

# 12/4/19 Pontiac NMP Planning Charrette Takeaways

## Notes & General Comments

### Internal Stakeholders

#### Concerns

1. Traffic at Hobby Lobby intersection cut across traffic control measures. Cutting through neighborhood to avoid congestion (Fore Avenue and Aubrey Street).
2. Traffic backs up and causes congestion around the traffic light (Fore Avenue).
3. Traffic at Burmaster Drive and Two Notch Rd.
4. Some citizens wanted a cut through to Clemson with traffic controls and others did not. The concern is cars would use it as a cut through to the Village of Sandhill. Possibility for an emergency entrance to be installed for Fire and EMS.
5. Concerns for dumping on vacant lots and vacant residential structures. Vandalism and breaking and entering is also a concern for vacant structures. Also abandoned vehicles or inoperable vehicles.
6. Trees are blocking some of the traffic signs and speed hump signs.
7. Concerns about property taxes increasing with redevelopment and infill housing.
8. Increased crime and a desire for increased police presence (break ins and speeding).
9. Speeding and placement of portable radar/speed display or adding children at play signage to encourage driver awareness.
10. Internal subdivision roadways are missing or have inconsistent placement of roadway reflectors for the road centerline.
11. Royal Pines not well lit.
12. There are no sidewalks on the Village of Sandhill side of Two Notch Road once you cross from the Royal Pines Neighborhood.
13. Kids having to walk in the roadways.
14. The intersection of Lone Street and Burmaster Drive has had flooding issues in the past.
15. Vacancy rate at the Village. Lack of desired shopping opportunities for remaining businesses.
16. Clean up trash in roadways/neighborhoods.

#### Opportunities

1. Many of the residents desire pedestrian lighting.

2. Installation of sidewalks internal to the neighborhood.
3. Many lots are serviced by septic tanks and the citizens enquired about the opportunity to connect to sewer service.
4. Wider internal roads or areas for school buses to stop.
5. Increase lighting in neighborhoods (street lamps).
6. Paving remaining dirt roads internal to the subdivision.
7. Adding additional camera boxes in the neighborhood near entrances similar to the box at the Circle K.
8. Adding a pool or gym or other recreation facility in the neighborhood.
9. Adding a dog park or pocket park in the neighborhood.
10. Creating a trail system for pedestrians to walk/exercise safely.
11. Creating greenspace or trail space for recreation opportunities.
12. Connecting that greenspace identified across Clemson Road extension via a pedestrian bridge or walkway to cross safely.
13. Additional retail is desired but traffic is a concern.
14. Providing additional school bus stops or identifying those locations better.
15. Add business in area like PF Changs and Cheesecake Factory OR opportunities for kids like Chuck E Cheeses or Dave & Busters.
16. Add better bus terminals.
17. Overall more sidewalks in area.
18. Better streetscapes.
19. Enforcement of “trashed” properties in Royal Pines Estates

### **Pontiac Notes**

1. Access to shopping and commercial around Sandhill and Two Notch is easier and walkable.
2. There is not a draw to shop at the existing commercial locations with the exception being Advanced Auto Parts.

## **External Stakeholders**

### **Concerns**

1. Need for recreational space, e.g. athletic fields, community centers, found within the general area.
2. Growth pressures from new development to the north and east, Woodcreek Farms, Greenhills Parish, Catawba Hills, other developments in the City, are causing traffic and congestion, overcrowding, and service strains.
3. Limited availability of sidewalks along major road connections. Pose a problem for walking to any destinations.
4. Businesses along Two Notch section adjacent to the railway are poorly maintained and appear unsafe. Aesthetically are cause for concern compared to new developments across the street, e.g. Zoe's Kitchen, Fresh Market. Problematic for redevelopment due to constraints of the railway.
5. Traffic signals along Two Notch are problematic. Turn signals and cross traffic are not provided enough time to make it through lights and create more congestion than necessary.
6. New housing is primarily developed as luxury units, limiting overall affordability and affordable market-rate housing. The ability to "live in place" is hindered by current development and price points. Tends to be a lack of affordable senior living options.
7. Vacant stores at Village at Sandhill.
8. Stray cats and dogs.
9. Speeding throughout area.
10. More street lights.
11. Overall plan for traffic around Village at Sandhill; need another crossing from the Sam's store to Two Notch.

### **Opportunities**

1. Recreational space and athletic fields for local individuals could be development are currently vacant parcels at Jabay Dr @ Two Notch and Clemson. Various types of recreation amenities should be pursued. Possibility to focus on being a regional destination for competition level recreational sports. Other possibility mentioned for gym is old New Life Fitness World building on Hardscrabble Rd (110 New Life Fitness Drive – 8 min drive from study area north).
  - a. Athletic fields
  - b. Community center
  - c. Gymnasium or indoor courts
    - i. Ability to provide competition level courts
  - d. Trails and walking paths
  - e. Bocce ball courts
  - f. Eco/conservation park

2. Opportunity to provide for select senior amenities for the aging populations in the area, due in part from the newer senior living facilities and the various retirees in the surrounding neighborhoods. Any amenities should also cater to younger populations as well to provide for their needs.
3. Opportunity to connect larger trail networks along major roadways.
  - a. Clemson Rd Connection
  - b. Two Notch connection
  - c. Off-road conservation area connection
  - d. Bookman Rd connection
4. Development of a COMET Park and Ride as a way to reduce traffic and congestion. Possible Downtown Comet to events (Soda City).
5. Need for greater variety of “quality” sit down restaurants within the area. Potential to grow market of smaller, quality eating establishments versus chains.
6. Small-business development in the area could be a catalyst for helping to spur redevelopment in the aging commercial areas, e.g. “Pontiac”. Potential to provide business start-up and development incentives, façade improvements, and other assistance programs for businesses.
7. Potential to provide for outdoor gathering, social, and commercial spaces, e.g., amphitheater and farmer’s market, for establishing festivals, programming, and events to cater toward the neighborhood and broader area. Potential to utilize vacant land found within the area and a way to concentrate uses.
8. Potential to explore appropriately scaled healthcare facilities. “Any service is better than no service”.
9. Potential to develop an overall market demand study to determine best product types to based on the current growth of housing development
10. Protection of home values and overall maintenance of housing units should be explored to make current developments more attractive and competitive.
11. New development should look to be accessible and usable to all household units and types not just one particular set, e.g., only students, seniors, or “traditional” families.
12. The Pontiac area is the area to best explore for any commercial redevelopment. Being able to provide incentives and funding to help with strengthening businesses would be more appropriate than working on new business development.
13. Potential to clean up/invigorate Village at Sandhill via:
  - a. Better advertising signage (even at Two Notch and out to interstates)
  - b. Remove propane tank and clean up entrance at Fashion Dr
  - c. Better traffic patterns (possible access to Two Notch from Sam’s Club)

## **Other Note**

1. The name “Pontiac” is not characteristic of the entire area. It has traditionally been the area along Two Notch north of Clemson Road to the Spears Creek intersection and slightly further north. It is narrower than the current study area suggests. “Sandhills” is a more appropriate term that would include the Village and the area of Pontiac and the neighborhoods as well.