Rutherford County Comprehensive Plan

Steering Committee Meeting Minutes

&

Open House Summaries

July 22, 2009

Rutherford County, Tennessee

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RUTHERFORD COUNTY COMPREHENSIVE PLAN & PLANNING TOOLS UPDATE

July 22, 2009 Interim Submittal

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Smyrna Open House Presentation ..... **Appendix A**

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RUTHERFORD COUNTY COMPREHENSIVE PLAN & PLANNING TOOLS UPDATE

Steering Committee Meeting

May 18, 2009 - 6:00 PM

The following Steering Committee members were present at the meeting conducted May 18:

1. Ernie Johns, Chairman
1. Jake Durham
2. Susan Allen
3. Mayo Taylor
4. Jim Averwater
5. Clarence Brandon
6. David Lee
7. Rosemary Owens
8. Mike Vaught
9. Lynnisse Roehrich-Patrick
10. David Waldron

The following Rutherford County planning staff members and PB planning team members were present at the meeting:

County Staff:

1. Doug Demosi, Planning Director
2. Elizabeth Emslie, Assistant Planning Director

PB Team:

3. David Hafley, PB
4. Michelle Kendall Kubant PB
5. Randy Caldwell, Ragan Smith
6. Tim Roach, PB

The meeting was opened by Rutherford County Planning Director Doug Demosi, who welcomed the attendees. He turned the meeting over to PB Project Manager David Hafley, who introduced the other

PB team members present. Each of the Steering Committee members introduced themselves, noted which part of the County they lived in, and gave a brief summary of what planning issues concerned them.

The County planning staff provided 3-ring binders for each Steering Committee member, with the PB team providing handouts from the evening's meeting. Future handouts will be provided for Committee members to store in their binders.

Mr. Hafley started with a Power Point presentation that included the agenda for the meeting. Items to be covered included: a review of how the planning process will be conducted in Rutherford County, the role and responsibilities of the Steering Committee, work conducted by the PB Team so far, and a group exercise intended to begin identifying issues and opportunities to be addressed by the plan.

1. Planning Process

The planning process was described as a series of steps and tasks, grouped within the categories of Public Outreach, Milestones, and Technical information. The process was further divided into broad headings: Community Assessment (where are we now?), Comprehensive Plan Development (where are we going?), and Implementation Tools and Strategies (how do we get there?); the second major phase of the project (Planning Tools Update) was also noted; it is to be conducted after the Comprehensive Plan is established.

2. Steering Committee

Mr. Hafley presented slides noting the characteristics of a successful Steering Committee, including:

a) Consensus-driven
b) Recommending body
c) Represent different county segments
d) Available to the public
e) Expectation that they will participate and contribute ideas
f) Expectation that they will commit to agreed-upon guidelines

The Steering Committee members were identified as "point people", selected to offer different ideas, test ideas and strategies and to be advocates for good planning.

3. Work to Date

Michelle Kendall presented a review of work completed including:

a) Existing plans have been reviewed and common themes identified – map of summary policies will be prepared soon; summaries of plans were distributed.

b) Stakeholders identified and interviews conducted – summaries of stakeholder comments were distributed.

c) Material to update the County Planning website regarding the Comprehensive Plan has been submitted to the County planning staff. Mr. Hafley expanded on this topic by noting that in addition to the traditional plan and comment methodologies, the PB team will also use the County website to communicate with the public, will develop a community survey for posting on the website, and will use PB servers to host a blog for more informal community feedback.

4. Issues and Opportunities Exercise

Mr. Hafley led the Steering Committee on an exercise to begin identifying concerns by topical area:

- Community Identity and Quality of Life
- Economic Opportunities
- Government Process
- Infrastructure
- Land Use and Growth Management
- Schools

Members provided comments that were listed on paper under each specific topic heading, then members were handed 6-7 sticky dots each to place by the comments they considered the most critical in producing a new comprehensive plan. The comments and dots assigned to each are listed in an attachment to this report.

5. Next Steps

Mr. Hafley noted that the team will be meeting with citizens in four community meetings in June. The County will be divided into four quadrants with one meeting in each geographic area. The meetings will review in more detail the various subarea plans that have been prepared in recent years, and will provide an opportunity for the planning team to hear from residents, elected officials and others on their current concerns. Potential dates are June 9 and 10 and June 23 and 24.

PB Team will also prepare the Community Assessment/Existing Conditions Report for the Steering Committee to review.

6. Public Comment

The floor was opened to the public for any comments. Several citizens spoke expressing support for this planning process, and noting some of the detrimental effects of unmanaged growth on the County's quality of life and strain on infrastructure. A specific concern was raised regarding the increasing traffic and congestion on Highway 99 into Murfreesboro from Rockvale.

Additional comments focused on adult education and workforce training, enhancement of multi-modal opportunities (specifically bike paths), heritage resource reviews during the rezoning process and a caution against over-building of the County.

The public was encouraged to stay current with the planning process and contribute at every opportunity.

The meeting was adjourned at approximately 8:00 PM.

Rutherford County Comprehensive Plan
Steering Committee Meeting

Issues and Opportunities Exercise

Community Identity and Quality of Life

Comment	# of Votes
Identify Best Soils	
Protect Land	
Be Ready for Future Economic Development Opportunities	
Preserve Rural and Historic Heritage	3
School Importance and Quality	
Negative Impact and Opportunities for Transportation Modes	
Affordable housing market – Variety of Product	3
Water Quality	
Water Quantity	4
Open Space Quality – Recreation Opportunities	1
Land Owners Right to Develop: Positive & Negative Impact	

Economic Development

Comment	# of Votes
Have Land Ready for Employment Opportunities	7
Opportunities for White Collar Jobs	2
Preservation of Farm Land	9
Promote and Protect Existing Businesses	1
Consider health Care Opportunities	
Embrace Tourism	1
Nurture Unique Businesses	

Government Process

Comment	# of Votes
Get Municipalities to Work Together	1
Inconsistency in Rules; Too Many Rules	4
Make Regulations User Friendly	2
Balance, Clarity, Allow for Diversity	1
Leverage Growth to Attract Business/Industry	

Infrastructure

Comment	# of Votes
Good Job of Planning Major Thoroughfares	
Concerns over Water Supply	
Careful not to Extend Services Too Far Out; Cost/Benefit	4
Look at Watersheds on Regional Basis	
Look at Smyrna for Good Planning Relative to Water/Parks	
Look at Alternative Systems for Irrigation, etc.	

Land Use and Growth Management

Comment	# of Votes
Balance/Mix of Development Opportunities	2
Identify Suitable Areas for Development Opportunities	4
Mix of Zoning Districts	
Don't Take Away Development Rights	11
Look at Innovative Planning Tools to Provide Options	8
Look at Mix of Uses/Commuter Corridor Opportunities	3

Natural, Cultural and Heritage Resources

Comment	# of Votes
Resources Are At Risk	
Leverage Resources to Attract Tourism	
Maintain Character – Don't Crowd	1
Encourage Preserving Quality Sites/Resources	3
Look at Existing Small Communities: Protect and Enhance	
Look at Green Forms of Energy	5
Stones River and Tributaries Provide Recreation Access	
Cemetery Policies	2

Parks, Open Space and Schools

Comment	# of Votes
Access to Natural Resources/Recreation Opportunities	6
Barfield Crescent is Good Example	
Adopt Policy Identifying Proximity to Parks	
Greenway Opportunities to Connect Community	
Provide Recreation/Small Parks within New Developments	1
School Development Becomes Magnet for Growth: Is There Another Way?	3

EXERCISE SUMMARY

Comments	# of Votes
Don't Take Away Development Rights	11
Preservation of Farm Land	9
Look at Innovative Planning Tools to Provide Options	8
Have Land Ready for Employment Opportunities	7
Access to Natural Resources/Recreation Opportunities	6
Look at Green Forms of Energy	5
Identify Suitable Areas for Development Opportunities	4
Water Quantity	4
Inconsistency in Rules; Too Many Rules	4
Careful not to Extend Services Too Far Out; Cost/Benefit	4
Preserve Rural and Historic Heritage	3
Affordable housing market – Variety of Product	3
Look at Mix of Uses/Commuter Corridor Opportunities	3
Encourage Preserving Quality Sites/Resources	3
School Development Becomes Magnet for Growth: Is There Another Way?	3
Opportunities for White Collar Jobs	2
Make Regulations User Friendly	2
Balance/Mix of Development Opportunities	2
Cemetery Policies	2
Open Space Quality – Recreation Opportunities	1
Promote and Protect Existing Businesses	1
Embrace Tourism	1
Get Municipalities to Work Together	1
Balance, Clarity, Allow for Diversity	1
Maintain Character – Don't Crowd	1
Provide Recreation/Small Parks within New Developments	1

SUMMARY BY TOPIC AREA

Comments	# of Votes
Land Use and Growth Management	28
Economic Development	20
Community Identity and Quality of Life	11
Natural, Cultural and Heritage Resources	11
Parks, Open Space and Schools	10
Government Process	8
Infrastructure	4

RUTHERFORD COUNTY COMPREHENSIVE PLAN & PLANNING TOOLS UPDATE

Summary of Open House Meetings

Members of the PB Americas planning team and Rutherford County planning staff facilitated four open house meetings in June and July. The open houses were designed to encourage public involvement and solicit comments, ideas and opinions on issues facing Rutherford County. Officials from Rutherford County, Comprehensive Plan Steering Committee members and Planning Commission members attended each open house.

The open houses were held in different geographic areas of the county to ensure residents in all areas of the county had an opportunity to participate directly in the planning process. Extensive outreach and notification of the open houses was conducted in the weeks leading up to the meetings, including coverage in local media and on the project website; notices were also distributed throughout the county.

Organization and Format

Each open house followed a common organization in how the meeting was conducted. The planning team facilitated a two-part process: after welcoming the participants, the planning team presented a PowerPoint presentation describing a number of topics related to the development of the comprehensive plan. The PowerPoint presentation was organized according to the following agenda:

1. Role of the Steering Committee
2. Overview of the planning process
3. Description of work completed to date
4. Public involvement opportunities
5. Small group breakout sessions
6. Review of upcoming tasks
7. Adjournment

Minor adjustments were made to the meeting format and agenda after the first open house to ensure that each meeting was as successful as possible. A complete version of the PowerPoint presentation is attached to this summary.

Following the PowerPoint presentation, meeting participants were asked if they had questions about the overall planning process and if they had comments. Typically, some questions about purpose and process were raised at each of the open houses.

Next the breakout sessions commenced. Breakout sessions were organized around topics that were identified in the stakeholder meetings, interviews and public input opportunities. Four breakout sessions were planned for each open house and they were:

1. Land use and growth management
2. Natural, cultural and heritage resources, and parks and open space
3. Economic development and government process
4. Quality of life

In one open house, the breakout sessions were reduced to three topics to better match up with the number of participants at the meeting.

Each open house was well-attended, with more citizens at some open houses than others. The Lascassas meeting had the best attendance (approximately 60 participants); the Smyrna open house had approximately 25 people. At all open houses participants were actively engaged and eager to share their thoughts and ideas.

The information that follows this section is a summary of comments received and discussion that occurred at each open house. The summary is intended as a general overview of comments received rather than a transcript of each open house.

Lascassas Open House

Date/Time: June 30, 2009, 6:00 PM
Meeting Location: Lascassas Elementary School, 6300 Lascassas Pike
Lascassas, TN

Land Use and Growth Management

- Need to protect property owners' rights
- Soil capabilities should influence development decision-making
- Planning for a 40-year time frame is needed
- Rutherford County needs to balance land use types and densities
- Planning for transit and transit-oriented development should occur
- Roads and streets should be improved before development occurs
- Growth in the county is a process that is too development-driven
- R-15 zoning does not promote the type of development the county needs
- Concerns about the location, plans and impacts of Middle Park landfill
- Severe safety and congestion problems on Jefferson Pike
- Bike and pedestrian facilities are inadequate
- No mechanisms in place protect Class I farmland

Natural, Cultural and Heritage Resources, and Parks and Open Space

- Floodplain protection is needed
- Water supply and water quality concerns are many
- Riparian zones need better protection
- Maintaining the county's rural landscapes should be a priority
- Open space, trails and greenways networks need better planning
- County resources should be leveraged to stimulate tourism and economic development
- Historic and cultural resources are being lost to development

Lascassas Open House (continued)

Natural, Cultural and Heritage Resources, and Parks and Open Space (continued)

- A county-wide parks department should be organized
- Growth and development has been excessively rapid
- Planning tools are inadequate

Economic Development and Government Process

- Property rights need to be recognized and respected
- Local communities should provide full community services
- Opportunities for increased agri-tourism should be explored
- An RV park and other tourism-related development should occur

Quality of Life

- Individual property rights should be safeguarded
- Fair compensation has not always accompanied property takings
- Concern about maintaining rural way of life
- Landfill produces odor and nearby roads are affected by liquid refuse
- New schools shouldn't be located near landfill
- Health problems are showing up
- The county has unique characteristics in terms of space, beauty of land, social network, large lots and farmland
- The areas near I-24 are quite different from the rest of the county
- Strip malls do not add to the quality of life
- R-15 zoning opens the door to uncontrolled development
- Should restrict growth to appropriate areas within the county

Lascassas Open House (continued)

Quality of Life (continued)

- Sewer availability is very important
- More family-owned businesses and farm-related businesses should be encouraged
- There is a low crime rate
- Infill development in Murfreesboro should be encouraged and promoted, rather than new greenfield development
- Some roads are very busy with traffic and create hazards
- Agricultural land must be saved in a coordinated strategy
- Left turns off Highway 96 are difficult, speeding is rampant and there is no enforcement
- Newer residents don't live in rural areas
- Many houses sit unoccupied
- STEP system is not a good alternative
- Consider building up instead of out to conserve land (Rutherford County has a maximum building height of 35 feet)
- First farm (on Armstrong Valley Road) recently went to land trust
- Problems with Cason Lane and Old Fort Parkway
- The county should have tornado warning system
- The county is looking to recycling to resolve the problems associated with the land fill
- What will be done to ensure the comprehensive plan will be implemented and that it has "teeth"?
- Rutherford County needs more park land
- Preserve agriculture; development is eating up the land
- Expand MTSU program to include agriculture program
- Encourage community-supported agriculture and farmers market
- Keep urban lifestyle in the cities

Lascassas Open House (continued)

Quality of Life (continued)

- Limit expansion of roadways, add bike lanes, sidewalks and crosswalks
- Encourage "dark skies" lighting fixtures to prevent excessive night time lighting conditions
- Consider including additional service industries
- Less service industries ok if the rural character can be retrieved
- STEP system is ok
- Limit low-level radioactive waste, especially near the river

Buchanan Open House

Date/Time: July 1, 2009 at 6:00 PM
Meeting Location: Buchanan Elementary School, 6050 Manchester Pike
Murfreesboro, TN

Land Use and Growth Management

- How will existing plans be incorporated into the Comprehensive Plan?
- Rural communities should be protected
- Rural Rutherford County should not grow like Murfreesboro
- Many traffic corridors and intersections are dangerous
- How does the Tennessee DOT's long range plan integrate with the Comprehensive Plan?
- The county needs an indoor recreation center and more community parks
- Maintaining a distinct community identity is very important
- More consideration of sustainable growth practices is needed
- Development at Hoover's Gap could damage a Civil War battle site

Natural, Cultural and Heritage Resources, and Parks and Open Space

- Civil War resources are very important and should be protected
- Active recreation areas are available but not enough passive and open space areas
- New residential developments should provide parks and open space
- County should fund more recreation activities
- Sinkholes and caves should be protected
- Scenic road corridors should be identified and protected
- Valuable viewsheds should be identified and protected
- Better coordination between Murfreesboro and Rutherford County is needed
- Transfer of development rights should be explored
- Historic structures and landscapes need better protection

Buchanan Open House (continued)

Economic Development and Government Process

- Regional-scale commercial development is needed
- Water sources should be protected from development
- Examine other Tennessee communities for models of sustainable development
- Current Conditional Use Permit process is harming economic development
- Lack of community gathering spaces in the county
- Question of the economic value of resource extraction industries
- City and County should jointly fund utility extensions in pre-designated areas

Quality of Life

- How will urban growth boundaries impact the Comprehensive Plan?
- Siting school location accelerates development
- Current rules and regulations are inadequate
- Cookie cutter development diminishes county identity
- Preserve open spaces by allowing higher density development
- Protecting water quality and stormwater runoff should be a higher priority
- Industrial development areas need to be better identified and planned
- City and County unified infrastructure planning is needed
- New communities are neither walkable nor interconnected

Rockvale Open House

Date/Time: July 7, 2009 at 6:00 PM
Meeting Location: Rockvale Elementary School, 6550 Highway 99
Rockvale, TN

Land Use and Growth Management

- Sewer extensions and school locations drive residential development
- Planning for transit should be occurring
- "Safe Routes to School" should be a priority
- Snail Shell cave is vulnerable
- Rutherford County has the headwaters of many streams and tributaries that need protection
- "Right to farm" regulations are needed
- A county-wide sanitary sewer system should be investigated
- County schools should assume less of the burden of public education
- County needs to attract more corporate headquarters following the Williamson County model
- Sustainability must be a bigger priority

Natural, Cultural and Heritage Resources, and Parks and Open Space

- Sinkholes, caves and karst topography are not well understood as a resource and as a constraint to development
- Bike lanes and sidewalks, particularly to schools, should be improved
- Connections to Murfreesboro's greenway and bike system should occur
- Formulation of a metro government should be evaluated
- Protection of natural resources should be a higher priority
- Tools such as land trusts and overlay districts could preserve open space and farm land
- Higher density development in exchange for open space could be an appropriate development strategy
- Tax system cannot support current growth rates

Rockvale Open House (continued)

Natural, Cultural and Heritage Resources, and Parks and Open Space (continued)

- Water availability and water quality concerns need more attention
- Wetland areas are valuable and need better protection

Economic Development and Government Process

- Rural community settlements lack adequate services and retail establishments
- New residential developments don't have a residential "feel"
- More open space and greenways add value to Rutherford County
- Roundabouts for intersections should be evaluated
- Murfreesboro's Urban Growth Boundary may need adjustment
- Current system for assessing development fees should be changed
- Rutherford County must move beyond minimum wage jobs

Quality of Life

- Rutherford County has an inadequate voice in annexation of lands by cities
- County should evaluate a county-wide sanitary sewer system
- Landfill is nearing capacity
- Reuse and recycling programs are needed
- Planning for transit needs to occur
- Reduce reliance on personal automobiles and adopt a "Complete Streets" strategy
- Better community access to greenways is needed
- Means to measure "quality of life" are needed
- County residents should be more involved in decision-making

Smyrna Open House

Date/Time: July 8, 2009 at 6:00 PM
Meeting Location: Smyrna Town Centre, 100 Sam Ridley Parkway
Smyrna, TN

Land Use and Growth Management

- Smyrna needs additional interchanges on I-24
- Almaville Road cannot support current traffic volumes
- Transportation improvements are not keeping up with growth
- Infrastructure is not keeping up with growth
- County needs to look at alternative ways to grow
- County should create a "greenbelt system"
- Better growth management tools are needed
- Urban growth boundaries leave increasingly less land for the county to manage
- The cost of growth needs to be apportioned more equitably
- How can Transfer of Development Rights contribute to open space?
- The existing Small Area Plans for small county communities need re-evaluation in light of changes that might have occurred

Natural, Cultural and Heritage Resources, and Parks and Open Space

- Current development patterns are not sustainable
- Comprehensive Plan should emphasize preservation of green space
- Signage needs to be better controlled to reduce visual clutter
- R-15 zoning should be replaced
- Development is eroding quality of water resources
- Historic preservation should be a community priority
- Bicycle/car conflicts exist
- Comprehensive Plan should recommend policies that promote public health

Smyrna Open House (continued)

Natural, Cultural and Heritage Resources, and Parks and Open Space (continued)

- Florida provides a good model for linking fees with the costs of new development
- Development on steep slopes should be restricted

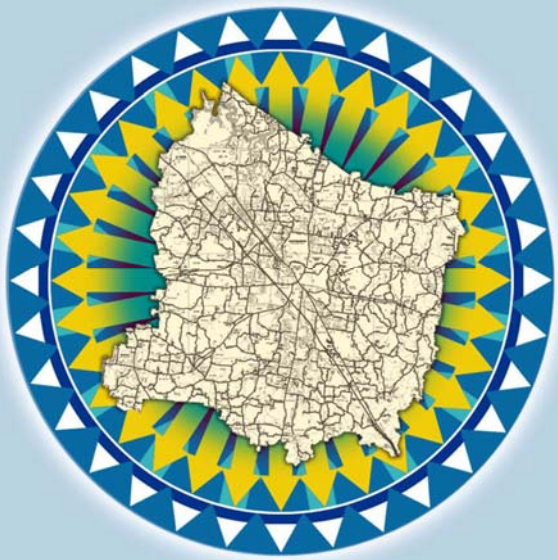
Economic Development and Government Process / Quality of Life

(combined discussion)

- Agricultural lands should be preserved
- Rutherford County should better benefit from its natural resources
- Development within the county has been too scattered
- Lack of sewer has limited commercial and industrial development
- Reinvest in older neighborhoods to maintain stability
- County development regulations are a barrier to new businesses
- Attract more white-collar jobs to Rutherford County
- Lack of coordination between city and county on school location issues
- Workforce development can help attract higher paying jobs

Appendix A

Smyrna Open House Presentation



Smyrna Open House

July 8th, 2009

Agenda

Introductions..... Group

The Comprehensive Planning Process..... David Hafley
- Why Prepare a Comprehensive Plan?
- What Goes Into a Comprehensive Plan?
- How will Rutherford County Prepare a Comprehensive Plan?

Getting Involved – Work Completed to Date.. Michelle Kendall
- Document Reviews
- Interviews & Meetings
- Website Updates
- Web-Based Survey
- Blog

Staying Involved - Upcoming Tasks..... PB Team
- Reviewing/Analyzing Blog and On-Line Survey Responses
- Community Assessment/Existing Conditions Report

Small Group Breakout Sessions..... PB Team/Group

Adjourn

Introductions

PB Team	Steering Committee	
David Hafley	Susan Allen	Randall Matlock
Michelle Kendall	Jim Averwater	Rosemary Owen
Tim Roach	Clarence Brandon	Lynnisse Patrick
Randy Caldwell	Jake Durham	Bill Smith
	Dorris Jernigan	Mayo Taylor
	Ernie Johns	Mike Vaught
	David Lee	David Waldron
	Mark Lee	

Rutherford County Comprehensive Plan and Planning Tools Update

Introductions

The Rutherford County Steering Committee

- The Steering Committee is consensus-driven. That is, the distinguishing factor is that members can “live with” a solution, not necessarily “love” it. This is the overarching concept that affects all interactions of the Steering Committee Members and their decisions.
- The Steering Committee makes recommendations, while the County Commission makes decisions.
- Steering Committee members represent different segments of the county (physically, demographically (age, race, gender), retired v. working, with young children v. empty nesters v. retirees, etc.)
- Steering Committee meetings are held for SC members to participate and interact. Guests are welcome to observe the meetings and make written comments. If time allows, they may ask questions or make comments.
- Steering Committee members will contribute ideas as to how the group will conduct meetings, share information, elect a chair, etc.
- Steering Committee members commit to these “rules of engagement” once they’re developed and hold other members accountable.

The Comprehensive Planning Process

Why Do a Comprehensive Plan?

- Represents The Community's Vision
- Fulfills a Legal Obligation
- Guide for Decision Making
- Single Cover for Policies such as:
  - Land use
  - Utilities & Services
  - Recreation
  - Transportation

Rutherford County Comprehensive Plan and Planning Tools Update

The Comprehensive Planning Process

What goes into a Comprehensive Plan?

- Identification of issues
- Inventory of community conditions
- Formulation of community goals and objectives
- Formulation of policies and preferred plan
- Implementation of plan

The Comprehensive Planning Process

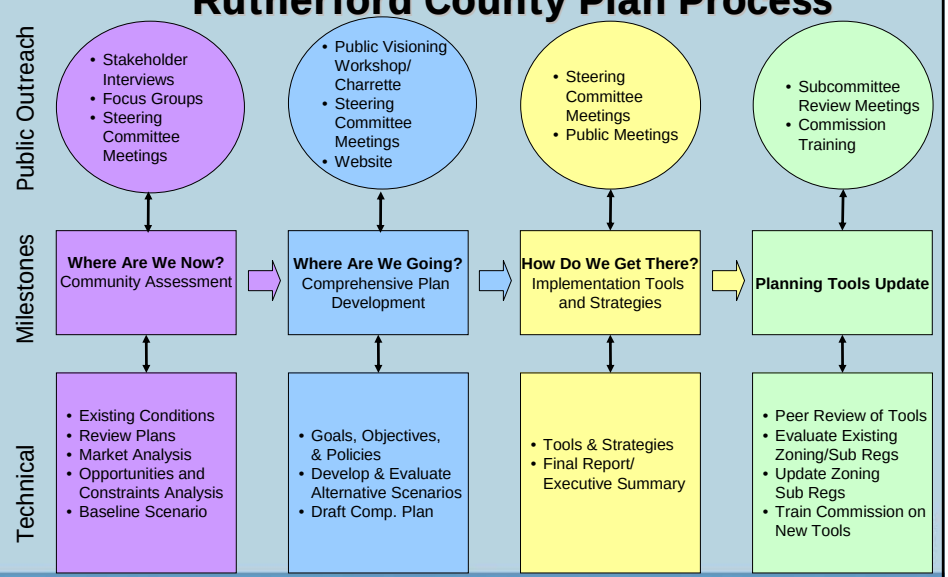
How will Rutherford County prepare a Comprehensive Plan?

- Where Are We Now?
- Where Are We Going?
- How Will Get There?
- How Will We Know If We Are Successful?

Rutherford County Comprehensive Plan and Planning Tools Update

The Comprehensive Planning Process

Rutherford County Plan Process



Getting Involved

Work Completed to Date.....Michelle Kendall

❖ **Document Review**

Land Use Plans

- Blackman Community Plan
- Christiana-Buchanan Land Use Study
- North Area Subarea General Land Use Policy Plan
- Salem Pike Study Area Land Use Plan
- Smyrna Comprehensive Plan
- Williamson County Comprehensive Land Use Plan

Transportation & Utility Plans

- Southeast Corridor Alternatives Analysis Study

County-Wide Plans

- Rutherford County Community Strategic Plan

Rutherford County Comprehensive Plan and Planning Tools Update

Getting Involved

Work Completed to Date.....Michelle Kendall

❖ **Interviews & Meetings**

Neighboring Jurisdictions

- City of Eagleville
- City of LaVergne
- Town of Smyrna
- Williamson County Planning Department
- Murfreesboro Planning Department

Stakeholders

- Rutherford County Chamber of Commerce
- Rutherford County Farm Bureau
- Rutherford County Historic Society
- Heritage Partnership
- Rutherford County Homebuilders' Association
- Stones River Watershed Association
- Rutherford Neighborhood Alliance
- Association of Realtors
- Stones River Battlefield
- Rutherford County School Board

Kick Off Meeting with Steering Committee

❖ **Website Updates and Community Survey**
(http://www.rutherfordcountytn.gov/planning/comp_plan.htm)

❖ **Interactive, Online "Blog"**

Staying Involved

Upcoming Tasks.....PB Team

- **Blog and On-Line Survey** – Ongoing
- **Community Assessment / Existing Conditions Report**
- **Community-Wide Meeting**

Rutherford County Comprehensive Plan and Planning Tools Update

Small Group Breakout Sessions

Topic Areas to Get the Conversation Underway...

- Community Form
- Community Identity and Quality of Life
- Economic Development
- Government Process
- Infrastructure
- Land Use and Growth Management
- Natural, Cultural and Heritage Resources
- Parks and Open Space
- Schools

Small Group Breakout Sessions

A Group exercise to discuss mission and vision and identify issues and opportunities

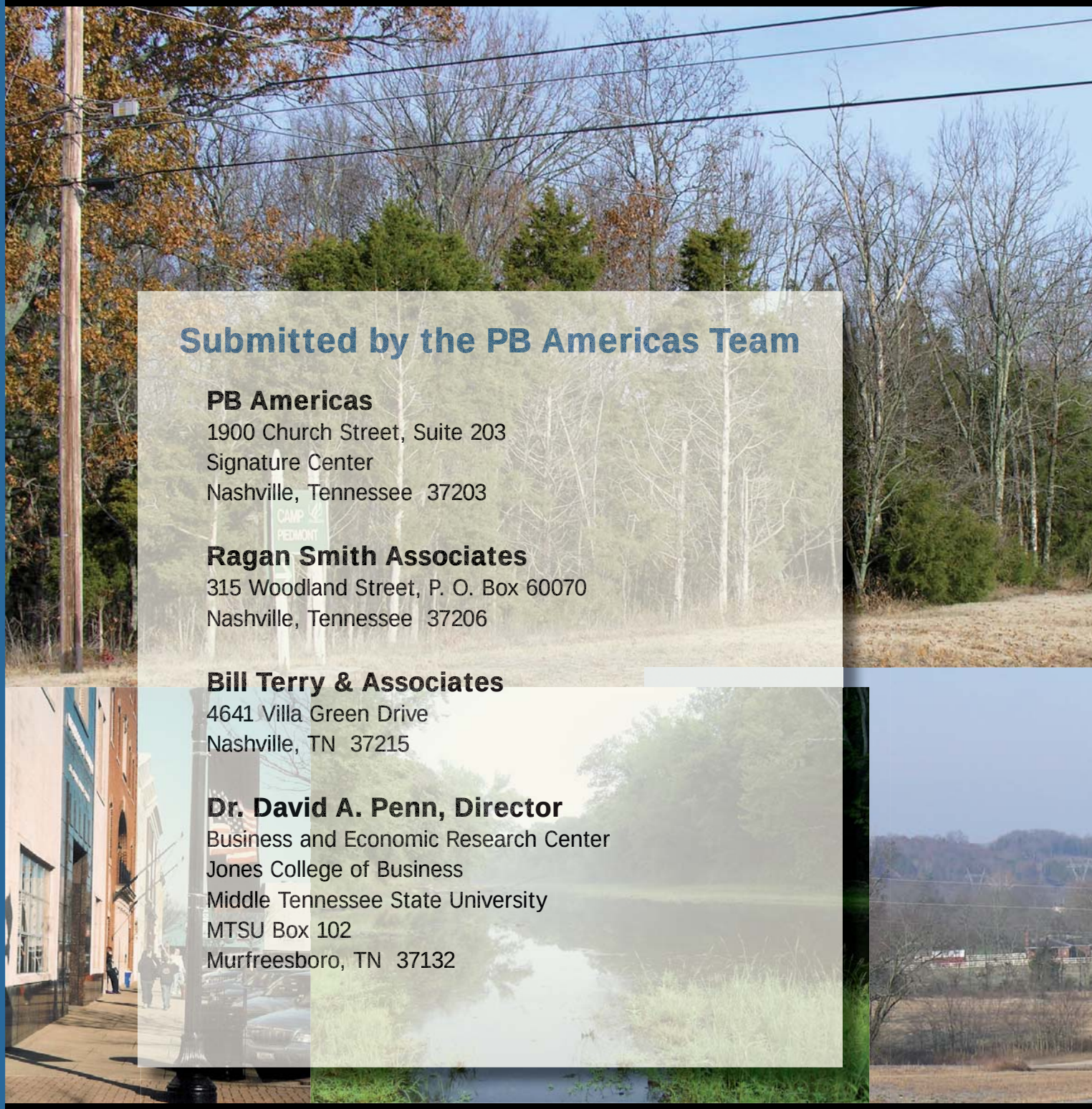
- Community Form/Community Identity & Quality of Life – Michelle Kendall
- Economic Development/Government Process – Tim Roach
- Infrastructure/Land Use & Growth Management – David Hafley
- Natural, Cultural & Heritage Resources/Parks & Open Space/Schools – Randy Caldwell

Rutherford County Comprehensive Plan and Planning Tools Update

Thank You for Attending

and

Participating



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