

ALLATOONA CREEK GREENWAY TRAIL STUDY

COMMUNITY WALKING TOUR #4 SADDLEBROOK FARMS



ATTENDEES

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HIGH-LEVEL SUMMARY:

Representatives of the Saddlebrook Farms community met with members of the Allatoona Creek Greenway Scoping Study project team on Wednesday, March 26th from 3:30PM to approximately 5:30PM. The group met at the Saddlebrook Farms community club house before walking along the horse pasture and edge of the community property (see map of walking tour route on the next page). The group spent time hiking through brush to get a good sense of how a potential trail could interface with the neighborhood. The group walked for roughly 0.92 mile along the creek's most constrained segment. The walking tour discussions were largely organic - with substantive feedback provided without the need for prompts or questions.



KEY OBSERVATIONS:

- This portion of the study area represents one of the few areas where Allatoona Creek bisects a property (the same owner community owns property on both sides of the stream)
- The corridor becomes extremely constrained - at their closest, a home within Saddlebrook Farms is only about 228 feet away from the nearest home within Calumet West
- Homes within Calumet West are generally at a lower elevation (closer to the creek vertically); while homes within Saddlebrook Farms tend to be closer horizontally, but sit much higher above the creek (though most residents maintain their properties to the creek)¹

¹Residents on the east bank of the creek were observed to more frequently fence their backyards than those on the west bank; homes on the east bank of the creek also appeared to have been built about 10 years before those on the west

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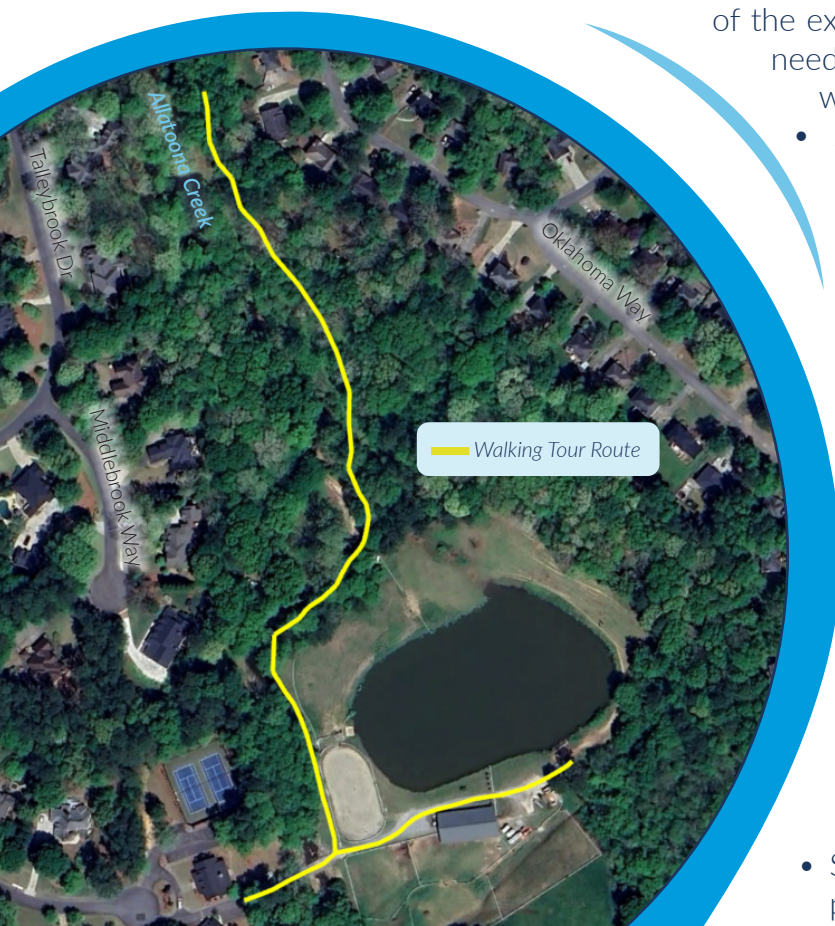


KEY OBSERVATIONS (CONTINUED):

- There are significant sewer easements that hug the creek in this area; the sewer easement appears to cross the creek a few times
- There are several homes within Saddlebrook Farms that lack any form of noticeable screening from the existing creek-bed (making a potential alignment on the western bank a potentially more intrusive option)
- Residents within Calumet West tended to have far better screening/dense vegetation behind their homes, than did those in Saddlebrook Farms
- Significant wetlands were noticed surrounding Allatoona Creek in this area - potentially increasing mitigation costs for any future route in the area
- There was a noticeable amount of scouring along the creek in this area; and there were a few areas where erosion was noted to have eaten soil out from under creekside trees
- Several Calumet West homes were noted to have built fencing or structures within the stream buffer

WHAT WE HEARD:

- Almost universally, attendees expressed a desire to see the trail remain outside the boundaries of the existing Saddlebrook Farms parcel
- Several residents in attendance expressed concern that, should the proposed trail route to the east of the existing horse pasture and stables, something would need to be done to ensure that those using the trail would not interact with/harass the horses
- A number of residents mentioned the notable amount of wildlife in the corridor (and while walking, the group saw signs of deer, owls, coyotes and more)²
- Several residents expressed a desire that the trail remain on Burnt Hickory Road for this segment, rather than trying to "thread the needle" between the neighborhoods
- Those in attendance noted that any trail in the area would need to be secured by some sort of fencing (preferably metal) with a controlled access/coded gate
- Attendees mentioned that the community has had issues with trespassing in the past (typically in the form of unpermitted fishing)
- Some voiced concern that - even if the trail stayed along the creek - a (potentially) dangerous at-grade crossing of Burnt Hickory Rd would be likely; and could impact trail utilization rates
- Some attendees expressed interest in a possible parallel horse trail



²Almost every resident in attendance mentioned a desire to preserve the existing bucolic atmosphere in the area; which was seen as a main reason for the continued presence of wildlife in the area