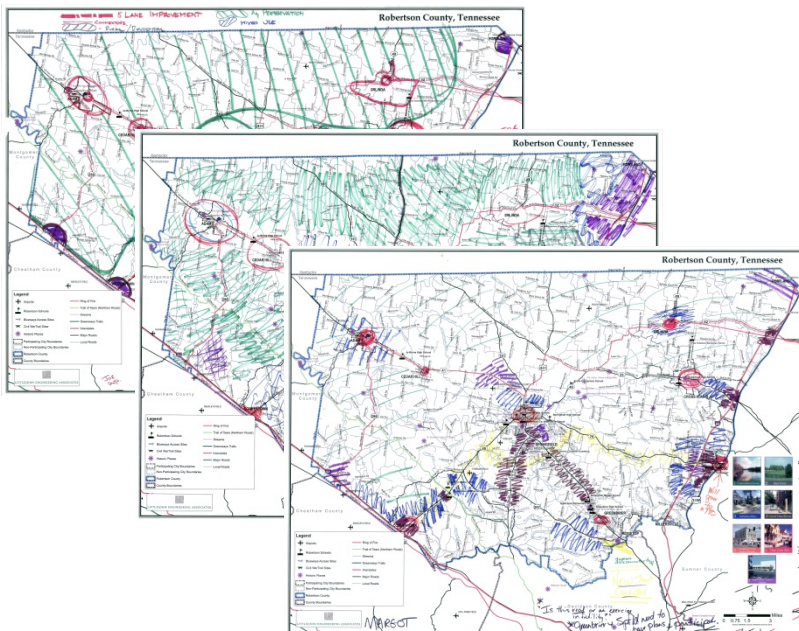


- Future residential growth throughout the County was concentrated near existing cities and along major roadways in the southern portions of the County in an effort to limit development in the northern half of the County. Suburban and general urban development was highlighted near Greenbrier, Ridgetop, White House and Springfield. Age restricted or assisted-living was highlighted as desired types of community housing that are needed within the southern portion of the County.
- While a few tables did not favor the proposed Red River Preserve employment center, the majority of the attendees highlighted the Red River Preserve as the center of future employment and industrial growth. Additionally, new areas of employment and industrial development were concentrated at existing industrial parks that were drawn to expand. Several tables predicted that the Red River Preserve's success would cause additional growth along Maxey Road and in Coopertown.



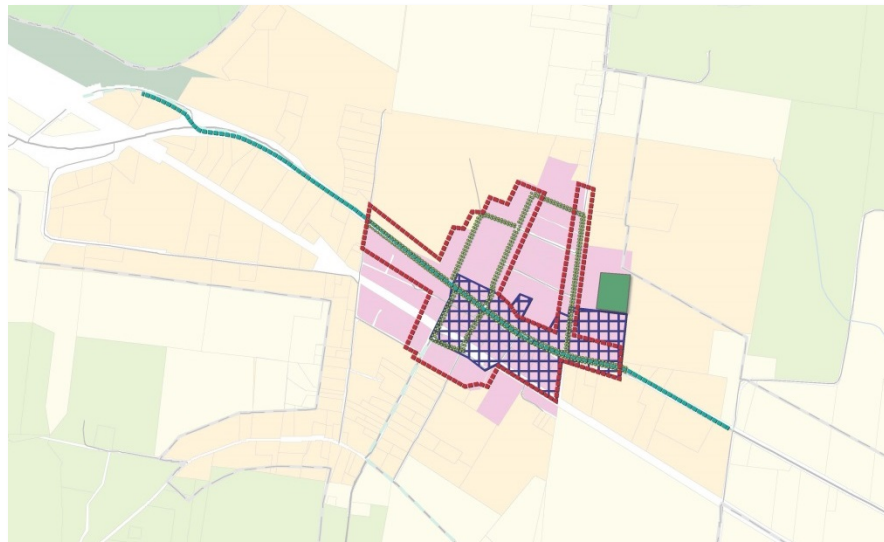
- Generally the majority of the tables, desired to keep Adams, Cross Plains and Coopertown as village centers, not town centers.
- Areas highlighted for preservation or conservation throughout the County included historic downtown Springfield, Port Royal, Trail of Tears, historic family cemeteries and areas where river and cave access exists.
- Several tables highlighted the need for a retail and entertainment development similar to Indian Lakes in Hendersonville. Proposed locations for this type of development varied with a majority of attendees highlighting areas near Greenbrier along SR 41 or in Coopertown along SR 49.
- Future water needs were often highlighted on the maps with attendees expressing different growth patterns in areas where water was predicted to be plentiful or scarce in the future. Due to the lack of water within Robertson County, areas predicted for growth were along major roadways in which water supply could be purchased and serviced from neighboring counties.

Adams

- Main Street and the area around Main Street should be preserved and revitalized to create a "Village Center". Older buildings within the downtown should be preserved and restored to create locations for uses such as bed & breakfasts, craft stores and antique retail stores. Establishment of a farmers market within the downtown was identified as a way to bring together the community and attract tourists.
- Residential growth should be limited in and around Adams to help preserve the rural character and farms. Residential growth that does occur should be at a low density and should be located between Adams and Cedar Hill. While the need for low density was expressed by many tables, there was also a need for multi-family or an elderly housing development within the area.
- The City needs to focus on overcoming the water shortage issues and establishing a sewer system within the downtown. Discussion

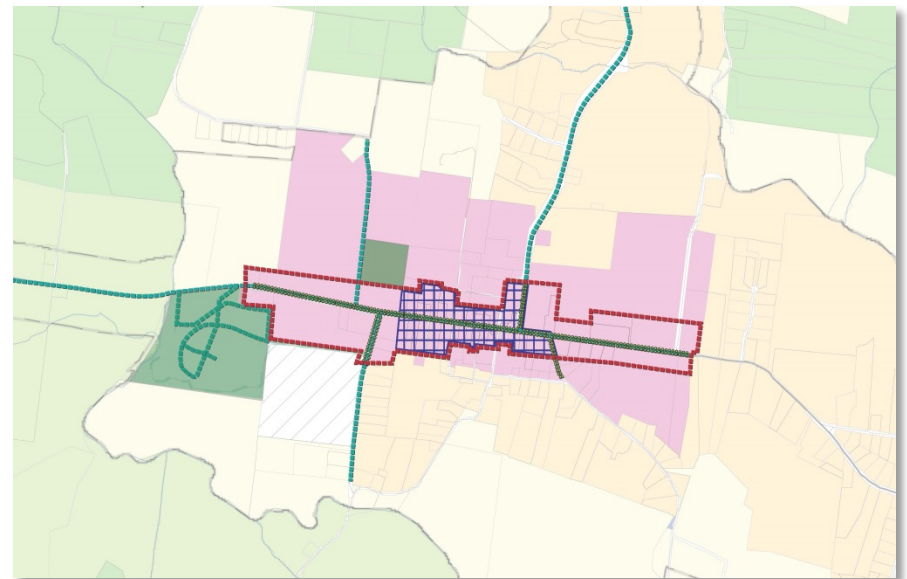
occurred over the extension of sewer service from Jo-Byrns High School through a grant to contribute to the necessary funding.

- Infrastructure needs were identified along SR 41 from Jo-Byrns High School to the city limits of Cedar Hill.
- The City should focus on creating a place for tourism year-round rather than just during October (when festivals are held in and around the City). Eco/Agriculture tourism businesses, along with an increase in retail businesses within downtown, should also be encouraged. It was noted that the Bell Witch Cave is a popular tourist destination.
- Preservation of farmlands by conservation easement and land trust should be encouraged. Education relating to these options is needed to allow land owners to fully understand their options for preservation.
- Bike paths and trails should be established throughout Adams and connect to the Village Center, Fort Redmond (currently being purchased by the State) and Port Royal. Roads identified for the greenways include SR 76, SR 41, Kinneys Road and County Highway 1012.



Cross Plains

- The historic district within the heart of Cross Plains should be protected and preserved. Ideally, this area would become a day destination for tourists with small businesses and retail shops being established in old homes that could be restored.
- SR 25 should not be expanded and should be maintained as a two-lane highway through the downtown. A paved shoulder could be added along SR 25 to allow for a safe area for bicyclists. Additionally, new greenways and horse trails could be added throughout the city to provide for more recreational opportunities.
- The area within and around Cross Plains should be protected from development and should stay rural in nature with agricultural uses. Development should be limited to new growth (hotel), employment opportunities and large scale retail at the interchange of Interstate 65 and SR 25. Industrial employment opportunities should be limited to the area along Glidewell Road.



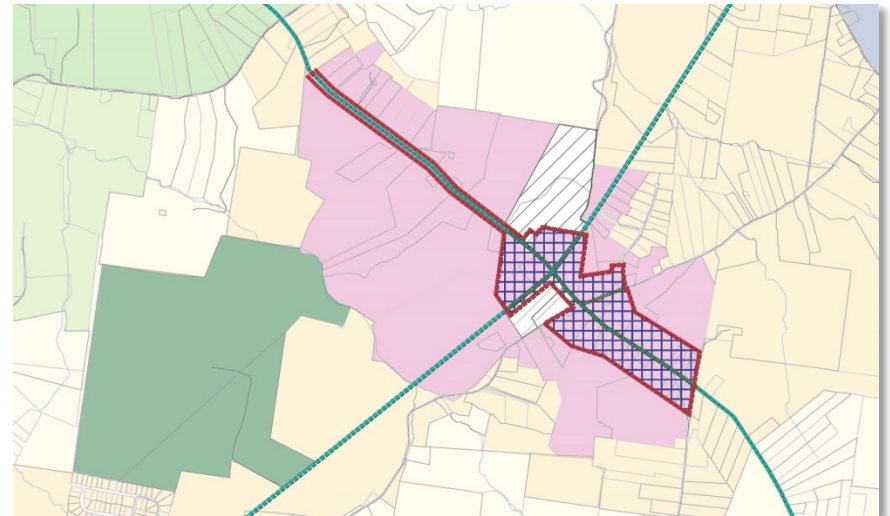
- Owners of farmland in the area could help protect the rural nature of the area by establishing an easement on their property through the Tennessee Conservation Land Trust.
- The majority of Cross Plains is served by septic tanks with sewer service located only near the interchange of Interstate 65 and SR 25. Some attendees noted that the extension of sewer service to the downtown would be nice, but wanted to ensure the rural nature is still preserved.
- The caves and karst features within the area should be protected and could possibly be used as an attraction for tourists.
- A regional or local farmers market is desired within the City. Depending on the size and nature of the market, it could be located at the interchange or within the historic district.

Coopertown

- Identification of future water sources was a common theme. Currently water is supplied by Springfield but there is a limited water supply for the future. Options discussed included buying water from Pleasant View, Clarksville, looking at recycled water systems, creation of man-made lakes, use of water within caves, or in the old rock quarry.
- The preservation of farmland and how to enable continued agriculture as a feasible option for farmers was discussed and highlighted throughout the maps. Rural by Design, conservation easements and land trusts were the options highlighted.
- A need to update the signalization at SR 49 and State Highway 257 in an effort to slow traffic through the City was identified. Additionally, expansion of the SR 49 corridor to four-lanes between Coopertown and Springfield from SR 76 was identified. Better signage on roads and pull-off areas for emergencies were also noted to be part of the expansion.
- Greenways and sidewalks were identified along the original Trail of Tears near the middle school and within the historic downtown to connect residents to the schools. It was noted that a greenway that

was just a trail for bicyclists, pedestrians and horses would be nice versus creating safer shoulders along existing roadways.

- The interstate interchange area at Interstate 24 was identified as the prime location for business opportunities and the establishment of large retail stores and restaurants. Commercial and industrial uses should be located along Interstate 24 with farms and residential development along the west side of the city.
- The location of Coopertown was identified as an asset. Coopertown is halfway between Nashville and Clarksville and provides good schools and housing for families that work in Nashville and Clarksville. It is also a “getaway” from Springfield.
- The historic downtown/village center should be expanded and a new high school should be built near the existing schools.
- The cemeteries and waterfalls within the City should be preserved. A small park could be built around the waterfall in an effort to preserve it as long as access was improved and the area was safe for residents and tourists.
- A logical location for the village center is at the intersection of SR 49 and SR 257 where the elementary and middle schools are located.



CONCLUSION

Using the themes and preferences identified by the attendees at the workshop, LEA is able to create a generalization that attendees wish for Robertson County to grow in an orderly manner while also preserving the agricultural nature of the County. Overall growth should be concentrated within existing city centers in the southern portions of the County with preservation occurring along the western and northern portions of the County. The cities of Adams, Cedar Hill, Coopertown, Cross Plains and Orinda were identified as small village centers with a small amount of growth occurring at existing village centers. The cities of Springfield, Greenbrier, Ridgetop, Millersville, White House and Portland were identified for more intense growth. Springfield and White House were seen to be the largest cities or “traditional town centers”. The cities of Greenbrier, Ridgetop, Millersville and Portland were envisioned as suburban areas with supporting urban development within their urban growth boundaries. These generalizations will be used as the LEA team finalizes the 2040 visions for Robertson County and the cities of Adams, Coopertown and Cross Plains.



Exhibit A - 6: Additional Press

Growth plan meetings scheduled

Residents can offer planning input

By Josh Cross
Robertson County Times

Local residents in several communities will have the opportunity to express the future they would like to see for their cities during a series of workshops being held in December as part of the Robertson County Growth and Development Plan.

The meetings, which are aimed towards getting public feedback on where growth should take place, will result in a 20-25-year plan that will help guide future growth while helping to preserve key aspects of Robertson County according to the Executive Director of the Robertson County Chamber of Commerce Margot Fosnes.

“Basically what we’re trying to do is put together a vision for the future of Robertson County,” Fosnes said. “We know there is going to be a million people that come to Middle Tennessee region over the next 20 years and a lot of them are going to chose to live in Robertson County. The overriding issues are to have a plan for future growth that will enable us to preserve our open spaces [and] agricultural economy, which is really important to Robertson County and to be able to accommodate this influx of people in a way that is cost effective.”

The four meetings will take place over a four-day period from Dec. 3 until Dec. 6. One meeting will take place in Springfield and will focus on the county, while the other meetings will take place in Adams, Coopertown and Cross Plains.

The meetings, which are scheduled for two hours each, will start off with a short presentation about what the plan hopes to accomplish and what the end product will be. Then, those in attendance will be broken up into small groups to plan where they would like to see future growth take place.

“People will be asked to take a map of Robertson County and say, ‘This is where all of these things should be, and this is what this area should be in our opinion,’” Fosnes said. “Then, those groups will report back and there will be a time where everybody can talk about what their group came up with.”

Fosnes said that it’s important for residents to make it out to the workshop meetings as the plan’s results will have an impact on the future growth and development of the county.

“This isn’t about a planning commission coming in and saying this is the way it’s going to be,” Fosnes said. “It needs to be done with the input of the people that live here.”

The project should be completed by September 2013. At that point, there will be public meetings and hearings before the growth plan can be adopted by the county and specific cities involved. If the growth plan passes, zoning and subdivision regulations could be changed to be brought into line with the plan as well.

For those who are unable to make it to the meetings, more information about the Robertson County Growth Plan is available at robertsonchamber.org/growth.

“For the county and the cities, it’s important to make sure that we’re growing where the infrastructure is rather than forcing the county to catch up with infrastructure in the future,” Fosnes said.

WORKSHOP DATES

- » **Robertson County Workshop**
Dec. 3, 2012
5:30 – 7:30 p.m.
First Presbyterian Church
200 5th Ave. W.
Springfield
- » **Cross Plains Workshop**
Dec. 4, 2012
5:30 – 7:30 p.m.
Cross Plains City Hall
7622 Hwy. 25 E.
Cross Plains
- » **Adams Workshop**
Dec. 5, 2012
11:30 a.m. – 1:30 p.m.
Adams Clubhouse
210 South Church St.
Adams
- » **Coopertown Workshop**
Dec. 6, 2012
5:30 – 7:30 p.m.
Coopertown Elementary
3746 Hwy. 49 W.
Coopertown

Can A County Outside Nashville Grow Without Sacrificing Its Farms?



Agriculture is already huge in Robertson County's economy, and officials hope with smart planning it will only get bigger. Photo courtesy Deb Varallo

As the area surrounding Nashville grows over the next few decades, you might picture taller buildings, denser traffic, and ever more farmland sprouting subdivisions. That's not what everyone in Robertson County is envisioning. Tonight officials there will unveil a draft of a plan for growth in which preserving agriculture is key.

Residents who weighed in at early [workshops](#) and [surveys](#) preferred thoughtful growth in targeted areas, so as not to tear up family farms that have been there for generations.

Karen Wortman bought a few dozen acres in Robertson County a decade ago, and now keeps goats, chickens and cows. [Wortman](#) says it's hard work, and farmers don't give up the land easily.

"They have that pride. They don't want to see it turned into a subdivision or another strip mall that is vacant, or is thriving for a short while and then everyone decides to move to the other side of the county, and then that one becomes vacant. They don't want to see that. We like to be able to look out our windows and just see green."

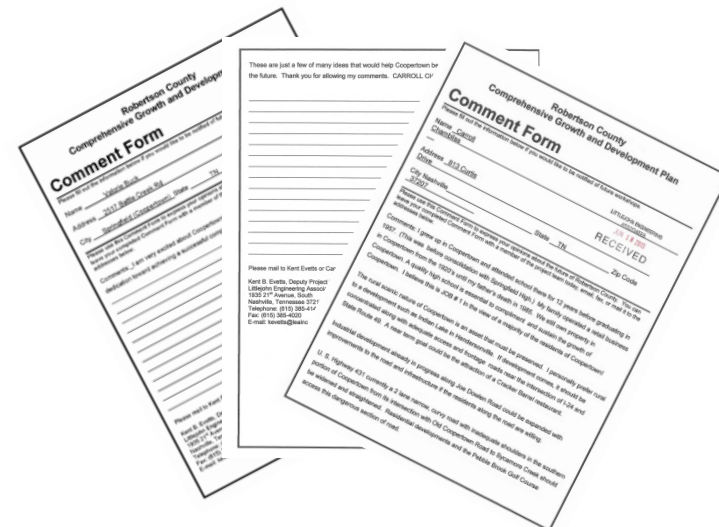
Tonight's meeting will take public input on the draft of the plan, which is meant to guide future infrastructure as well as road development.



community calendar

FRIDAY, JAN. 18
Deadline for Robertson County Growth and Development Plan Input
Robertson County residents are being asked to provide input on the Robertson County Growth and Development Plan via online survey at RobertsonChamber.org/Growth. Questions range from where new housing should be located to what new industries may be good additions to the local economy. They will give officials a roadmap to guide future growth and development.

Exhibit A - 7. Comment Forms



Robertson County Comprehensive Growth and Development Plan Robertson County Workshop, December 3, 2012			
Name	Agency/ Business	Address	City/State/Zip
Kay Gaston	Woodard Hall Farm	5876 Owens Chapel Rd.	Springfield 37172
Stephanie Mason	Northcrest	3115 Burgess Cower Rd.	Cedar Hill
Rob DeBerry		100 Northcrest Dr	Springfield
Jean Hixson		2204 Ruth St #1	Springfield
Deborah	City of Spfld	109 New Chapel Rd	Springfield
Tommy Bennett	Robertson County Commission	3118 Old Franklin	Springfield
Mike Atchison	TN ECDI	5229 Rippy Road	Cross Plains
Josh PROSS	Robertson Co Times		
Janice Walker	RE/MAX CHOICE	244-A Memorial Blvd. 37172	
ROBERT MILLER		P.O. Box 942	SPFLD
Alan Gandy	Coopertown/Electrom	P.O. BOX 481	SPFLD
James G. Palmer	Springfield Commission	P.O. Box 1135	SPFLD
Darren Henson	Resident, Coopertown	2798 Battle Creek Rd.	Springfield
Joshua Evans	State Rep	513 Memorial Blvd	Springfield

Robertson County Comprehensive Growth and Development Plan Robertson County Workshop, December 3, 2012			
Name	Agency/ Business	Address	City/State/Zip
James W. Vance	collectibles	708 Main	Springfield
Carol Digger	County Commissioner	1012 Carrs Creek Blvd	Greenbrier
Donna Rae Dornis	CITIZEN	2435 Howell Elliott X	SPFLD
Chris Heeren	citizen	315 North Oak St.	Springfield TN 37172
Bill Jones	CITIZEN	7707 Jones Rd	White House
Bob Hase	Robertson Co Planning	527 S B Main St	Springfield TN
Matt Barrett	Burnett Builders	7195 Main St	Springfield TN
Gina Holt	CITY OF SPRING.	465 N Main St	Springfield
Lindy Broadbent	RE/MAX 1st Choice	2414A Memorial Blvd	Springfield 37172
Tom Trapp	BEAR BROOK	PO Box 207 Cedar Hill, TN	37032
James Brown, Jr	PISDA-RETIRED		Springfield, TN
George JAM	ES CITY OF	Spring 465 N. Main	SPFLD TN
Howard Bradley	Robertson Co Mayor		

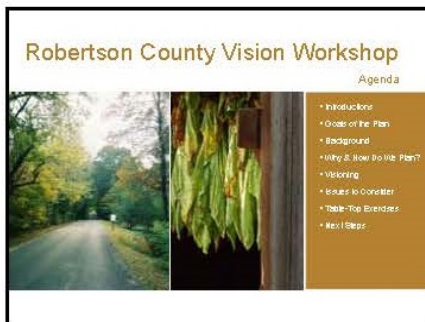
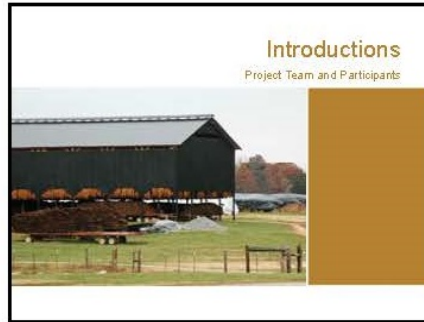
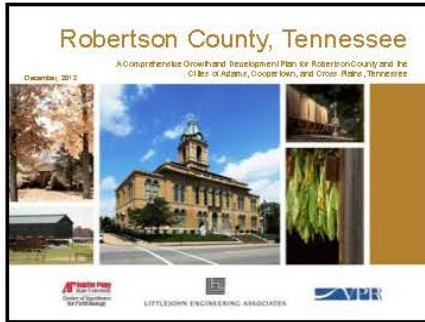
Robertson County Comprehensive Growth and Development Plan Robertson County Workshop, December 3, 2012			
Name	Agency/ Business	Address	City/State/Zip
Sam Childs	COOPERTOWN	2525 Burgess Cower	COOPER TOWN
Paul Nutting	SPRINGFIELD	333 WALNUT STREET	SPRINGFIELD
Ron DeBenny	Commerce Union Bank	901 South Main	Springfield
Don Egan	COUNTY COMMISSIONER	7769 HESTON ROAD WHITE H	SE 37180
Steve Baker	County Commission	606 5th Ave West	Springfield TN
Jonathan Cooper	RD 4th Commission	125 6th Ave W	Springfield TN

Robertson County Comprehensive Growth and Development Plan Kiwanis/ Rotary Workshop, December 4, 2012			
Name	Agency/ Business	Address	City/State/Zip
Dick Veatch		2111 Dobbie Road Smith	Springfield
Ray Dismore		3104 Burts Ling	Springfield
Low Thomas			
Walker-Kendon		3757 Ed Ross Rd.	cedar Hill
Joe P. Johnson		805 William St	SPFLD, TN
Tommy Croale		410 Tomadery Court	
Ed Bellam			
Shane Swadner	Credit Union Adv. Co.	2116 Memorial Blvd.	Springfield TN
Chris F Traughber	Pointe County Assessor	5606 N Barrs	Cedar Hill TN
Frankie Bland		1026 Laura Lane	SPFLD
Ann Schneider		147 Eagle Pointe	SPFLD
Paul Schmitt	Rotary		
Walter Bland	Kumon		
Michelle	CEMC	1201 West Main West	Springfield
Angela L. L. L.	SHS		
Daniel Taylor	DAVNS Che	5120 New Cust Rd	Springfield
Paul Hester	Edward Jones	3116 Tom Austin Hwy	
Paul Smith			
Jacquelyn Smith	Daughon Bm	P.O. Box 958	Springfield
Mark Osborne	Chamber	503 W. Court Sq	Springfield
Tommy	Bluegrass Realty	3564 Tom Austin Hwy	SPFLD
George Dilliba	Richard Dilliba PLC	510 South Main St	Springfield TN
Doni Neal	The Farmers Bank		
Erin Brown	Brown, Brown & Assoc	45728 S Main	Springfield
Steve Baker	County Commissioner	606 5th Ave W	Springfield TN
Paul Moore			
Theresa	Electrom	1100 Industrial Dr.	Springfield, TN
Clyde Herbert	AT&T	516 S. Main	

Robertson County Comprehensive Growth and Development Plan Kiwanis/ Rotary Workshop, December 4, 2012			
Name	Agency/ Business	Address	City/State/Zip
Danny Atchley	UTAH INC.	82 806 Greenbrier Rd	Jefferson TN
Chris Heeren	WTC Springfield	315 N. Oak St.	SPFLD
Winn Woodard	Farm Bureau	401 Central Ave E	SPFLD
Bobby Bins	UT Highways & Rest & EB	3181 Experiment Street Rd	SPFLD TN
Paul R. Perry	DISTRICT OFFICIAL	502 South Main	SPFLD TN

Robertson County Comprehensive Growth and Development Plan Kiwanis/ Rotary Workshop, December 4, 2012			
Name	Agency/ Business	Address	City/State/Zip
Ken Williams	Retired	2627 Thompson Rd	Springfield TN
Chris Burch	RCP	1407 Walnut Ct	Greenbrier
Neil Petersen	WSA/ WWSL	129 Eagle Pointe	Springfield
David Thomas	SPRINGFIELD PARK	302 Willow St	SPRINGFIELD
William Kroeger	Holt & Kroeger	121 5th Ave W	SPFLD, TN 37172
Walter McCann	UTAH INC		
Murtha Swann	Willow Oak Center for Arts	726 S. Main	Springfield
Tim Ewing	Brown, Brown & Assoc	728 S. Main	Springfield
Shawn Elmore	OPENDOOR PRYNG CH	PO BOX 117	SPFLD
Robert Bell	AUSTIN & BELL	313 GARNER ST	SPFLD
Dan Whitlaw	RCS	2121 Woodland St	SPFLD
Jonathan Cooper	RD 4th Comm.	125 6th Ave W	Springfield TN
Richard Menden	Shawco	208 16th Ave	Springfield TN
William Mark	Community Bank & Tr	3564 Tom Austin Hwy	Springfield TN

Exhibit A - 9: Presentation Slides Shown at Community Workshops



Workshop Participants

Springfield Coopertown

Urbanizing Rural County

- Projected population increase of 40% - 2035
- Continued urban expansion from Nashville
- Retirement draw
- 12,000 new jobs estimated
- Increased demand for infrastructure and services

Strategic Implementation Plan

- Informed decision-making
- Capital Improvements Plan
- Phased action plan
- Shared resources
- Leverage partnerships
- Funding opportunities

Workshop Participants

Cross Plains Adams

Shared Regional Vision

- Collective vision for growth and development patterns
- Develop shared goals and objectives
- Allocation of costs and resources
- Leverage synergies of government
- Public-private

Community Input and Consensus

Goals of Robertson County Plan

A Guiding Vision:

- Urbanizing Rural County
- Shared Regional Vision
- Guiding Policies
- Strategic Implementation Plan
- Community Input and Consensus
- Integrate Economic Development Objectives
- Preserve Rural Economy
- Respond to Change

Guiding Policies

- Blueprint for the future – 2040
- Guide development patterns
- Preserve valuable natural resources
- Action-oriented

Integrate Economic Development Objectives

- Realizing Robertson's Future Economic Development Plan

Preserve Rural Economy & Character

- Important part of regional economy
- Ensure protection is provided through Vision



Build on Your Achievements

- AIA 150 Blueprint
- Tri-County Study
- 2035 MPO Study
- CRT
- Robertson County
- Chamber of Commerce
- City Plans



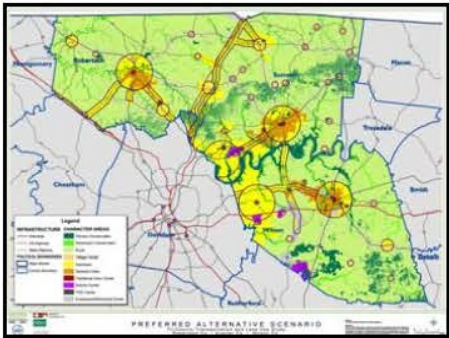
Manage Growth

- Reduce growth pressure, loss of farmland
- Match infrastructure needs with planned growth
- Reinforce community's sense of place



Responsive to Change

- Plan should be flexible
- Living Document
- Respond to changing market conditions
- Reflect community values and demographics

Generate Economic Development


- Provide jobs within the community
- Create a diverse workforce
- Support private investment
- Reduce the need to commute for employment
- Sustain long-term economic stability
- Support all economic sectors through quality growth



Background



Why Do We Plan?



Create Liveable Communities

- Retain sense of place and historic identity
- Sustain sense of community
- Provide a variety of housing choices
- Quality of life
- Range of lifestyle choices
- Think and act regionally



Manage Needed Infrastructure

- Capital Improvement Plans budget for roads, water, sewer, schools, police and fire services
- Efficiently use pre-existing infrastructure
- Limit amount of land development (sprawl)



What is a Comprehensive Plan?

A local government's adopted statement on future development.

- Sets forth **goals**
- Illustrates a **vision** of the community in the years ahead
- Outlines **policies and guidelines** intended to implement that vision
- Addresses the **long range future** of a community, using a time horizon of 20 years or more
- Provides valuable guidance to both the public and private sectors for **budgeting and decision making**.



Use Quality Growth Principles

- Guide our region's growth with comprehensive community plans.
- Update zoning, subdivision and building codes to implement community plans.
- Use design to protect and enhance our region's diversity of community character.
- Redevelop and strengthen our region's cities, town and rural communities to ensure a range of unique lifestyle choices.
- Create a variety of housing choices for diverse workforce.



Conserve Our Region's Resources

- Valuable farmland
- Water
- Scenic vistas
- Flora, fauna, and wildlife
- Cultural and historic landmarks



What is a Comprehensive Plan?

Effective comprehensive plans include the following elements:

- Land Use
- Transportation and other utilities
- Community facilities and public services
- Open space, parks, recreation, and cultural amenities
- Housing
- Employment zones and job centers



Use Quality Growth Principles


- Conserve our region's land, water, natural and cultural resources for our future economic health and social well-being.
- Link land use and transportation planning to promote an integrated framework to guide growth and development.
- Guide public and private investment to efficiently use pre-existing infrastructure and developed land.
- Think and act regionally to ensure future viability



What is planning?

Planning is finding out:

- Where you are (analysis);
- Where you want to go (vision); and
- How you want to get there (strategic plan).



How Do We Plan?



Create a Vision for the Community

A vision should express where you want to be.



Create Regional Vision - 2040

- Prepare Graphic Vision Plan
 - Assess MPO Preferred Scenario
 - Prepare based on community workshop input
 - Vision for County, Adams, Coopertown and Cross Plains

Urban
Suburban
Rural/Farmland
Preservation Land




Draft Comprehensive Plan

- Create goals, objectives & policies based on vision
- Incorporate tools to implement vision and plan
- Identify needed resources and infrastructure
- Leverage funding from public and private sources

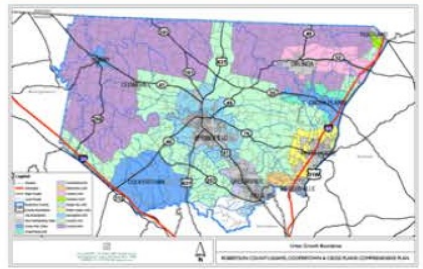


What is the Desired Outcome?

Your Input Will Create a Vision for the County and Adams, Coopertown & Cross Plains



Establish Growth Boundaries



Implementation Plan

- Goals, Objectives, Actions
- Establish short, mid- and long range timeline
- Prepare Strategic Plan to implement vision
- Capital Improvements Plan
- Toolbox for implementation



Nashville MPO Preferred Vision Map

- The following image is the 2035 Vision Map prepared by the Nashville MPO in 2010 for Robertson, Sumner & Wilson Counties.
- Do you agree with this Vision?
- Do you have a different Vision for the County?

Involve the Community


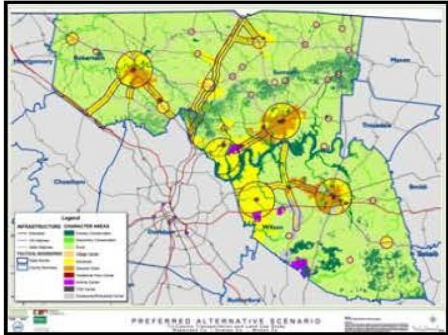
- One-on-one stakeholder interviews
- Steering Committee meetings
- 5 initial public workshops
 - Educational
 - Hands-on-Exercise in small focus groups
- On-going public participation process - web
- Final public workshop
- Adoption hearing and training



Issues for Consideration

Innovative Opportunity

- Regional Mobility
- Growth Boundaries
- Economic Development
- Preserve Agricultural Economy
- Natural Resource Protection
- Transportation
- Water Supply
- Sewer Treatment
- Cost of Development

Map Exercise for Workshop

- Using the color markers provided, work with others at your table to create your vision for Robertson County on the County map.
- Use the character areas defined in the following slides to create your vision for the year 2040.



Rural



Areas recognized as those having significant value for continued agricultural purposes and rural way of life in the future.

Village Centers



Smaller town, hamlet or village centers in rural or suburban setting. Grid street system (not necessary). Possible mixed-use neighborhoods, commercial concentration.

Character Areas



General Urban



Areas where a variety of land uses occur at medium to high densities, having a well-connected pattern within the landscape. Areas generally within current city limits of county seats. Generally comprised of established residential neighborhoods found near historic core areas.

Employment Centers



High concentration of light industrial, back-office or industrial employment.

Conservation



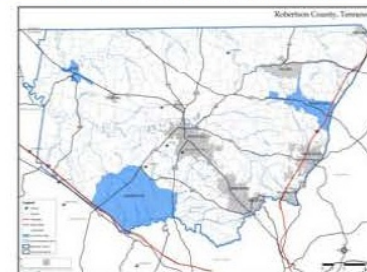
Areas recognized for preservation of environmentally sensitive areas. Includes state parks, and large dedicated open spaces.

Traditional Town Centers



Areas with a variety of land uses, typically at the highest densities in region. Generally found in historic established core areas such as the county seats. Pedestrian-oriented, due to these areas being planned prior to zoning that separates land uses and automobile dominance in the landscape.

Robertson County Map



Next Steps



- Update on Community Input
- Drafting of Community Vision & Policies
- Final Public Workshop

Final Plan

- Revised Plan based on key stakeholder comments
- Uniquely Robertson County!



Adoption Hearing/Training

- Joint Education and Training Session
- Joint Adoption Hearing – County, Adams, Coopertown, Cross Plains



Schedule and Milestones



Task	Start Date	End Date
Initial Meeting	11/01/2017	11/01/2017
Staff Callouts	11/01/2017	11/01/2017
Performance Analysis & Mapping	11/01/2017	11/01/2017
Stakeholder Interviews	11/01/2017	11/01/2017
Initial Workshops I	11/01/2017	11/01/2017
Final Analysis	11/01/2017	11/01/2017
Staff Review and Plan	11/01/2017	11/01/2017
Staff Review	11/01/2017	11/01/2017
Final Workshop	11/01/2017	11/01/2017
Final Plan	11/01/2017	11/01/2017
Adoption Hearings/Training	11/01/2017	11/01/2017
Final Report	11/01/2017	11/01/2017
Steering Committee Report	11/01/2017	11/01/2017

Stakeholder Review/Revisions

- Steering Committee
- Final public workshop
- Staff and officials



Welcome to Robertson County, Tennessee

Thank You!

LEA in Partnership with Robertson County, Adams, Coopertown and Cross Plains



Project Webpage

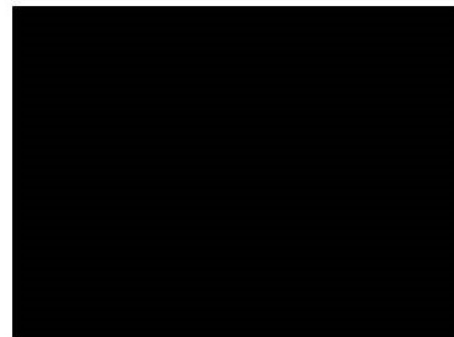
- www.robertsonchamber.org/growth
- Regular updates on progress



Final Public Workshop

- Joint Meeting
- Coopertown, Cross Plains, Adams
- Robertson County
- Key Stakeholders





G. STEERING COMMITTEE MEETINGS

1. APRIL 23, 2013 MEETING

The Robertson County Steering Committee met on April 23rd to review the first draft of the vision plan maps and to develop a vision statement. The committee came up with the following main goals:

- Preserve & promote agricultural heritage and economy,
- Enhance/exploit Interstate commerce,
- Improve transportation system,
- Maintain healthy water supply
- Promote sustainable growth/improve quality of life
- Improve & promote quality and harmony of education across county,
- Employment opportunities-build camaraderie with the county and cities,
- Preserve historic character,
- Nurture sustainable/smart residential growth,
- Promote economic vitality/justice across the county,
- Preservation of sensitive ecological and environmental areas,
- Public investment in civic parks and infrastructure to promote private investment,
- Destination location-Promote tourism.

2. MAY 7, 2013 MEETING

Following a meeting with the Mayors of the participating cities on May 6 to unveil and discuss the revised vision maps, Vision Statement and project cornerstones, The Steering Committee met on May 7, 2013 in the evening at Highland Crest Community College. The same work products reviewed by the Mayors were presented to the Steering Committee for discussion. In general, the group was in consensus that the vision maps and Vision Statement were acceptable and represented the citizens' vision. A few changes were requested to the Vision Statement which were subsequently made.



H.JOINT WORKSHOP MEETING

A joint workshop was held on September 10, 2013 in the Robertson County Courthouse. Attendees included the Mayors of Robertson County, Coopertown and Cross Plains and representatives of Adams were also present. Also in attendance were County Commissioners and City Aldermen from the participating communities as well as other interested stakeholders.

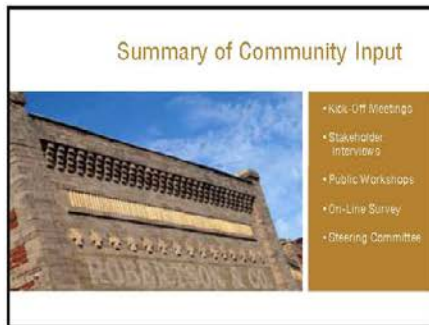
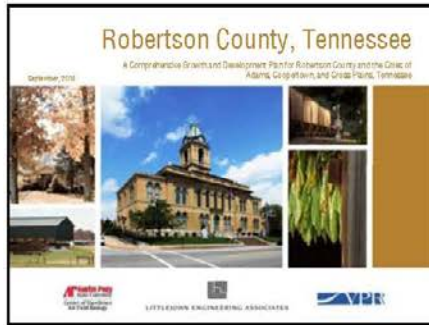
The purpose of the meeting was to present the final Vision Plans for the County and each of the participating cities and to review the Goals, Objectives and Policies and the Implementation Plan for the Comprehensive Growth and Development Plan. Emphasis was placed on the first steps that need to be implemented to initiate the plan. The very first step is for each of the jurisdictions to formally adopt the plan by ordinance. Other important initiatives for implementation in the short-term time frame were discussed.

The consultant team was available for questions and discussion following the presentation that is included in this section (**Exhibit A-10**).

At the close of the workshop, the Mayor of Robertson County indicated that the County intends to adopt the Comprehensive Growth and Development Plan before the end of 2013 and he asked the participating cities to join the County in adoption of the plan.



Exhibit A - 10: Presentation Shown at Joint Workshop



Stakeholder Interviews

- Desire for more unified governance
- Desire for broader, County-wide leadership
- Consolidated government
- Improve and diversify housing stock



Public Workshops

Springfield Coopertown



Public Workshops

Cross Plains Adams



Public Workshops- County

- Widen roads
- Transportation bypass
- Concentrate growth in cities
- More retail and entertainment
- Redevelop blighted areas
- Preserve farmland
- Concentrate development in areas with infrastructure



Public Workshops - Adams

- Road connection between I-65 and I-24
- Preserve Main Street area
- Limit residential growth
- Enhance year-round tourism
- Want bike paths and trails
- Protect farmland



Public Workshops – Cross Plains

- Do not widen SR 25 to 4 lanes
- Preserve historic district
- Protect caves to draw tourists
- Regional farmers market
- Limit new development to interchange at I-65
- New trails and greenways
- Protect farmland



Public Workshops – Coopertown

- Develop Red River Preserve
- Create new village center like Cross Plains
- Expand SR 49 corridor to 4 lanes
- Want new high school
- Develop new water supplies
- More parks, trails and greenways
- Preserve farmland



On-Line Survey

- 13 questions used in stakeholder interviews
- On-line Nov. 2012 – Jan. 2013
- 108 respondents

Comments

- More shopping opportunities
- Preserve rural nature of County
- Redevelopment, not new sprawl
- Preserve agricultural economy



Final Steering Committee Meetings

- April and May, 2013
- Created Vision Statement
- Reviewed and commented on draft vision plans
- Discussion



Cornerstone Principles of Vision Plans



Cornerstone Principles

- Provides direction and a future aspirational level of attainment.
- Derived from community input.
- Guide the planning process and vision.



Cornerstone Principles

The Plan will:

- (1) Be built on the public participation process and represent the Citizens' vision.
- (2) Provide a framework for future development.
- (3) Guide effective use of financial resources through controlled growth and development, and the phasing of infrastructure and community services.

Cornerstone Principles

- (4) Provide economic development implementation strategies to retain, grow and create jobs.
- (5) Provide strategies to preserve cultural and natural resources.



Cornerstone Principles

- (6) Provide strategies to preserve the rural character and agrarian heritage.
- (7) Include strategies to develop an efficient transportation network and a sustainable potable water supply.

Vision Statement



What is a Vision Statement?

A brief statement that:

- Describes the County's collective understanding of the ideal future
- Includes a statement on values
- Gives direction for the future
- Can include an inspirational quality



Why Do We Need a Vision Statement?

- Establishes the "big picture"
- Reminds everyone of the common goal
- Visible element of County values
- Helps reinforce everyday decisions



2040 Vision Statement (SharingComm 2013)

Robertson County is committed to preserving and promoting our agrarian heritage and economy by encouraging sustainable growth and agritourism while improving the quality of life for our citizens. The historic village character and rural landscapes will be preserved and strengthened, and open spaces and sensitive environmental resources will be conserved as part of connected passive systems.

A strong economy will be created by attracting more diverse employment to the County, and locating it in developed areas and at nodes along the interstate corridors. Public investment in civic spaces and infrastructure, including transportation improvements, will be made to promote private investment in key growth centers. Educational resources and diversity of housing will be equitably improved across the County. New residential growth at higher densities will be supported in existing urban centers.

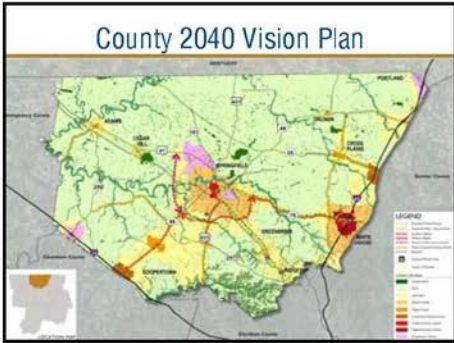
These goals will be accomplished through mutual cooperation and equity across the county with all municipalities.



2040 Vision Plan

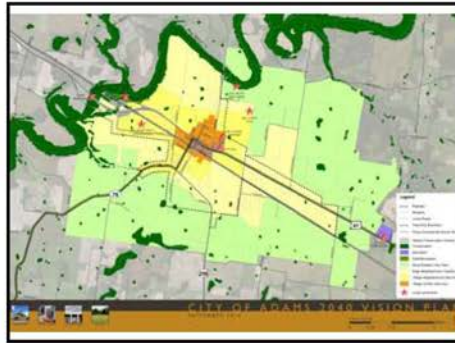
County Character Areas	Density	Intensity	City Character Areas	Density	Intensity
Rural	1/15	0.2	Rural Preservation	1/15	0.2
Sub-Urban	2	0.5	Rural Estates	1/10	0.5
			Edge Neighborhood	1/5	??
			Village Neighborhood	2	??
General Urban	6	1.0	City Urban*		
Village Center	4	0.8	Village Center	4	0.8
Community Activity Center	15	1.25	Community Activity Center	15	1.25
Traditional Town Center	10	1.0	Traditional Town Center	N/A	N/A
Regional Activity Center	20	1.5	Regional Activity Center	N/A	N/A
Employment Center	17	1.2	Employment Center	N/A	N/A

* Spreadsheet only



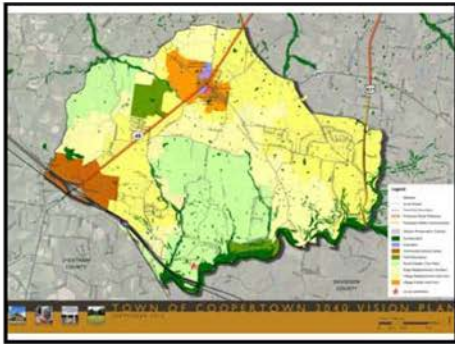
County Summary of Vision Land Uses

Character Areas	Acres	Percent
Activity Center (Community & Regional)	3,273	1.10%
Employment Center	4,888	1.64%
General Urban	14,935	5.02%
Rural	221,949	74.54%
Suburban	50,822	17.07%
Traditional Town Center	451	0.15%
Village Center	1,435	0.48%
Total	297,762	--



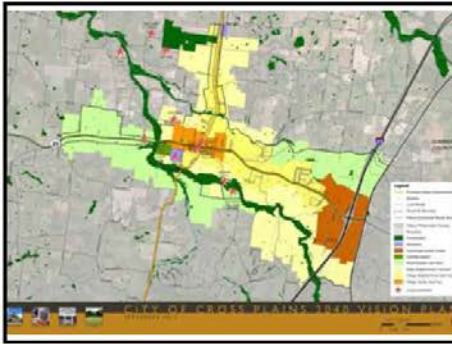
Adams Summary of Land Uses

City Character Areas	Acres	Percent
Rural Estates (10u/10ac)	2,934	61.11%
Education	19	0.39%
Village Center (4du/1ac)	105	2.18%
Village Neighborhood (2du/1ac)	500	10.40%
Park/Recreation	25	0.53%
Edge Neighborhood (1du/5ac)	1,219	25.39%
Total	4,801	--




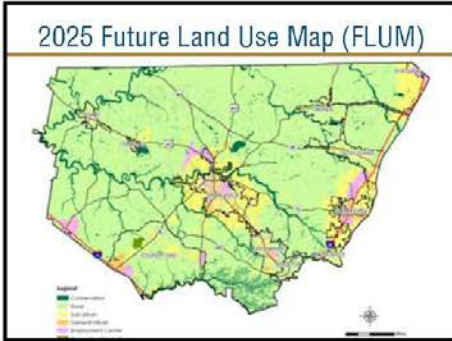
Coopertown Summary of Land Uses

City Character Areas	Acres	Percent
Rural Estates (10u/10ac)	5,182	26.44%
City Urban	741	3.78%
Education	77	0.40%
Village Center (4du/1ac)	801	4.09%
Village Neighborhood (2du/1ac)	6,923	35.32%
Park/Recreation	738	3.77%
Edge Neighborhood (1du/5ac)	5,138	26.21%
Total	19,601	--



Cross Plains Summary of Land Uses

City Character Areas	Acres	Percent
Rural Estates (10u/10ac)	2,557	31.65%
City Urban	714	8.81%
Education	60	0.74%
Village Center (4du/1ac)	311	3.83%
Village Neighborhood (2du/1ac)	1,507	18.58%
Park/Recreation	47	0.58%
Edge Neighborhood (1du/1ac)	2,905	35.81%
Total	8,112	--

County Summary of Future Land Uses

Future Land Use	Acres	Percent
Recreation / Open Space	308	0.27%
Employment Center	5,963	2.01%
General Urban	7,871	2.64%
Rural	244,216	81.97%
Suburban	15,067	13.13%
Total	297,945	--




FLUM Maximum Development Potential

Future Land Use Categories	Density	Intensity
Conservation	NA	NA
Rural	1/15	0.1
Suburban	2	0.8
General Urban	6	1.0
Employment Center	12	1.2
Recreation/Open Space	NA	0.2



- ### Growth Policies
- Individual Elements (Topical)
 - Establish goals, objectives and policies
 - Implement the Vision Plan
 - Dictate specific initiatives to support implementation
- 

- ### Growth Policies
- Robertson County Growth Policy Topics
- Land Use and Community Character
 - Transportation
 - Economic Development
 - Housing
 - Utility Infrastructure
- 

Growth Policies

Robertson County Growth Policy Topics

- Community Services and Facilities
- Parks and Recreation
- Environmental Resources
- Historic and Cultural Resources



Growth Policies: Land Use & Community Character

- Designate future land use patterns
- Replace/update 1971 Growth Plan
- Establishes maximum residential densities and intensities in each land use category
- Addresses preservation of rural lands
- Recommends implementation tools



Growth Policies: Transportation

- Plan for a system that emphasizes accessibility to goods and services and supports the future land uses
- Encourages development of compact, pedestrian-oriented urban centers
- Creates multi-modal choices
- Recommends improved access between I-24 and I-65 and related implementation tools



Growth Policies: Economic Development

- Provides tools for job creation and retention
- Local and regional partnerships
- Regional Infrastructure



Growth Policies: Housing

- Identifies present condition/type of housing
- Recommends plans, programs and policies to provide adequate and safe housing
- Supports a wider range and diversity of housing choices, types and prices



Growth Policies: Utility Infrastructure

- Assesses existing infrastructure capacities and future demand
- Water, sewer, solid waste, power
- Recommends intergovernmental coordination to maximize investment
- Includes tools to concentrate future growth in areas with adequate infrastructure in urban centers



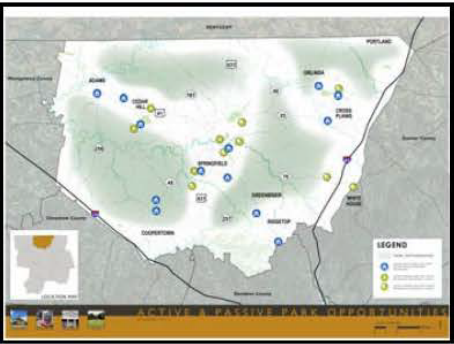
Growth Policies: Community Services & Facilities

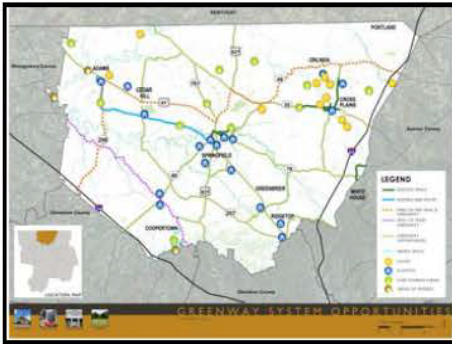
- Assesses existing community services and future demand
- Fire, police, schools, emergency services, healthcare
- Supports investment in future designated growth areas
- Recommends intergovernmental coordination to leverage available funding for services



Growth Policies: Parks and Recreation

- Recommends a County-wide parks and trails master plan
- Encourages sharing of school active parks with County citizens
- Establishes recommended acreage of future parks and types needed
- Maps showing opportunities for location and size of County-wide parks and trails



Growth Policies: Environmental Resources

- Promotes the conservation, use and protection of natural resources
- Policies for resource protection
- Water conservation
- New water sources

Growth Policies: Historic & Cultural Resources

- Identifies existing resources
- Recommends tools for enhancement and preservation
- Identifies programs for funding

Implementation Plan

Implementation Plan

- Specific strategies and recommendations for advancement and implementation of the Plan.
- Specific individual tasks to undertake and when.

Implementation Plan

- Anticipated timeframe to execute.
- Responsible party to implement each program or project.

Implementation Plan

- Partnerships identified.

Implementation Plan

Potential funding sources identified.

Implementation Plan

- Timeframes for implementation:
- Short Term – 1-2 years
- Mid-Term – 2-5 years
- Long-Term – 5-10 years

Implementation Plan

Chapter VI Implementation Plan

Item	Responsible Agency	Priority	Start Date	Completion Date
1. Adopt the Plan and Maps	Robertson County, Adams, Cross Plains, and Coopertown	High	2023	2023
2. Create Partnerships	Robertson County, Adams, Cross Plains, and Coopertown	Medium	2023	2024
3. Create Funding Sources	Robertson County, Adams, Cross Plains, and Coopertown	High	2023	2024
4. Begin Work on Short-Term Actions	Robertson County, Adams, Cross Plains, and Coopertown	Medium	2023	2024

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Next Steps



- Adopt the Plan and Maps
- Create Partnerships
- Create Funding Sources
- Begin Work on Short-Term Actions

Adopt the Final Plan by Resolution



Begin Implementation



Achieve 2025 Goals toward Vision Plan



Achieve 2025 Goals toward Vision Plan



- ### Necessary First Steps
- Jointly adopt Plan
 - Adopt or update zoning and subdivisions ordinances
 - Identify a "champion" to advance the plan/establish board with all cities represented
 - Implement new local funding sources for infrastructure, eg. impact fees; Tax Increment Financing Districts

- ### Necessary First Steps
- Adopt 5 year Capital Improvement Plan for infrastructure
 - Create and Promote Agri-Tourism program/business
 - Implement Realizing Robertson Initiative
 - Aggressively recruit new target industries

- ### Necessary First Steps
- Create and Promote Agri-Tourism program
 - Continue to Implement Realizing Robertson Initiative
 - Aggressively recruit new target industries
 - Forge strong intergovernmental programs and initiatives starting in the County

