

NEWSPAPER ARTICLES  
PUBLIC NOTICES  
POWER POINT  
PUBLIC INPUT

## NEWSPAPER ARTICLES

### Wilson to gather public input on growth

 Andy Humbles, ahumbles@tennessean.com 5:18 p.m. CST March 1, 2016



Wilson County plans to hold several meetings to update its comprehensive plan as projections anticipate continued growth.(Photo: File)

The Wilson County Planning Department has scheduled four community meetings to share information on growth projections and gain public input to update its comprehensive plan.

The last comprehensive plan update was in 1990, Planning Director Tom Brashear said. Wilson County is at just over 131,000 residents, according to 2015 figures. The 2040 population is being estimated at more than 222,000 residents, according to a study by the Woods and Poole research firm that Brashear said was conducted in 2013-14.

The meeting schedule is:

6-8 p.m. Thursday, Carroll-Oakland Elementary School, 4664 Hunters Point Pike, Lebanon.

6-8 p.m. Tuesday, Gladeville Elementary, 8840 Stewarts Ferry Pike, Mt. Juliet.

6-8 p.m., March 10, Watertown City Hall, 8630 Sparta Pike, Watertown.

6-8 p.m. March 15, Lakeview Elementary, 6211 Saundersville Road, Mt. Juliet.

Reach Andy Humbles at 615-726-5939 and on Twitter @AndyHumbles.



1 / 1 Wilson County planning director Tom Brashear, right, and Lebanon City councilor Lanny Jewell, left, talk with a citizen during Thursday's listening session at Carroll-Oakland Elementary School to discuss the county's future growth.



WATERTOWN

## Growth plan talks hit Watertown

KIMBERLY JORDAN • MAR 12, 2016 AT 3:00 PM

[kjordan@lebanondemocrat.com](mailto:kjordan@lebanondemocrat.com) 615-444-3952, e. 44

Watertown citizens were invited Thursday to view plans for county growth as part of a series of meetings conducted by the Wilson County Planning Office.

County Planner Tom Brashear shared several statistics with the group, including projected population numbers, current areas where growth is expected and things the county is looking at the help control that growth in its new growth plan. Brashear said he was pleased to see so many people turn out for the presentation despite the inclement weather.

“The long and short of it is, growth is coming. We’ve had significant countywide growth since 1970. Mt. Juliet wasn’t even a city then. [It was incorporated in 1972.]”

The county is looking at a new growth plan after seeing population projections that Wilson County could have more than 204,000 residents by the year 2035. Brashear said the growth plans came about as part of a state mandate in 2001.

“The state mandated all cities get together and agree on a growth plan to settle annexation disputes,” he said.

This led to the establishment of “growth boundaries” for each of the cities in a given county, which are areas each city identified as places that they would like to expand in the future. The last renegotiation of growth boundaries in Wilson County was requested by the city of Mt. Juliet in 2011.

Several residents had concerns regarding the Watertown water and sewer issues hindering growth. One attendee said “One of the things that bothers me is around here we have sites that don’t perk, and we’re never going to grow without adequate water.”

Another attendee, a local pastor, asked Brashear what the prospect of housing development looked like for Watertown.

“Are there any subdivisions or anything like that in the works,” he asked.

Brashear said he felt growth would come to Watertown soon because “people are going to be attracted to this beautiful school you have up here. You’ve got a great pastoral setting that will attract residents. There’s a lot to like about Watertown.”

1 / 1 Tom Brashear



WILSON COUNTY

Still a lot to learn about county growth

XAVIER SMITH • TODAY AT  
12:00 PM  
[xsmith@lebanondemocrat.com](mailto:xsmith@lebanondemocrat.com) 61  
5-444-3952, e. 45



The path to updating the Wilson County Comprehensive Plan is still in the beginning stages after gathering community input, according to planning staff.

Wilson County Planning Office officials held four listening sessions this month to address the county's projected growth and gather ideas for the county's new comprehensive plan.

Tom Brashear, Wilson County planning director, said projections show the county's population would grow from an estimated population of 131,060 to or near 222,490 people by 2040.

Brashear said the Wilson County Planning Office plans to update the Wilson County Comprehensive Plan to help prepare for the growth, and although public input has completed, there are still several more steps in the process.

Brashear said the next step is to compile public input information and consider if additional input is needed. He said ensuing steps include reporting to the Wilson County Planning Commission and community stakeholders in order to make decisions that will effect the next 25 years.

Brashear said staff was able to gather an idea of public feedback based on conversations that took place during the four meetings.

He said most people throughout the county were concerned with having the necessary infrastructure to handle future growth, which residents have voiced in various planning commission meetings.

Brashear said with most counties, infrastructure growth follows development and not necessarily the opposite.

"It kind of raises the question, does the county need to reprioritize the use of funds for infrastructure ahead of projected growth," said Brashear, who said it is possible to predict where growth will occur.

He said in Wilson County, the Central Pike, Stewarts Ferry Pike, State Route 840 and S. Mt. Juliet Road is likely to continue to grow, along with the north-central portion of Wilson County.

Watertown is also picking up its growth pace, according to Brashear, with Watertown High School, vast available land and rural lifestyle driving the growth.

Brashear said one of the major issues the county will need to address is the potential need for 40,000 additional units for housing.

"If you look at national trends with household sizes getting smaller, by 2040, we're going to need another 40,000 additional units," he said. "Forty-thousand is not a small number, especially when you have to find places that don't effect the physique and services and mobility of people in the county."

Brashear said Wilson County residents should understand growth is inevitable, especially with the Nashville region expected to grow by 850,000 people by 2040.

"Growth is coming. It's a matter of how do we handle it so that people benefit from it and not detract from our community," he said.



1 / 1 Wilson County planning director Tom Brashear, right, and Lebanon City councilor Lanny Jewell, left, talk with a citizen during Thursday's listening session at Carroll-Oakland Elementary School to discuss the county's future growth.



#### LOCAL GOVERNMENT

County planning staff begins growth tour

XAVIER SMITH • TODAY AT 8:00 AM

xsmith@lebanondemocrat.com 615-444-3952, e. 45

Wilson County Planning staff held the first of four listening sessions Thursday to address the county's projected growth and gather ideas for the county's new comprehensive plan.

Tom Brashear, Wilson County Planning director, said last week projections show the county's population would grow from an estimated population of 131,060 to or near 222,490 people by 2040.

Brashear said the projections come from demographic research firms such as Woods and Poole, Inc.

With an eye toward coming up with answers to some of those questions, Brashear said the Wilson County Planning Office plans to update the Wilson County Comprehensive Plan.

Thursday, the office took the first step with the informative/listening session with citizens and county and city leaders.

"I have seen projections as high as 231,000 people in 2014 and I've seen them as low as 219,000," said Brashear, noting that based on certain elements, 222,490 people seemed more accurate.

Brashear discussed several aspects of the potential growth, including past population trends, estimated land area, county density figures and acreage and population breakdowns. One of the major issues Brashear highlighted involved housing in the county.

The population projection for 2035 is 204,230 people, but the projected total amount of people able to be housed using current density pattern for each government jurisdiction is 177,513.

Brashear said that means there will need to be infill development within the cities or an increase of available housing in certain instances to accommodate additional residents that the city and county population projections call for by 2035. He also said factors such as household sizes could alter the necessary number of households, but added that the trend of household size shrinkage could have a harsher impact on the county.

Brashear also said there should be an updated transportation plan in Wilson County. Currently the plan, adopted in 1977, does not take into account alternate modes of transportation beside vehicle travel, and lacks major roadways that have been constructed since that time.

Brashear also discussed the impact the population increase would have on education, police protection, flood protection, waste management and more.

Brashear also provided attendees with a Wilson County Comprehensive Plan for culturally-identifiable communities. The communities, organized by distinct characteristics, include: City of Watertown; Linwood-Watertown unincorporated; Statesville/Cottage Home/Prosperity unincorporated; Cainsville/Norene; Southside community; Cedar Forrest unincorporated; North Beckwith/Martha Leeville unincorporated; South Beckwith unincorporated; Gladeville; Providence/South Wilson; City of Mt. Juliet; West Wilson unincorporated; Laguardo/Cooks Road/Benders Ferry unincorporated; Carroll Oakland/Hunters Point unincorporated; Taylorsville/Bellwood/Tuckers Crossroads unincorporated and City of Lebanon.

The comprehensive plan includes a SWOT (strength, weakness, opportunities, threats) analysis of each district.

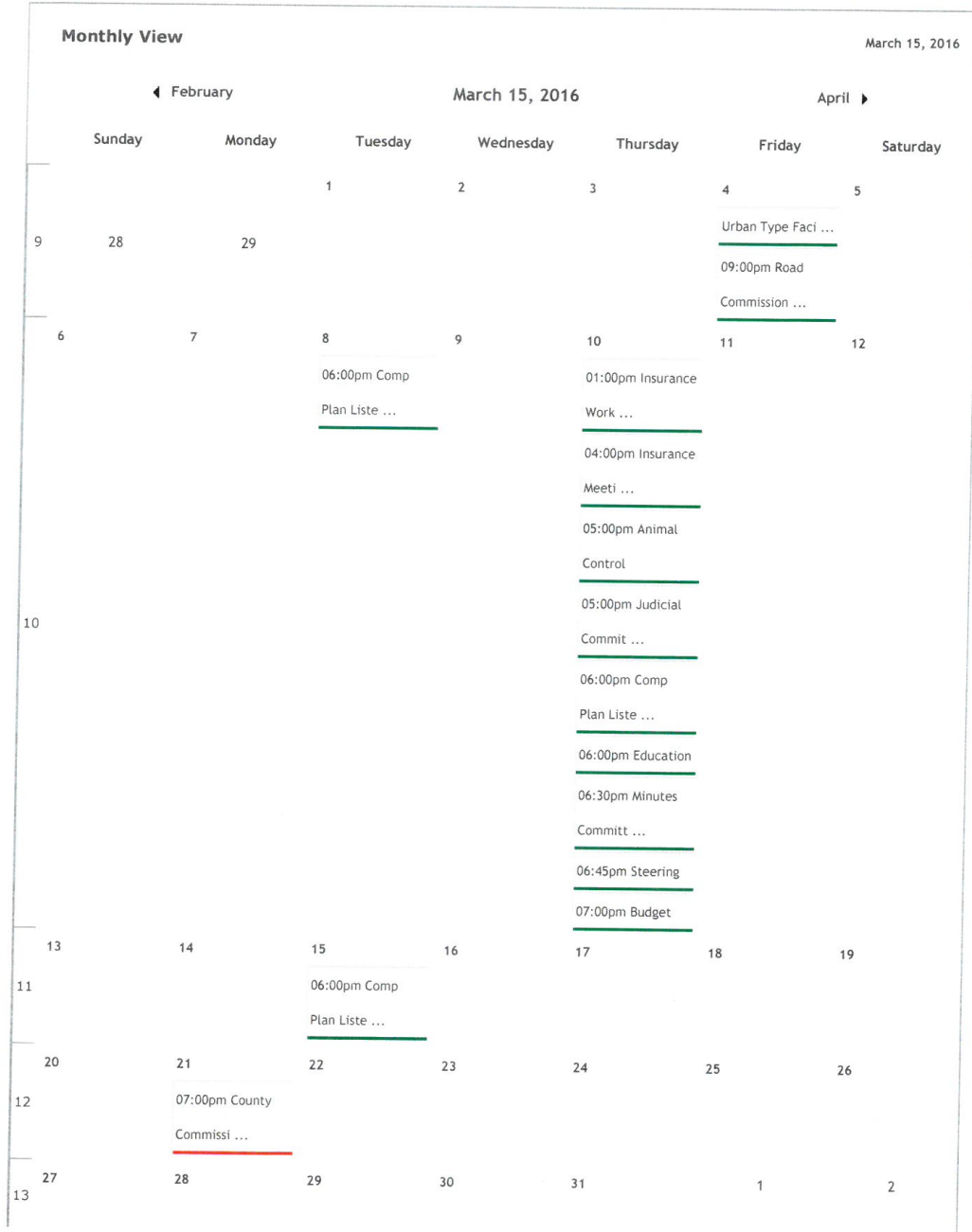
"There are some harsh assessments on some of these communities. It was not meant to be mean spirited about any part of the county. It was more just seeing what we saw as professional planners from the outside looking in," Brashear said. Citizens also received a questionnaire about several aspects of growth in Wilson County and conditions in their part of the county.

"It kind of directs us to maybe what we need to focus on," he said.

Additional meetings will take place:

- March 8 from 6-8 p.m. at Gladeville Elementary School.
- March 10 from 6-8 p.m. at Watertown City Hall.
- March 15 from 6-8 p.m. at Lakeview Elementary School.

# Events Calendar



<http://wilsoncountyttn.gov/component/jevents/month.calendar/2016/03/15/-?Itemid=1&pop...> 3/15/2016

[\(/how-do-i-report-stray-animals\)Pay a ticket?](#)  
[Apply for a passport?](https://paymentsolutions.lexisnexis.com/tn/co/Wilson/traffic) (<http://www.wilsoncountyclerk.com/node/19>)  
<http://www.wilsoncountyclerk.com/node/19>

[County Newsletter](#)

[County Commission](#)

[Job Openings](#)

[Resources](#)

[Ward Ag Center Events](#)

### Calendar Events

Tue Mar 15, 2016 @ 6:00PM - 08:00PM

[Comp Plan Listening Session \(/component/events/calrepeat.detail/2016/03/15/433/-/comp-plan-listening-session?Itemid=1&filter\\_reset=1\)](#)

Mon Mar 21, 2016 @ 7:00PM -

[County Commission \(/component/events/calrepeat.detail/2016/03/21/385/-/county-commission?Itemid=1&filter\\_reset=1\)](#)

Mon Apr 18, 2016 @ 7:00PM -

[County Commission \(/component/events/calrepeat.detail/2016/04/18/386/-/county-commission?Itemid=1&filter\\_reset=1\)](#)

[View Full Calendar \(/component/events/month.calendar/2016/03/15/-?Itemid=1\)](#)

### Location Information



[\(/component/contactenhanced/contact/10-wilson-county/59-wilson-county-courthouse-annex\)](#)

[Wilson County Courthouse Annex](#)

[\(/component/contactenhanced/contact/10-](#)

[wilson-county/59-wilson-county-](#)

[courthouse-annex\)](#)

223 East Gay St.

Lebanon, Tennessee 37087

 [Sitemap \(/sitemap\)](#) [Contact Us \(/contact\)](#) [Job Listings \(/departments/human-resources/job-openings\)](#)  
[GovDeals \(http://www.govdeals.com/wilsoncounty\)](https://plus.google.com/113139575710330637406) [Login \(/login\)](#)  
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<http://www.linkedin.com/pub/randall-hutto/43/bab/779>

IT IS THE POLICY OF WILSON COUNTY TO ENSURE COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964; 49 CFR, PART 21; RELATED STATUTES AND REGULATIONS TO THE END THAT NO PERSON SHALL BE EXCLUDED FROM PARTICIPATION IN OR BE DENIED THE BENEFITS OF, OR BE SUBJECTED TO DISCRIMINATION UNDER ANY PROGRAM OR ACTIVITY RECEIVING FEDERAL FINANCIAL ASSISTANCE FROM THE U.S. DEPARTMENT OF TRANSPORTATION ON THE GROUNDS OF RACE, COLOR, SEX, AGE, DISABILITY OR NATIONAL ORIGIN.

# Invoice

The Edge  
 P.O. Box 152  
 Watertown, TN 37184

Date	Invoice #
3/31/2016	189

Bill To

Wilson County Planning Office  
 Room 5, Courthouse  
 228 East Main St.  
 Lebanon, TN 37087

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Comprehensive Plan Public Notice of Meeting 3/3/2016 edition	22.50	22.50

Thank you for your business.

<b>Total</b>	<b>\$22.50</b>
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Phone #	E-mail	Web Site
615.618.2184	info@TheEdge.News	www.TheEdge.News

14 The Edge \* Thursday, March 3, 2016

**Cattle market...**

continued from page 13

1 655-655 555 170.50 170.50 Fancy	1 878-875 575 150.00 150.00
6 665-668 678 160.00-165.00 164.00 Value Added	1 705-705 705 130.00 130.00
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1 703-743 730 154.50-158.00 156.50 Value Added	3 784-784 784 107.00 107.00
3 750-770 760 148.00-151.00 149.00	Head Wt Range Avg Wt Price Range Avg Price
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	1 475-475 475 154.00 154.00
	2 630-630 628 130.00-140.00 133.99
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**The Edge CLASSIFIED / REAL ESTATE** pages 14-15

**PUBLIC NOTICE**

**WILSON COUNTY COMPREHENSIVE PLAN**

The Wilson County Planning Department is currently updating the Wilson County Comprehensive Plan. This plan is the document that sets forth the vision and policies for the future of our community, by providing general guidance for the development of Wilson County. The Comprehensive Plan coordinates present and future needs, promotes health and safety, as well as efficiency and economy in the process of development. It is the result of considerable study and analysis of the existing physical, economic, and social conditions of Wilson County and a projection of future conditions. The plan forms the foundation for how the County addresses provision of services and facilities to accommodate the significant growth our community is projected to experience over the next two and a half decades. Anyone desiring to comment is requested to attend. The Wilson County Comprehensive Plan public input meetings are scheduled for:

- Thursday, March 3rd, 2016 at Carroll Oakland Elementary from 6pm to 8pm
- Tuesday, March 8th, 2016 at Gladville Elementary from 6 pm to 8 pm
- Thursday, March 10, 2016 at Watertown City Hall from 6 pm to 8 pm
- Tuesday, March 15th, 2016 at Lakeview Elementary from 6 pm to 8 pm

1 7217

# LEBANON PUBLISHING CO., INC.

402 N. CUMBERLAND ST.  
LEBANON, TN 37087  
(615) 444-3952

WILSON CO PLANNING OFFICE  
GEORGIA BAINE  
ROOM 5  
228 EAST MAIN ST  
LEBANON TN 37087

RECEIVED APR 07 2016

I hereby certify that the attached advertisement of COMPREHENSIVE PLAN PUBLIC  
in space of 11.48 lines was published in the THE LEBANON DEMOCRAT  
On :

03/10/2016 03/11/2016 03/12/2016 03/15/2016

Signed *Kim Rollins*  
representative of publisher

Total Cost of Publication: \$91.75

Subscribed and sworn to before me this

5th day of April, 2016

*Tammy Williams*  
notary public  
Tammy Williams

02/11/2019

id text :      **EVENTS NOW**

The Wilson County Comprehensive Plan public input meetings are  
scheduled for:

Thursday, March 10, 2016 at Watertown City Hall from 6 pm to 8  
pm

Tuesday, March 15th, 2016 at Lakeview Elementary from 6 pm to  
8 pm

156975

**LEBANON PUBLISHING CO., INC.**

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(615) 444-3952

WILSON CO PLANNING OFFICE  
GEORGIA BAINE  
ROOM 5  
228 EAST MAIN ST  
LEBANON TN 37087

I hereby certify that the attached advertisement of 2016 COMPREHENSIVE PLAN  
in space of 55.72 lines was published in the THE LEBANON DEMOCRAT  
On :

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Signed Kim Rollins  
representative of publisher

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Subscribed and sworn to before me this

8th day of March, 2016

Tammy Williams  
notary public  
Tammy Williams



02/11/2019

Ad text : PUBLIC NOTICE

The Wilson County Planning Department is currently updating the Wilson County Comprehensive Plan. This plan is the document that sets forth the vision and policies for the future of our community, by providing general guidance for the development of Wilson County. The Comprehensive Plan coordinates present and future needs, promotes health and safety, as well as efficiency and economy in the process of development. It is the result of considerable study and analysis of the existing physical, economic, and social conditions of Wilson County and a projection of future conditions. The plan forms the foundation for how the County addresses provision of services and facilities to accommodate the significant growth our community is projected to experience over the next two and a half decades. The Wilson County Comprehensive Plan public input meetings are scheduled for:

Thursday, March 3rd, 2016 at Carroll Oakland Elementary from 6pm to 8pm

Tuesday, March 8th, 2016 at Gladeville Elementary from 6 pm to 8 pm

Thursday, March 10, 2016 at Watertown City Hall from 6 pm to 8 pm

Tuesday, March 15th, 2016 at Lakeview Elementary from 6 pm to 8 pm

**Wilson County Comp Plan**  
**Stakeholders Meeting**  
**May 12, 2015**

- 6:00PM      **Welcome and Introductions – Tom Brashear**
- 6:10PM      **30,000 Foot View (10 Minutes)**  
**Bryan Collins, Tim Roach and Bill Terry** talk about the demographic research conducted thus far from and an existing versus projected draft land use map and its relation to previously voiced opinions heard throughout the 2001 Initial Growth Plan and 2006 land use plan Update as well as the more recent 2012 Growth plan update.
- 6:20PM      **Tom Brashear and Christopher Lawless** present the process and results of **Drill Down**.
- 6:30PM      **Michael Skipper/MPO Staff** will provide detailed analysis of transportation and land use related information that has been conducted on Wilson County’s behalf. This should provide a good explanation our strategic position and relationship the Middle Tennessee Region.
- 6:40PM      **Tom and Bryan** : Feedback Questionnaire
- 6:45PM      **Where do we go from here?** Tom Presents: Where do we go from Here?
- 6:50PM      **Questions? Comments? Feedback?**

**We can stay as long as people can, and need to, in order to ask questions or provide feedback. During this time, the Stakeholders are also welcome to peruse the various maps that we have available in hard copy.**

# Wilson County Comprehensive Plan and Planning Tools Update



STEERING COMMITTEE MEETING  
FRIDAY, JULY 19, 2013

## ATTENDANCE SHEET

PB TEAM PRESENT: Brian Collins; Michael Skipper; Tom Roach  
Tom Brashear

TIME: 11:15 a.m.

ATTENDEES:

STEERING COMMITTEE MEMBER	ORGANIZATION
Mickey Hall	Wilson County Schools
Chris Beaud	WATER/WASTEWATER AUTH. WILSON COUNTY
Matthew McHelle	Community - Needmore
Scott Ferson	LSSD
Diane Majon	Wilson Co - Norene
David Yoest	STATESVILLE COMMUNITY STEERING COMMITTEE
G.C. Hixson - Schuman	JEDD OF WILSON COUNTY
Val Kelley	nera.director@msn.com
Cindy Lynch	
Danny Stewart	CDSJ@aol.com



**The Wilson County Comprehensive Plan**



**Steering Committee**  
(KICK-OFF MEETING)  
Wilson County, Tennessee  
July 19, 2013

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**Kickoff Meeting agenda:**   
**Project Introduction**

- Welcome and Introductory remarks
  - Project Advisors
  - The Steering Committee members
- Overview of the Comprehensive Plan and the Process
- The Steering Committee, their roles and expectations
  - Steering Committee meeting schedule
  - Existing Conditions and Issues Identification

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**The Project Advisors** 

**The Greater Nashville Regional Council (GNRC)**

**Project Manager:** Bryan Collins (*Regional Planner*)

**Assisting GNRC staff:** Tim Roach (*Deputy Executive Director of Research, Planning & Development*)  
Grant Green (*Chief of Research*)  
Rachael Ivie (*Regional Planner*)  
Greer Broemel (*Special Projects*)

**Special Assistance:** Bill Terry and Associates (*Consulting Planner*)  
The Wilson County Planning Department  
Michael Skipper Executive Director--Nashville Area MPO

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**The Steering Committee** 

✓ Becky Siever	✓ Chris Leauber
✓ Cindy Lynch	✓ Danny Stewart
✓ David Yoest	✓ Denise Thorne
✓ Diane Major	✓ G. C. Hixson
✓ John Jewell	✓ Larry Tomlinson
✓ Mattie McHollin	✓ Mickey Hall
✓ Paul Corder	✓ Scott Benson
✓ Rob Fulfer	✓ Val Kelley
✓ Sheriff Robert Bryan	

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**What is a Comprehensive Plan?** 

- A tool for guiding growth and development
- It establishes a long-range vision for the County
- It establishes goals, policies and actions (a strategy)
  - It provides consistent direction for future development
- It balances growth, conservation, and quality of life (values) for the County

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**What's in a Comprehensive Plan?** 



- Land Use
- Transportation
- Housing
- Population



- Economic Development (past and present)
  - Background & History
- Natural Factors affecting development
  - Community Facilities & services



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**The Comprehensive Plan Process** 

Community Involvement: *in process*  
Gathering of supporting data: *in process*  
Issues identification:  
Land Use and Transportation Alternatives:  
Policy Development:  
Draft of the Comprehensive Plan:  
Modifications to the Draft Plan:  
Public Review:  
Adoption by Planning Commission:

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**Existing Planning Documents** 

Completed Land Use and Master Plans  
• *Growth Management Plan for Wilson County, Tennessee* (July 2013)  
• *The Wilson County Gateway Land Use Master Plan* (2006)

Transportation Plan  
• *Wilson County 2020 Major Thoroughfare Plan* (1998) 

Regional Plan  
• *MPO Tri-County Transportation and Land Use Study* (Feb. 2012)  
• *MPO 2035 Long Range Transportation Plan* (2010)

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**Other planning documents** 

Mt. Juliet  
• *Greenway, Bike and Pedestrian Master Plan* (2003)   
• *Town Center Master Plan* (2005)  
• *Land Use and Transportation Plan* (2008)\*  
\*update to Mt. Juliet LUTP in progress

Lebanon  
• *Land Use Plan Update for Lebanon, Tennessee* (2006)   
• *Major Thoroughfare Plan for Lebanon, Tennessee* (2006)

Watertown  
• *Community Plan for Watertown, Tennessee* (1972) 

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### Community Involvement

Consists of:  
Stakeholder meetings and individual interviews  
Meetings with the public  
Periodic updates on plan progress (either through a website, local newspaper, Mayor's newsletter, or other means)

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### Primary Goals

- Implementation of a Capital Improvements Program
- Establish a Set of Land Acquisition policies
- Provide Level of Service (LOS) standards for County departments

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### Project Tasks

 Examination of existing conditions  
Identification of Issues  
Development of Land Use and Transportation alternatives  
Review of Development Scenarios on County Services  
Crafting the goals and policies  
The draft document  
Public review  
Adoption   
 

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 Existing Conditions

- Provide all conditions relative to the components of the Comprehensive plan
  - Identification of key issues
  - Analysis of Strengths, Weaknesses, Opportunities, and Threats (SWOT)

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 Land Use Alternative Scenarios

Land Use Alternative Scenarios

- *Wilson County Gateway Plan (2006)*
- *Tri-County Transportation & Land Use Study (2012)*
- *Wilson County Growth Plan (2013)*

Public Participation

Evaluate and compare alternative scenarios

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 Development of Policies

- Review current land use policies
- Review current guiding and implementation policies
- Create Goals to fit the County Vision
- Create Policies to meet the goals
- Create Actions for Implementation

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**Create the Draft** 

- Creation of the first draft plan
- Make revisions as needed before Public Review and Adoption

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**Public Review and Adoption** 

Allows for adequate public review period for the final draft

Presentation of the final draft to the Wilson County Planning Commission

Planning Commission holds Public Hearing  
Planning Commission adopts the Comprehensive Plan and transmits its action to the County Commission

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**The Project Schedule** 

Task	Start	End
Task 1 (Orange)	2011-01-01	2011-03-31
Task 2 (Purple)	2011-03-01	2011-06-30
Task 3 (Red)	2011-06-01	2011-09-30
Task 4 (Blue)	2011-09-01	2011-12-31
Task 5 (Yellow)	2012-01-01	2012-03-31
Task 6 (Green)	2012-03-01	2012-06-30

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### Who is involved in the process?

- The Steering Committee members
- All Stakeholders in Wilson County
  - The General Public
  - Citizens
  - Organizations
  - Business owners
  - Property owners
  - Elected officials
  - Appointed members of committees, boards, and commissions

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### A little FAQ....

- Why does Wilson County need a Comprehensive Plan?*
- Planning represents good stewardship of Wilson County's cultural, natural, and economic resources.
  - The planning process will provide a deliberate opportunity to understand important local, regional and national demographic, economic and market trends impacting Wilson County and develop policies to create the best possible future for the next 20 years.
- Why should you care?*
- You have made an important choice to invest in Wilson County, whether this is your home or business or personal connections. If you like the community the way it is, you can participate to share what it is you like about the County and wish to be preserved in the future. If you want aspects of the community improved, then this Plan is your opportunity to share your thoughts for the future.

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### FAQ, cont'd

- What is the Steering Committee?*
- A representation of all interests in the community, organized to help guide and bring insight and perspective to the process, and oversee several action committees who will work with consultants and staff in the logistical aspects of the process.
- Having a steering committee establishes credibility and ensures implementation. The credibility comes from having a representative group of citizens become the "face" of the project – not the consultant, and not the staff.
- What sort of things will the committee members do?*
- represents the citizens in the planning process
  - providing guidance and direction to the staff during the process
  - disseminating information during the planning process through personal networks
  - serving as stewards of the plan once it is adopted

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### FAQ, cont'd

*How long will the planning process be?*  
An 18 month process

*How often will the Steering Committee meet?*  
About three to four times during the 18 month planning process.  
Members will work together to establish a convenient time and day of the week for the group to meet.

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### The Steering Committee's Role

- Review the existing conditions with planning staff and interested parties
  - Make recommendations on topics/issues
- Assist with building the community's involvement and awareness in the Comprehensive Plan
- Inform the Planning Commission with periodic progress reports
- Recommend Final Draft of Comprehensive Plan to the Planning Commission

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### Expectations from the Steering Committee

- Strive for consensus
- Respect the views of fellow Steering Committee members and the public
  - Attend the meetings
  - Review all provided materials prior to the meetings
- Provide input and help craft the policies and actions of the Plan

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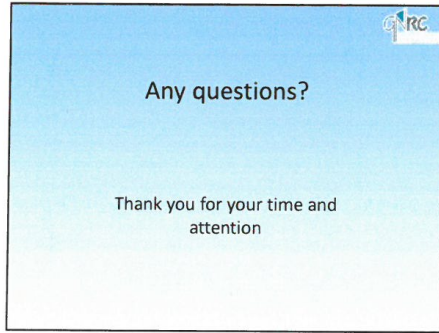
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7/18/2013



Any questions?

Thank you for your time and attention



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## Past Population Trends in Wilson County

Census Year	Wilson County	County Unincorp.	% Total	City of Mt. Juliet	% Total	City of Lebanon	% Total	City of Watertown	% Total
1970	36,999	23,446	63%	-	0%	12,492	34%	1,061	3%
1980	56,064	38,881	69%	2,879	5%	13,004	23%	1,300	2%
1990	67,675	45,828	68%	5,389	8%	15,208	22%	1,250	2%
2000	88,809	54,850	62%	12,366	14%	20,235	23%	1,358	2%
2010	114,111	61,718	54%	24,760	22%	26,156	23%	1,477	1%
<b>2014 EST</b>	<b>125,376</b>	<b>65,046</b>	<b>52%</b>	<b>29,387</b>	<b>23%</b>	<b>29,427</b>	<b>23%</b>	<b>1,516</b>	<b>1%</b>

Source: US Census Bureau, and US Census Bureau - American Factfinder

## Estimated Land Area in Square Miles Prior to 2013

Census Year	Wilson County	County Unincorp.	%		City of Mt. Juliet	%		City of Lebanon	%		City of Watertown	%	
			Total	%		Total	%		Total	%		Total	%
Area	570.83	505.88	88.6%		25.09	4.4%		38.44	6.7%		1.42	0.25%	

Source: Tennessee Statistical Abstract 2003 Edition,

Wilson County Planning Department Analyses

**2010 Total Acreage by  
County, Municipal and Unincorporated Area  
with Average Density per Acre**

2010	County	Unincorp.	Mt. Juliet	Lebanon	Watertown
Area in Acres	365,331	323,765	16,056	24,602	909
Persons/Acre	0.31	0.19	1.54	1.06	1.63

Source: Tennessee Statistical Abstract 2003 Edition.

and Wilson County Planning Department Analyses

## 2035 Projected Acreage and Population Breakdown

Year	Wilson	County	%	City of Mt. Juliet	%	City of Lebanon	%	City of Water town	%
2035	County	Unincorp.	Total		Total		Total		
Total Area in Sq. Mi. **	571.05	414.37	72.6%	55.33	9.7%	91.93	16.1%	9.42	1.6%
Total Acreage	365,472.0	265,196.80		35,411.20		58,835.20		6,028.80	
Persons/Acre	0.31	0.19		1.54		1.06		1.63	
Projected Pop. (2035)	204,230	50,553		54,609		62,553		9,798	

\*\* Note: State Legislature added approximately 2 tenths(.22) of a Square mile or 140.55 Acres to the land area encompassed within Wilson County by legislative action to remove two areas of Land from Davidson County and Cede those areas to Wilson County in Approximately 2013.

**Population Projection for 2035 is**  
**204,230**

**But total people housed using current density pattern for each Government Jurisdiction is**

**177,513**

County Unincorporated projected 2035 Population Using Current Densities of 0.19 persons/acre geographic area reduction

**50,553**

Mt. Juliet projected 2035 Population Using Current Densities of 1.54 persons/acre and geographic area growth

**54,609**

Lebanon projected 2035 Population Using Current Densities of 1.06 persons/acre and geographic area growth

**62,553**

Watertown projected 2035 Population Using Current Densities of 1.63 persons/acre and geographic area growth

**9,798**

This means there will need to be infill development within the Cities in particular  
OR

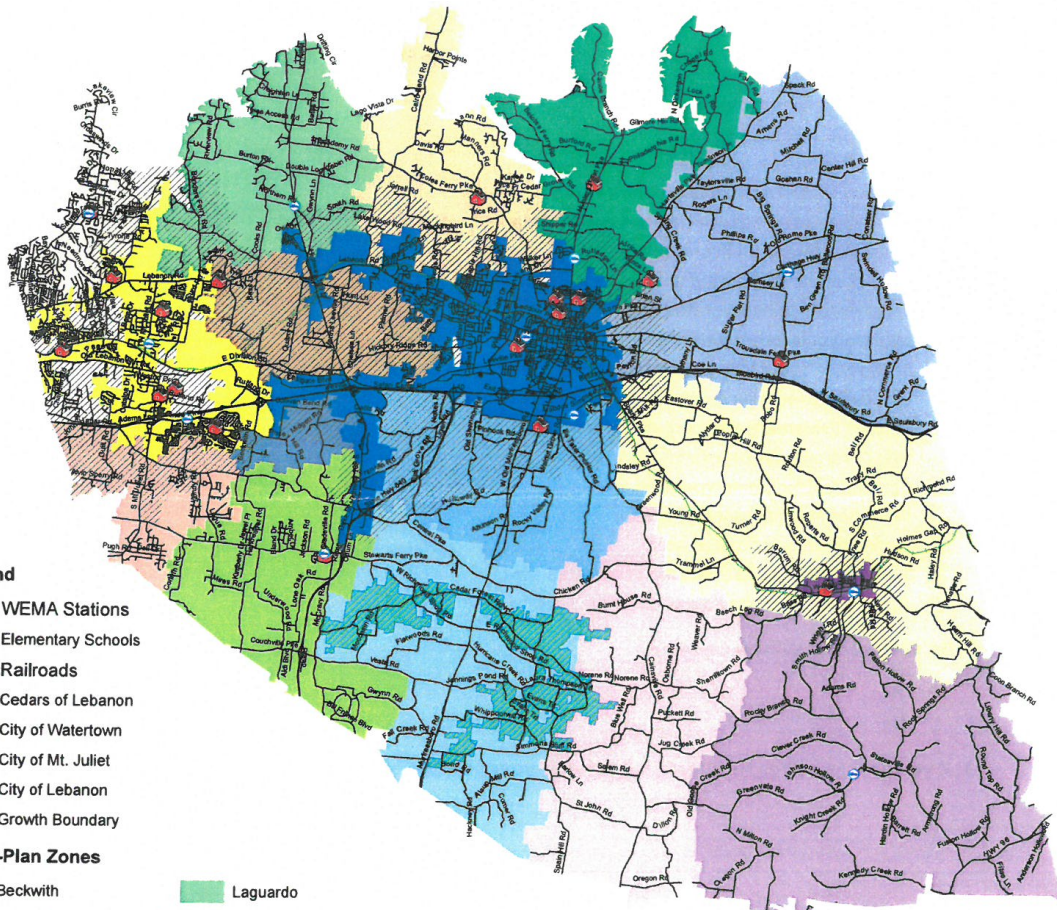
increase of available housing in certain instances to accommodate  
**26,717** additional residents that our City and County population projections call  
for by 2035.

The Total Number of additional residents we will need to house the exceed current  
development density patterns will grow to **46,000** between 2035 and 2040 if  
projections hold true

One other thing that might help offset this density head scratcher is if average  
household size began to increase over the same time period  
meaning Grandma and Granpa and sons and daughters chose to stay in one  
household. BUT, national and local trends have shown in recent

CARROLL OAKLAND  
3-3-2016

### Wilson County Comp-Plan Analysis



**Legend**

- WEMA Stations
- Elementary Schools
- Railroads
- Cedars of Lebanon
- City of Watertown
- City of Mt. Juliet
- City of Lebanon
- Growth Boundary

**Comp-Plan Zones**

- |                           |                             |
|---------------------------|-----------------------------|
| Beckwith                  | Laguardo                    |
| Beckwith / Marth Leeville | Linwood / Watertown         |
| Cainsville / Norene       | Providence / South Wilson   |
| Cairo Bend                | Southside                   |
| Carroll Oakland           | Statesville / Cottage Homes |
| Cedar Forest              | Tuckers X-Roads             |
| Gladeville / Couchville   | West Wilson                 |

1 inch = 2 miles



**Wilson County Comprehensive Plan Public Input Meeting**

Carroll Oakland Elementary School  
4664 Hunters Point Pike, Lebanon, TN 37087  
Thursday, March 03, 2016

ATTENDANCE SHEET

PB TEAM PRESENT:

Tony BRASHEAR 3 CHRISTOPHER LAWLESS

TIME:

6-8 PM

ATTENDEES:

Name	Address	Email address
Derek Dodson	106 Chapman Lebanon	
Dr. Mackay	5335 Coloss Hwy	
A. Seave	580 Woodoxsimon Alley	
Dr. C. Small	229 W. FOREST AVE,	
A. P. Kelley	1400 Byron St	apkelley@wilsoncountyt.org

Name	Address	Email address
Alisha Eley	1005 Berkshire	alisha.eley@kinley-horn.com
Terance Hill	113 Autumn Creek Lebanon, TN 37067	queshun@gmail.com

## Wilson County Comp Plan--Stakeholders Questions

These questions intend to provide an opportunity for open-ended responses by stakeholders in the Wilson County community. The objective is to solicit perceptions and opinions, informative material for the Comp Plan steering committee to utilize for creating the community vision, goals and policies, and implementation.

### 1. Tell us where you live in Wilson County (based on Comp-Plan zone map).

- Within Lebanon city limits
- Within Mt. Juliet city limits
- Within Watertown city limits
- Linwood-Watertown unincorporated area
- Statesville-Cottage Grove unincorporated area
- Cainsville-Norene unincorporated area
- Southside unincorporated area
- Cedar Forest unincorporated area
- Laguardo unincorporated area
- Providence-South Wilson unincorporated area
- Gladeville-Couchville unincorporated area
- Tuckers Crossroads unincorporated area
- West Wilson unincorporated area
- Carroll-Oakland unincorporated area
- Cairo Bend unincorporated area
- Beckwith unincorporated area
- Beckwith-Martha-Leeville unincorporated area
- Other unincorporated areas of Wilson County

### 2. Do you work in Wilson County?

- Yes
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

*self employed*

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

*very congested 231N during two long dayparts  
but it hasn't been compounded yet by  
morons who seek otherwise*

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

public corruption

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes  
 No

no cluster dev n/w county  
or the policy adopted by the city of Lebanon  
& then used inappropriately

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

rings yes, in an ideal world there would be  
bands/territorial bands out into rural areas  
whereby density of dev would be limited  
by that band - u don't live n/law ideal world

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes  
 No

I don't have any control over such a variable  
akin to would I like to see everyone who  
turns 30 given a new car

10. In your opinion, where should new housing and employment in Wilson County be directed?

it will come west to east

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

- organized crime is rapidly increasing infecting the culture...
- greed seeking high density in inappropriate areas & thereby unnecessary traffic/liveability issues

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

no county employees on the County Commission & county govt meetings videotaped

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

traffic on the 231N corridor is the only quad of the city of Lebanon whereby that traffic must traverse the town square area as the flow of traffic is to & from I-40/post office/Walmart/231S

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

thereby density of development on the north quad/ the 231N corridor must be minimized to protect the liveability of the city, as already the town sq area is already congested & with good options for a by-pass around that area. Additionally, 231N

15. Is there anything you would like to add that we might not have addressed?

- beyond N Hartman will likely not be 4 lanes because the city's water lines run down both sides of 231N...
- yet there are 100s of raw acres N/t 231N corridor
- Additionally, LHS is the marketing icon of the city - the land in front of LHS should be left open space, as ball parks. Blue Devil Dr needs no more traffic from apartment complexes n front of LHS
- Preserve space near I-40 for park & ride: Buses in HOV lane of I-40

## Wilson County Comp Plan--Stakeholders Questions

These questions intend to provide an opportunity for open-ended responses by stakeholders in the Wilson County community. The objective is to solicit perceptions and opinions, informative material for the Comp Plan steering committee to utilize for creating the community vision, goals and policies, and implementation.

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- Beckwith unincorporated area
- Beckwith-Martha-Leeville unincorporated area
- Other unincorporated areas of Wilson County

### 2. Do you work in Wilson County?

- Yes
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

Transportation Engineer

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

Quiet; rural nature

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

• Traffic/congestion on SR 109  
• no nearby commercial development  
• uncoordinated signals

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes  
 No

• larger lot sizes for houses  
• strategic planning efforts

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

• Along the lakes  
• The glades  
• Eastern Wilson County

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes  
 No

• More higher paying jobs - medical for example  
• Warehouses are okay, but we need those in moderation

10. In your opinion, where should new housing and employment in Wilson County be directed?

Along SR 404, I-40, SR 109, Mt. Juliet Rd, Murfreesboro Rd, basically the main corridors

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

- being smart about growth - directing it to certain areas.
- developing building/zoning standards and getting developers to adhere to them.
- locating new schools

• limit apartments to along major corridors

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

More commercial development - higher end stores/restaurants

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

• The rural nature outside of the primary corridors

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

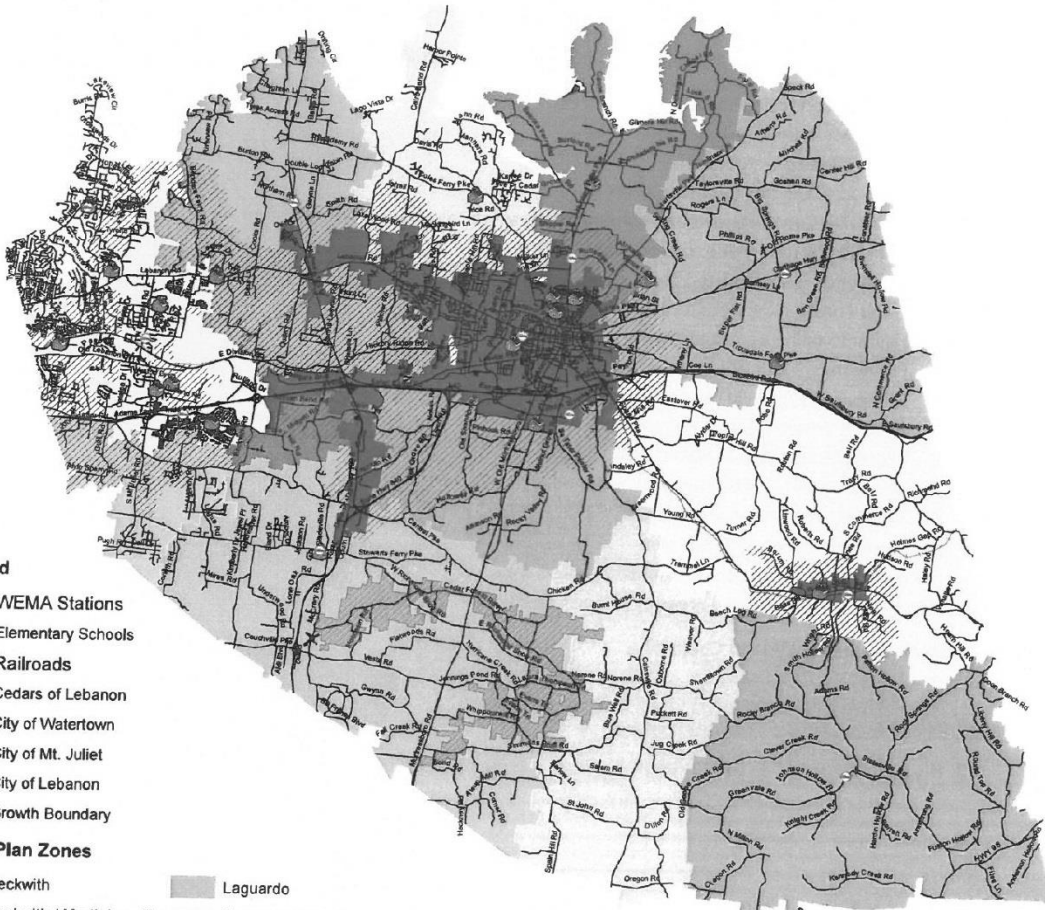
• Additional lifestyle centers on Beckwith @ 40 + Hartman @ 40. Specifically Costco, Dillards, additional restaurants

15. Is there anything you would like to add that we might not have addressed?

• Force developers to improve roadways ~~adj~~ adjacent to their properties including signals

GLADEVILLE LISTENING  
SESSION 3-8-2016

Wilson County Comp-Plan Analysis



**Legend**

- WEMA Stations
- Elementary Schools
- Railroads
- Cedars of Lebanon
- City of Watertown
- City of Mt. Juliet
- City of Lebanon
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**Comp-Plan Zones**

- |                           |                             |
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| Cairo Bend                | Southside                   |
| Carroll Oakland           | Statesville / Cottage Homes |
| Cedar Forest              | Tuckers X-Roads             |
| Gladeville / Couchville   | West Wilson                 |

1 inch = 2 miles

**Wilson County Comprehensive Plan Public Input Meeting**



Gladeville Elementary School  
 8840 Stewarts Ferry Pike  
 Gladeville, TN 37071  
 Tuesday, March 08, 2016

ATTENDANCE SHEET

PB TEAM PRESENT: Christopher Lawless + Tom Bradbear  
 TIME: 6-8 pm

ATTENDEES:

Name	Address	Email address
Johnnie Ricketts	1085 Rosey Hill Rd.	JohnnieandBoyle@TDS.NET
Marge + Bob Wright	8565 Stewarts Ferry Pike	burrigh488@gmail.com
Beth + Mary Tom Van Vickle	2855 McCreary Rd.	
Jamie Smith	2789 McCreary Rd	
James Noy	9115 Logue Rd W + Juliet 2356 McCreary Rd	NATJANESAO@GMAIL.COM

Name	Address	Email address
Tommy Williams		
Marian Amey	337 <del>London</del> <sup>MT</sup> <del>Dr</del> <sup>Dr</sup> <del>Sublet</del>	
DANNY BUESSE	6112 <del>NEW VENTURE</del> <sup>NEW VENTURE</sup>	db16305@gladvilleventures.com
BRIAN ABSTON	617 REGEN PARK DR	BABSTON@CITYOFMTJULIET.ORG
NAMPY GULLANO	10824 <del>STEWARTS FERRY</del> <sup>STEWARTS FERRY</sup>	REAGULLANO65@gmail.com
Monica Fox	6 <del>Stewart</del> <sup>Stewart</sup> <del>Stops</del> <sup>Stops</sup> Gladeville Elementary	
Sonja Robinson	1824 Underwood Rd	sonja.robinson@yahoo.com
Audrey Crowder	10220 Stewart's Ferry PK	
Debra Chastain	2115 Logue Rd. Mt. Juliet TN 37122	chastain.deba@gmail.com
Diane Weathers	7800 Central Pike Mt. Juliet	dweathers@msn.com

## Wilson County Comp Plan--Stakeholders Questions

These questions intend to provide an opportunity for open-ended responses by stakeholders in the Wilson County community. The objective is to solicit perceptions and opinions, informative material for the Comp Plan steering committee to utilize for creating the community vision, goals and policies, and implementation.

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- Beckwith-Martha-Leeville unincorporated area
- Other unincorporated areas of Wilson County

### 2. Do you work in Wilson County?

- Yes
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

*Like to keep it as rural as possible*

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

*Traffic on Stewart Ferry*

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes
- No

*Consider how growth will change it*

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes
- No

10. In your opinion, where should new housing and employment in Wilson County be directed?

*Where the roads can carry the traffic*

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

*Have a say on how roads are changed*

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

15. Is there anything you would like to add that we might not have addressed?

*Use the buildings already available  
before building more  
Save farm land as a last resort*

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- Yes
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

*I loved the rural community I moved into. The rampant, corporate-friendly growth has all but ruined my satisfaction with my adopted home.*

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

The hypocritical nature of the County Commission, the dishonesty of developers, overlooked (embraced) by the county.

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes
 No

Stop catering to every company with a checkbook -> at the expense of your citizens

7. If you answered No to Question 6, please tell us why.

[Empty text box]

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

Well, all of them should be considered important. Not just areas blessed w/ concerned representatives.

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes
 No

[Empty text box]

10. In your opinion, where should new housing and employment in Wilson County be directed?

close to the towns - where there is infrastructure to support it

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

too much emphasis on industry with no concerns for the happiness of the citizens

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

I would ~~at least~~ at least hold developers accountable and responsible for their impact on

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

the rural areas

I love the isolation and quiet of rural living

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

I would like to live out my days in the home we have made for ourselves → and I want

15. Is there anything you would like to add that we might not have addressed?

the encroaching development to stop

The Wilson County Planning Commission is a rubber stamp for large developers. They operate with a total disregard for the lives their decisions impact. I have no faith in, nor respect for, that governing body.

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- Yes
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

Heirousson

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

Love the small town feel WE USED TO HAVE

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

All the warehouses coming in my

front yard

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes
- No

rural Area???. Stop tearing all over land!!

7. If you answered No to Question 6, please tell us why.

Destroying everything

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes
- No

or at least fill the warehouse up before we tear up more land for wasted stuff

10. In your opinion, where should new housing and employment in Wilson County be directed?

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

Never ~~to~~ building warehouses in my front YARD!!!

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

nothing now, I thought I moved to the County not warehouse city

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

Stop taking ~~the~~ our land

15. Is there anything you would like to add that we might not have addressed?

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### 2. Do you work in Wilson County?

- Yes *Retired*
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

*Teacher*

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

*The rural flavor of the community. The new Commerce Centers, the garbage containers, volunteer fire fighters.*

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

*Sight roads; heavy traffic, no bike trails, narrow bridges or culverts on the road.*

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes  
 No

*Preserve ~~the~~ older homes, farms and historical sites.*

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

*Cedars of Lebanon, farms*

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes  
 No

10. In your opinion, where should new housing and employment in Wilson County be directed?

*The area that can sustain the waste products (sewer), infrastructure that can handle the traffic.*

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

Roads, water, security, bridges, sewers, fire protection and ~~change~~ *change of* homelessness.

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

Infrastructure planning before housing or commercial building

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

Find the rural character very important in the complete scheme of "country"

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

Desire honest, open government when deciding what areas to develop.

15. Is there anything you would like to add that we might not have addressed?

Thank you for this meeting. Also, hopefully we will be notified again before anything happens.

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### 2. Do you work in Wilson County?

- Yes *Retired*
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

*Forster*

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

*Garbage / Fire/EMT Centers*

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

Roads & Bridges / Lack of infrastructure Planning

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes
- No

Preserve older homes/farms/ & buildings if possible

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

Centers of Lebanon State Forest

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes But not at the cost of tax payers and protected areas
- No

10. In your opinion, where should new housing and employment in Wilson County be directed?

Western part of Wilson Co.

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

Roads (Bridges), Water + Sewer problems

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

More infrastructure Planning

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

Rural (Probably not possible)

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

Honest + open government.

15. Is there anything you would like to add that we might not have addressed?

Thanks for our opportunity to comment + thanks for this meeting to help keep us informed of growth.

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- Yes
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

JANES

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

NEW HOUSES

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

INTERCHANGE CITY LOOK ALIKE WITH LOW PAYING JOBS.

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes  
 No

PAPER PLANNING

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

CLEAR ROADS

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes  
 No

WHITE COLLAR JOBS LESS UNEMPLOYMENT

10. In your opinion, where should new housing and employment in Wilson County be directed?

IN AREAS THAT HAVE ADEQUATE INFRASTRUCTURE

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### 2. Do you work in Wilson County?

- Yes
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

County Government

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

Have resided in WC since birth & my family has been in the same location since the early 1990's. Don't particularly care for what has happened to my home area especially with the lack of infrastructure development to handle the growth that has been approved by county government over the past 30 years.

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

Lack of infrastructure to handle traffic. Lack of schools in the right spots to reduce travel time for students

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes  
 No

Only approve development when funds are made available to improve infrastructure, or put together a county wide 10 year growth plan with tax increases needed to fund growth

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

Not necessarily. That's up to the land owner

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes  
 No

Move to high tech manufacturing and white collar jobs. Need detail to help ease the pain of property tax increases.

10. In your opinion, where should new housing and employment in Wilson County be directed?

The logical progression will/should be West to East because of the proximity to Nashville/Airport. When we realize that's what is going to happen and embrace it as a county, we will be in a much better position to leverage our assets to the benefit of All Wilson Countians!

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

Continued development without much needed infrastructure improvements and the County's unwillingness to step up to address those improvement needs.

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

Only approve growth based on infrastructure that is in place.

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

I think we are beyond that for the West End of the County.

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

To be a place where one can work, live, shop & play without massive gridlock of traffic and fear for their safety.

15. Is there anything you would like to add that we might not have addressed?

There has to be a reality-driven approach to roads and other infrastructure for the County, especially with the projected growth over the next 30 years. It has to be a concerted effort between the state, county and the cities in Wilson County.



**Wilson County Comprehensive Plan Public Input Meeting**

Watertown City Hall  
8630 Sparta Pike  
Watertown, Tennessee 37184  
Thursday, March 10, 2016

**ATTENDANCE SHEET**

PB TEAM PRESENT: Thomas Brashear, Wilson County Planning Director and Christopher Lawless, Planner

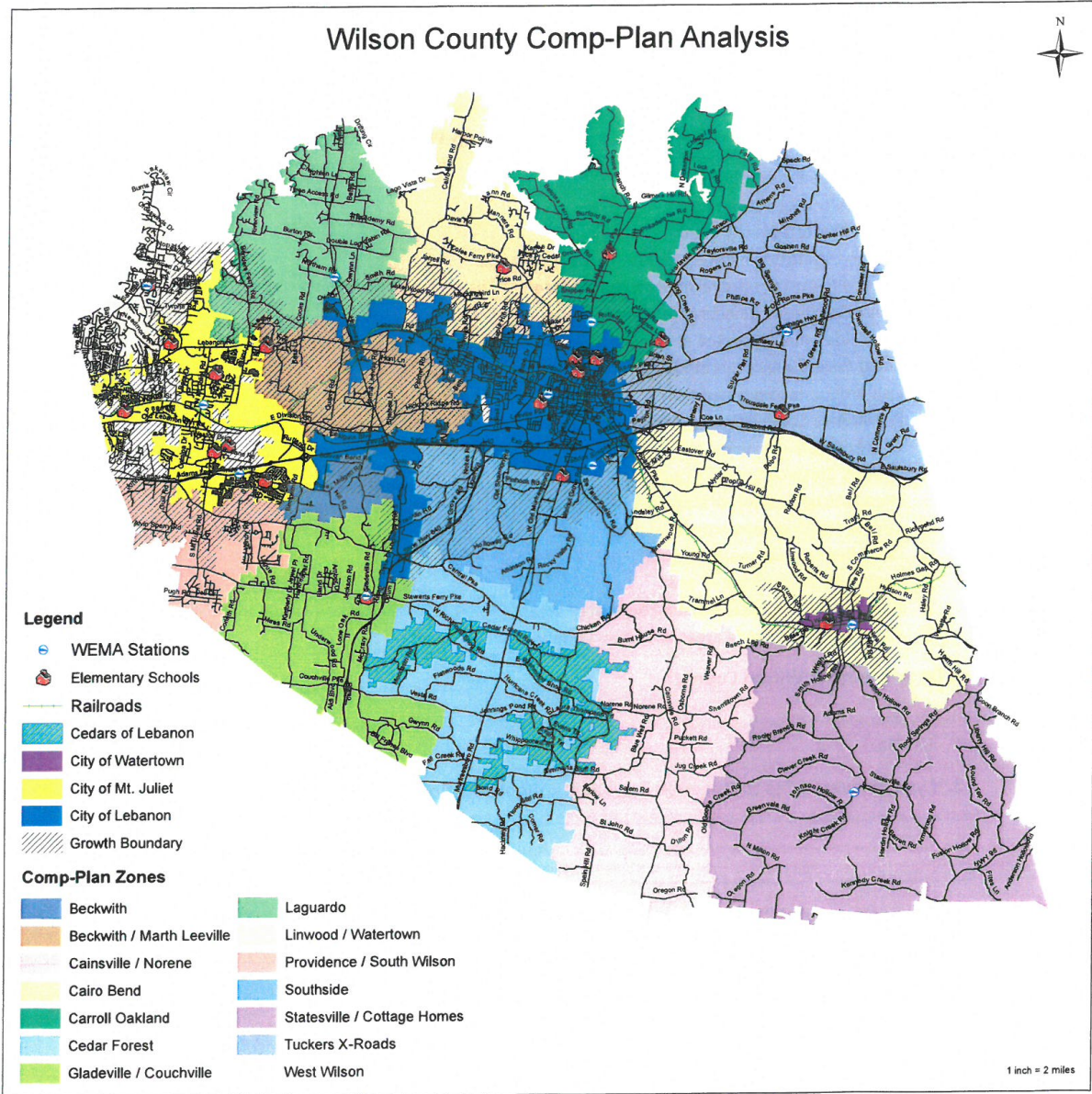
TIME: 6 p.m. to 8 p.m

ATTENDEES:

Name	Address	Email address
Dora Laleta Shipper	PO Box 35 37184	laleta.shipper@bellsouth.net
Don Mathis	PO Box 2 37184	
JEFF PHILLIPS	357 W WOODLAND ST 37184	PHILLIPS8253@BELLSOUTH.NET
Kimberly Draper	6000 Harfresboro Rd.	
WAYNE RAZ	612 W SPRING LEBON	AWAYSERAY@COMCAST.COM

Name	Address	Email address
Cindy Lynch	105 E. Locust St. Watertown, TN 37184	clynch12@ccs.com
Wanda Bates	207 Locust Lane Lebanon TN	---
Bill McKee	1922 Trousdale Ferry PK	
Kristina McKee	1922 Trousdale Ferry PK	mckeekris@aol.com
Tony Lea	602 E Main St Watertown	

Lakeview 3.15.16





**Wilson County Comprehensive Plan Public Input Meeting**

Lakeview Elementary  
6211 Saundersville Road  
Mt. Juliet, TN 37122  
Tuesday, March 15, 2016

Y

ATTENDANCE SHEET

PB TEAM PRESENT: Christopher Lawless, Planner

TIME: 6 p.m. to 8 p.m

ATTENDEES:

Name	Address	Email address
Steve Lurie	412 Evergreen Pl. 37122	slurie2011@gmail.com
Auburn Moore	627 Westview Dr.	auburnm328@gmail.com
Joan Gilmer	1409 Tate Lane	joan.gilmer@tds.net
Lauren Breere	1014 Bellwood Dr.	lauren@thebreerefamily.com
Sharon Nowlin	1409 Tate Ln 37122	sharon.nowlin94@gmail.com

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- Other unincorporated areas of Wilson County

### 2. Do you work in Wilson County?

- Yes
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

Living in quiet country but close to the amenities of the city, including the proximity to Nashville and the airport

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

Traffic planning. Lack of coordination between the cities and the county. For example, a developer can plan a subdivision that will significantly impact county roads, but the county has no authority to provide input to the subdivision approval (specifically Take Lane).

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes  
 No

Preserve green space

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

Take Lane. It's historic, let's preserve it.

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes  
 No

White collar jobs to compliment industrial growth.

10. In your opinion, where should new housing and employment in Wilson County be directed?

Close to existing infrastructure. Build out existing subdivisions before starting new

**11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?**

Infrastructure (roads, sewer & water) and school capacity

**12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?**

Build the infrastructure to support apparel development.

**13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?**

The mix of country & development

**14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?**

**15. Is there anything you would like to add that we might not have addressed?**

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- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

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5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

*Hwy 109 traffic from Gallatin to 70.*

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

- Yes
- No

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

- Yes
- No

10. In your opinion, where should new housing and employment in Wilson County be directed?

*In areas with roads already in place to handle the growth.*

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

Transportation + Schools  
~~Other~~

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

15. Is there anything you would like to add that we might not have addressed?

## Wilson County Comp Plan--Stakeholders Questions

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### 1. Tell us where you live in Wilson County (based on Comp-Plan zone map).

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- Other unincorporated areas of Wilson County

### 2. Do you work in Wilson County?

- Yes
- No

### 3. If you answered Yes to Question 2, what is your occupation(s)?

work from home - publish a website

### 4. What aspects of Wilson County (or your particular area of the county) do you like the most, especially the manner in which the area has evolved with regards to growth and development? Any areas of special interest?

Parks, would love to see more recreation opportunities

5. What aspects of Wilson County (or your particular area of the county) do you dislike the most?

distance to shopping, school over crowding

6. Do you like Wilson County's rural nature? If so, what measures would you suggest to preserve the character of the county (or a particular area of the county)?

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but I'd like to see more amenities inside the county. skating, bowling, family entertainment. Currently have to leave the county for all of this meaning my tax dollars do to.

7. If you answered No to Question 6, please tell us why.

8. Are there specific areas of Wilson County that should be protected for agricultural or natural resource protection?

- area bordering Old Hickory Lake, south of Watertown

9. Would you like to have more employment and industry in Wilson County (or your particular area of the county)? If so, what kind?

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white collar offices, less warehouses, positions with higher salaries

10. In your opinion, where should new housing and employment in Wilson County be directed?

west Wilson county → transition from being a bedroom community ~~rather than~~ to a suburb of Nashville.

11. What challenges do you believe Wilson County (or your particular area of the county) will face in the next 10 years?

schools → keeping up with the influx of new families

12. If you could change one thing about Wilson County, what would that be? What about your specific area of the county or area(s) of special interest?

more amenities → like the sports center in Rutherford w/ a pool + ~~club~~. make the area more walkable with sidewalks.

13. If you could keep one thing the same about Wilson County, What would that be? What about for your specific area of the county?

housing density

14. Do you have any special vision or desires for Wilson County, your area(s) of interest, business, and/or your particular area of the county?

would love to see multi-use walkable developments. think Celebrations, FL (outside Disney), Westhaven in Franklin

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Traffic - is a growing problem, trailing development

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Tate Lane - options • Preserve an historic  
• Close to oversize vehicles • Green way  
• 1 way

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Need more professional / white color jobs to balance the "industrial" job market

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strategically and reasonably construct in locations that can support growth

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*Lets not want to be Franklin!*  
*Mt Juliet / Wilson County are just a great place*  
*to live work & play*

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NOTES: