

Arrington Special Area Plan

*Public Open House and Information Session
February 15, 2024*



Welcome

The Williamson County Planning Department, along with the Arrington Special Area Plan Citizens Advisory Committee, welcome you to tonight's Public Open House for the Arrington Special Area Plan.

This open house is the first in a series of public meetings, and is intended to be a starting point for the public's involvement with the Plan. We hope the information shared tonight will give you a better understanding of what to expect over the coming months, as we work with the Arrington community to develop a Plan for the future of the area. Your participation and continued involvement will be a key component in the development of the Plan.



We have set up various "stations" around the room, and each of these stations provides specific information regarding a particular aspect of the Special Area Plan.

Please take some time to visit each station. Staff members will be on hand to answer any questions that you may have.

The stations represented in tonight's Open House are listed below:

- **Welcome**
- **What is a Special Area Plan?**
- **Process & Timeline**
- **Study Area**
- **PowerPoint presentation**

Should you wish to be added to the contact list for future meetings, please make sure you sign in at the welcome

station. We look forward to the opportunity to work with you in the coming months as we help to develop the Arrington Special Area Plan!

Why is Public Involvement Important?

Public Involvement is crucial to the success of a Special Area Plan for a number of reasons.

First and foremost, public involvement enables collaboration between Planning Staff and citizens. This collaboration is invaluable to the planning process because it allows the public to directly shape the vision, goals, and objectives of the Plan. This will be the community's Plan. As such, it should reflect the values of the community as expressed during public involvement meetings.

Using the knowledge and experience of both Staff and citizens of the community, a high quality, consensus-based Plan can be developed.

The relationship that is developed between Staff and the community during a Special Area Plan process often lasts well into the future, as the recommendations of the Plan are implemented over time and as new issues facing the community arise.

Citizens Advisory Committee

The Citizens Advisory Committee is a group of individuals and stakeholders who represent the Arrington area, including residents, business owners, and elected officials who are serving as ex-officio members. The Committee serves as a liaison between Planning Staff and the

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community and is tasked with helping to ensure that the Special Area Plan accurately reflects community input.

What is a Special Area Plan?

A Special Area Plan is a policy document that articulates a shared vision for the future growth and/or preservation of a community. In addition, these plans include specific goals and objectives that are designed to help achieve the community's vision. Because Special Area Plans are intended to reflect the values of the community for which they are prepared, public participation during the planning process is vitally important.

Issues that may be addressed in Special Area Plans include, but are not limited to, the following:

- **Appropriate land uses;**
- **Design and character;**
- **Historic Preservation; and**
- **Transportation and Infrastructure needs**

Upon completion, Special Area Plans are adopted by the County and become part of the County's Comprehensive Land Use Plan.

Special Area Plans are designed to establish a vision that is community-driven, so that future land use decisions will meet the community's preferences.

Relation to County Comprehensive Plan

In 2020, an update to the Williamson County *Comprehensive Land Use Plan* was adopted. The Comprehensive Plan serves as a guide for future land use and development decisions for the entire unincorporated County.

Because the Comprehensive Plan covers such a large geographic area, its recommendations are relatively broad in nature. Therefore, in order to address land use and preservation issues in greater detail, the Comprehensive Plan recommends that Special Area Plans be developed for the County's six villages, including Arrington.

Special Area Plans and Development Regulations

It is important to understand the distinction between Special Area Plans and development regulations. Special Area Plans are policy documents that articulate a vision for how a community can and should evolve over time. Special Area Plans should be used as a guide for making decisions regarding development, future land uses, and other improvements in the Village. However, they do not, in and of themselves, impose regulations or requirements.

Once the Special Area Plan is completed, it will serve as the basis for the creation of new zoning regulations that are specifically tailored to address the unique needs of Arrington, and that are geared toward implementing the community's vision, as set forth in the Special Area Plan.

Like the Special Area Plan itself, the creation of these zoning regulations will also include opportunities for public input.

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Process

The process for the Arrington Special Area Plan involves four main (4) phases:

- **Phase 1: Research, Inventory, and Assessment**
- **Phase 2: Establishing Vision, Goals & Objectives**
- **Phase 3: Creation and Presentation of Draft Plan**
- **Phase 4: Adoption/Endorsement**

Phase 1: Research, Inventory, and Assessment

The first phase in the Special Area Plan process is spent conducting research that will help us better understand the Arrington area.

The information collected includes historical and background references about the area. Additionally, this phase involves a land use inventory, which provides information about how the various parcels within the Village are currently being utilized.

This phase also involves an assessment of existing natural resources, including streams and creeks, topography, woodlands, and floodplain. This assessment will help in understanding how these natural resources may influence future growth and preservation.

Lastly, an inventory and assessment of the current infrastructure in the area is studied. Infrastructure plays an essential role in determining both the growth and preservation patterns for the Arrington study area.

Phase 2: Public Involvement – Establishing Goals and Objectives

Phase 2 of the Special Area Plan process is the most essential for the Plan's development. That is because it revolves around public participation and input.

In order for a Special Area Plan to be successful, it needs input from citizens. Because these plans are community-driven, it is important to know how the citizens feel the area should grow and evolve over the next twenty (20) years.

Through several Public Involvement meetings, Staff will work with the community to better understand the concerns and the issues facing the area. Staff will then work with the community to establish a shared vision, followed by detailed goals and objectives on how to achieve the vision.

Without participation from its citizens, the Plan cannot achieve its maximum potential. It is Staff's role to help the community outline what the future of Arrington area should be.



Phase 3: Creation and Presentation of a Draft Plan

Once the information collected in the Public Involvement meetings is compiled, Staff will work with the Citizens Advisory Committee to develop a draft version of the Arrington Special Area Plan.

The Plan will reflect the vision, goals and objectives expressed by the community, as well as illustrate a timeline

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for achieving the vision. Upon completion of the draft Plan, Staff will present it to the community to ensure that the Plan accurately reflects the community's values.

Phase 4: Adoption and Endorsement

The last phase of the Special Area Plan is the presentation of the Plan to both the Williamson County Regional Planning Commission and Williamson County Board of Commissioners for their adoption and endorsement respectively. The adoption/endorsement process will provide even further opportunities for public input.

By Phase 4, there will have been multiple community meetings that have helped shape the Plan. With a unified voice, it is Staff's goal that the Plan will represent what the citizens of Arrington wish for the future of the Village.

How to Stay Connected

Stay in contact with Williamson County Planning Staff on the County's website for calendar updates and the latest happenings for the Special Area Plan.

<http://williamsoncounty-tn.org/planning>

Contact Williamson County Planning offices by phone, email, or mail.

Aaron Holmes
(615) 790-5725
aaron.holmes@williamsoncounty-tn.gov

Planning Department
Williamson County Administrative Complex
1320 West Main Street
Franklin, TN 37064

We look forward to hearing from you!