

EXECUTIVE SUMMARY

A. PURPOSE OF COMPREHENSIVE GROWTH AND DEVELOPMENT PLAN

The Robertson County 2040 Comprehensive Growth and Development Plan includes the overall visions and supporting goals, objectives and policies for Robertson County and the municipalities of Adams, Coopertown and Cross Plains. With a projected population increase of 48% by 2040, Robertson County and its sister municipalities recognized that conventional planning tools comprised of zoning ordinances, subdivision regulations and thoroughfare plans were not going to be effective in accommodating future demands for infrastructure and facilities that will result from new development and population growth. Community leaders in Robertson County believe that development of a citizen-driven Comprehensive Growth and Development Plan (Comprehensive Plan) will provide a blueprint for guiding future growth in the County and will serve to manage new development in a well-planned manner while accommodating new sustained employment and population growth.

The stage has been set over the past decade through the efforts of many organizations to create a Comprehensive Growth and Development Plan including a 2040 Vision Plan. Previous planning efforts and community workshops established the foundation for moving forward now to adopt a guiding plan for the County that will provide an imperative balance between encouraging well-planned growth and new job creation while protecting the County’s unique agricultural economy and rural quality of life. With economic development as a primary goal for the County, careful planning of employment centers along major transportation routes, an educated workforce, adequate supporting infrastructure, an interconnected and multi-modal transportation network and sustained funding sources are key to achieving the County’s goals.

B. COMMUNITY SNAPSHOT

According to the US Census, the population of Robertson County was 41,494 in 1990. By 2012, the County population had grown to 69,505, a 67% increase, which is significant compared to other rural counties in the area. The populations of Adams, Coopertown and Cross Plains have also grown over the course of the years. The fastest growing jurisdiction, as shown in the table below, was Coopertown which more than doubled its population in the last 20 years.

Table 1. Population Growth

Jurisdiction	Year			
	1990	2000	2010	2012
Adams	531	566	633	665
Coopertown	1,925	3,027	4,278	4,327
Cross Plains	1,020	1,381	1,714	1,750
Robertson County	41,494	54,433	66,283	69,505

Source: US Census, ESRI Data 2013.

With an average annual growth rate of 3.05%, Robertson County has experienced growth that is symptomatic of the overall region’s positive growth trends despite the limited investments made in County infrastructure and services. Although Robertson County continues to desire to retain its rural quality of life, new leadership in the County also desires to change the focus to provide more employment opportunities to its residents for a more balanced economy. The County is poised to leverage growth from existing industry sectors and to strategically enhance infrastructure in planned centers of growth.

The County desires to create a long-term comprehensive plan and implementation plan that will support well-planned, concentrated centers of growth based on smart growth principles that discourage sprawl while encouraging economic vitality and sustained growth.

C. PLANNING PROCESS

1. COMMUNITY PARTICIPATION

The planning process for the Robertson County Growth and Development Plan is citizen-driven at its core and was designed to solicit broad-based community input from all sectors of the community. From the onset of this planning process, the County and cities were intent on engaging the public through a comprehensive community participation campaign to achieve a truly citizen-drive vision plan. This campaign was implemented by several methods of gathering community input. Public input was solicited through meetings with the Steering Committee appointed by the County Mayor, multiple location-specific community workshops, individual stakeholder interviews, an online survey and extensive use of social media, all culminating in a joint public hearing with the County and participating cities to jointly adopt the Comprehensive Plan. This information provided the basis of the vision for Robertson County and the jurisdictions of Adams, Coopertown and Cross Plains. Planning cornerstones and a guiding Vision Statement were developed through the community participation process.

2. FUTURE LAND USE AND VISION MAPS

Based on information provided through the community participation process and technical research and review of existing data and information, including the comprehensive plans and land development regulations of the cities in Robertson County, the planning team created 4 individual vision plans depicting the desired growth patterns for a build-out plan in 2040 in the County and in Adams, Coopertown and Cross Plains. These plans will guide future growth decisions in these



jurisdictions. **One of the primary features of the County plan is that approximately 221,949 acres or 75% of the County will be maintained in rural land use.** The plan will accommodate additional lands dedicated to future employment centers for economic development purposes while also providing ample land for additional mixed use destinations and residential neighborhoods in Robertson County. Future Land Use Maps for the intermediate times frame of 2025 were also prepared. These maps will replace the existing 1971 Growth Plan Future Land Use Map.

3. GROWTH POLICIES

In order to provide a purpose and direction for the plan, goal statements were developed. Goals are intended to supplement the plan, provide a path to achieve the citizens' vision, ensure a forward thinking process, and provide a framework for the County and cities to follow when evaluating

future developments and growth. Goals also express the community's desires in the broadest terms. Each goal statement listed has associated objectives and implementation strategies (policies) that detail strategies and tools that must be developed to implement the plan over the planning horizon.



4. IMPLEMENTATION PLAN

The Implementation Plan presents specific strategies and recommendations for the step-by-step implementation of the County's Vision Plan. The recommendations and strategies presented build upon the County's previous planning activities, as well as the improvements currently underway for infrastructure and the Realizing Robertson's Future agenda.

Specific recommendations and strategies are proposed as well as the individual tasks and activities necessary to implement the proposed recommendations. All of the tasks and activities listed are shown in the "Implementation Section" of this plan with estimated implementation timeframes, potential funding sources and partnerships, and responsible parties for implementation.

D. CHAPTERS INCLUDED IN THE PLAN

Chapter 1: Introduction and Overview

Chapter 2: Existing Conditions and Future Trends

Chapter 3: Community Participation Process

Chapter 4: Future Land Use Maps and 2040 Vision Plans

Chapter 5: Growth Policies

Implementation Plan

Appendix: Supplemental Community Participation Information

This plan will provide a foundation for the future orderly growth and development of Robertson County and the participating communities of Adams, Coopertown and Cross Plains. It will be a resource of information for potential businesses, developers, and residents who are considering Robertson County as their home. It will serve as a blueprint for county decision makers to optimize and leverage existing infrastructure and available funding. The plan will provide a starting point from which to build; it will be flexible and adaptable; able to change as necessary and it sets the stage for a more sustainable high quality of life that balances the agrarian economy and heritage of the county with the desire to become the new place to live, work, play and learn in Middle Tennessee.

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