should be given incentives to open along the new 78 corridor to help all. "A rising tide raises all doubts."

Change North Rd. land use to commercial on both east and west sides. Add buffers on east side of North to keep residential intact further east or change North Rd. Land Use to commercial on West side of North and east side to office and professional.

The Land Use plan does not provide for future commercial development of North Road between Dogwood and Pharrs Rd.

Make North Rd. from Dogwood to Pharr office and industrial/commercial. 100% vote from Snellville residents. Look at points to meeting. There have been Gwinnett traffic studies over the years. The traffic is horrible. I lived here for 25 years but had to move two years ago because of trying to raise small kids and the traffic. It is an undesirable place to live but would be ideal for an office. Let the homeowner have a chance to sell.

North Rd. needs to be rezoned to allow for retail. The residential portion has already been destroyed. Houses are selling for below market just because the residents do not want this environment any longer. It has long been residential. We are a small block of houses sandwiched between town and Home Depot – the new mall. You can't get anyone to buy these houses or move in. Would you like to live there? You have already turned us commercial. It's time to rezone it to allow the continued growth without tearing apart the residential community any further. North Rd., Pharr Rd., Pinehurst, Ridgedale – all need to be rezoned now. The land is there. Use it.

Dogwood Rd. near to 124 opposite to Townhouse area – need to consider land use [change] to office and industrial.

Need to put back the lot on the corner of Henry Clower Blvd. and Lenora Church to its original low development regulation.

Change the east side of North Road to commercial or office zoning between Pharrs and Ridgedale to buffer noise from houses east of North Rd. properties.

Put more emphasis on redeveloping the south side of Snellville: Lenora Church Road area. Create a more cohesive mesh between family and civic orientation.

Are there any additional local intersections or improvements that need to be addressed? Where?

The ridiculous speeds that exist on Mountain View Road (city limits) between Oak and Dogwood. Speed limit is 35 – speeds often exceed 70 and 80 mph. I have carried this concern to past Mayor Brett Harrell and Chief of Police Davis with no results. Also have contacted Mike Beaudreau and Bill Powell about sidewalks and stop signs with no remedy. I have lived on Mountain View for 25 years, and the traffic/speed enforcement is at an all-time urgent concern. I would be delighted to be contacted concerning all of these issues.

All roads.

From 124 to Pharrs Road approximately five homes are surrounded by commercial properties. Why is it so difficult for these five homes to be commercialized?

78 and Parkwood.

Build an overpass for South Gwinnett students to cross 78. Don't slow down traffic. Reroute busses from 78.

You have to be kidding. We shouldn't have to tell you!!

Pate Rd. at Lenora Church Rd. – traffic backs up to the intersection past Georgian Terrace. This is a huge traffic problem during the morning hours and during school beginnings and end of days. Turn lanes could be improved – right turn lane onto Lenora Church from Pate Rd. and traffic light adjustment.

No town homes in town. Only if senior friendly. Consistency on new business architecture. Curvy roads are better than straight for speed purposes. No lights on North Road. People would speed. I think intersections like on Hilton Head would be better. Better timing on lights on 124/78 and Oak Road/124. City business tax on rental homes. Tax revenue.

124 S. to Annistown Rd. Making sure this entire area is safer. We will probably move. Secondary to the type of people moving in – not of the same values.

Rockdale Circle area – the place that was in litigation – show it as low-density residential – not medium density. Character area map – change library from Lenora Church Rd. area to No Business Creek area - would be more contiguous.

Need a turn arrow in light at North Road and Wisteria.

North Road from Dogwood to Pharrs made into retail to support traffic in area.

We've been told the last five years that we would have traffic lights at Pinehurst and North. Nothing has happened to date. I work at Eastside Medical Center. It is 0.8 miles from home, and it takes 20-30 minutes to get home in the afternoon because of bothersome traffic off of Ronald Reagan. You say there's no money and change will happen in 5, 10, 15 years. So what are you doing to help the current situation to offer some relief?

Oak Road.

Turn arrow at North and Wisteria.

Are there any additional intersections or improvements that need to be addressed? Where?

The corner of Maple Street and Lenora Church Road. The house at 2594 Maple Street acts as a buffer for the entire Snell subdivision. The quality of family life is practically non-existent. The 24-hour traffic on the four-lane of Lenora Church, the sirens all during the night from the Fire Department and a cut-through on Maple to the schools, church, and business locations make the location undesirable for the family life once enjoyed there.

I would like to propose a win-win solution. This property so closely adjoins our beautiful Snellville City Center, the Elizabeth Williams Library, Briscoe Park, etc. I would like to suggest a possible art and cultural center which would tie into the existing neighborhood and making a good neighbor. This would help strengthen an old neighborhood, bring life into an area that could help the City. It could also bring this part of the city into the mainstream, rather, than excluding it. In order to develop a vibrant Snellville, consideration must be given to all parts. The trend appears to be taking the City toward 124. This part of Snellville can be vitalized in a good way if like minds can work together. Also this area began as a “root system” of Snellville. Please don’t forget. I encourage you to give careful consideration to this idea. Snellville has begun to show signs of what it can become. Let’s work together to include family, business, civic, arts and cultural.

General Comments

We need to attract more business to Snellville rather than defer.

124 South area talks of sidewalks adjacent to 124. There are none anywhere else. Need parts to accommodate growth.

There should be a type of community center for different ages.

Compliance of property care is a huge issue. More and more people will leave as they hope to not wait and loose money on their house.

Buffer, buffer, buffer. No climate controlled three story mini warehouse.

Property west of North Road to SR 124 should be land use of retail property. East on North Rd. should be land use of office professional for the health of North Rd.

The suggestion tonight from the public to have an O-I zoning classification with residential flavor is good. We don’t want O & I with three or four story buildings – one story O & I that blends in should be considered.

Proposed public sidewalk: Skyland Drive sidewalks completed - Have seen too many kids walking in traffic, and kids trying to ride bikes also.
