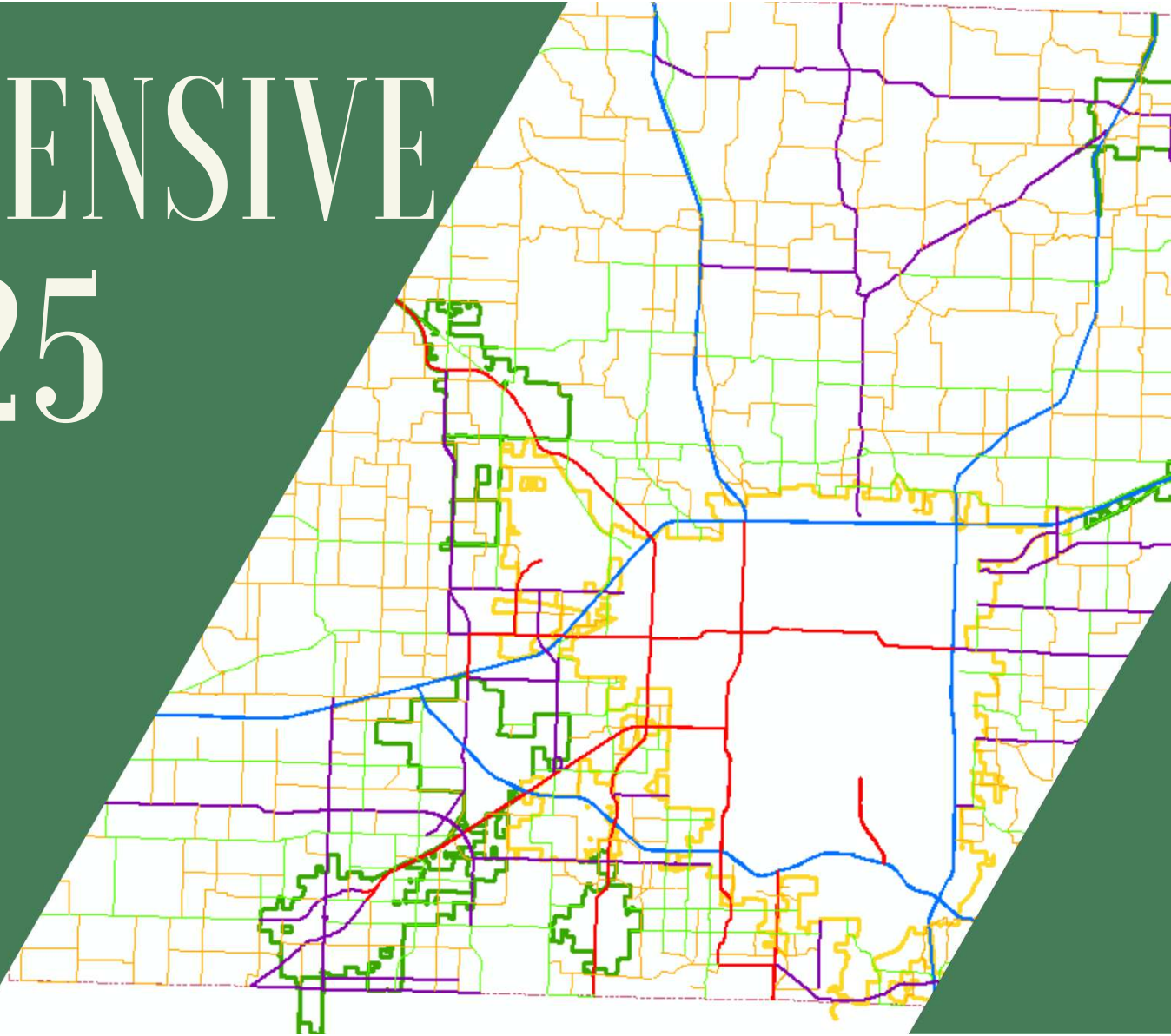
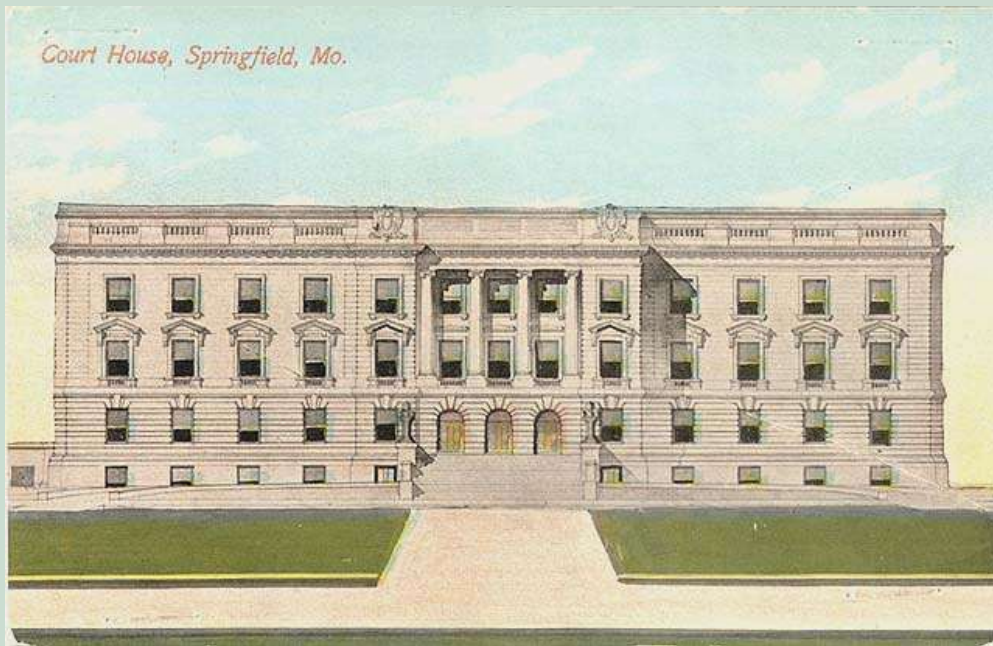


# COMPREHENSIVE PLAN 2025

Greene County  
Comprehensive Plan 2025 Kickoff  
Meeting



# AGENDA



1

## INTRODUCTIONS

Introduce Greene County offices and Planning and Zoning Staff

2

## WHAT IS A COMPREHENSIVE PLAN?

3

## PLANNING HISTORY

Reviewing Greene County's past

4

## PLAN TIMELINE

Outline the process of developing a comprehensive plan

5

## WHAT'S NEXT

Data collection, public meetings, and next steps



Resource Management



Building  
Regulation  
s



Environmental  
Division



Planning  
&  
Zoning

# INTRODUCTIONS

Kevin Barnes - Director of Resource Management

Sydney Allen - Director Planning and Zoning

Amber Ryan - Senior Planner

Mark Meads - Planner

Michael Foster - Planner

A brief overview of past plans

# HISTORY OF PLANNING IN GREENE COUNTY

**1964**

Planning & Zoning was approved by voters in Greene County on August 4th, 1964.

The first Zoning Regulations were adopted shortly after.

**1978**

After becoming a first class county in 1975, Greene County adopted revised Zoning Regulations on February 15th, 1978.

**2009**

Greene County adopted an updated Land Use Plan in 2009.

This plan aimed to address a growing population and development patterns in the County.

**2018**

The Land Use Plan was again updated in 2018 with the help of Planning Students at MSU.

This plan continued to analyze growth patterns in both rural and urban settings, while setting new objectives for future development.

# WHAT IS A COMPREHENSIVE PLAN?

The comprehensive plan is a **long-range** document that lays out the county's goals, objectives, and actions to **guide** growth and development.

**A comprehensive plan is not the same as a zoning ordinance or land use map, which are tools to help implement the Comprehensive Plan.**

**This plan will contain a series of maps and graphics, with accompanying text, describing the County's current conditions and desired future development.**

# WHAT IS A COMPREHENSIVE PLAN?

**Updating the plan gives us the opportunity to review existing goals and objectives and make changes as needed.**

**We can also review current Urban Growth Areas, update demographics, and consider new issues and technologies that have emerged.**

**Once adopted, this new plan will lead to consistent decision making on land development issues. Local officials, residents, and developers can refer to the Plan in making day-to-day decisions.**

# KEY THEMES OF A COMPREHENSIVE PLAN

Growth and Land Use

Housing and Neighborhoods

Transportation and Infrastructure

Economic Development

Parks, Recreation, and Open Space

Public Services and Safety

Environmental Sustainability and Resilience

Historic Preservation

# PLAN DEVELOPMENT TIMELINE

 We are here

1. Project Kickoff

2. Community Engagement & Visioning

3. Existing Conditions & Data Analysis

4. Draft Goals & Strategies

5. Draft Comprehensive Plan

6. Plan Refinement

7. Adoption

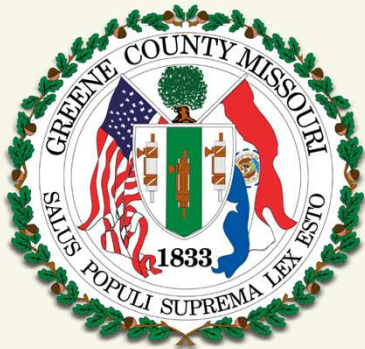
8. Implementation & Monitoring (Ongoing)



# DATA COLLECTION STRATEGIES

DATA USA<sup>★</sup>

United States<sup>TM</sup>  
**Census**  
Bureau



**DEMOGRAPHIC  
INFORMATION**

**EXISTING PLANS FROM  
SIMILAR JURISDICTIONS**

**IN-HOUSE BOOK OF  
EDITS & CHANGES**

# DESIGNING THE SURVEY

**NINE SECTIONS**

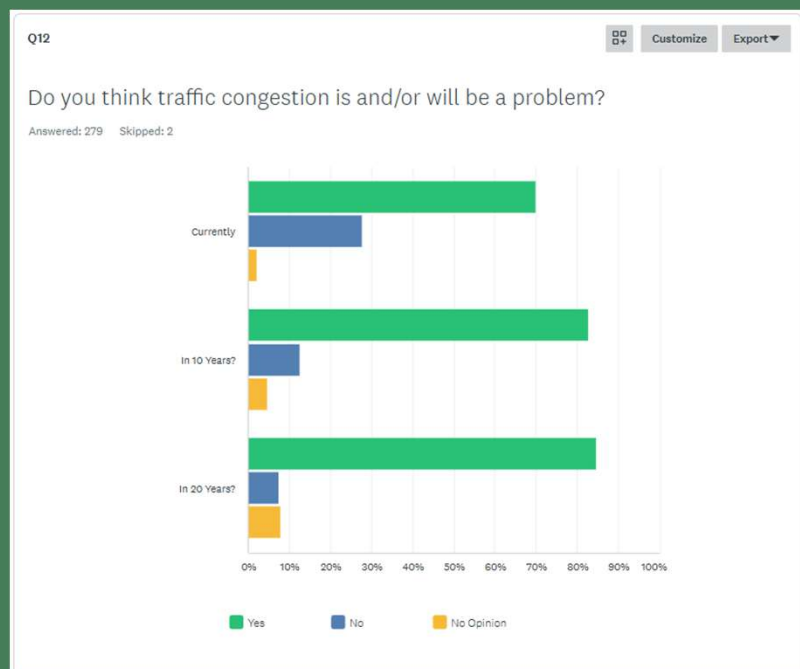
**33 QUESTIONS**

**5 – 10 MINUTES**

**OVER 280 RESPONSES**

The screenshot displays the SurveyMonkey design interface for a survey titled "Greene County Comprehensive Plan Directional Survey". The top navigation bar includes tabs for SUMMARY, DESIGN SURVEY (which is active), CONNECT APPS, COLLECT RESPONSES, and ANALYZE RESULTS. Below this is a toolbar with icons for Build, Style, Logic, and Question bank. The left sidebar is open to the "Themes" section, showing options to "Brand your survey" (with a "Generate theme" button), "My themes" (with a "Create custom theme" button), and "Standard themes" (listing Heritage, Simple, Full Color, Highrise, Dendrop, and Pastel). The main workspace is divided into a header area and a question area. The header area contains an "Add logo" button, the survey title "Greene County Comprehensive Plan Directional Survey", and a "Page title" button. The question area is titled "Section 1: Demographics" and contains the question "1. What is your age?". Below the question are six radio button options: "Under 18", "18-24", "25-34", "35-44", "45-54", and "55+". The interface also includes a "Preview survey" button in the top right and a "Feedback" button in the bottom right corner.

# SAMPLE SURVEY RESULTS



35% of respondents are 55 or older

75% of respondents both work and live in the county

50% supported expanding buses, trails, and bike lanes

85% want growth inward at vacant properties

# Kickoff Meetings



**September 25**  
**Rogersville Chamber of Commerce**

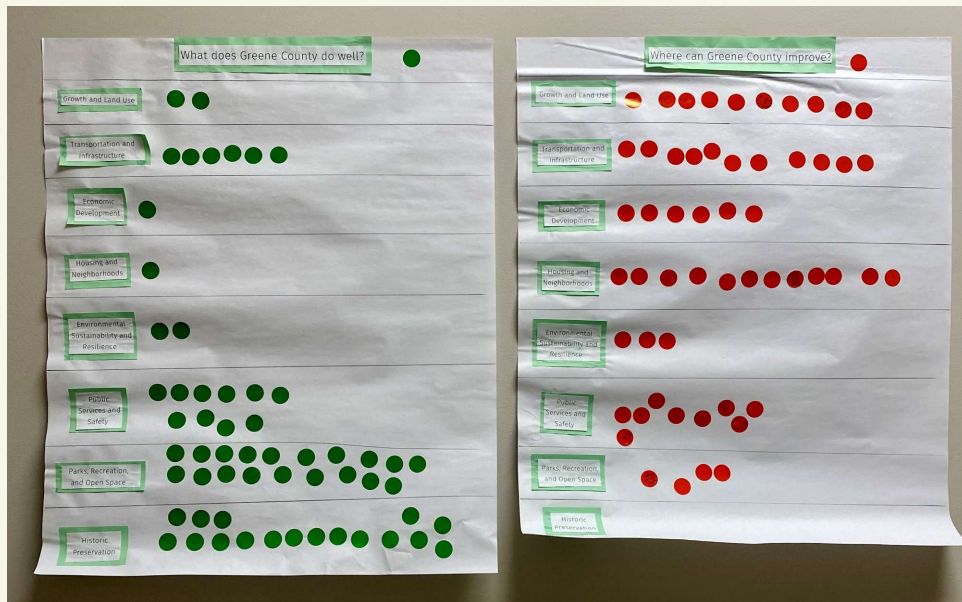


**October 2**  
**Willard Fire District**

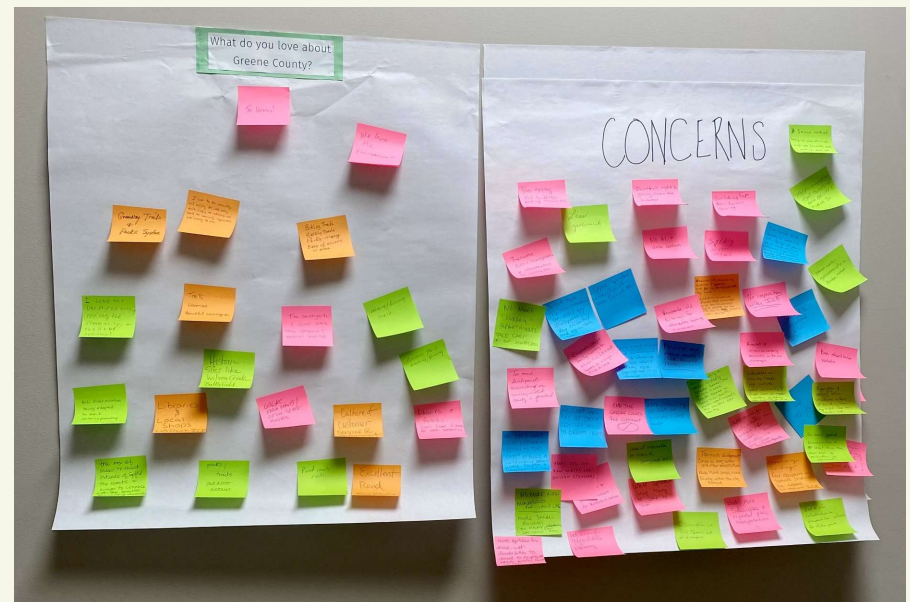


**October 9**  
**Greene County Election Center**

# Charrette Activities



Red Dot, Green Dot



Sticky Notes

# WHAT WE NEED FROM YOU

Updating long-range plans takes time, but with valuable feedback from our community, we can make great progress together!

**Be engaged and share ideas**

**Encourage neighbors, coworkers, and friends to participate**

**Stay open minded! Planning is about balancing perspectives**



TELL US YOUR THOUGHTS

# YOUR OPINION MATTERS



[www.SurveyMonkey.com/r/GreeneCountyCompPlanSurvey](https://www.SurveyMonkey.com/r/GreeneCountyCompPlanSurvey)