

PLAN GALLATIN!

PURPOSEFUL AND PLANNED GROWTH

Compendium of Community Input Gathered Between June 18 and July 31, 2019

Note: the contents of this document include verbatim written comments provided by community members and stakeholders. Content has not been edited for form or substance.

From Comment Cards collected at the June 18, 2019 Lawn Party and five Subsequent District Open Houses held between June 26 and July 17, 2019. Attendees were asked to respond to three questions.

What is your favorite thing about Gallatin?

- The people are special
- Small town feel, friendly.
- Small town feeling close to the city.
- Current size and projected growth are good in my eyes.
- Proximity to metro.
- Small town feel still. Although Gallatin is growing by leaps + bounds it still feels like a small town.
- Rural character close to Nashville
- Living on the lake at Foxland Harbor as I could live on plain old dime anywhere. Lower property taxes than Illinois, people, culture, weather. Chamber is 'great!'
- I moved to Gallatin for the green open spaces. I enjoy the small town feel and "family" environment.
- Friendly people.
- Small town feel with a safe feel
- Proximity to Nashville
- The quietness. The peacefulness.
- Not being a big city!!!
- Convenience of stores (minus the traffic problem)
- People are friendly!
- Friendly, great park system, outstanding police + fire department. Great school system, great place to raise your family
- Small town + an active downtown. Beautiful scenery, farms, ranches.
- The laid-back town.
- It's small, friendly, accessible, powers that seem to care about the city + the populace.
- Old town square; historic homes & barns; scenic rural beauty; How pretty the view along Long Hollow Pike; friendly people; my church- First Pres. Church of Gallatin
- The lake and the many historical places we have. Volunteer State Community College. Our nearness to Bledsoe Creek State Park. Our Green Wave football team. Our community pride.

- Greenway
- Restaurants
- Square Fest
- Small town/square
- Small town feel in the Square
- Lake
- Community feeling
- Country feeling in a large town
- People are friendly
- Small country town- friendly people- quite neighborhoods
- The people and the way of life
- Coming from NYC- People are nice- Amen
- The attitudes of most people I meet. Job Relationship ratio.
- Quality & helpful attitude of city employees
- The Square
- My hometown tradition mixed with growth/potential development
- The Square & the greenway. I like seeing the Mayor so involved in the community events.
- The landscape, lake, parks, civic center, square, people and so much more.
- The "family" feel still small enough to keep that feel, but growing so we don't feel stuck.
- Small town feel with perks/jobs/etc. of mid sized town
- The people are friendly kind and caring.
- Small town feel, govt officials transparency in keeping the community informed.
- The people!!!
- Small town friendly. Historic.
- Small + big town feel all at the same time. Except for traffic.
- Small town feel but growing
- That the city includes citizens on future planning.
- Small town feel. Friendly neighbors.
- Great to have a vibrant Downtown
- Family oriented with nice people
- Friendly, safe, affordable
- Jobs & new dev. Parks & recreation, very good police dept.
- Historic landmarks/Square (flowers) small town feel.
- The parks, lakes and the Civic Center as well as downtown square
- Small town feel
- Friendliest City USA
- The people especially David Brown
- Greenway, Civic Center
- The historic downtown, the greenway/riverwalk downtown, and the lake.
- The Square, the historic district, "old town" area
- Everything! Love it here
- The people even David Brown

What is something that could be improved upon?

- The flow of traffic is very poor especially in Gallatin center city
- More businesses downtown. Activities to draw people downtown.

- Continued improvement of sidewalk/bike lanes/greenway
- Engaged conversation regionally on mass transit
- Traffic
- More restaurants (good ones)
- Not so many banks.
- Get rid of old strip malls, dilapidated buildings, businesses off of main road.
- *Traffic on 386!!!
- Fine dining. Please no more fast food, please no more apartments, more single family homes \$300k-\$500K. No more car washes or gold/cash exchange, Walmart is not the safest anymore.
- Please don't overbuild. Have a plan to say enough is enough on growth. Revitalization of older areas is a great option. Too many empty spaces/buildings that can be repurposed instead of building new.
- Synchronization of traffic lights. Limit egress on Gallatin Rd. Add two lanes to each side of Nam bypass.
- The perception of good ole boy network/more opportunity for seniors for recreation- NO MORE apartments or storage units
- Variety of dining options
- Increase in white collar jobs
- A new council, more parks for the disabled. More dog parks. Better restaurants. Stop building!!!!
- The turn from Clearlake Meadow Blvd onto Nichols Lane is obstructed from fence row. This can create a safety hazard when the traffic increases with the installation of light.
- Traffic-traffic-traffic
- More deterrents on Nichols Lane to speeding
- Small town feeling & home
- Better restaurants- too many "hometown" & fast food now! Roads are awful & those suicide lanes- ugh!
- Traffic
- Improve redlite system
- Roads handled traffic at 25,000 people but are awful at 42,00 people & there is housing approved for another 17,000 people.
- Been here since August 2008. Don't know where everything is and all the back roads. Going to contact David Brown for maps to parks and would like to know what each offers.
- Alternative routes to go to various areas so traffic is not congested.
- Rent on commercial space is too expensive
- Traffic. This is going to get much worse with all the approved development. Be more strict on approving more in regards to how it affects traffic.
- Replace the boat tie-up dock at the first ramp on Lock 4 Road. This was destroyed by 2010 flood. I live just two minutes away and use this ramp. Also, please replace the beat-up rotten benches at park at the end of Lock 4 Road. And add more benches. My wife and I enjoy sitting and watching nature at the park.
- Road Repair
- Traffic
- More places to ride bikes and run aka more greenway.
- More square parking

- Traffic @ 386 + Longhollow
- Too many apartments
- Traffic
- Small, new business opportunities/help
- More open space preservation
- We do not like all these apartments. We have no affordable housing. Gallatin is turning into Nashville.
- The 109 @ Long Hollow (386) intersection
- Municipal park swimming pool could be turned into a trick skateboard rink.
- Attitudes between all concerned.
- Accommodation of pedestrians
- Make is safer for kids to get around town and to greenway. Make it easier for local shops to start and thrive and support community
- Stoplight system
- Food- more/new options
- Mass communication (in person + business space)- some form of email list to sign up for, will save time + money in long-run, huge NEED for clear, effective communication
- Making it easier for unique shops to stay on the square. Slowing down growth in new areas & focus on cleaning up and restoring older areas.
- I would like to see a better use of zoning to preserve green spaces especially along the roadways into town. I would like to see better control of signage and light pollution.
- -preserving historic structures/places.- encouraging citizens to attend meetings voice opinions-this event is a great start towards that!
- Infrastructure historical and greenspace preservation better long term planning rather than short term. Prioritize preserving farmland/pasture. Without it the city loses its charm. Sustainable growth. Developer accountability.
- Growth needs to be controlled and the effects of growth taken into consideration such as impact on roads, schools and drainage.
- Bring in/ encourage more locally owned shops and restaurants. Bring the feel of the square to other areas. Stop the number of large builders putting up the cookie cutter neighborhoods.
- Hwy 109 is not sufficient for our community a resurrection of 840 North should be a priority.
- No more high density keep the small town historic feel.
- Another community center for the Clearview area. More activities for that area.
- Needing more roadways built to accommodate growth.
- Finish road construction.
- The planning of retail/restaurants. Instead of random strip centers, make central locations with a variety of things that attract groups of people.
- Keep the chain stores out to keep shopping local.
- Too many apartments, medical and other businesses. These do not draw vibrant people. Restaurants, venues, cool shops.
- More activities, recreation for preteen + teen
- Flood Control
- Retail development- more shopping & restaurants that aren't chains or sports bars
- Place to park uptown

- More affordable housing. Also more retails in the 5th District.
- Traffic
 - Paved roads (pot holes)
 - More restaurants
 - Fewer apartments
- Traffic density + flow + less apartments. We would like to see more unique retail stores + restaurants (not chain restaurants)
- Senior Center
- Union School traffic is terrible due to dropping off students
- Traffic lights, traffic light synchronization
- Please increase the subdivision speed limits to a more reasonable 30 MPH just like Maple, Witherspoon, Tupper, James, Fairview Plantation, etc. 20 MPH is slower than the school zones where I lived before.
- Fewer chains- more local businesses and restaurants. Better development of the area around the Square down E Main and S Water with more “local” shops and single-family homes.
- Walking trails, swimming pools, bike trails, public transit
- Wider street min 20 ft and sidewalks

What would you like to see added to the community?

- All streets need to be up graded to a minimum of 90 ft wide. Sidewalks should be constructed also.
- Better school system. More restaurants- not fast food. More walking trails, neighborhood sidewalks.
- Attracting mixed use development on 386 E Big Station Camp & Green Lea
- Ice Hockey rink (minimum 2 sheets)
- Dog parks on this side of town
- More shopping, not so much chain retail but more owner-operated.
- A brewery/restaurant on this side of town (near Fairview)
- Affordable housing
- Parks
- Walking trails
- Bicycle paths
- More activities on the square, ie music, festivals, BBQ contest, activities like rodeo, etc to bring the community together
- Bike trail path, handful of non-chain restaurants that reflect food from the area. Continue to have serving projects to give back to the community.
- Costco
- New Senior Center that's accessible/spread out parks all over not just off 31
- More parks/rec.
- More sidewalks/walkable neighborhoods
- Traffic-traffic-traffic
- More deterrents on Nichols Lane to speeding
- Small town feeling & home
- Seeing how California grew in the 60 years I lived there (no green space/parks available & concrete jungle). I see Gallatin going down the same road! Save trees- build a park or two so people can exercise/walk/relax!
- More restaurants

- I'd like to see apartments along 31E close to city center where residents walk downtown to eat/shop. Build density close to downtown + keep the rural charm in place.
- I would like to know more about what is offered. I know there are concerts on Thursday. Plan on attending one.
- A sense of "Destination"- There is no reason Gallatin does not have tours of their historic sites that would boost tourism here.
- Trader Joes
- Intelligent traffic lights to improve flow. I've heard this was coming for years but it hasn't happened!
- I support the city buying land when it is available to allow for green space in our city and for future parks. I'd rather the city have it than it becoming another unnecessary gas station or bank!
- More greenway & parks.
- Community garden
- Outdoor family movies
- More parks less apartments
- Dog park
- Downtown development
- More community input
- High impact fees for all new construction
- I think a north gateway to the city would be nice on Hwy 109 at old 109.
- Incorporate Hollywood Hills into Gallatin city
- A community service center located in needed area.
- More greenways
- Natural control of stormwater
- Further discussion
- Restaurants
- Unity
- Salvation!!! Jesus is the only way to eternal life [John 14:6], Eternity= here + now, Let's live +act like it
- Just seeing the older areas cleaned up. A new mural on the old Antiques on Main building.
- More office space and corporate offices to reduce need for professionals having to drive to Nashville. More emphasis on major roadway improvements to improve traffic patterns.
- Continuing w/ adding to green space transportation infrastructure, transit options (working with surrounding communities)
- City wide portal for all utilities, communications, etc. More focus on starter homes and median homes rather than apartments and retail. Streamlining of government processes.
- More attention and importance placed on preserving open space and historical sites and buildings. We need some kind of public transportation.
- More parks in other areas of Gallatin (green space). More restaurant choices, less car lots.
- Fire station near airport and industrial area. Smith St widening. Bridge on Lower Lock 4 widening.

- Restaurants. Connect 109 directly to 386 no lights for a smoother commute. Connect Hwy 25 to Longhollow not through a subdivision city st 30 mi/hr or more to elevate traffic on 109/386 through lights now.
- Recreational Center. Boys and Girls Club for the youth.
- Bakeries, coffee shops, restaurants, more parks, greenways.
- More shopping options so we don't have to go to Hendersonville or Rivergate.
- Restaurants with better atmospheres. I'd love to see the City add nice landscaping, open spaces, fountains, to new construction to keep the area aesthetically pleasing.
- Bike trails. Bowling alley. Minigolf
- Some more downtown restaurants ie PT Alexanders, PF Changs, middle ground restaurants then after high end.
- Programs for at risk kids
- Costco
- Target
- A place where you can go and have a family reunion and have a yard sale on the inside and not charge a fortune. Get a bus to go to Nashville about 9 or 10.
- A Clearview Community Center & more sidewalks & better roads.
- More neighborhood sidewalks added to new developments by contractors
- Bike + walking trails
- Costco
- Let us have a plan.
- Mass transit, greenway connected
- More restaurants, more shops + places to eat downtown. I'd like to see downtown thriving! It's so cute!
- Easier commute into Nashville- buses? Trains? Shuttles? Could plan events to and from Gallatin -> Nashville -> Gallatin
- Technology, transportation
- Cleanup of cemetery

From the Mapping Station at the June 18, 2019 Lawn Party and five Subsequent District Open Houses held between June 26 and July 17, 2019.

- Good schools
- Small town environment
- Good schools
- Small town environment
- Train system needs to work for more taxpayers if you are going to tax them
- Improve red light system. Check speed limits on subdivisions, some are 20 mph and others are 30 mph
- A lack of a "free" splash pad in between Gallatin and Hendersonville
- More candy shops
- No more apartments, charge high impacts fees for all new construction
- Gallatin's very own, we are a small group that is hungry for chances to better Gallatin
- Shopping mall, theme park, historic homes

- Stop the over-development and stop the interchanges of roads. Keep green spaces
- Stop the over-development, enough is enough
- Gallatin's very own, social media @GallatinsVeryOwn
- Gallatin's Very Own, small startup group looking for more ways to help Gallatin
- insta: @gallatinsveryown
- We need affordable childcare including before school/after school/summer options- such as at recreation centers that provide affordable child care
- We need more places for students (eg, community college students) to study
- We have to go to Nashville (etc) to access community services- such as recreation centers- and those should be here in Gallatin
- A Gallatin student is in the Junior Olympics for track (hurdles) and has to travel all the way to Antioch/Cain Ridge High to train- we should have resources here
- More buffet/variety restaurants
- More police presence on a proactive measure
- There's a want for a little more upscale dining, something that is different than the typical chains.
- Love the Square. More parking is needed on the Square.
- We love the Greenway, it's a great addition to the town.
- It is great how Gallatin supports our high school.
- The library has lots of things for kids. It is a beautiful library.
- Family activities on the Square.
- Lock 4 Park
- Bledsoe Creek State Park
- The library
- Flowers in Downtown Gallatin
- More trees
- The newly built pedestrian crossings at Green Lea Blvd and 31E are well done and I'd like to see more in the City.
- I love the walkable Downtown. Please redevelop the areas off the Square.
- The timing of the stop lights near Fairvue and Medical Building
- Concerned about the number of apartments
- We have several school zones that create traffic problems.
- Long Hollow Pike & 386 intersection
- The intersection at Union School Road and Dobbins Pike is dangerous.
- Bottleneck between Long Hollow Pike and Hwy 109 is a lot worse when school is in.
- More speakers. Host cultural events at the City library and similar sites (e.g. author talks).
- Crosswalks are needed at Belvedere Drive and 31E.

- The intersection of Hwy 109 and Hancock Street is dangerous for walkers.
- More sidewalks are needed city-wide.
- Developing a livable, walkable downtown is a challenge. However, the investment will pay-off over time.
- Good traffic control, lots of amenities, and very convenient
- Further development of Nat Caldwell Park, it is under-utilized and under-developed
- Preserve rural atmosphere along Long Hollow Pike
- Protected left turns lanes out of Stratford Park would be great.
- An assisted living home would be preferred over the development of a hotel.
- No hotel.
- Stop light needed.
- Traffic signal loop maintenance on Nashville Pike
- Redevelop the south entry into the City with the completion of the new Hwy 109.
- Gray Street crossing has improved, but the turns onto/off Gray Street are slow and blind and Gray Street feels incredibly narrow.
- Flooding
- Develop Nat Caldwell Park
- Dog Park
- Lazy River
- I use the boat ramp here
- Love Downtown
- Utilize the lake for events other than fishing such as camping/rental cabins or big parties.
- Develop Nat Caldwell Park
- Keep Fairvue residents happy.
- Keep Foxland residents happy.
- I picnic and fish here.
- I fish here.
- Traffic calming measures are needed for through traffic on Belvedere Drive
- Speeding is an issue on Belvedere Drive and Peninsula Drive
- Replace boat courtesy tie-up dock, it was destroyed by 2010 flood
- Along 31E near Downtown there's an opportunity for urban development and a place to build apartments. Residents can walk downtown to shops and restaurants.
- Replace boat courtesy tie-up that 2010 flood destroyed.

- Develop Lock 4 Park (no bathrooms, no power, no amphitheater, no ADA)
- Traffic is horrible on Nichols Lane. Fast-moving and large commercial, concrete vehicles travel Nichols Lane as a bypass to the bypass. This are a needs some sort of traffic control to slow them down.
- Traffic management needs investments along 31E. Better traffic lights are needed and better turn light management.
- Traffic on Nashville Pike
- Senior transportation around town
- Long Hollow Pike/ Vietnam Veterans Boulevard traffic congestion to intersection with Hwy 109
- The area around Savannah, Foxland, and Fairvue needs areas that draw families and young professionals such as restaurants, ice cream, or coffee shops. Maybe one large common area here would work as opposed to strip centers scattered throughout the City.
- We need more office space. There are very few office buildings for professionals and too many retail strip malls.
- Connect Hwy 109 with 386 directly. There should be no lights to relieve traffic and create a smoother commute. Maybe a bridge over another bridge (like in Chicago) over another street (Long Hollow) between Thornton's and Twice Daily.
- The Twin Eagles subdivision entrance/exit needs more than one way in and out.
- Better stoplights are needed.
- Municipal park needs more attention.
- Clean up the property on the corner of Blythe Avenue. It's a dirty lot.
- The intersection of Dobbins Pike and Union School Road, Union School Road at the school drop off
- The intersection of Cairo Road and Airport Road
- Two lanes are needed on 31E at Airport Road from Triple Creek. There is heavy traffic that gets backed up on weekends and during rush hour.
- Work with Sumner County Government to make unused, vacant lots or condemned homes available to Habitat for Humanity or new home builds (affordable housing!).
- Traffic! Limit high density growth in this area.
- This needs to be dredged and cleaned up. The City needs to get help from the Corp of Engineering.
- City growth- more people bring high problems, more fees, taxes, and rain flooding
- There is too much growth too fast. Roads are not large enough for all the growth. There is roadway noise from 109 extension.
- Widen Long Hollow Pike from the golf course to Hwy 109

- Sound barrier is needed on Hwy 109 along the Twin Eagles subdivision
- Not preserving our history. Rent is too high for small businesses on the Square
- There are too many apartments and there is not enough planning for parking and roads.
- Too many apartments, doctors' offices, and car washes. Need more businesses that can draw people to Gallatin. We don't want to be Madison, we want to be like Franklin.
- Sidewalks are needed to provide access from homes to schools, churches, restaurants, and stores
- Downtown Gallatin- trying to make it family friendly, Triple Creek Park area, include citizens for input
- Greenway needed down Lock 4 Road. Need more use of park space in that area around the lake.
- Keep some areas from having high density. People want to retain some more rural and home ownership areas with that small town feeling. Don't lose that.
- Across from or next to Twin Eagles subdivision/Eagle Creek subdivision on 109 North and Hwy 25- need economic development to recruit restaurants and service station/gas station. This is a great opportunity for growth, especially as Long Hollow Baptist Church plans to build a new Gallatin campus across from Eagle Creek off Hwy 109.
- A better flow of traffic is needed through back-to-back lights. An updated traffic light system is needed for this. These three lights need to be synced somehow.
- Add sidewalks to the Vineyards subdivision.
- Off-ramps directly to 109 North and 109 South are needed from 386. Through traffic should stay straight.
- Gateway to the City of Gallatin (Welcome to Gallatin)
- Interchange improvement
- I travel from Gallatin to Nashville every day from SR-109 North to SR-386 and that intersection could use some attention.
- Preserve Randy's Record Shop as a tourist stop
- Flooding from golf course onto Inneswood Drive
- We greatly need retail sales in Gallatin, keep the business local
- Healthy, robust, classic Downtown
- The storage units as you approach Gallatin on 386 at Green Lea and 386 send the wrong message.
- More open space preservation
- Sidewalks in Fairvue Plantation subdivision
- Greenway
- Park

- Too many apartments near Green Lea, 31E and Hwy 109
- Add dog park
- Put more restaurants here
- Take trail through Gallatin
- A traffic plan is needed for 31E
- Restaurants are needed downtown to draw people there
- Make Green Lea area more family friendly. Add restaurant and shops that are well-landscaped and attract families. Add ice cream, coffee, fountains, and restaurants with a better atmosphere.
- Keep the area along Coles Ferry Road rural
- Traffic is a problem along Dobbin's Pike
- Connect Hwy 25 with Long Hollow Pike with a City street, not through a subdivision. It will be much safer to do this.
- No high density in this area.
- More businesses and activities are needed to draw people downtown.
- Attract mixed use development on 386 at Big Station Camp and at Green Lea
- More activities are needed on the Square, such as music, festivals, BBQ, rodeo, etc. to bring the community together
- The turn from Clear Lake Meadow Boulevard onto Nichols Lane is obstructed by the fence row. This can create a safety hazard when the traffic increases with the installation of a light.
- More deterrents to speeding are needed on Nichols Lane
- More parking on the Square
- Traffic at 386 and Long Hollow can be improved
- The Hwy 109, 386/Long Hollow Pike intersection can be improved
- Add a fire station near the airport and the industrial area
- Widen Smith Street
- Widen the bridge at Lower Lock 4
- Add another community center in the Clearview area
- Crosswalks do not activate any direction on this intersection.
- Put more benches here for people to sit and enjoy nature.
- Traffic crashes- Nashville Pike and alternatives are major causation of crashes. Along with volume of traffic.
- Traffic crashes at 386 and Long Hollow Pike
- Community Center with a three-lane pool, multi-purpose room, gym with a walking track, and affordable recreation
- I would like to see the Ford Ice Center
- This is an important entrance corridor into downtown. It is ugly. It could be made to look pretty.

- Bigger recreation center with pool and exercise room
- We need affordable childcare including before school/after school/summer options- such as at recreation centers that provide affordable childcare
- Social Service Center geared for low income people
- Too many apartments
- Too many apartments
- Brown Lane is a busy intersection
- Finish this intersection
- Olive Garden
- Senior Day Care, "Older Adults" Care
- Independent Living Facility
- Water park
- I like the Country Hills Golf Club because I like to play golf
- Civic Center but needs to be expanded to have larger and more classrooms and possibly a Senior Center
- Add more picnic shelters and a canoe launch off of Rotary Park
- Union Elementary traffic affects Roosevelt Circle traffic negatively
- East Eastland- Speeding, blowing stop signs, little police patrol, no sidewalks/cannot access greenway here, speedbumps needed
- East Main Street- Speeding is an issue. Reduce speed limit to 25 MPH and add more police enforcement.
- As an extension of the Square development, we need to develop East Main + South Water with mixed residential/commercial. The current structures are an eye sore.
- Rent bikes at Triple Creek Park
- I enjoy the Civic Center and the greenway. Could the greenway be extended?
- The civic center is a hidden treasure.
- Thank you for keeping the Square + developing it.
- Leave the Square alone. Move all judicial, the jail, and the juvenile court out to the Meadows.
- Traffic is too slow during school and in the evening when school lets out.
- Rezone an area within walking distance of the Square to include more residences and less chains and eyesores. It should have a historic look.
- There needs to be more use of the theater. Dinner and a movie needs to be brought back.
- Independent Living Facility

Other written comments submitted by attendees at the District Open Houses held between June 26 and July 17, 2019, online at www.plangallatin.org/GetInvolved or by email at info@plangallatin.org.

Plan Gallatin Suggestions:

Favorite things about Gallatin & its potential:

I love the historic downtown. I would love to see this really grow. Several buildings are empty and there were actually more businesses downtown 4 years ago. My suggestion is to create more parking. There is a space where a building was torn down near Prince Street Pizza and that could easily be turned into a parking lot, which is much needed. In order to grow the downtown I believe you need easier parking options, more than street parking. Prince Street Pizza and Chubs are doing well because they both have parking by their respective businesses. More parking might draw more people downtown. More businesses and restaurants will draw more people downtown as well. Perhaps giving the businesses that decide to invest in downtown a tax break as an incentive could bring more businesses to the downtown area.

I also love the Civic Center, the Town Creek Greenway, the Lock 4 Park and Triple Creek Park. I love all the beautiful land and lake access all around Gallatin. I would like to see some of the land remain, though growth is good for the city as well. I don't want to see wall to wall buildings. Keeping the green space is very important in keeping the charm of Gallatin so smart growth is what is needed. Please don't put high density structures everywhere. Keep with the general layout of Gallatin by keeping the density in the logical places. The apartments on Greenlea Blvd make sense and are by commercial businesses and restaurants, groceries and such. Highway 25/Red River Road toward Cottontown, 31E heading out toward Bethpage, Highway 109 heading to Portland, and Highway 25 out toward Bledsoe Creek are not good areas to add high density because they are more rural settings. We want to give everyone a chance to have the "Gallatin" experience they want. Keeping with current character areas and sticking to code requirements and not allowing "exceptions" is the best course and the citizens, homeowners, and land owners should be able to trust the city to stick to those codes and require the builders do the same. "Exceptions" break trust and it isn't fair to the homeowners and land owners.

Areas for Improvement:

The Albert Gallatin Extension will only bring more traffic over to the backed up traffic between the two stop lights on Long Hollow Pike / Highway 386 (between Thomntons and Twice Daily), which is already a problem and people are using Cambridge Farms to cut through to get to Highway 386. A city street from Red River Road/Highway 25 over to Long Hollow Pike is needed. Also the stop lights at Thomntons and Twice Daily need to be removed and the road needs to be reworked so the traffic can move directly between Highway 109 & Highway 386 with no stops for a smoother commute. Changing the current road between Twice Daily and Thomntons to just Highway 386, no stop lights, and adding two side access roads on either side with exits off of this "continuous Highway386" on either side to allow people to access the businesses and road connectivity over there, but eliminating the stop lights, would be much more effective in streamlining the traffic flow there. Basically have Highway 386 ramp directly onto Highway 109 using the existing ramps without stop lights, because cross traffic would be eliminated, to send the 386 traffic north or south on 109. And if side access roads aren't possible, add a through street from Greenlea Blvd instead and allow a road to connect over to Twice Daily through the new

SUBJECT: PLAN GALLATIN

Gallatin city planning principles say, "new development should not have an adverse impact on the existing community and it should not provide a public benefit to an individual at an adverse detriment to the general public."

Current Taxpayers Pay for Development They Do Not Want
And yet recent development has done just that. To make it worse, current property taxpayers are funding the infrastructure needed for new development—schools, roads, public safety, utilities. Urban studies research shows clearly that residential development costs cities and current residents more than it brings in—\$1.30 for every \$1 brought in property tax. (On the other hand, retail development brings in more money in property tax, and in sales tax subventions.) Approval of high-density housing will cost the city millions of dollars over time—essentially developing itself into debt and bankruptcy.

Freeze Development Until Impact Fees Enacted
At a minimum, Gallatin should impose a moratorium on any new zoning changes that increase density until a schedule of impact fees is developed to make developers pay for the public resources they exploit. Piecemeal planning is bad for the city and bad public policy. Look first at the capacity of current infrastructure and restrict any new development that creates excessive traffic, requires construction of schools at the cost—most recently in excess of \$100 million.

Keep Community Character and Quality
The community's character—the reasons that people have stayed in or come to Gallatin—is being fundamentally changed for the worse by high density. Mayor Paige Brown said at a council work session two years ago that there are currently 2,300 apartment units in "the pipeline." At a projected population of 2.3 persons per unit, that's 5,252 apartment residents who will make demands for public services, add to congestion, and generally diminish the quality of life for current residents. Some history from the most recent census, we learned that the city grew by 4,000 people over six years. The "pipeline apartments" would mean growth in apartment residents of nearly 6,000 people in two years. That will have major impact on schools, public services, utility infrastructure and very nature of the community—which has been largely a homeowner-occupied residential community.

Breaking the Back of the Community
The problem is that by the by the time the straw breaks the camel's back—breaks the community's back—things are irreversible. You can't go back.

What is your favorite thing about Gallatin?

The city's unique character, the history, and the fact that it is its own city – not trying to be another city – it is proud to be Gallatin, warts and all.

Also, the bucolic entries into the city from Westmoreland, Hartsville, Hwy 25 from Cottontown and even parts of Long Hollow Pike. Also the farmland as you segue from Hendersonville into Gallatin on SR 386. Please preserve that greenspace to insulate Gallatin and reinforce that it is its own city – not a suburb of Nashville and not a continuation of Hendersonville.

What is something that could be improved upon?

Transportation within the city in terms of a bus, or trolley, or vibrant Uber/Lyft system. If you don't have a car, there is no way to get around the city except on bike. This impacts teenagers and seniors the most, but is also an issue for people who might want to work, but can't get there.

An acceptance and effort to create a culture for, and development of, affordable housing such as tiny home subdivisions, pre-fab condo complexes like the one in the link below – and pursue public/private partnership to make it happen. Be proactive even if no one believes you can do it.

<https://www.tennessean.com/story/money/2018/07/09/nashville-prefab-condos-alloy-tech-hill/732874002/>

A greater awareness of social justice issues – and I’m not talking about court – I’m talking about our growing homeless population, the areas of poverty and homes that probably ought to be condemned, but are in “that part of town” that many people don’t see and therefore don’t seem to care about.

Be more proactive in partnering with the Music City Executive Airport and realize the City should partner with it both socially and financially. It could be a tremendous economic driver and event center. The city should invest financially in a new terminal and amenities there.

Clean up the trashy parts of town and of businesses in the “nice” parts of town. Enforce the sign ordinance. Too many ratty, old “temporary” banner signs all over town. Even though some are temporary banners flopping around on rebar, they are so faded you can’t tell what they were for. Yet, they’ve been there for years and no enforcement to clean them up.

Once you have a new comp plan, stick to it and don’t let the influence of certain developers for their selfish interest make you divert from the plan. STICK TO IT!

What would you like to see added to the community?

A tiny home community that could be a tourist attraction for people visiting not just our immediate Sumner County area, but Nashville as well – and if not tiny houses, then the smaller Dwell-type houses – something very unique.

More murals and more public art installations. They, too, could be attractions – but more so to help feed the soul of the community. I know art is in the eye of the beholder. But brighten up the city, please, especially in blighted areas along heavily traveled roads.

Recognizable, cohesive entrances into Gallatin. Clean up some of the entrance. Use our new brand print to make it clear you’re entering Gallatin – the city of True Grit. Amazing Grace.

A convention or meeting center. There are no public meeting places with adequate technology or professional appearance to hold professional meetings as expected in today’s business world. One suggestion is something like the David Lipscomb Spark Center but on a much larger scale.

A Bonefish Grill!!!!!!! ☺

Please fix the roads in the town and stop these apartments. Please clean up Broadway from Krystal to Vic Jenkins and North Water...looks awful and I'm ashamed.

I want to see preservation of our rural & agricultural areas. Do not annex or rezone these areas into the city. There are plenty of other options. Stop destroying all our farmland. One day we won't be able to eat or breathe. Also, eventually just like Hemp, other crops will be legal & we will have no land to grow it. We will lose out on a multi-billion dollar industry. Be patient & don't turn all farmland into high density development or concrete parking lots. Keep greenways out of people's private property. No one wants to tread on someone's land, the government should not either. Go to a gym or use the current greenway. Stop all the high density development. It is ruining the small

town charm & appeal of our town. Don't make us the worst place in America. Greed destroys people & places. We are better than that. When you ask for citizens input & get it, follow it. There are more citizens who don't want all the mass development than developers. Most will just take their money & be gone. They don't care about us. Please care.

1. Gallatin is concerned with the looks of the entrances into the city 2. The county needs a Justice center that will not be landlocked and obsolete in 10 years 3. Gallatin want to preserve it's historic downtown 4. Provide affordable housing 5. Preserve the city in the county charm 6. Keep downtown alive, vibrant Annex Tina Earl's 385 acres (Gibbs/Dobbins) as planned but instead of high density housing, use it for a real Justice center that will not be obsolete and land locked in 10 or 20 years. This campus includes the courts, the jail, and many law offices. The current jail (not a selling point) gets taken down and apartments are built which puts 100's of people walking distance to downtown. Next to the library, maybe senior apartments which brings more people walking distance to downtown. Urban renewal the properties along 31E and clear them and turn them into apartments. Even more people walking distance to downtown (strong selling point). This also enhances the entrance ways into our beautiful and historic downtown. Put the high density place close to city center and build houses with more land as you move outwards in til the rural areas. This stops the loss if 10 football fields of tree canopy and 7 football fields of farm land each year only to gain 9 football fields of pavement. It's the rural lifestyle and the farms, ranches, and rolling hills that make Gallatin attractive and desirable. If they aren't preserved, we become nust another Hendersonville, Hermatige, Madison. Just sprawl without any beauty. Apartments along Green Lea and Big Station Camp only go to help Hendersonville's economy and not our downtown. This concept clusters apartments and hundreds of residents walking distance to downtown....restaurants, shops, coffee houses, services, galleries, music . And it beautifies every entrance way into the city. Downtown could be surrounded by new and beautiful housing...apartments, condos, town houses.

As a Gallatin resident and an original Nashvillian, I am very interested in the future of Gallatin and being involved in Plan Gallatin. Myself and several of my visionary friends would love to be on a planning committee for a **Reimagined Gallatin!** We envision a vibrant community with independent restaurants, live music venues, art galleries, fitness, historic preservation, independent book stores, fashion forward boutiques, upscale shopping offerings, unique housing, and unique businesses that would be home to our lovely waterfront community.

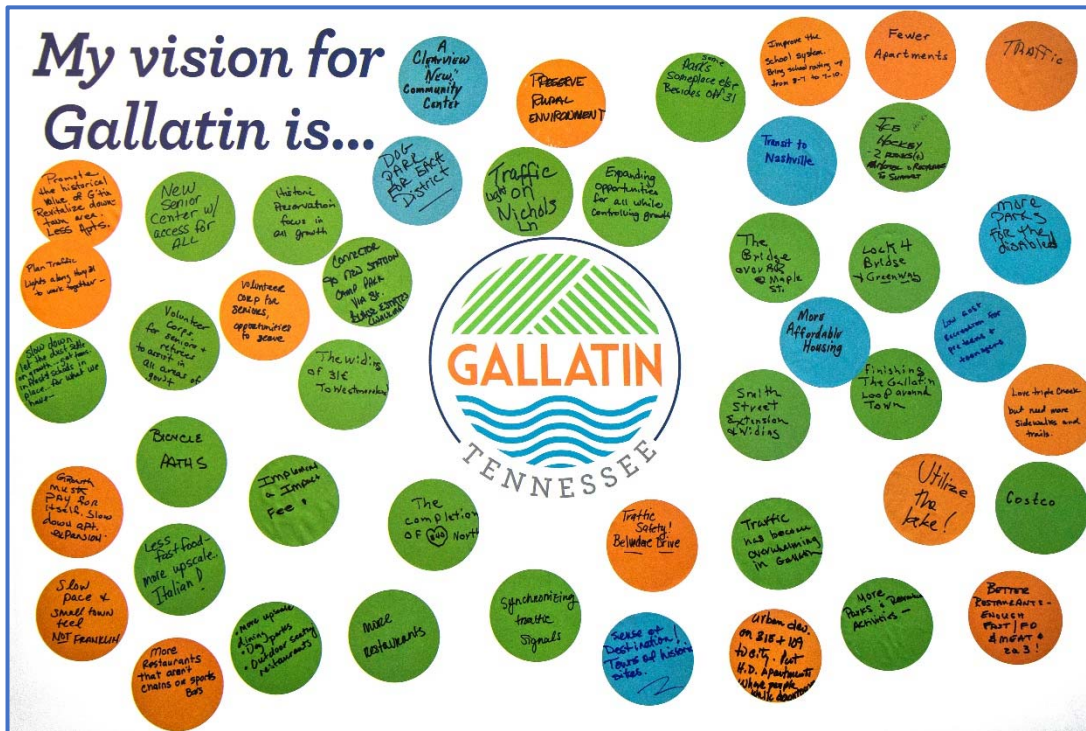
Although there is a small semblance of the above offerings in Gallatin, none would be considered progressive or the caliber of offerings in Nashville, or our surrounding towns like east Nashville, Franklin, or Donelson. What we are seeing is an influx of chain restaurants (old and new), car dealerships, 10 minute oil change, nail salons, car washes, an explosion of apartments, and even a giant retirement

village lining our beautiful entrance to Gallatin. Not to mention our sad town square that is so in need of reinvestment and to showcase an amazing potential. Think downtown Franklin and you got it!

While these “service type” businesses you welcome may serve a purpose, why do we need to showcase as our town’s finest and only on the main drag. These are considered after thoughts to a reimagined city. Remember first impressions do count! We have the uniqueness of a lakeside community, a historic town square that could outshine any area of Nashville, an amazing Tennessee history, great southern hospitality (if we don’t lose it to all the transplants ☺) and financial wealth in our town that would support! I think our new slogan should be “let’s make Gallatin great again!”

1. A building moratorium in all building permits until the new master plan is adopted
2. Introduce impact fees so that developers will be responsible for schools, fire departments, city services and additional personnel
3. Incorporate recycling into garbage pick up
4. Change the laws to include city, county and state women’s to together on infrastructure improvements.
5. Adopt a new transportation corridor to help with the flow of traffic throughout city, county and state roads.
6. Re work the downtown area of Gallatin and move the county court house and judicial buildings to a location that is workable for all. In the long run we will be better off if we let the professionals who are preparing our master plan.

From the Vision Station at the June 18, 2019 Lawn Party and five Subsequent District Open Houses held between June 26 and July 17, 2019.



My vision for Gallatin is...

More Summer Child care options and jobs

IMPROVE INFRASTRUCTURE

OPEN SPACE

Shopping Mall @ Casula Springs

We need parking in the Square area.

MORE RESTAURANTS

Side Walks

Make Local Jobs - INDUSTRY GROWTH

Stop Violence

More Moe & the Mayor Bk Arts

Better preservation of historic homes & streets

Small Business Assistance

Promote LGBTQ Friendliness

Branding events like race on water

More Family Friendly Places

Restaurants "Not Two Bell"

Local food based restaurant @ Casula Springs

Reduce the need for the square by building around it

BETTER INFRASTRUCTURE TO HANDLE GROWTH

Preserving Historical Buildings

Controlled growth Promote the history of our city

Peer-to-Peer friendly programs

Lakeside Entertainment District Family Focused

More Dog Parks

Disney Museum - Opened on Saturdays

Increase Green Space

More "Sparks" in culture close to Andersonville

Park & Recreation West side expanded

More Local & Regional Restaurants (curious)

East main needs to be cleaned up

Training grants + sports facilities

More Green work safe training and hiking areas

No More Gas Stations

Apex School Program for the children

Reduce Light Pollution

Good Paying Jobs

Keep the open land for homes not apartments

Gallatin's Very Own!!! @ gabbis.com

More Local + Regional Restaurants (curious)

More Green work safe training and hiking areas

Manufacture Service around town

More Livable

Another community like the Pro Plaza view area

Trader Joes

Distract More Transit Info

More Schools

Traffic

Slow down a little bit

More Livable

Transit to Northlake

My vision for Gallatin is...

HOME TOWN FEELING

Put light on downtown to draw people in you can't put light on downtown

Better opportunities for making and biking including sidewalks for safety

Revitalize Clearview

Mass Transit

EVERY STREET AND SIDEWALK UP TO CODE (EUVME)

Clearview More sidewalks wild & Tomb

Don't over develop Protect LAND

Walking Trails

Better & expanded Simon Center

More Come home with easy access Parking

Clearview No one priority

Put light on downtown to draw people in you can't put light on downtown

Expanded transportation hubs for access to Nashville

By something about the Richmond hotel and the bank that city is doing

Let Clearview Park More Live Well

Bike Trails

Clearview