



November 5, 2020

Williamson County Commission  
Mayor Rogers Anderson  
1320 W Main Street  
Franklin, TN 37064

Re: Williamson2040 Plan Implementation Components on November Agenda:  
Support adoption and follow recommendation of Planning Commission to make effective date Immediate  
Resolutions: 11-20-1 to 11-20-6

We applaud the efforts of Mayor Rogers Anderson, Planning Director Mike Matteson and the many county commissioners and others involved in their hard work in reviewing the past 15 years of development trends and preparing the many recommendations in the Williamson2040 plan. During the early March deliberations and votes by the Planning Commission and County Commission to adopt the plan, we provided written comments summarizing recent analyses of the economic value of development growth patterns that foster maintaining rural land that provided further support for the adoption of Williamson2040 Plan.

Before the County Commission tonight is a package of 6 components to implement important components of the Williamson2040 Plan. These include the rezoning map, the adoption of the Triune Village Special Area Plan, regulations for family subdivisions and revisions that replace the outdated traffic shed regulations, update the conservation subdivision regulations, and clarify transitional rules. The resolutions for all of these have an effective date of January 1, 2021. However, the Planning Commission at their special meeting in late October to consider the rezoning map recommended that the County Commission make the effective date be immediately as of the adoption at the meeting.

We recommend the County Commission consider adopting the entire package of components with an effective date of immediately for these reasons below as circumstances have evolved since the March adoption of the plan.

1. The pandemic delayed the timeline proposed in the Williamson2040 Plan to implement the rural rezoning densities by late summer and to eliminate the traffic shed and update the conservation subdivision regulations within the first year. The pandemic slowed down this work understandably. This resulted in several additional months for high density development proposals to be submitted and accepted for review to follow the current versus new implementation zoning and regulations.
2. The various components are inter-related. With the Planning Commission recommendation to implement the rezoning immediately, it will reduce confusion to have the entire set of components adopted to be effectively immediately. This results in an effective date of Nov. 9, 2019. This is not quite 2 months sooner than the proposed

January 1, 2021 date, and is closer to what was planned for the timeline before the COVID-19 pandemic slowed down the process.

3. Having the effective date be immediate, which would be November 9, will mark the end of any further submittals to be considered under the former zoning and ordinance. Two high density residential subdivisions for 400+ homes, with public hearings, and two alternative sewer systems site plans are on the November 12 Planning Commission meeting. In addition, we understand that there are also still applications under review by the planning department to determine if the applications are complete to start their review process.
4. The current zoning ordinance establishes that an acceptable application is all that is needed to secure that the development proposal be reviewed to comply with the current ordinance versus any recently adopted changes. This means there are going to be several development proposals in addition to the ones on the Nov. 12 Planning Commission agenda that will be on future Planning Commission meetings, some likely with public hearings, after the County Commission adopts the implementation package. But these development proposals will be based on the older zoning, traffic shed studies and conservation subdivision requirements that the County Commission has voted to revise or replace.

Harpeth Conservancy has a long history of being involved and providing expertise to and working with decision-makers, business leaders, landowners and others to integrate approaches that improve water quality and reduce flood risk into numerous land use plans and local ordinances that shape development design and more. This includes securing a \$200,000 EPA grant in 2003 with Williamson County and the City of Franklin as partners along with two developments to design stormwater management that was customized to the growth plans to meet water quality improvement goals.

Harpeth Conservancy is a science-based conservation organization whose vision is clean water and healthy ecosystems for rivers in Tennessee championed by the people who live here. For 20 years, we have employed scientific expertise and collaborative relationships to develop, promote and support broad community stewardship and action. The Harpeth Conservancy has over 2000 members and donors, many of which live and work in Williamson county.

We appreciate all the hard work that went into the Williamson2040 Plan and look forward to working with County leaders, business leaders, agricultural land owners, citizens and other stakeholders who deeply care about the future of the county and the region to formulate and implement the tools necessary to make the recommendations in the Plan a success.

Sincerely,



Dorie Bolze  
Harpeth Conservancy  
President & CEO