



SUMMARY OF OPEN HOUSES

PURPOSE

Open Houses were held to provide a public forum for community members to review and discuss the draft version of the *Comprehensive Plan* and offer feedback. The input received at the Open Houses were reviewed and considered by the planning team prior to making final adjustments to a refined draft of the plan, which will be presented at public hearings before the Forsyth County Planning Commission and Board of Commissioners for their consideration for regional and state review in fall 2016.

DATES, TIMES, AND LOCATIONS

Two Open Houses were held:

- **Monday, August 29**, 4:00 to 8:00 p.m.: Forsyth County Administration Building, Commissioners' Meeting Room
- **Wednesday, August 31**, 4:00 to 8:00 p.m.: Forsyth County Administration Building, Commissioners' Meeting Room

The same content was available at both meetings.

OVERALL NUMBER OF ATTENDEES

A total of 106 participants attended both Open Houses, including 55 participants on August 29 and 51 participants on August 30.

MEETING FORMAT

The Open Houses took place over two, four-hour periods and were formatted as a series of stations rather than a formal presentation.

4:00 OPEN HOUSE BEGAN

Participants began arriving to the Open House just before 4:00 p.m. each day and were given a comment form and a handout that included a guide to the Open House, including a link and QR code to review the complete plan online, as well as an overview of the draft plan document when they signed in. Attendees moved at their own pace through display stations and attended the Open House for varying lengths of time.



8:00 OPEN HOUSE CLOSED

The Open Houses remained open until 8:00 p.m. each day and the same content and planning team members were available for the duration of the events.

SUMMARY OF ACTIVITIES

The Open House activities were designed to give participants an opportunity to review, digest, and discuss draft plan materials as they moved through a series of four stations: 1) Welcome Area; 2) Vision and Goals; 3) Land Use Plan; and 4) Implementation. Each of the stations featured large format boards highlighting material from the draft plan, a printed copy of the draft plan, and planning team members available to discuss content. Planning team members took notes as they discussed the draft plan with participants and boards with markers were placed at each station for attendees to write public comments.

WELCOME AREA

The welcome area provided general content regarding the scope of the *Comprehensive Plan*, public participation, and the planning process.

VISION AND GOALS

The Vision and Goals station included the draft vision and goals as well as revised population projections based on the land use vision.

LAND USE PLAN

The Land Use Plan station featured boards outlining the overall vision for land use throughout the County, as well as boards specific to each of the 11 character areas. The character area boards included a detail map of each area, the vision for the area, allowable zoning categories, proposed uses and densities, and visual references of the envisioned development within that part of the County.

IMPLEMENTATION

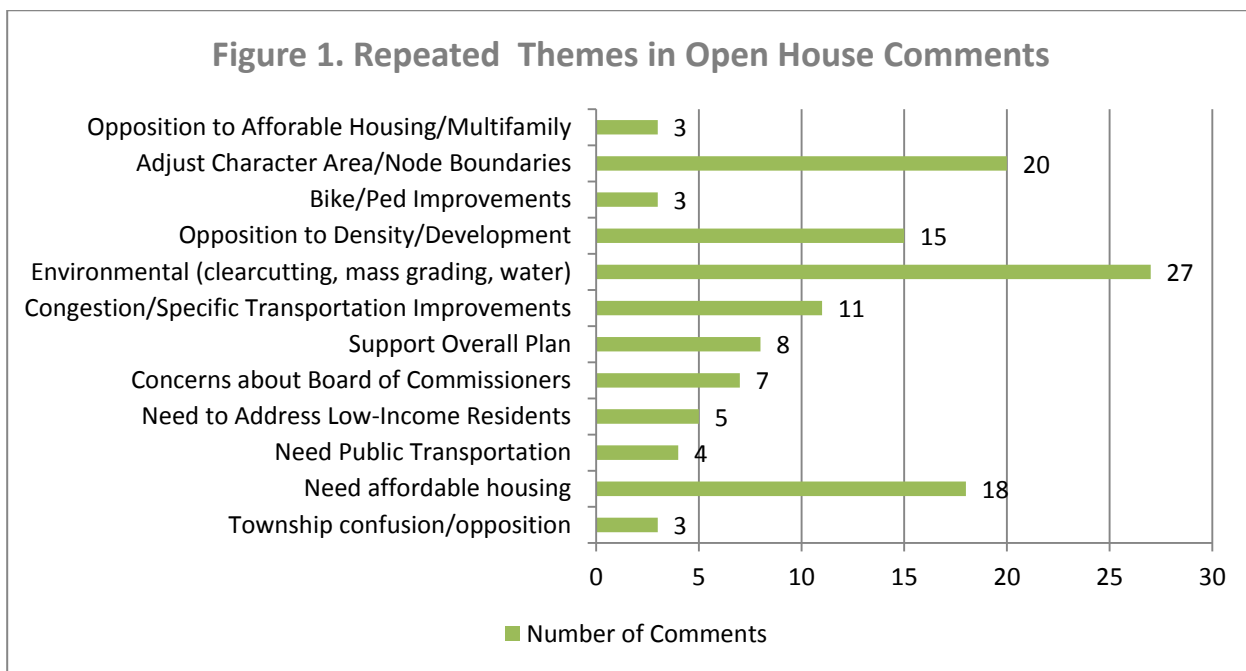
The Implementation station provided the established priorities and five-year action items for land use, housing, economic development, transportation, and quality of life, as well as a summary of the water and sewer alignment analysis.

Comment forms were collected from participants as they left the event. In order for participants to review the plan in greater detail and for community members who were unable to attend an Open House to provide their feedback, the entire draft plan was posted on the Foster Forsyth website. A link to the website comment form was placed adjacent to the draft plan to ease submittal of comments online.



SUMMARY OF COMMENTS

Participant comments varied widely, with many comments referencing issues specific to individual community members and not forming part of a larger trend. This summary indicates the most prevalent themes and is not an exhaustive representation of public input. Comments received are listed in their entirety in the following section, and emergent themes are listed in Figure 1 below, along with the number of comments received related to each theme across all Open House input platforms, including comment forms, verbal comments, comment boards, and follow-up emails. On some occasions, multiple comments related to a single theme were submitted by the same participant, and the number of comments recorded does not correlate directly to the number of community members expressing a given sentiment.



**Note: A citizen attended the Open Houses to share his own proposal for the development of townships throughout Forsyth County, an effort unrelated to the draft of the Comprehensive Plan. Some comments received reflect participant confusion over the materials shared by this citizen.*

The most frequently mentioned themes included 1) environmental concerns, such as clearcutting or water resources (27 comments); 2) proposed adjustments to character area or node boundaries, or the appropriate zoning within those (20 comments); 3) the need to address affordable housing (18 comments); 4) opposition to increased density and development (15 comments); 5) concerns over congestion and location-specific requests for transportation improvements (11 comments). Participants also frequently mentioned concerns



related to the Board of Commissioners and general support for the draft plan. Some issues, such as affordable housing, received comments both in support and in opposition.

FULL COMMENTS

A full listing of comments received at the Open Houses is provided below, including comments written on forms and boards and those noted by planning team members in their discussions with participants. Other than “notes from discussions with planning team members,” all comments are an exact transcription of comments as written by members of the community.

NOTES FROM DISCUSSIONS WITH PLANNING TEAM MEMBERS

COMMENT FORM RESPONSES

Comments Related to Vision and Goals

- Townships are not necessary. Zonings should not be grouped by townships.
- Townships could lead to demand for more cities and higher taxes.
- If the County truly wants to drive economic growth, the County must provide economic support to make workforce housing and public transportation a reality.
- A little sad that the focus on affordable housing does not take a stronger interest in the plan. Businesses tell Forsyth County that they would be more amenable to come here were this to be more of a focus.
- Need lower income quality opportunities here.
- Need \$100,000-150,000 homes.
- Public transportation to reduce road congestion (covered in plan, but not centrally).
- Need more inclusion (including socio-economic inclusion).
- Good first step, but need to really view this county not just as a bedroom community.
- Township development very important to quality of life as well as furthering economic growth.
- Vision Statement includes "strengthens and sustains quality of life for everyone." As I look around and listen, it seems that "everyone" does not include the 220 homeless children in our public schools or those who cannot afford decent housing and are living in deplorable situations because there are no minimum standards for landlords.
- Not enough thought on maintaining our high per capita property values!! Clayton County and Chatham have a much higher ratio of valuable commercial property-- let's all move there, right!?!
- Vision and goals are good, but will the County actually stick to the plan and control the speed of growth... that is the question.
- The vision looks good. I like it and feel it would move the County forward.



- Not worded so we could understand. Had to ask what phrases mean.
- 10 years too late!!!

Comments Related to Plan Implementation

- Majors Road off Hwy 400 needs an exit and entrance.
- Hwy 20 East should be zoning high commercial (this will be a four-lane road) all the way to the river/Gwinnett County line. This will improve the economic development with tax money. This will create your small business and large developments.
- Bike and pedestrian should be safety focused and not school system focused. #4 in transportation should be safety focused. More commercial business along the main corridors. Look at Nashville's row houses as an alternative to mass grading and tree loss.
- Develop a tree ordinance immediately and cease all destruction of trees.
- While there is still time and space to do so, develop a water reclamation system for irrigation of lawns, golf courses, and green spaces.
- H3 - Infrastructure costs = very important.
- E1 - Need business taxes to offset burden on homeowners.
- Would like to know what the McFarland-Stoney Point LCI is.
- Like: H3 and subsequent 1 and 2; E1 and E2; all of transportation and all of quality of life.
- Multiuse (RES6) does not allow ingress and egress onto Caney Road, also known as Big Creek Node.
- Stronger tree ordinance!
- Limit building on County roads. County is losing its character!
- Want bike vending at greenway for Sawnee Mountain or Canton Highway.
- Where is the affordable housing?
- Put these in order: 1) quality of Life - a) peace and quiet, b) transportation, c) recreation, d) schools; 11) economic development; 12) housing.
- Quality of life is being directly impacted by the speed of growth and out of control subdivisions causing terrible traffic problems. Very frustrating.
- Public input on plans prior to plans being developed or okayed by BOC. Codes: no cheap apartment buildings-- sound proof!!
- I like it. I agree with the plan. We need to expand roads, check our water system, and get more commercial businesses up here.



Additional Comments

- I am for bike trails in all parks, but not public roads and highways.
- Land use - please emphasize Land Use 2017-2021 Actions 3 and 4 with strict adherence by developers. Consider implementing countywide reclaimed water system.
- Nice presentation information – clear.
- The "cross hatched" area between Big Creek and Haw Creek belongs more in the Haw Creek area. Another fine point could be to take the area south of Dawes Creek Road and west of Trammel Road into Big Creek and the area north of RC Rd and East of TR into Haw Creek.
- We've built enough high-density residential and the citizens hate what it's done to traffic and schools. The trend needs to reverse. All new residential needs to be a minimum one-acre lot (like Milton is doing). Or high-end homes on acreage. We've built enough high-density, low-quality junk. Enough already! And mass grading should be banned, period. Mature, beautiful specimen trees are an advantage, and developers should not be allowed to decimate them just so they can make more money. This county, the BOC, and Jacobs has NO responsibility to make developers profitable.
- Larger maps-- what would be good would be computer screens so we could zoom in and out.
- Public notices/signs hard to see and difficult to read. Need to be emailed for viewing.
- We do need public transportation options.

General Comments Related to Character Areas

- Good ideas of developing restricted areas for commercial.
- Good ideas of maintaining green areas outside of character areas.
- The county needs a stronger tree ordinance ASAP. Prevent the massive clearcutting and devastation to creeks and streams and wetlands.
- Need more stormwater management planning soon, before the next hurricane!
- I am impressed with the job that was done in handling so many variables and creating a plan that seems fair and controls growth in order to retain the beauty and openness of the County.
- Appreciate the concept and idea. Affordable housing does not have to detract from that.
- Not enough RES6 for any area.
- I like the idea of having character areas. This makes each section unique.
- The character areas appear to be spot on, as do the nodes. I understand that many people have been seeking huge lots like we used to have built in the county. I believe some of these are important to have in the mix, but many people believe this to be a silver bullet to "stop overcrowding." Many of our problems appear to be due to poor planning. Subdivisions should be interconnected and allow walkability to local grocers, markets, etc. This is why classic cities such as Savannah, NYC, DC, etc. have been



successful. We are too car dependent. Large lots don't solve that problem. Also, whatever we can do to incentivize business growth is fantastic in any of the nodes or character areas.

- Keep housing and commercial separated!! Have a pocket here and a pocket there. 141 is a good example. Keep residential from Majors to Sharon because traffic speeds vary too much.
- Your own citizens surveys overwhelmingly are opposed to any more high-density residential. But you have RES3 and higher densities in every single character area. Our rationale is "that's what's there now." Most people think those past RES3, 4, 6 were mistakes and we should not repeat those mistakes just "because that's what's there now." Apartments-- we have enough zoned, but not yet built to cover the demand. We do NOT want or need more.

Character Area 1: McFarland

- Reduce size of node to keep most of it east of 400. No structures taller than 4 stories.
- Would suggest node reduction in size.
- Public transportation --> apartments needed.
- Apartments are allowed? Why? There's already 2,000 units zoned between McFarland and Highway 141. The area cannot handle the traffic now. More apartments will make it impossible.

Character Area 2: South Georgia 400

- Not enough exits for density on map.
- Limit building heights to 3 stories.
- No land left to develop roads. Run Majors east through to Atlanta Road.

Character Area 3: Big Creek

- Protect the creek and allow no development within 1/4 mile of the creek.
- Am eager to see Sharon Springs township come to pass.

Character Area 4: Haw Creek

- Node should at least continue to Chattahoochee River or at least match overlay to West Echols Road.
- Node stops where development should begin.
- Protect the creek and allow no development within 1/4 mile of the creek.



- The Haw Creek area vision makes sense as long as the multifamily RES6 and the industrial commercial business development along 20 is controlled and remains responsible.

Character Area 5: Lanier

- Keep the lake as it is with public access and limit the future commercial development.

Character Area 6: Vickery Creek

- SR371 could have sections for affordable housing.
- The transitional area touching both Vickery and Campground should be included in Campground. This area looks much more like the Campground area and doesn't mix into the Vickery scheme at all.

Character Area 7: Campground

- This is my area and I was very interested in the plan. Again, I like it.
- There are a couple of bad high-density developments, but they were a bad mistake. Most of Campground Road is homes on acreage. Campground Road is NOT similar to Vickery, therefore it should be placed in the Campground character area. It is "estate residential," not "suburban living."

Character Area 8: North Georgia 400

- Would like to see more of the area maintain ag/low density. Keep the rural feel.

Character Area 9: Chesatee/Jot Em Down

- Limit area to 1/2 acre residential lots and only light commercial.

Character Area 10: Etowah

- Keep this area RES2! [Illegible] Bridge cannot handle more [illegible]!

Character Area 11: Sawnee Mountain

- Make it a no man's land as far as any commercial development is concerned.
- Good conservation plan.
- We will be the cut through for Matt Park - 25 mph - dangerous road!



COMMENT BOARD RESPONSES

- The state allows the formation of townships? Why not incorporate four new cities and be done with it?
- Put all this **** on hold and let the new majority take it up on January 1, 2017!
- No public transportation!
- Infrastructure (roads) before community development. Shiloh Road/Majors Road. intersection = death trap. Would like to see traffic circle soon. Branning Road – death trap. [Branning is not a County road.]
- No mass transit.
- Interconnectivity between newly built subdivisions.
- Very good general plans.
- Why weren't the workshops and surveys of primary consideration? They should have been!
- Must strongly consider water needs!
- Advocate with GDOT for Hwy 9 widening.
- Need tree ordinance to survive permits and C of O.
- Tree ordinance needs strengthening ASAP—massive clearcuts are devastating our county.
- Water! Trees! Let's consider these as quality of life.

NOTES FROM DISCUSSIONS WITH PLANNING TEAM MEMBERS

Welcome Area and Vision and Goals Station

- Concern about corruption, distrust of “good old boys network.”
- With the UDC, constitutional property rights are being stripped away paragraph by paragraph.
- The projected slowdown of growth is good.
- There are problems with County employees being intimidated.
- Yay! “Green space” is back in the vision!
- In terms of the goal “Enhance Community Character,” don't assume that the only rural character left is just in the northwest. There are still pieces of it all over the county that should be preserved. Suggested rewrite: “As new growth and development occur, maintain rural character while establishing a high standard for quality design in private development, streetscapes, and other initiatives.”
- Water and sewer plans are weak.
- We have a single source of water – is Cumming ready to partner/execute this plan?
- Concern about conflicts of interest with commissioners and decisions about water and sewer infrastructure.
- Population growth will actually be much slower, at least 50% of what it is now.
- There is too much density in the vision. “MPD is a lie”.



- The vision for growth is too aggressive.
- “Too much quantity of life, not enough quality of life”.
- In the population projection, should have a footnote that it is not based off of water supply.
- There should be more estate residential; estate residential is the tax winner, not condos.
- Would rather have traffic than have affordable housing
- Schools are over capacity, and it’s a big concern that they will never catch up to the growth
- “No mas [more] high density junk.”
- “We don’t want to be 363,081.”
- Too many nodes of density on the vision map.
- Wanted to know more about the plans for transportation, disappointed that no one from transportation was present.

Land Use Plan Station

General Land Use Comments

- Clearly articulate tree preservation and mass grading limitations in land use guidelines and strategies. Actual standards should be written out and defined in *Comprehensive Plan*.
- Limit OCMS zoning to the regional nodes (McFarland/Shiloh, South GA 400, and Hammond’s Crossing) and potentially the South GA 400 Character area.
- Why does higher RES cross Highway 20? Could that area of pastures along Franklin Goldmine and Heardsville not go into the Etowah area?
- Character areas are too board to accept unlimited MPD use.
- The plan should not include undefined and non-codified uses (MU6/MU12). The districts should be defined before they are included.
- Create a “mixed-density/type” residential district that allows for different styles/scales of residential in the same development.
- Create an “oversight board” that monitors the Land use action items (mass grading, tree ordinance, etc.) and ensures a plan is created and followed.
- Base development standards on developable area compared to total area.
- Expand of the Haw Creek Highway 20 Node further along Highway 20 towards the county line.



Specific Character Area Comments

Big Creek/Haw Creek Transition area:

- The majority of comments about this area indicated that highlighted parcels should not go all to one character area or the other. Properties facing Old Atlanta should stay in Big Creek. Properties that access from Daves Creek feel more like those in Haw Creek.

Campground/Vickery Creek Transition area:

- The majority of comments were to keep most of this area in Campground.

Sawnee Mountain/North GA 400:

- One community member wanted the planning team to take a closer look at this area for a portion of North GA 400 to be moved into the Sawnee Mountain character area. The main concern was Mountain Road and a dead end subdivision off of SR 9.

Kelly Mill Road

- A few community members indicated concerned about the area North of Kelly Mill Road. They felt it should be classified in Campground rather than Vickery Creek.

Implementation Station

Stormwater

- The stormwater ordinance is good, but it is not enforced.
- Dams are in bad shape; they should be included in the safe dams program managed by the State of Georgia.
- We should require environmental impact statements on how new subdivisions impact the County's stormwater system. Impervious surfaces are exacerbating the situation.

Plan Schedule

- The transmittal of the draft plan document should be delayed until January when the new board takes office.

Affordable Housing

- The comprehensive plan's focus on design standards is inhibitive to facilitating affordable housing.
- Transitional housing is a problem in the County.
- There is below standard rental housing in the County. There was a proposed ordinance to address this issue, but it did not go anywhere. Cherokee County has such ordinance that can be adopted.



Tree Ordinance

- The tree ordinance needs improvement. After permitting, it has no strength. See comment on flipchart.

Water Planning

- The Comprehensive Plan should restrict uses based on availability of water. [It was noted that the County's Water Master Plan addresses water needs and has projected water needs beyond the population projected as a part of the *Comprehensive Plan*.]
- The County should develop a reclaimed water system. Now is the time to address this issue.

Economic Development

- Affordable housing and transit are necessary to support economic development.
- County incentives should encourage multi-family. It will bring in workers and pay for itself by attracting employers.

Housing

- Q: What is the intent for Action Item 8? It implies we are trying to attract multi-family housing.
- R: The intent is to create incentives for multi-family developers to include public amenities desired by the community in their project.

Affordable Housing

- There are 221 homeless students in Forsyth County.
- Several other Forsyth residents are living in sub-par conditions. Landlords are not being held accountable.
- We need a new label aside from affordable or workforce; perhaps "service housing."
- There is a need to attract moderately priced housing and starter homes. This type of product includes entry-level single family and apartments.
- Using the right images can be helpful in facilitating this conversation. Developments such as Venue, Waterstone, and Bluegrass are appropriate such units. It is possible some of these units may still be unaffordable.
- The land values within the nodes identified within the plan are too high to accommodate affordable housing.

Transportation

- Congestion at Majors and Shiloh is significant and needs to be addressed.
- There is a need for senior-oriented transit options, such as a circulator shuttle. The current on-call system is not flexible and requires calling several weeks in advance to book travel. There is an opportunity to provide connections between Forsyth County and doctor offices in Johns Creek near McGinnis Ferry. Such transit could also connect to shopping, such as the Collection.



Technical Jobs

- There needs to be an effort to attract technical jobs in areas throughout the County, beyond south Forsyth.

ONLINE COMMENTS (Received between 08/29/16 and 09/09/16)

Community members provided additional input related to the Open Houses and the published draft of the *Comprehensive Plan* through comment submissions on the Foster Forsyth website and by sending emails directly to the planning team. Key content from online comments received is highlighted below:

1. "I would like to inquire about some additional details on the UDC map as it pertains to my home located off of Antioch Road - between Hwy 9 and Pilgrim Mill Road. This area is adjacent Ga. 400 parallel, between exit 16 and exit 17. . . . I did go through the plan last night online you have referenced and saw that we were now finally mapped and included in the Comprehensive Plan for the "suggested guidelines" for a future with the North Ga. 400. I plan to attend Wednesday's open house to see it on the larger scale.

We unfortunately are a little Mountain and valley community that sits between the Sawnee Mountain range of Mountains and Lake Lanier basin. Most of our homes were built 25 years plus ago in subdivisions with 1+ acres and more. We have many creeks that are protected with the Chattahoochee River Authority that run through our properties as well. This concerns me because our homes sit on or at the base of this Mountain (with no name) and feel we should have been looped into the Sawnee Mountain region and not the North Ga. 400 region. This to protect the natural resources for which many of us choose for our life years ago.

Silly that a stretch of 2-3 miles can make a difference, but in this case it is a very serious concern for us living here as we want the natural resources protected on our mountain protected just as the Sawnee Mountain region. Who may I speak with at the open house that can help me understand this process and how it was determined?

Our Mountain area and its rolling hills community within the Hughes, Mountain, Pilgrim and Antioch Roads all depend on this "guideline" as a valuable asset to our future here in Forsyth County.



Thank you again for assisting me with my concerns. I am currently learning something new every day and what I have to do to protect the quality of life for my community for real future here in Forsyth County."

2. "The 2015 DRAFT of the FC Emergency Mitigation Plan used the 2009 version of the COMP PLAN? Please confirm. Will the COMP PLAN update include this version of the EMP?"
3. "As I discussed with Amanda there appears to be very little regarding the issue of Affordable Housing and Low Income Housing that many of us brought forward in the visioning workshops and surveys. Apparently, Affordable Housing through the online survey was rated last on the list of 12 goals. Then the Steering Committee chose to minimize the issue by instructing you to leave out any incentives or involvement from FC government and let the market dictate price. They say the market should dictate price, but then they advocate zoning categories that prohibit a market for affordable and low-income housing. This is not surprising to those of us that work with this problem daily.

Here are my observations with my "Affordable Housing Committee" eyes:
It appears that participants expressed their desire to solve Forsyth County's traffic; school and infrastructure problems by suggesting that we limit the population in Forsyth County. Unfortunately, the byproduct of this plan could be exclusionary to certain groups. This is accomplished by limiting the supply of available housing to low income, and those that's [whose] income is greater than 30% for housing, or affordable. The 11 Character areas have imposed densities and design guidelines that would make development cost for affordable and low-income housing excessive. When developers incur an excessive cost for building these type homes, it is passed on through the price of the home or rent. As we continue to update the Comprehensive Plan we need to ensure that it does not intentionally produce an exclusionary housing effect and be discriminatory toward any protected classes.

Our existing Comprehensive Plan has more emphasis on Affordable Housing and is listed on our short-term work program to be addressed. It never made it to the top but at least it was addressed. It was encouraging that you were instructed by staff to include a Housing element in the plan in that the State only requires it for CDBG participants which Forsyth County turned down.

The Affordable Housing Committee at the United Way had also brought to the County the desire that an ordinance be adopted that would impose Standards for Landlords. It



was requested that we wait until the update to the Comprehensive Plan was complete. We interpreted that to mean it would be addressed in the plan. As far as we could tell, there was no mention. Amanda thought it should be addressed through another avenue.”

4. “I am dismayed that River Residential is no longer carved out along the Chattahoochee River and the Etowah River. It is such a small area, but very important. As it is right now, any building will go through major variance requests and unhappy neighbors. Counting on our County officials and EPD to police the areas will be better served with carve out restrictions.

In my opinion, River Residential should be limited to Res2 or lower, no Industrial. Commercial with strict building code. No Mixed Use.

Given that area 03 Big Creek will allow up to Res3, 4 out of 5 Commercial, 2 office, and all 4 Industrial zonings, there is ZERO protection against a development wishing to build on the banks or within range of a downhill slope to the rivers.

Etowah will allow up to Res2, 3 Commercial, 1 Office, all Industrial and MPD. It looks like the lake area is in 09 Chestatee with up to Res2 and MHP, 3 Commercial, 1 Office, 1 industrial.

Specific language is needed here as well.

Just like the other Nodes, please add back NODES for River Residential.”

5. “The carve out for the PPCN in Big Creek 03 has some concerning zoning classifications.

The recommended Residential is CR2, RES3, RES4 along with Mixed -use MPD, MU6, and MU12.

This is one of the few areas open to BUSINESS, and I'm not talking about retail.

Once we allow further degradation of the area with residential, we LOOSE the opportunity for Business locating in the area. Office parks, stand alone corporate business will not locate next to a subdivision or apartment in Forsyth. The concept of live-work-play along this busy corridor does



not fit. Right down the road, we have Johns Creek with major businesses in corporate settings. As this proposed node stands, all we will get will be more retail and 4 story apartments.

On page 64 of the draft, the language is encouraging for residential by line items and descriptions for guidelines and strategies.

Where are your strategies and guidelines for Commercial in the node?

Who voiced the need for heavy residential and apartments here? The land owner or future developers from outside the county? This does not meet with the original intention of Peachtree Parkway and its proximity to the Johns Creek corporate settings.

I request all Residential classifications be moved out of this node, including the apartments. Set it up as a Commercial, Business Center. . .

My point is, Apartments are listed as acceptable in this node. It does not say they must be in conjunction with anything else.

While that may be a great concept in a live-work-play idea, it MUST be tied in with other things. As it is shown, it can be stand alone. Developers will seize the lack of specifics and just build apartments. The BOC will have their hands tied because it is "allowed". This is my point. You cannot list an "apartment category" and not link it to the other initiatives.

Been there, done that, and I don't want stand alone apartments in this corridor. Many other citizens in the area feel the same way, I do not doubt.

The team needs to improve their "zoning category" for the live-work-play" initiatives to have these items in a package. They CANNOT be listed independently, it is wide open for abuse.

6. "As promised at Monday's open house, I'm sending a suggested revision to the library information on page A-41 of the Existing Conditions Report.

Draft:

The Forsyth County Public Library has four locations. Currently the system has over 405,000 materials. In 2015, there were more than 648,000 visits to the libraries and 2.4 million items checked out. The newest library at Post Road was completed in 2013;



this LEED-certified building uses the latest technology, including a drive-up book drop and automated sorting equipment. An expansion for the Sharon Forks Library is underway, and a fifth branch is planned at the Denmark High School site.

Recommended Revision:

The Forsyth County Public Library has four locations. Currently the system has over 405,000 materials. In 2015, there were more than 648,000 visits to the libraries and 2.4 million items checked out. The newest library at Post Road was completed in 2013; this LEED-certified building uses the latest technology, including a drive-up book drop and automated sorting equipment. An expansion for the Sharon Forks Library is underway. Planned future library branches include one adjacent to Matt Community Park (northwest) and one at the Denmark High School site (southwest)."

7. "I came to the last open house on Wednesday evening and had a wonderful conversation with Eric. I know he said our area of the North Ga. 400 region would be looked at again for its actual topography with our little mountainous, hills and valley. (North of the City limits between Spot Road, Hwy 9, Pilgrim Mill Road and the Chattahoochee River Basin for Lake Lanier). We believe as you know from my emails, we belong in Sawnee Mountain Region since our mountain and topography is quite similar and part of this range of mountains."
8. "Since I participated in this process as a resident of the county and having attended the open house yesterday, August 31, 2016, I want all of you to know I am pleased with how the process was handled. The outreach to the community was unbelievable and if there are people who say they did not know about the planning process to take part in it ---- their credibility will be questioned. I think it is a shame more people did not take part, but it seems it is always like this and is the norm. I know what hard work this has been on everyone's part and I know it is not over yet! You'll need to give yourselves a big huge pat on the back for all that has been done and when this has been finished and approved let's really follow it and use it as a guide for the future of the county. Thanks to you all for your hard work and patience and great job!"
9. "Future access to water resources has not been seriously considered. Future growth in commercial, industrial and residential customers of the county water department will require more and not less water. The GA/FL/AL water wars may actually result in less water for the next 20 years. Options must be considered in any Comprehensive Plan for Forsyth County."



10. "My husband and I attended the open house event to learn about the comprehensive plan. It was well worth our time and included a lot of good information. We are new residents in Forsyth and we are seniors age 65 plus. My comments concern transportation. We live in West Oaks subdivision, near Campground and Bentley.

1. GA 9 needs widening north of McFarland. The volume of traffic is heavy, even during hours outside of rush hours. The traffic backs up badly at the McFarland Parkway intersection and drivers can spend up to 45 minutes on northbound GA 9 waiting to pass through that intersection. In the mornings, southbound drivers crawl from Campground to McFarland. I would urge Forsyth County to work with the state to get this road improved.

2. Forsyth County attracts seniors who enjoy the residential choices, lower property taxes, and generally less congested traffic. However, these seniors will soon be needing access to public transportation in order to continue to age in place. I would encourage county planners to include funding for senior transportation in operating budgets. Forsyth County has some very good senior centers, but will need to be able to help seniors to access them."