

ITEM 17

PUBLIC HEARING REGARDING PROPOSED PLANNED GROWTH AREAS AND RURAL AREAS OF WILLIAMSON COUNTY, TENNESSEE ASSOCIATED WITH A PROPOSAL TO AMEND THE WILLIAMSON COUNTY GROWTH PLAN (6-2023-608).

This is the first of two Public Hearings required by State statute regarding the County's proposed Planned Growth Areas (PGA's) and Rural Areas, associated with a proposal to amend the Williamson County Growth Plan. Each municipality is also required to hold two Public Hearings regarding their respective proposals for amendments to their Urban Growth Boundaries (UGB's).

BACKGROUND AND CURRENT GROWTH PLAN

The Williamson County Growth Plan (Growth Plan) is a state-mandated plan that establishes and depicts the following:

Urban Growth Boundaries (UGB's) – These are areas outside of and surrounding the incorporated boundaries of the municipalities that are projected to accommodate future growth and which are envisioned as becoming part of the municipality in the future.

Rural Areas – These are areas in the unincorporated County and outside of UGB's that are intended to remain rural in nature.

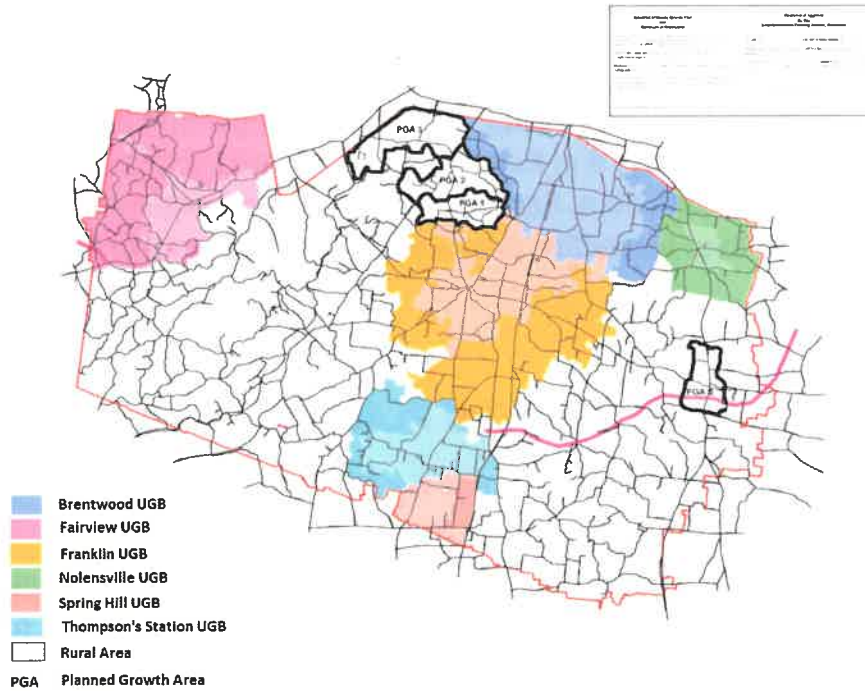
Planned Growth Areas (PGA's) – These are areas in the unincorporated County and outside of UGB's where a higher level of growth is anticipated than in the surrounding Rural Areas.

The current Growth Plan (See Figure 1) was adopted in 2001 and has not been updated since that time.

However, the County and each of the six (6) municipalities within the County, have now embarked on a process to amend the Growth Plan, following an informal process whereby each jurisdiction identified areas where new development should occur over the next 20 years, taking into account population projections and the cost of providing infrastructure and other services, among other factors.

To that end, a Coordinating Committee has been established, per State Statute, to oversee this process. This committee consists of representatives from each jurisdiction as well as other stakeholders, such as the chamber of commerce, the school system, and utility entities.

Figure 1: Current Growth Plan (Rural Areas in white, PGA's in black outline)



PROPOSED PLANNED GROWTH AREAS (PGA'S) AND RURAL AREAS

The County is charged with identifying PGA's and Rural Areas, while the municipalities are charged with identifying proposed UGB's.

The Comprehensive Land Use Plan (Land Use Plan), which was adopted in 2020 and which is the County's chief policy document related to growth and development matters, makes very specific land use recommendations for the unincorporated County and specifies where growth should, and should not, occur. Accordingly, it is the County's intention that the proposed PGA's and Rural Areas mirror the Land Use Plan recommendations.

The County is proposing the following with respect to the PGA's

Eliminate the following:

- **PGA's 1, 2, and 3** (see Figure 1) – The Land Use Plan recommended a rural land use designation for these areas, and in November of 2020 the majority of these areas was rezoned to a 1 unit per 5 acre designation. Therefore, these areas are no longer anticipated for higher-density development.

- **The portion of PGA-5 that is zoned TCA-1** – The Triune Special Area Plan recommended low-density residential for this area, and in November of 2020 this area was rezoned to a 1 unit per 5 acre designation.

Classify the following as PGA's:

1. The four areas for which Special Area Plans have been adopted calling for mixed use development and for which tailored zoning district standards have been established to help implement the recommendations of the plans. Those areas are:
 - **The College Grove Village (See Figure 2);**
 - **The Grassland Village (See Figure 3);**
 - **The Leiper's Fork Village (See Figure 4); and**
 - **Triune zoning districts TCA-2, TCA-3, and TCA-4 (See Figure 5)**
2. The two areas that the County's Comprehensive Land Use Plan recommends be converted from Hamlets to Villages following adoption of Special Area Plans. Those areas are:
 - **Arrington (See Figure 6); and**
 - **Rudderville (See Figure 7)**

Note: The Special Area Plans for these areas have yet to be developed. The boundaries for these areas coincide with the existing Hamlet Zoning Districts that area applied.

Figure 2: College Grove PGA

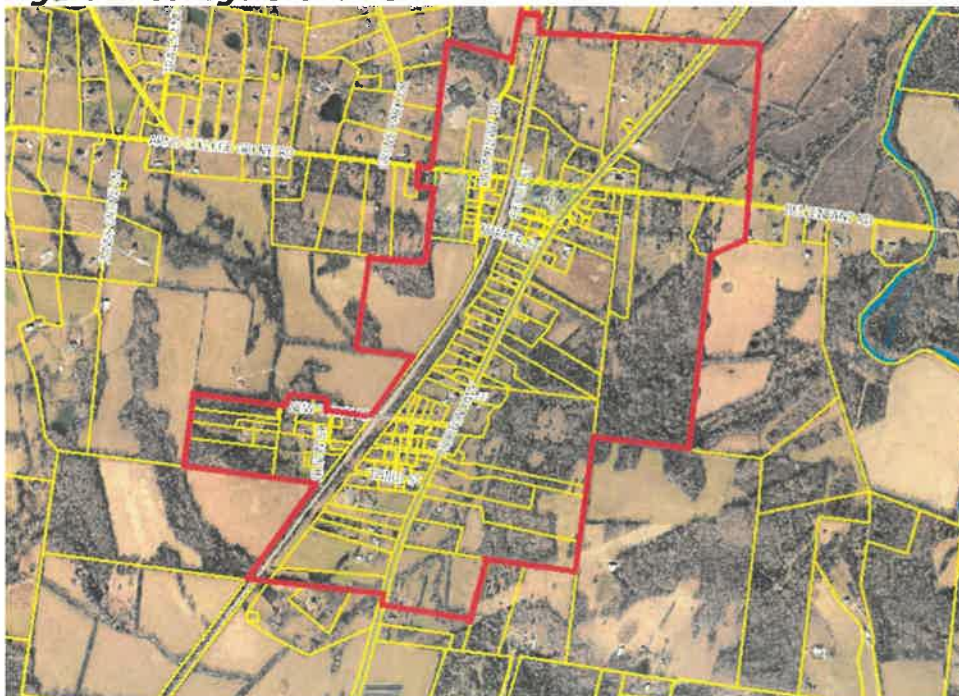


Figure 3: Grassland PGA

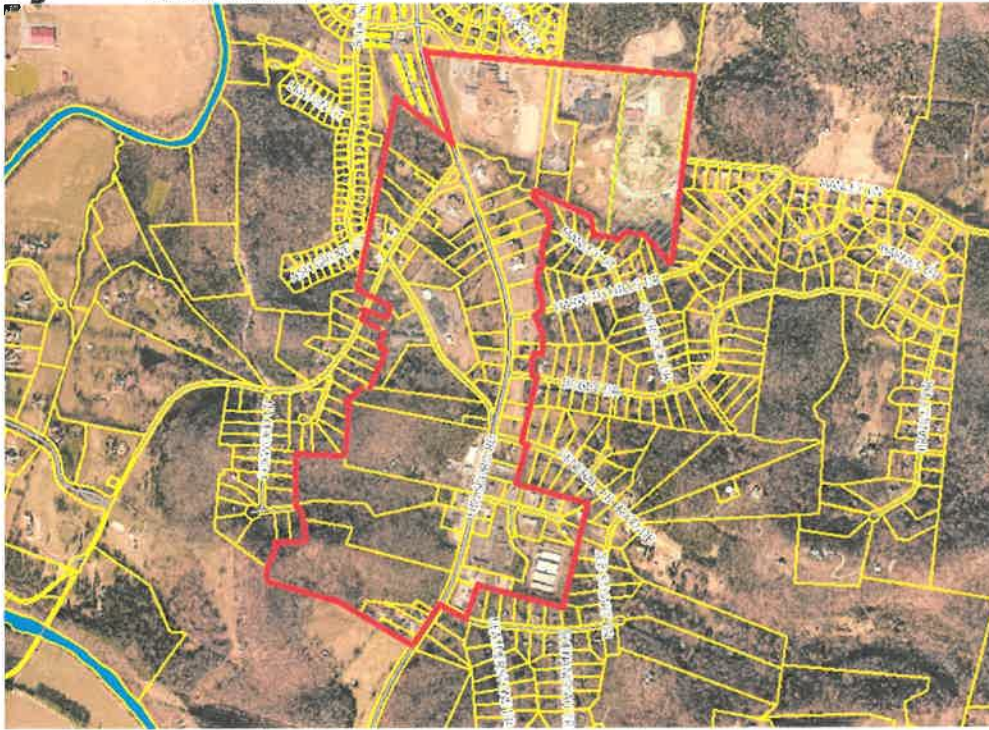


Figure 4: Leiper's Fork PGA

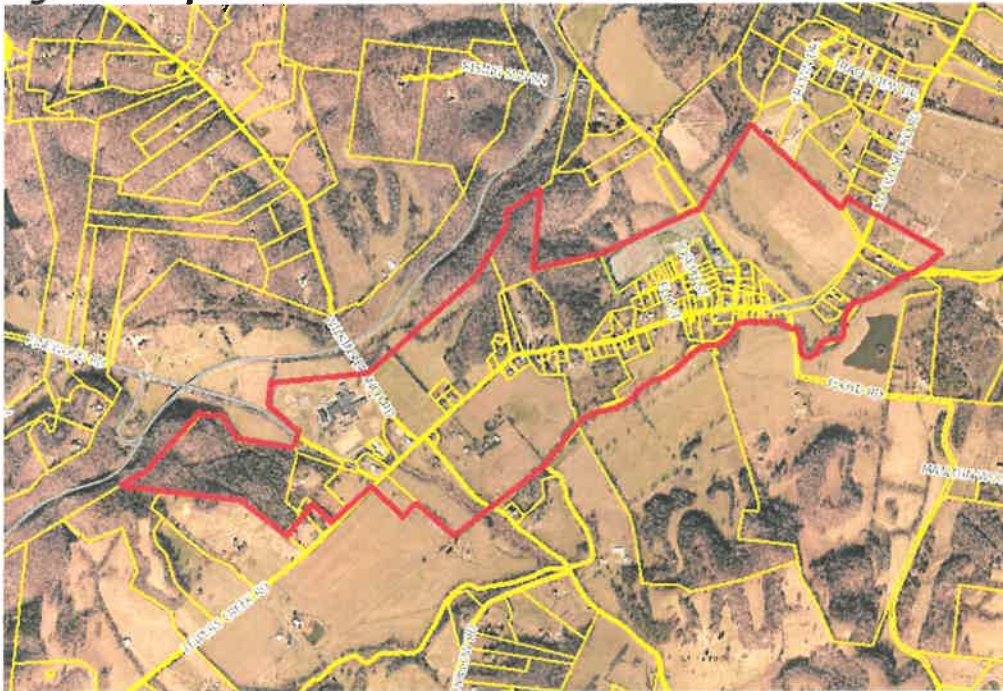


Figure 5: Triune PGA

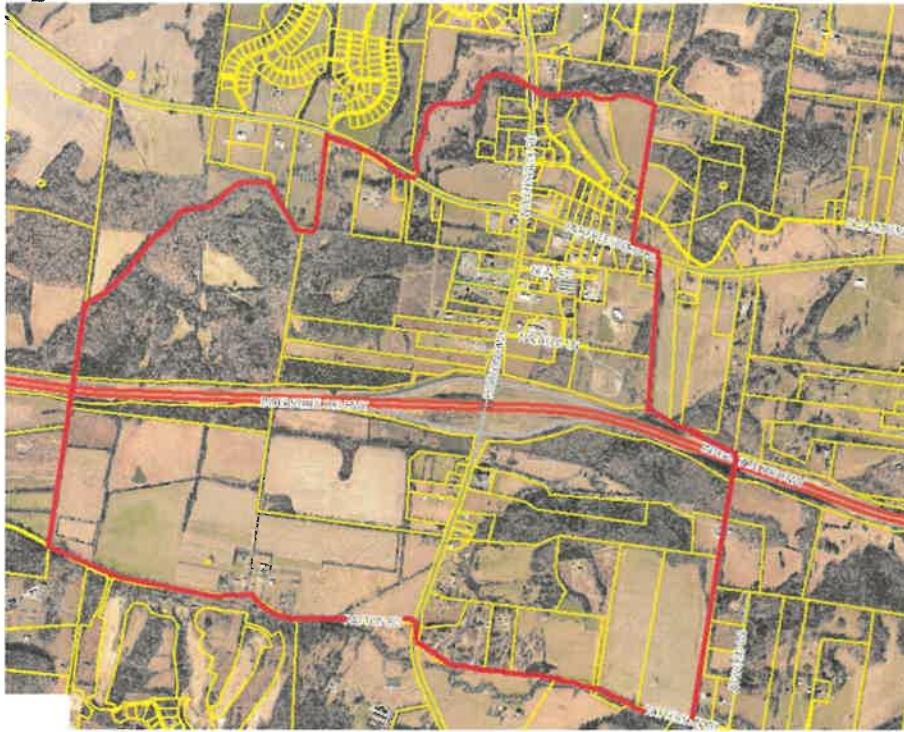


Figure 6: Arrington PGA

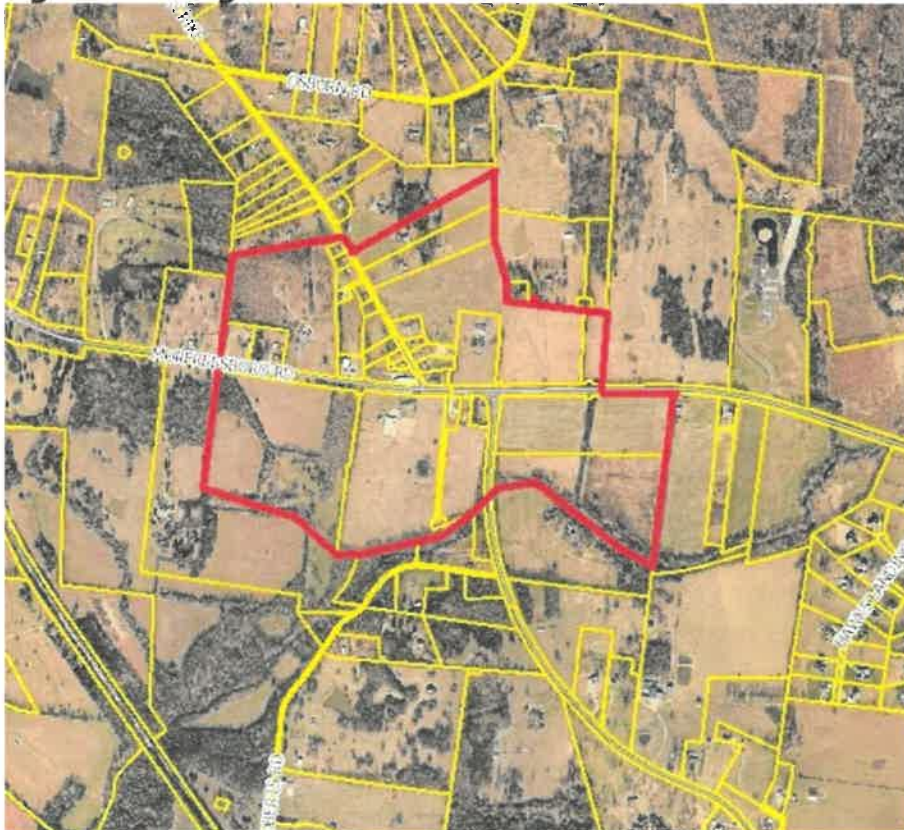
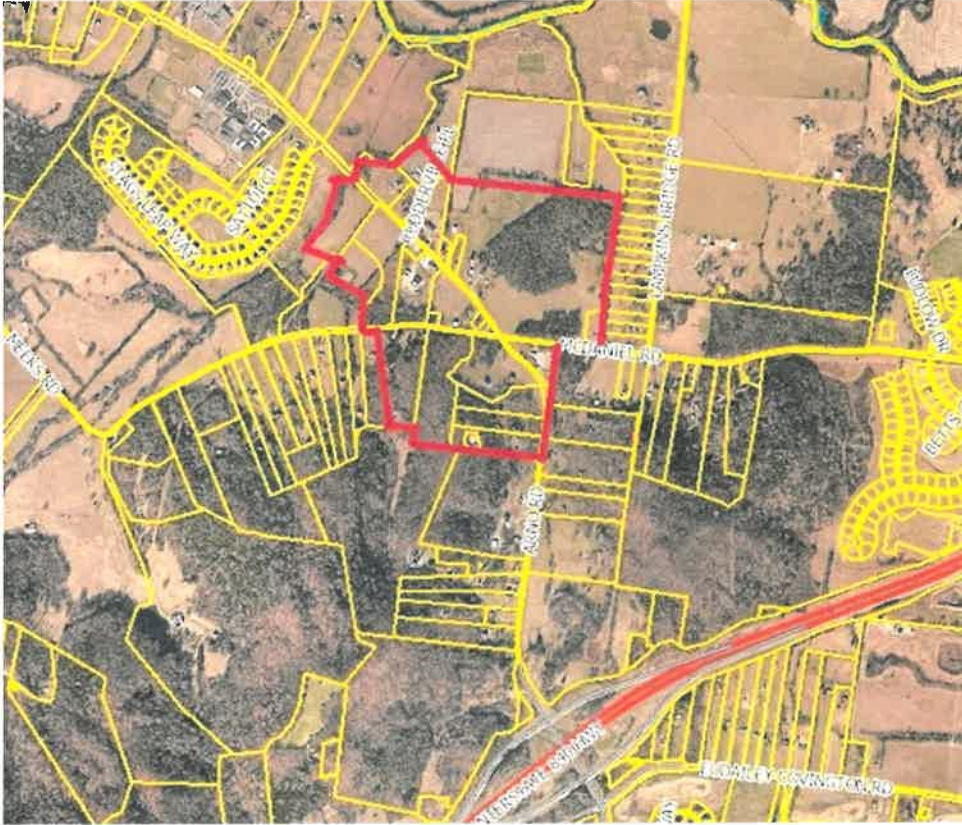


Figure 7: Rudderville PGA



The County is proposing the following with respect to the Rural Areas

Based upon the land use recommendations of the Land Use Plan as well as the County's recent action to reduce allowable residential densities in outlying areas, the County recommends that all land located outside of UGB's and PGA's be designated as Rural Areas.

IMPLEMENTATION GOALS AND STRATEGIES

In order to help ensure that the system of UGB's, PGA's and Rural Areas work as effectively and efficiently as possible, the following set of goals and strategies are recommended for inclusion in the revised Growth Plan:

Goal: **Ensure that the system of Urban Growth Boundaries (UGB's), Planned Growth Areas (PGA's) and Rural Areas function as optimally as possible.**

Strategy: The County and each municipality will work together to create and implement interim policies related to development within UGB's that occurs prior to the municipality's annexation of the property. These policies may differ from jurisdiction to jurisdiction and may, among other things, relate to:

- County zoning policies within UGB's;
- The use or prohibition of alternative wastewater systems within UGB's; and
- The use of inter-local agreements to address specific challenges or opportunities.

Strategy: Make a unified request to the State Legislature related to annexation authority specific to Williamson County, based on a consensus reached among each jurisdiction in support of this Plan.

Strategy: Municipalities will not annex outside of UGB's, as the UGB's were established based upon a thorough evaluation of population projections, infrastructure capabilities, land capacities and other factors.

Goal: **Continue the practice of collaborative, multi-jurisdictional planning on an ongoing basis.**

Strategy: Revisit the Growth Plan at least every five (5) years to evaluate its effectiveness and whether or not revisions are necessary.

Strategy: Convene a Growth Plan implementation committee, with representation that is similar to the Advisory Group, which will meet on a regular basis (e.g. quarterly) to evaluate Plan implementation, discuss regional issues, such as transportation and school siting, share information, etc.

Strategy: Consider forming a multi-jurisdictional entity to focus on transportation planning within Williamson County.

NEXT STEPS

The County will hold its second Public hearing on Monday, August 14 at 6:00 PM in the Auditorium of the Administrative Complex. Following this Public Hearing, as well as the two Public Hearings held by the other jurisdictions, the Coordinating Committee will hold two Public Hearings regarding the draft Growth Plan. Following those Public Hearings, the Coordinating Committee will transmit its recommended Growth Plan for adoption by the legislative bodies of each jurisdiction, at which point it will be sent to the State's Local Government Planning Advisory Committee (LGPAC) for ratification.

Reviewer: MM
Date: 7/13/23