



**Rural Fringe Mixed Use District (RFMUD)
Receiving/Neutral, Second Meeting
Public Workshop, April 26, 2016
South County Regional Library**

Introduction:

Meeting Summary: Community Planning staff together with the County's consultant, AECOM, provided a second meeting for residents and interested stakeholders to review and explore considerations specifically related to the neutral and receiving land uses in the RFMUD. A review of concepts related to currently allowed land uses was followed by a description of "smart growth" principles, leading to a visioning exercise by attendees. Approximately 65 interested persons attended.

Anita Jenkins, Principal Planner, Community Planning Section, opened the meeting. She greeted the attendees, previewed the agenda, and reviewed the concepts and feedback from the prior meeting. Specifically, she covered citizen and stakeholder feedback on several high level questions that had been presented. At the last meeting, attendees provided their perceptions related to:

- Concerns about future growth in the area
- Improvements to the Receiving Land area rules
- What they like best about Receiving Lands areas
- Neutral Land issues and improvements

Andrew Sheppard, AECOM, reviewed economic, environmental and social components of sustainable communities, comparing those values with the allowed uses under today's Receiving and Neutral regulations. He continued his observations with a focus on "smart" village attributes- 5 minute walk from clustered development area center to neighborhood center, diversity of housing styles and types, cluster of neighborhoods to create a village, and attributes of a village center. Aesthetics, function and mobility were key factors.

Mr. Sheppard introduced the featured "table exercise" for attendees, called framework mapping. The purpose was to experience how a development might plan a large area by identifying destinations, development areas, street networks and green/environmental areas. The task involved group cooperation in identifying edges, landmarks, nodes, centers and connections, both green and roadway.

Two of the RFMUD Receiving areas were used as examples- the Northern receiving area and the North Belle Meade receiving area. It was explained that this was hypothetical in the sense that presenters do not have information supporting actual Village boundaries due to multiple ownerships and assemblage considerations. Results of the group exercise are shown below.

