



Meeting Series 3 Input Summary

I. INTRODUCTION

The third round of public participation for Foster Forsyth 2022 took place from May 16, 2022, through May 30, 2022. Meeting Series 3 input included an online input window that offered the same information and opportunities to provide feedback as the series of three live meetings. This summary document provides an overview of input opportunities and who participated as well as highlights from input collected. Additional documentation of public comments is provided in attached exhibits, beginning on page 4.

II. MEETING SERIES 3 OVERVIEW

Meeting Series 3 offered community members both in-person and virtual options to review and provide feedback on key elements of the draft plan update.

- The May 16 and 18 public meetings provided an open-house format for community members to review draft plan materials and talk with the planning team and County staff in person.
- The May 23 virtual meeting offered an opportunity to ask questions and provide formal comments on the draft plan. Community members were asked to review materials online in advance of the meeting.

Table 1 summarizes live input opportunities. An additional online input period allowed community members to participate on their own timeline between May 17 and 30, 2022.

Table 1. Dates, Format, and Attendance

Date (2022)	Format	Location	Number of Participants
May 16, 6 - 8 p.m.	In-Person	Central Park Banquet Room	6
May 18, 6 - 8 p.m.	In-Person	Fowler Park Community Room	19
May 23, 6 – 7 p.m.	Virtual	Zoom	1
May 17 (8am) to May 30 (8am)	Web	Project website	49*

**Number reflects unique individuals who visited the online open house and provided at least one comment. There were 201 separate sessions to the Provide Input page during the online open house.*

Overview of In-Person Meetings

The first two public meetings were held in-person at locations in the central and southern areas of the county, the Central Park Banquet Room and the Fowler Park Community Room, respectively. Meetings were held at two different locations to encourage broader participation. The format of these meetings was that of an open house; boards were set up around the room detailing the planning process, goals and actions included in the Community Work Program (CWP) by the SAC, and proposed land use changes in the different Character Areas. Participants were free to view this information at their own pace and to speak directly with members of the planning team and county staff, and feedback was collected via a paper form.

Overview of Virtual Q&A Session

The third public meeting invited community members to join a 60-minute meeting via Zoom. Participants did not have to register in advance, so it was easy to join simply by clicking the Zoom meeting link. The meeting offered an opportunity for community members to ask questions and provide formal comments on the draft plan. One person joined the online meeting.

Overview of Online Input Period

The online input period formally launched on May 17, 2022, at 8am and closed on May 30, 2022, at 8am. On the project's interactive website (www.fosterforsyth2022.com), a new "Provide Input" webpage was published, and a banner along the top of the website encouraged users to click through directly to the subpage to participate.

The "Provide Input" webpage welcomed participants to the online draft plan open house and outlined the following three sections for online review and feedback, mirroring the same content and comment opportunities as the in-person open house:

1. **Project Overview and Process**, including seven total boards and a virtual comment section
2. **Community Work Program**, including six total boards and a virtual comment section
3. **Community Character & Future Land Use Policy**, including thirteen total boards and a virtual comment section
4. **Have Additional Questions or Comments?** A comment form allowed users to submit any other questions or comments about the planning process or the Comprehensive Plan itself.

Over the 14-day online input period, 49 participants provided at least one response to the input form found on the project website, and 201 visits occurred to the "Provide Input" page

III. INPUT SUMMARY

During Meeting Series 3 input opportunities, community members provided feedback via general comment forms, both in-person and online, and via email. The in-person form solicited comments on the Community Work Program, the Community Character Map and associated Future Land Use Policies, and general feedback about the process and the plan itself.

Exhibit A documents general comments received via comment forms at in-person meetings, and **Exhibit B** documents email and Webform comments received during the Meeting Series 3 input period.

Common Themes

Most comments were submitted via the online form. Among these, two particular messages were conveyed by multiple participants. The first protested the relocation of the area consisting of Mullinax, Fowler, and Union Hill Roads to the Shiloh/McFarland Regional Node; citizens wished for this specific area to be moved to either the McFarland or Campground Character Area and felt that high-density residential development was inappropriate for their low/medium density area. The second message expressed dissatisfaction with the opportunities for public engagement in between formal updates to the Comprehensive Plan; public hearings were described as a "one-way conversation" that were insufficient to ensure that citizens were actually informed about proposed changes and potential impacts.

Elsewhere, respondents expressed wariness of new commercial and mixed-use development, particularly in established residential areas. Concerns about traffic and overcrowding were given as reasons to carefully consider the placement of new development. Proposed high-density residential development was not well-received, particularly in cases involving clearing of natural areas or repurposing of recreational space. Those who did not express strong opposition to additional development still made suggestions related to how to mitigate its impacts, including relocating native plant species displaced by construction and utilizing natural elements such as tree cover and vegetation to conceal developments from the road.

Exhibit A: In-Person Comment Forms

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

	Received	Message
1	5/18/2022 (Fowler Park Meeting)	<p>Community Work Program Comments: Excellent job [conducting] the community input sessions. Excellent opportunity to discuss planning issues in detail with planning staff.</p> <p>Community Character & Future Land Use Policy Comments:</p> <ul style="list-style-type: none"> - I agree with the plan to extend the Campground character area south - Our neighborhood/HOA will be very interested about any future extension of Pittman to a 4-way stop at Bethelview connecting to Castleberry. Because of the traffic and zoning implications, homeowners in the area will need to consider the trade-offs carefully. - Outside of actual residential areas, the biggest factor in assessing development in regional nodes is traffic – 141 and 20 are at full capacity at peak times and Atlanta Hwy can't accommodate much volume w/ only 2 lanes. Traffic capacity needs to be established first to avoid gridlock. This is, after all, a suburban area, not a major city. <p>General Comments:</p> <ul style="list-style-type: none"> - Neighborhoods/HOAs would benefit from being able to learn about the zoning/development process for parcels that directly affect them, including zoning-condition options that would allow local homeowners to negotiate workable solutions with property developers instead of having to oppose any/all development proposals. - It's hard to use the parcel map to view current zoning applications on the map.
2	5/18/2022 (Fowler Park Meeting)	<p>Community Character & Future Land Use Policy Comments: We could use less used vehicles sales, repair & storage places and tire sales & retread operations along the 9. Your vehicle & storage use table seems to be missing some places. Thanks.</p> <p>General Comments: Nice presentation. Thank u.</p>
3	5/18/2022 (Fowler Park Meeting)	<p>Community Work Program Comments: Very well done. We had the staff to assist us with our understanding.</p> <p>Community Character & Future Land Use Policy Comments: Under Job Opportunities I do not support: Accommodate rental housing in regional nodes to meet housing needs of young professionals. We already have plenty of rental housing. Our citizens are the highest educated workforce in the state. We need the correct employers to locate here. The benefits are huge.</p> <p>General Comments: I am glade that we live in a free country where citizens have a right to petition their government.</p>

Exhibit B: Emails and Webform Comments

Please note that the planning team did not make spelling and grammar adjustments to emails or Webform comments from the public. Comments appear as provided.

	Received	Message
1	5/17/2022	Thanks for all the the work and study your group has placed on developing our character areas. I was able to attend the 2021 Fowler Park meeting and share my comments and input but was diagnosed with Lymphoma in January 2022 and have been unable to be a part of this years meetings. According to your maps it appears that you will maintaining our residential neighborhood of the Sawnee Mountain Character area within the triangle of Doctor Bramblett Rd /Spot road connector and Hwy 20 except for the Hwy 20 area. This will allow our residents to enjoy our neighborhood as we have known for over the last 40 some years. Please do not allow commercial or multi-use zoning to interrupt our way of life and feel the need to relocate. Thank you very much for your great work and consideration
2	5/17/2022	I would like to see the county work with the Georgia native plant society to relocate battle native species being disrupted by construction.
3	5/18/2022	I live right on the border of Sawnee and Etowah nodes off Dr Bramblett. Please explain how the new subdivision going in on Dr Bramblett (in Etowah) matches the goals stated? They are completely re-working the land, have taken down all vegetation. how is this huge development not going to impact traffic along Dr Bramblett? Plans sound nice on paper but in reality are a step behind developers objectives. How about a comprehensive plan to purchase and maintain undeveloped space? a tax for free space? I lived in Bucks County, PA for 16 years and this saved us from overdevelopment.
4	5/25/2022	<p>I am again requesting that Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland), be taken out of the regional node & put back into the McFarland Character or Campground Character Area. MPDs, apartments and townhomes do not fit this area. This area was in the McFarland Character area until March 2021, when the D3 Commissioner caused it to be moved to the McFarland/Shiloh regional node. The justification for the change was “blight” in the area, specifically the Commissioner pointed to a handful of trailers on Fowler Rd as the example. These trailers may be unattractive to some but they do not meet the legal definition of blight, nor does the rest of the area. GA code defines “blight” as two or more of the following: 1. Uninhabitable, unsafe or abandoned; 2. Inadequate provisions for ventilation, light, air, etc.; 3. An imminent harm to life or other properties caused by natural disaster; 4. The site is ID’s by EPA as a superfund site; 5. Repeated illegal activity on individual property; and 6. Maintenance of property is below state, county or municipal codes for at least 1 year after notice of code violation. Code also says “PROPERTY SHALL NOT BE DEEMED BLIGHTED BECAUSE OF ESTHETIC CONDITIONS.”</p> <p>Residents in this area have been blindsided by this change. The low/medium residential development in this is area nothing like development in the rest of the regional node. We should never have been moved to the regional node. The flood gates have been opened for future MPDs and potential for townhomes and apartments outside of MPDs with this Comp Plan update. The result is more strain on area schools, much more traffic, crime, etc. Quality of life, education and home values are stake and many residents will be pushed out of this area if we’re not taken back out of the regional node.</p>

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5	5/25/2022	<p>I'm requesting the process for Comp Plan changes made between updates be which amended. The Comp Plan allows Commissioners to make changes between plan updates. I can appreciate they may need some flexibility, however this what allowed the D3 Commissioner to make a significant, harmful change to our area without community input. Having two public hearings provide for a one-way conversation only and isn't sufficient to help citizens understand the proposed changes and potential impact. There is little point in going through the Comp Plan update process & asking for Community when Commissioners can change anything they wish without real community input. My suggestion is changes only be brought to the BOC for a vote once a quarter. Any district commissioner that wants to bring forward changes must first have had a public participation meeting explaining all the proposed changes for that quarter so that citizens can ask questions. OR a Citizen Committee (not PCs) be formed to meet quarterly to review and vote on a recommendation prior to going to the Planning Commission. Those suggestions may not be practical, but the idea is to have citizen input rather than public hearings that are a one-way conversation.</p> <p>The MPD category does not work as intended in this county. The result is most end up being high density residential development with no the commercial. Developers are using this category to get high density rezonings they otherwise wouldn't be entitled to. It defeats the intention of the live, work community concept for which there is no recourse for the community. There have been attempts to try to deal with the challenges but they do not work. This is hurting our county and until or unless we find significantly better</p>
6	5/25/2022	<p>Mullinax Rd, Fowler Rd, & Union Hill Rd (on Mullinax side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. High-density residential development is inappropriate for a low/medium density area.</p>
7	5/25/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings but since hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p>
8	5/25/2022	<p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
9	5/25/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p>

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10	5/25/2022	<p>"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area.</p> <p>I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."</p>
11	5/26/2022	<p>I would like to request that the Mullinax Rd, Fowler Rd, and Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I would like to also request that this update not include any other changes that would allow for future MPDs, apartments, townhomes, and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
12	5/26/2022	<p>"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area." The example we are confronting is the Kennemore Farm project next to my subdivision (Wyngate Pt) that is striking out of character to the existing neighborhood and at a much higher density than the surrounding neighborhoods.</p>
13	5/26/2022	<p>"I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications." We now have to work with Planning and Zoning to minimize the impact of this massive high density development being squeezed into a much lower density area. Union Hill and Fowler Rds are not built for commercial traffic in particular.</p>
14	5/26/2022	<p>Regional Nodes D, J and M do NOT need to be extended over into existing residential communities and character areas with currently LOW density residential RES 3, RES 2, R1, R2R. Please remove the M regional node that was extended to include the entire Character Area - McFarland without the community's knowledge with in the McFarland /Union/Mullinax/Fowler Roads. Return it to the original map lines. This WAS Life Changing change for these current residents and they had no input. Thank you</p>
15	5/27/2022	<p>I'm requesting the Mullinax Rd., Fowler Rd., Union Hill Rd.(this side of McFarland Rd.) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartments, townhomes and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
16	5/27/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p>

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17	5/27/2022	<p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area.</p> <p>I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area. The impact of development on our quality of life has already been substantially negative. The decisions made have compromised the safety of families and children in this area, and further high density development will only serve to exasperate the situation. I'm really disappointed in the decisions the leaders of this county have made thus far and hope you will consider taking steps to actually IMPROVE the quality of life for residents of this community.</p>
18	5/27/2022	<p>I'm requesting the Mullinax Rd., Fowler Rd., Union Hill Rd.(this side of McFarland Rd.) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartments, townhomes and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
19	5/27/2022	<p>I'm requesting the Mullinax Rd., Fowler Rd., Union Hill Rd.(this side of McFarland Rd.) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartments, townhomes and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
20	5/27/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p>
21	5/27/2022	<p>I lived in this area for almost 10 years. I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also requesting that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area and will have significant negative impacts.</p>
22	5/27/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications. This is unacceptable.</p>

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	Received	Message
23	5/27/2022	Take Mullinax, Fowler & Union Hill Rd (north of McFarland) back out of the regional node. Townhomes, apartments and Res6 housing don't belong in an area that has 1/3+ acre lots. No commissioner should be able to fundamentally change the face of an area without community knowledge or input. This area is nothing like the surrounding regional node and it most certainly is NOT blighted as the commissioner claims. There are a handful of trailers on Fowler and even they don't meet the legal definition of blight. This area does NOT need to be redeveloped, much less with MPDs. Hwy 9 yes. This area no.
24	5/27/2022	<p>Does input from citizens really matter? When Commissioners can change the Comprehensive Plan with life changing implications, without community engagement, involving citizens in the update process seems pointless. In fact, this whole process seems to be steered with pre-planned results pushed by consultants and planning staff. It costs a lot of money to give citizens the illusion that what they say matters.</p> <p>This input period ending on a three day weekend means you're less likely to get feedback. Again, did the county really want our feedback?</p> <p>The MPD category is abused by developers. These developments are used for high density residential and the commercial is rarely built. A moratorium is needed until such time as the county can come up with ways to incentivize and condition these projects so the result is a live, work, play development.</p>
25	5/27/2022	I'm requesting the Mullinax Rd., Fowler Rd., Union Hill Rd.(this side of McFarland Rd.) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartments, townhomes and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
26	5/27/2022	I'm requesting the Mullinax Rd., Fowler Rd., Union Hill Rd.(this side of McFarland Rd.) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartments, townhomes and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
27	5/28/2022	I'm requesting the Mullinax Rd., Fowler Rd., Union Hill Rd.(this side of McFarland Rd.) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartments, townhomes and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
28	5/28/2022	I don't think the Kennemore properties belong in the Regional Node. I think the community was blind sided by this change and it's too high density for the surrounding areas at 2.3. One of my big concerns is if there has been enough environmental studies for this project. I bought my property in 1987 and the property at big creek below me was protected wet lands that's why I didn't buy it. Has that changed? I have a 36" culvert under my driveway and 15 Yrs. ago it started going over the top when there was a large rain and under my basement garage door. There are two retention ponds in the design, at the side and back of my property. I have talked to Tom Sharpe about these flooding my property. He said the county has approved them and if there is a problem they will take care of it. Is that true? Also asked if he had insurance if there was a problem. Don't know. There is flooding on Fowler Rd. now at the at the protected wet lands. What's going to happen when everything is under roof? The town homes are behind and on the side of me. Think there needs to be more studies.
29	5/28/2022	Can this Regional Node be postponed until there are more studies done on the impact of the community and the environment? I Don't think you realize how much water comes down threw here.

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30	5/29/2022	"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."
31	5/29/2022	"I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications."
32	5/29/2022	"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."
33	5/29/2022	"I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications."
34	5/29/2022	I am requesting the Mullinax Rd., Fowler Rd., Union Hill Rd.(this side of McFarland Rd.) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartments, townhomes and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
35	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
36	5/29/2022	I have recently come to understand that certain areas within Forsyth County were designated as high density potential development. I believe this action was taken without popular vote from the Forsyth County voter base. As a resident of South Forsyth, we already have 5 massive apartment complexes within a 4 mile radius and do not feel the need for any more. If you feel Forsyth needs more affordable, high density housing, please look to spread them throughout the county - not just a high density push within one small radius in South Forsyth.
37	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.

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38	5/29/2022	I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.
39	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
40	5/29/2022	I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.
41	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
42	5/29/2022	"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."
43	5/29/2022	"I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications."
44	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area. Also, particular attention along Fowler road to limit the speed to no greater than 35MPH - a slow zone with sufficient traffic stops that will encourage walking within neighborhoods, to schools and discourage high volume traffic that is appropriate for Mullins and Highway 9.

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	Received	Message
45	5/29/2022	<p>This plan needs to accommodate existing neighborhoods and unique features instead of planning of the area as greenfield development. It does not take into account the history or economy of existing population and has no seeming accommodations for people, no vehicle zones, or green spaces unless a developer has a budget dedicated to that token talking piece. Just because there is easy access to highways doesn't mean there needs to be business after business and high rise and restaurants. There are many existing counties adjacent to Forsyth that have built out like this and have been hollowed out and experience low occupancies in retail space, office spaces, etc.</p> <p>The process (put up a website and hope visitors come) and maybe hold a poorly advertised meeting is insufficient for a plan such as this. Billboards near highways should be beaming this out, posters at community parks, grocery stores, highly visible places that are unavoidable such that people can become actually aware. I was alerted to this by a neighbor otherwise this would go unnoticed by most people.</p>
46	5/29/2022	<p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
47	5/29/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p>
48	5/29/2022	<p>Promoting Green building practices should be put into effect now rather than 2027.</p>
49	5/29/2022	<p>Maximize emphasis on natural visual elements within FC, such as tree coverage and vegetation that conceals commercial developments from the road. Peachtree City, GA is a good model for these types of design. Open space and green space add valuable qualities to the overall community appearance.</p>
50	5/29/2022	<p>Promote high quality low density residential in order to retain high value communities. Discourage apartments in residential areas. Ensure that Mixed Use developments have the appropriate amount of commercial and that the commercial element be completed prior to the residential element. More emphasis should be put on incentivizing private landowners to create conservation easements with tax breaks and other benefits now, not in 2024. The natural land is fast disappearing and being flattened out. FC has many nice parks, but many more should be created in order to keep up with the rapid residential development. Parks and hiking trails should be created within certain distances of major residential areas. In general, slow down development to ensure high quality living in FC ! Just because there is money to be made in FC by encouraging rapid development doesn't mean that it should be taken advantage of as fast as possible. Thank you for this forum!</p>
51	5/29/2022	<p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>

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58	5/29/2022	I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.

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62	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
63	5/29/2022	I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.
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65	5/29/2022	"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."

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67	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area. Also, the GreenSpace plan needs to incorporate wildlife preservation as a goal before it is too late.
68	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
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70	5/30/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
71	5/30/2022	I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.
72	5/30/2022	I would like to see the Fowler Rd, Union Hill Rd, and Mullinax Rd (north side of McFarland) be removed from the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I also want this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area. I am very frustrated with the change and want to see it corrected / put back.

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	Received	Message
73	5/30/2022	I request an amendment to the the process for Comprehensive Plan changes taking place in between formal Plan updates. Commissioners presently can vote on modifications after 2 public hearings. These hearings, as one-way conversations, are insufficient to provide citizens with a clear understanding of the proposed changes, and the potential impact. We need more insight and input. As an example, the March 2021 move of Fowler Rd, Union Hill Rd, and Mullinax Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node was not discussed in enough detail or understood well by the citizens present. I did not understand what this meant. It was moved from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing and our community was very surprised and frustrated by this. We needed a community meeting like those required for rezoning or the update process.
74	5/30/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd area not be allowed for commercial uses, ie. Retail and high density housing to promote slow traffic and neighborhood walkability between existing developments, existing and upcoming schools and libraries. This would require the area listed to either be granted special exception as part of the Shiloh/McFarland Regional Node or removed from the Node entirely. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area.
75	5/30/2022	I guess my general comment would be why go to all this trouble and expense if the county won't adhere to the policies it sets? Why set character areas if a developer can bully and bulldoze their way into areas not suitable, even with numerous conditions? I hope all the time, expense and effort on the part of the community member is worth it and the message is heard.
76	5/30/2022	<p>1) move community work on McFarland Regional node earlier than 2026; residents are upset; place moratorium on changes added until this is sorted out.</p> <p>2) Utilize MORE citizens in 'studies' before jumping to pay consultants. Citizens are brought in 2nd and they should be 1st.</p> <p>3) "Evaluate possibility of a smaller mixed-use zoning district to accommodate vision for mixed-uses in neighborhood nodes." I disagree. Mixed use is NOT working in Forsyth. Better idea - USE PROJECTS or overlays. Zone the mixed areas separately but still have a cohesive project. Run a study on how many have been successful and completed, especially the commercial or business component. NOT MANY!</p> <p>The allowance of MPDs in the neighborhood node is a one-off and is not looking at other solutions. Let a developer present a project in the form of an overlay. You are asking for Apartments on HWY 20 west when you allow an MPD designation. Rethink and go back to the drawing board.</p> <p>4) County wide branding - Move up in priority. Gateway / place branding was promised years ago; we need focus which encourages business to move to Forsyth; S. Forsyth underwent a study and NOTHING has happened except money paid to consultants and residents given promises. As far as S. Forsyth branding, the work is done, Chamber does not need any money toward this. Regarding larger county branding, Engage CITIZENS first, not CONSULTANTS first. Think about incorporating a public art initiative throughout the county and at gateways.</p> <p>5) Impact fees -Focus impact fees to be used within a 2 mile radius of the project</p> <p>6) Move research for Land Trust higher in priority; focus on all of the county not just undeveloped North Forsyth; some properties in South and West need preservation too.</p>

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77	5/30/2022	<p>1) Where did the MUC designations come from? I don't remember presentation of adding this. We are getting deeper into "mixed use" when these have not been working in the county. Projects are not complete with the exception of Halycon and the Collection and the upcoming Coal Mt. Center. ALL OF THESE are project / overlays and NOT using the 'mixed use' as has been defined.</p> <p>2) Commercial Corridors – Reduce the Union Hill commercial Corridor to reach from the Fulton line and stop at the McFarland Hwy. Do not cross over into residential to accommodate a special project.</p> <p>3) Go back to focusing on the commercial corridors versus expanding the ability for MPDs into residential areas using an expansion of the McFarland node.</p> <p>4) Hwy 20 on both sides of 20 should encourage Office Residential – Utilize homes along the road with updates and keep the feel of the area</p> <p>5) McFarland Node expansion</p> <p>6) Solutions for McFarland node after reducing to a community character area</p> <ol style="list-style-type: none"> The reason it was stated to expand the area was due to 'blight' Create and codify a visual blight definition Instead of forcing MPDs to remove blight, work with businesses on a 'vision' for the area. Maybe a signage initiative to create a 'brand' Strengthen the visual appeal of the corridors along HWY 9 and McFarland Encourage reinvestment in properties, including building renovations and or repurposing and improvements to landscaping Offer Free Junk removal days coordinated with the land fill, encourage community involvement and volunteer resources such as trucks to transport Investigate an improvement grant program with a 10% match etc. Provide access to capital for street-facing improvements, such as an awning replacement, repair of dilapidated façades, or signage Utilize strategic code enforcement to encourage clean up Investigate update to the UDC to look at a Uniform sign plan along Hwy 9 and McFarland to create a sense of business community
78	5/30/2022	<p>1) Changes to the Comp Plan should not take place without major community input. The language states the BOC can make changes. The public has not idea of the impact. Consider once a year or maybe even twice a year with a special called meeting AT NIGHT for public input. The McFarland node change was not well advertised.</p> <p>2) Because the PC and BOC will be voting on this and take public comment, please publish all comments (redacted) so they can be seen by the public prior to the meeting.</p>
79	5/30/2022	<p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
80	5/30/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p>

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81	5/30/2022	I'm requesting the Mullinax, Fowler, and Union Hill Rds. Area be taken out of the Shiloh/McFarland regional Node and returned to the McFarland Character area. I am also requesting that this update not include any other changes that would allow future MPDs, apartments, townhomes and residential housing in this area. This kind of high density residential development is inappropriate for a low/medium density area!
82	5/30/2022	I don't think a high density node belongs in this area. It doesn't conform with the existing neighborhoods and homes.
83	5/30/2022	We need to be very careful about not overcrowding Post Road. Do NOT want to see the Polo Field become a place for housing. Keep the soccer field for our kids.
84	5/30/2022	Stop the high density development in 1) Mullinax and Fowler Road area 2) Pilgrim Mill at Holtzclaw Road.
85	5/31/2022	<p>I was locked out in the middle of trying to put my response in the Forsyth County Comp Plan Feedback.</p> <p>"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."</p> <p>"I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications."</p>
86	5/31/2022	<p>Dear Sir or Madam,</p> <p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."</p> <p>I'm also requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p> <p>With best regards,</p>