

PUBLIC SURVEY RESULTS

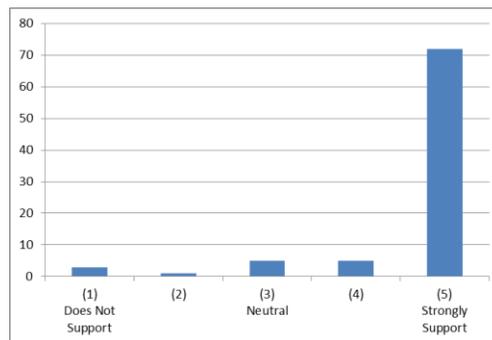
These results are from the Public Involvement Meeting on April 15, 2019. The following statements are from the survey contained within each participant’s workbook. All comments were copied verbatim from the surveys. The results shown were current as of April 18, 2019 with 90 responses.

REVIEW AND RATE DEVELOPMENT TYPES

Preservation

Natural Resources/ Viewsheds

- (1) Does Not Support: 3
- (2): 1
- (3) Neutral: 5
- (4): 5
- (5) Strongly Support: 72



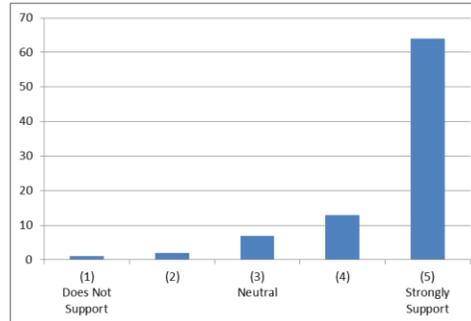
Additional Comments

1. It is important for us to set aside these areas now before they are lost.
2. – These elements are the cornerstone of Tennessee's Identity
 - Obviously becoming more scarce
 - Overall trend in society is lack of concern for reduction in green spaces.
3. Needs to be protected for both healthy environment & living conditions
4. Cannot recreate our natural resources
5. This is fine as is. However, if it would encourage the preservation of open space to lower the threshold do 15 acres.
6. Maintain natural beauty
7. We need more scenic area to give the feeling of natural open spaces to nature. Such a fast growth is losing what made Franklin special!
8. Should be sensitive to maintaining a few areas that are light pollution “free” or “minimal light” for recreational zones/parks.
9. Singular essence of the county
10. Keep our resources
11. No more growth

12. Preserving these are vital to maintaining the county's quality of life
13. Wilco is about its land. There isn't anywhere else that holds lush grass, wild flowers, chirps of birds, and putter patter of animal feet like we have been blessed with here. Please let the Earth live.
14. Should not become commercial biz beyond B&B or ag use

Agriculture

- (1) Does Not Support: 1
- (2): 2
- (3) Neutral: 7
- (4): 13
- (5) Strongly Support: 64



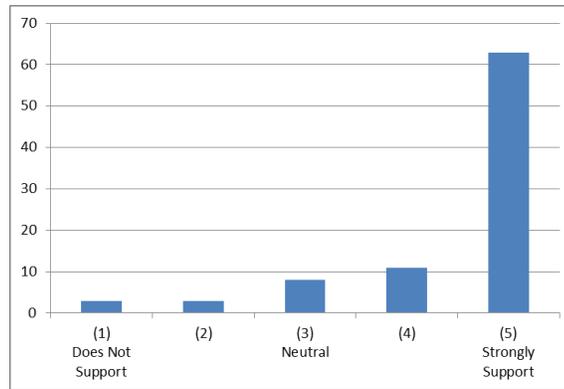
Additional Comments

1. It is important for us to support our remaining farms and not impose 700 homes just over the fence. Example previous Moss Farm on Long Lane.
2. – Extremely important as an industry that is already in decline.
 - Your questions are confusing when you mention "typical" Am I agreeing on a lot acre or can there be smaller agricultural (1 to 3 acres)
3. To preserve!
4. Keep the farms, green space. It's what makes the county beautiful & attractive.
5. Provides connector areas- between growth. Employment. Beauty.
6. 5 yes! Save as much as possible please!
7. This county started from an agricultural standpoint preserve the Ag!
8. We still have large lots for ag. Although are will not have any for future farmers.
9. Support Ag.
10. Agriculture is a special part of Williamson County. It's something special surround parts of the western side of Franklin. We do not want to see roof tops where we have agriculture now.
11. Gentleman farmers hallmark of county
12. TN is an Agriculture state. Keep it that way
13. No more growth
14. These are part of the county's history and identity
15. Preserve the rural character
16. Rural ag use not wedding venues/commercial aside from true ag; The retreat BS put biz in rural area

Residential

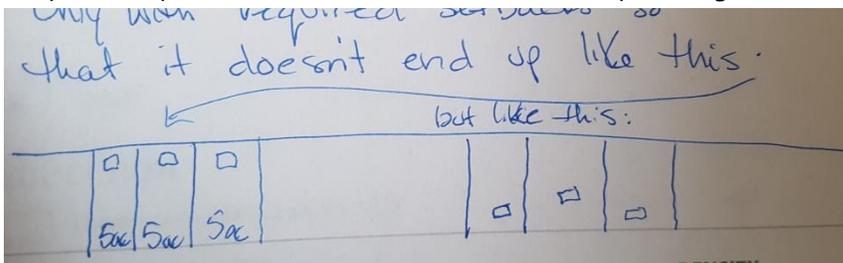
Rural Frontage Lots

- (1) Does Not Support: 3
- (2): 3
- (3) Neutral: 8
- (4): 11
- (5) Strongly Support: 63



Additional Comments

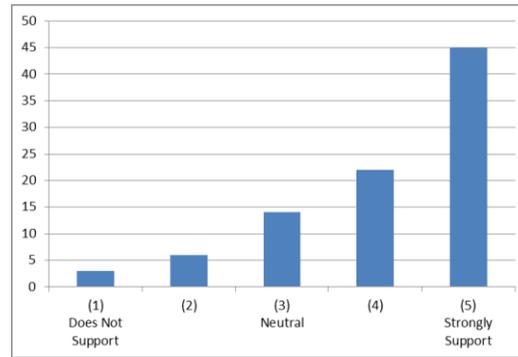
1. – Lot minimums are important to act as buffers to dramatic growth and sprawl
 - Much Less overall environmental impact
 - Preserves the view and curb appeal
2. As long as no green space counting for the 5 acres
3. Need in Eastern part of Co.
4. Need in Eastern part of Co. Balance the density
5. Important for tourism & my health
6. Density excluding flood plain. Hills, creeks, powerlines, lakes
7. 5 keep as is, please!
8. Can be smaller- 1 acre lots
9. Maintains open rural feel
10. This will keep the density down and give people more privacy and give wildlife a place to live as well.
11. Unrealistic
12. Destroys character/vistas
13. No more growth
14. The eastern part of the county needs to return to 1 unit per 5 acres.
15. My personal favorite.
16. Only with required setbacks so that it doesn't end up looking like this:



17.

Single Family Estate

- (1) Does Not Support: 3
- (2): 6
- (3) Neutral: 14
- (4): 22
- (5) Strongly Support: 45

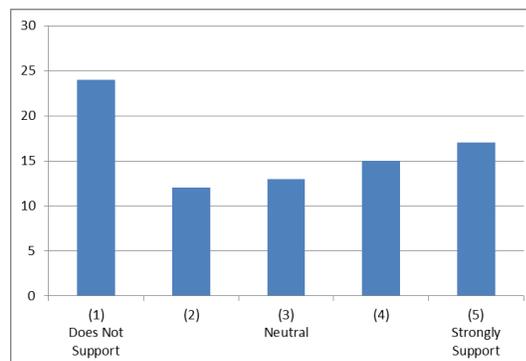


Additional Comments

1. Same as above
[- Lot minimums are important to act as buffers to dramatic growth and sprawl
- Much Less overall environmental impact
- Preserves the view and curb appeal]
2. As long as no green space counting for the 5 acres
3. Need to manage growth & maintain quality of living for existing residents
4. Historical = important.
5. Same [Density excluding flood plain. Hills, creeks, powerlines, lakes]
6. 5 keep as is, please!
7. I don't like the idea of a subdivision. We can/should be able to own 5 acre lots w/o a developer.
8. Same [Maintains open rural feel]
9. Same as above [This will keep the density down and give people more privacy and give wildlife a place to live as well.]
10. Unrealistic
11. Too progressive
12. No more growth
13. These are better than the huge subdivisions all over the eastern part of the county.
14. These are bad but cannot be abundant.
15. I think to base zoning in the rural part of the county (western part is not 5 ac. Min) should change to 10 or 15 ac. minimum
16. PLEASE! Change zoning to 1 unit per 5 acres like out west
- 17.

Single Family

- (1) Does Not Support: 24
- (2): 12
- (3) Neutral: 13
- (4): 15
- (5) Strongly Support: 17

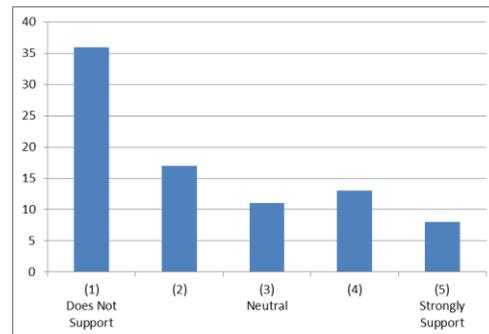


Additional Comments

1. Greenspace should not be included in the one acre density
2. As long as no green space counting for the 1 acre
3. Do not rezone 1 acre zones to be less than 1 acre. De zoning to 5 acres would benefit people who want the rural life
4. Too dense- need more green space
5. Not so much
6. If we add more of these, our greenspaces will be swallowed up :(
7. Could be ½ acre
8. Enough!
9. I don't agree with the 1 acre development within the last 2 years off of Old Hillsboro Road at Old Natchez Trace. This is inappropriate as the homes are so large they take up the entire 1 acre.
10. Actual 1 unit per acre not lots of concentrated houses with a common area that would never be usable for anything.
11. Has to be a well planned open area.
12. Best but likely unrealistic
13. Not another Atlanta or ring counties
14. No more growth
15. The rural unincorporated areas can't support these! The roads and schools are over capacity already.
16. Cedar mont is great example

Open Space Subdivision

- (1) Does Not Support: 36
- (2): 17
- (3) Neutral: 11
- (4): 13
- (5) Strongly Support: 8



Additional Comments

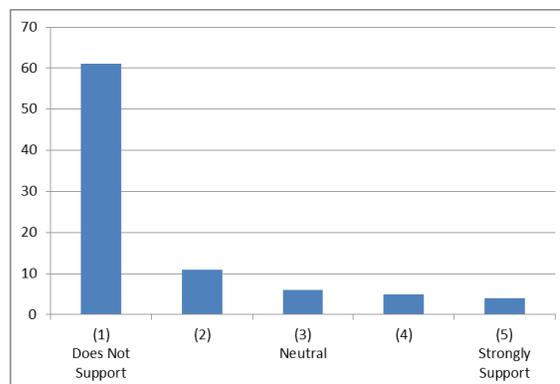
1. Areas that cannot be developed, should not be counted as conservation areas.
2. Density excluding floodplains, hills, cracks, etc. Sinkholes, lakes. With rural look at road.
3. Please no.
4. Use proper setback on lot. 15' on side. 35' front and back.
5. Unless the current regulations change the precedence set in the past, **NO SUPPORT**
6. – The footprint on wastewater services along with overall environmental impact make it a bad choice.
- The wear on roads and spaces considering each household having 2+ cars.
7. Unusable land should not be included in the density ratio
8. Greatest impact to the environment and greatest generation of pollutants
9. Open space needs to be in front

10. Conservation sub is very misleading! Too dense- need to manage growth & maintain the quality of living of current residents. Flood plains land should not be included
11. Green space requirements not to include flood, slopes, unbuildable.
12. Change rules- exclude non-developable land. Keep open space visible
13. Conservation sub. Is VERY misleading!! Flood plain land should not be part of the calculated => could support if loopholes are removed.
14. Keep open space in the front close to the street. Open space should be accessible & usable by residents
15. Trick question. Don't like density. This is bait & switch
16. It balanced between land & houses.
17. Density still have same exclusion- floodplains, lakes, powerlines, hills, creeks, etc.
18. Do like the appearance of rural look from the street
19. Do not give density credit to land that could not otherwise be developed
20. Do not use flood plain as part of the "conservation" part.'
21. These are a blight!
22. Only in areas when there is large areas of unused open space due to floodplains or slopes
23. Stephens Valley is terrible. Traffic, fire/safety access, incompatibility w/surrounding communities.
24. Open space at front & purposed areas (not areas that can't be developed anyway)
25. I like the area but not how it is used now. Should not have to give density credit for areas they could not build on.
26. The eastern part of the county is "full" enough. Exaction seems to be ahead of our opinions/input. It's already happening.
27. Too dense for unincorporated
28. Open space should be located within the development located equally among the streets, perhaps behind the homes to create common space for each street or 2 streets
29. If open space is provided as a visible item, and not conserved for residents of that area.
30. If allowed, open area to the front. Credit should not be given to un-usable space
31. Would support more if open space of road frontage were congruent. Don't give density credit for areas that are off-limits (already) for development
32. Less rules.
33. Open space is usually not usable flood areas or steep slopes, not acceptable. When this is not the case the open space soon gets to be more houses.
34. Not acceptable- misleading exclude usable land
35. If one hundred acres-no density credit should be given to develop on land not buildable.
36. Really don't like developers "utilizing lousy land" for common open space.
37. Open space visible, don't let the developers count useless swamp or untraversable terrain as usable land. It is an insult to all.
38. Trick question. Don't like density. This is a bait & switch
39. Conservation subdivisions have NOT done well! Would be more positive only if RULES CHANGE
40. Realistic if design is acceptable to those living there & not only these open space visible to street. Density considerations need to start & undevelopable land as a nonnegotiable given (doesn't count towards a 1/acre determinant)
41. Open spaces should be "spread" throughout- change rules so this can happen in future.

42. I am afraid the rules won't change- so it will be driven by the developer's cost or profit margin & not be in the interest of preservation.
43. Only if the rules change for the open space. Reduce the density because the land is actually unbuildable and should not be used for density.
44. Depends where open space is; if close flood, no creation. Not development land
45. Too progressive- copy Davidson county
46. Don't leave open space in back- keep even. Historically has been poorly executed & land density MISLEADING!
47. Historically this has been poorly executed.
48. None
49. This is fine for the incorporated areas but not feasible for the unincorporated- still too dense for existing infrastructure.
50. These will destroy rural character. These are not working as intended.
51. Nice but abundant. A good middle ground of growth & still holding beauty. Also nice to have a public space for neighbors. With proper design, they could be very beautiful.
52. Keeping natural integrity of land is in my opinion most important.
53. If the rules change on the standards- keep open space street side. Density credit shouldn't apply to areas they can't develop.
54. Stephens Valley is a travesty! How will Fire & Emergency Equip access? Roads need to be wider
55. Need the open space roles change ie use net density vs gross density- avoid too many lots crammed in. if in rural area- put open space in front etc!
56. These lot sizes are too small for the unincorporated areas; many times the "open space" is not developable or even accessible to the residents; do NOT give density credit for underdevelopable areas.
57. With design policies to protect viewsheds.
58. Builders can't keep abusing because they can only develop a portion of the tract and get credit for conserving unusable land.
59. Not like its been executed. Don't count the hills as open space etc...
60. Don't use undevelopable land- ie flood plane, slopes, as the open space land
61. Conservation land should only include development-capable land

Single Family Suburban

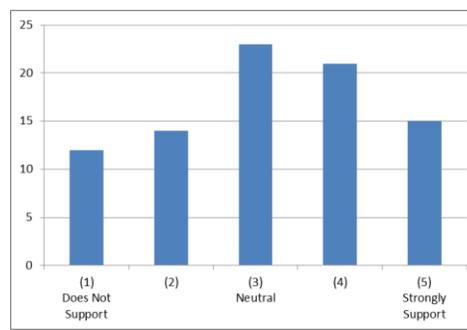
- (1) Does Not Support: 61
- (2): 11
- (3) Neutral: 6
- (4): 5
- (5) Strongly Support: 4



Additional Comments

1. Density excluding floodplains, hills, cracks, etc. Sinkholes, lakes. With rural look at road.
2. Absolutely not.
3. It's unfortunate but w/ the current amount of growth to come and currently in place, these are not feasible for unincorporated Williamson
4. Ditto on the unusable land for density ratio
5. Even greater impact to environment and greatest generation of pollutants
6. There are already too many of these types of subdivisions
7. Same as above [Conservation sub is very misleading! Too dense- need to manage growth & maintain the quality of living of current residents. Flood plains land should not be included]
8. In limited area
9. Growth needs to be restricted to where infrastructure is in place.
10. No thanks
11. Density still have same exclusion- floodplains, lakes, powerlines, hills, creeks, etc.
12. These are a blight!
13. No way! Keep it in the city! (near already dense areas)
14. Too dense for unincorporated
15. Far too dense for rural areas. If allowed the overall county has potential to be dense cluster lots with open space as a STEP system
16. Build more houses.
17. This type of development should strictly be used only inside the city limits, not within areas that may be annexed in the future.
18. For within city only
19. This is exactly what we don't want!
20. Current roads unavailable for this level of density. I-65 doesn't tolerate this much increased population.
21. These are not supportable to keep our tax base & "want-to-live-here" feel of Wmson Co.
22. Only in the growth boundaries
23. Depends on where it is!
24. Too progressive- copy Davidson County
25. More people= more traffic. Traffic is already a problem.
26. None
27. Only if the developer helps pay to build a new school. Development is clearly not paying for itself.
28. Only in certain areas- the buffer areas next to Franklin UGB
29. This isn't city land. It's land. No cityscapes, no overcrowding. Big NO. Wish I could rate zero. No more Fieldstones, no more West Havens, no more trash causing traffic on back roads.
30. Need to consider visitor parking in the types.
31. Not in county unincorporated maybe inside UGBs.
32. Not appropriate for unincorporated county
33. With new design policies to protect viewsheds
34. These do not belong in Peytonsville Bethesda

Mixed Use/ Activity Centers



Hamlets

- (1) Does Not Support: 12
- (2): 14
- (3) Neutral: 23
- (4): 21
- (5) Strongly Support: 15

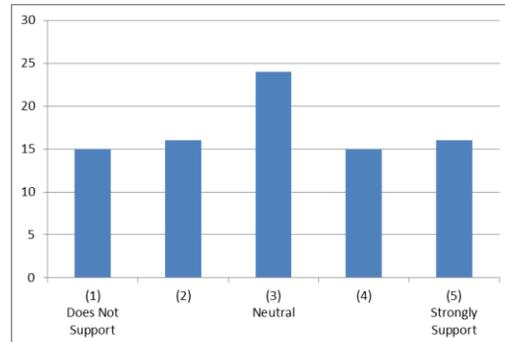
Additional Comments

1. Density still have same exclusion.
2. – Represent the brand/image/lifestyle that is TN. Days gone by and soon enough days passed if not preserved.
- Often act as a hub to communities, an example of small towns, the concept that more isn't necessarily better
3. Leads to New Jersey
4. Dangerously too dense
5. For town centers
6. Slippery slop. Not needed.
7. Must stay small
8. Very important to retain out rural charm- big reason people want to move here and come on vacation
9. No higher than 2 story
10. Density same as residential
11. I would want the lots to be more on the acre side
12. My preference would be to simply halt all new building as much as possible. We can't absorb the traffic and students, and we're losing the quality of life and beauty of our rural character.
13. But would promote higher density including attached and mixed use institutional (church, schools) are also great here
14. Existing ones only. Don't add new hamlets.
15. I prefer 1 acre
16. Go west!
17. Must have at least 1 acre for future
18. Some as villages
19. Only strongly support for current-existing hamlets
20. Gateway development is small and concise.
21. Very limited commercial
22. Need more acreage if we want rural feel to county (Arrington, Burwood)
23. Must stay small
24. Commercial designed to fit the character.
25. Larger areas- no as mixed keeps better look. Request historic preservation.
26. As long as it is kept small & not spread over the whole unincorporated space
27. Preserve land and history!

28. None
29. Only if strict design standards and a true commitment to historic preservation is maintained- gas stations and big box stores will destroy these areas.
30. Only in certain areas close to I-state like Triune
31. Let past lives speak! Let run-down shops & diners have a life! Grassland doesn't want to be touched.
32. Much more in favor of Hamlets than single family housing.
33. May be appropriate in select locations
34. At least 1 per acre smallest
35. 1-2 story only w/architectural limits/review

Villages

- (1) Does Not Support: 15
- (2): 16
- (3) Neutral: 24
- (4): 15
- (5) Strongly Support: 16



Additional Comments

1. Keep out big box stores. Cut down on light pollution
2. Density still have same exclusion.
3. Need space for business
4. – Same as hamlets x 10
 - What does a Village become once its gone? A museum.
 - Again a good example of smaller sustainable communities that can act as catalysts, model that can change patterns.
 - Bigger isn't better
36. Leads to New Jersey
37. Dangerously too dense
38. Too dense
39. Should be small area like intersection in rural area
40. Same as above
41. & no higher than 2 story
42. Density same as residential
43. Don't put open spaces all in the back of the property.
44. I want to be more on the acre side
45. My preference would be to simply halt all new building as much as possible. We can't absorb the traffic and students, and we're losing the quality of life and beauty of our rural character.
46. Same comments as above [But would promote higher density including attached and mixed use institutional (church, schools) are also great here]
47. Same as above.
48. I prefer 1 acre

49. Go west!
50. At least 1-2 acres
51. But need support and access to usable sewer systems or variances. Otherwise these areas will flounder when septic fail.
52. Only strongly support for those currently-existing villages.
53. Grassland and Leipers Fork are good examples only because the surrounding area has larger land developments.
54. Lot acreages should be restricted to a larger size
55. Zone closer to rural vs. city. Why doesn't all the commercial building in Cool Springs area pay more toward the county budget
56. Need more acreage for rural feel.
57. Should be small area like intersection in rural area
58. Must be very careful with character design
59. Support small commercial for villages walkable communities.
60. Stress community character. Demand historic preservation.
61. None
62. See above [Only if strict design standards and a true commitment to historic preservation is maintained- gas stations and big box stores will destroy these areas.]
63. Only in Triune
64. Let history live.
65. This is what will be development pattern in county adjacent to the village!
66. No need for this in the unincorporated areas; keep intense uses near the existing cities
67. No less than 1 per 2 acres

GROUP MAPPING ACTIVITY

Part 1

Additional comments/personal thoughts about areas of concern and/or areas considered strong.

1. Any development should not take place until first infrastructure is in place- including but not limited to- roads, emergency service, education. If growth draws potable water use- there is concern regarding existing well water supplies.
2. College Grove/ Bethesda, Lewisburg Rd all need protection desperately.
3. Keep the small towns/villages the way they are. College Grove, Bethesda, Arrington, Burwood. These areas still represent the county from generations ago.
4. We came from Thousand Oaks Calif. 32 years ago. Out there we had a slow growth initiative that ultimately meant nothing. They allowed development of all the areas they said they never would. Please don't let money outweigh your neighbors freedom of choice. We all chose to be here for our families to grow and stay. Not be squeezed out [participant left name and number, which has been excluded for anonymity]
5. We went through this some 20 years ago. Nothing has gone according to plan. Williamson County cannot support this kind of growth. Roads infrastructure etc etc. Look at the city. No longer Franklin.

Part 2

Additional comments/personal thoughts about land use placements.

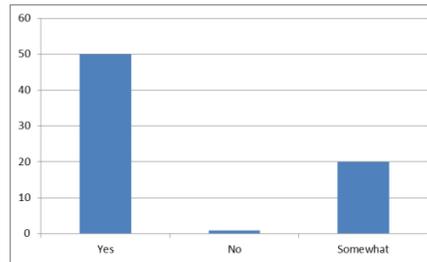
1. We have to have flexible, environmental septic systems.
2. Preserve [Natural Resources/Viewsheds]
3. I'm so sad that there are so many houses going on into Bethesda Rd and Lewisburg Pike. I'm really concerned that the growth is stemmed in College Grove. We have so much light and noise pollution now. I've heard rumors about a park on Giles Hill. That's wonderful! South Carothers is awful!
4. Southeast sector should remain 1 unit/5 acres. Rural/ Ag Conservation in this area (Bethesda/Flat Creek Area) should be maintained/incentivized.
5. We like the rural and, old quaint look at Franklin with all the History. The city of Franklin is already ruined we are trying to preserve the County and the wild life we still have in some parts. No more out of state developers.
6. If development continues at the existing pace, it will destroy everything that makes this county so valuable and desirable. Our residents deserve a plan that clearly does not pay for itself, while preserving the open space, rural and historic character, good schools, and quality of life. Please plan with these things in mind.

EXIT QUESTIONNAIRE

Today's Experience

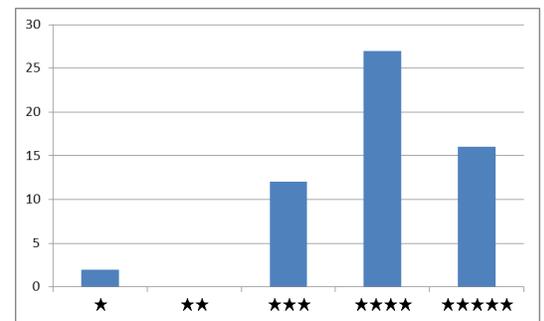
Did you find the session informative?

- Yes: 50
- No: 1
- Somewhat: 20



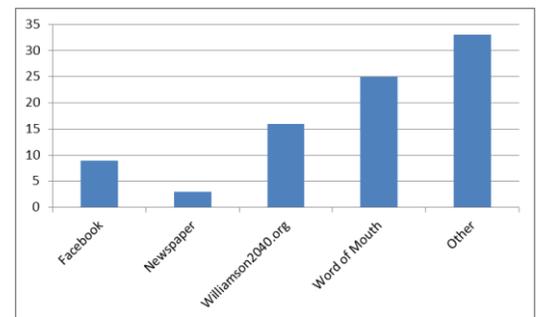
How would you rate this event?

- 1 Star: 2
- 2 Star: 0
- 3 Star: 12
- 4 Star: 27
- 5 Star: 16



How did you hear about Williamson2040?

- Facebook Post: 9
- Newspaper: 3
- Williamson2040.org: 16
- Word of Mouth: 25
- Other: 33
 - Email
 - Need to promote more in the rural areas. A bit hush hush.
 - My husband heard it on the radio
 - Franklin radio station, which made me look it up on my own
 - Greg Lawrence
 - My wife
 - Cty rep
 - Danny Anderson
 - County Commission
 - Email, sign
 - Local signs
 - Road signage
 - Neighbor
 - Online/ email
 - Nextdoor
 - Librarian (Bethesda)
 - Got an email
 - Sign posted



- *Email*
- *Radio*
- *Email from our Commissioner- Gregg Lawrence*
- *Community Organizer Unorganized*
- *Nextdoor app*
- *Nextdoor app*
- *Email*
- *Signs on roadway*
- *I know planning staff. This effort is not getting press! We are helping publicize!*
- *Yard signs*

How do you feel about the length of the session today?

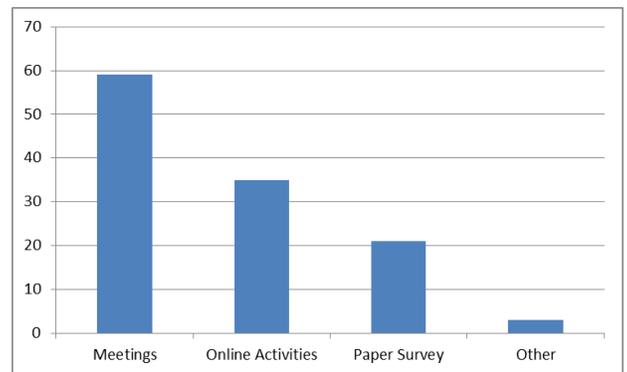
- Too Long: 1
- Too Short: 9
- Just Right: 58

How likely are you to participate in future events?

- Not Likely: 1
- Somewhat Likely: 7
- Likely: 17
- Very Likely: 47

What method/format would make you most able to engage?

- Meetings like this: 59
- Online activities: 35
- Paper survey mailed to my house/ published in paper: 21
- Other: 3
 - *Web cam on live meetings*
 - *Give those without computers chance take survey or community libraries or local meetings in areas*
 - *ALL*
 - *Started too early for working adults*
 - *We need more publicity to engage more citizens*



Additional comments/personal thoughts.

1. Thanks for giving us a voice!
2. I'm not sure how (if) our input will really make a difference. How can we be kept in the loop?
3. I tend to think that what we want is not going to be taken into account.
4. Please visit Bethesda! Its the last charm of Williamson Cty! We love the cows! We can see the stars at night!!
5. Need a bigger venue with more parking

6. Maybe
7. Thanks again for the opp. for input.
8. Could meeting be held in multiple areas in County?
9. Started too early for working citizens
10. I think most people have their own agenda. The greater good, smart growth, and land owner rights don't seem to apply. There seems to be a lot of misinformation about what developers can and can't do.
11. Although it's good to hear about all parts of the county, I think participant should be grouped by location since they know more about their own area.
12. Started too early.
13. I have heard many rumors recently about the Planning Committee, it seems they are not listening to the people but more to developers which is making people suspicious as to who are their loyalties to.
14. Thank you!
15. Please save my home.
16. Learned alot about my community and how to influence it ☺ Thank you.
17. It would be nice to have a workshop map that identified more major thoroughfares.
18. It would be helpful to know how much this input means. More people would show. I mean this in terms of whether it is a strong part of process- people worry it is a waste of time.
19. A little too open-ended on the activities... we had consensus as a table but didn't know how to convey

About You

Gender

- Male: 37
- Female: 36

Age

- 13 & under: 0
- 14-18: 0
- 18-24: 2
- 25-34: 4
- 35-44: 7
- 45-54: 13
- 55-64: 19
- 65-74: 25
- 75+: 4

Education

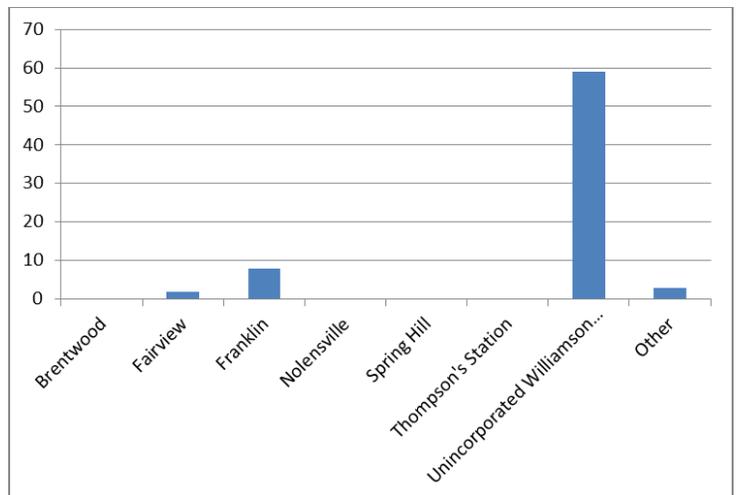
- I have not completed High School: 0
- High School/ GED: 3
- Technical Degree/Certification: 6
- Some College: 13
- Associate Degree: 2
- Bachelor Degree: 32
- Master Degree: 15
- Post Graduate Degree: 7

County Residents- How long have you lived in Williamson County?

- <1 year: 0
- 1-5 Years: 8
- 6-10 Years: 9
- 11-20 Years: 11
- 21-40 Years: 29
- 40+ Years: 15
- I don't Live in Williamson County: 1

Where Do You Live?

- City of Brentwood: 0
- City of Fairview: 2
- City of Franklin: 8
- City of Nolensville: 0
- City of Spring Hill: 0
- City of Thompson's Station: 0
- Unincorporated Williamson County: 59
- Other: 3
 - *Arrington*
 - *Arrington, TN 37014*
 - *Leipers Fork*
 - *Bethesda*
 - *Temple Hills*
 - *Triune*
 - *Bethesda*
 - *Grassland area*
 - *Inside Franklin UGB- 5 minutes to downtown Franklin*



Non-County Residents- Why did you come today?

- Own land/property in one of the cities but don't live in Wilco: 0
- Own/operate business in Wilco: 1
- Own land/property adjacent to a city in Wilco and have concerns about future annexation/service provision to my property: 2
- Developer/builder who has projects in unincorporated Wilco: 0
- Other: 3
 - *Land Trust Property*
 - *Civil Engineer*
 - *I'm a realtor*