

Appendix C

Results of On-line Visioning Survey



THIS PAGE INTENTIONALLY LEFT BLANK

Executive Summary

The purpose of this survey was to gather initial input for the future of land use and transportation in unincorporated Sumner County. This information along with other multiple public input opportunities will assist in developing a future vision of Sumner County that is mindful of residents' desires and concerns. This survey is not a scientific survey and was available on the Kwiksurveys.com website from December 2 to December 31, 2009. A total of 286 responses were received.

Those polled felt that a comprehensive plan was overdue for Sumner County, and a plan would improve one's quality of life. Some concerns were expressed about restrictions a plan might have on property rights. Some polled also are unsure exactly what a comprehensive plan is and its implications.

Most respondents felt that the quality of life in Sumner County is excellent or good and cited the county's proximity to Nashville, low crime, and affordability as desirable characteristics. Traffic and transportation issues involving roads, sidewalks, greenways, bike lanes, and mass transit were expressed throughout the survey and were the primary characteristics those polled dislike.

Respondents indicated that maintaining rural areas and preserving natural areas and green space as important objectives in their vision for 2035 for Sumner County. A desire to improve the quality of growth and not just quantity was expressed. Also, improving travel options within the county and regionally were important to those polled. This included good roads, pedestrian and bike accommodations, and mass transit for some. An emphasis on family friendly and community values were noted involving development and properties that are maintained and safe.

Respondents felt that unregulated growth, politics, a lack of funding, a lack of planning, and greed were likely to be barriers to achieving their vision for Sumner County in 2035.

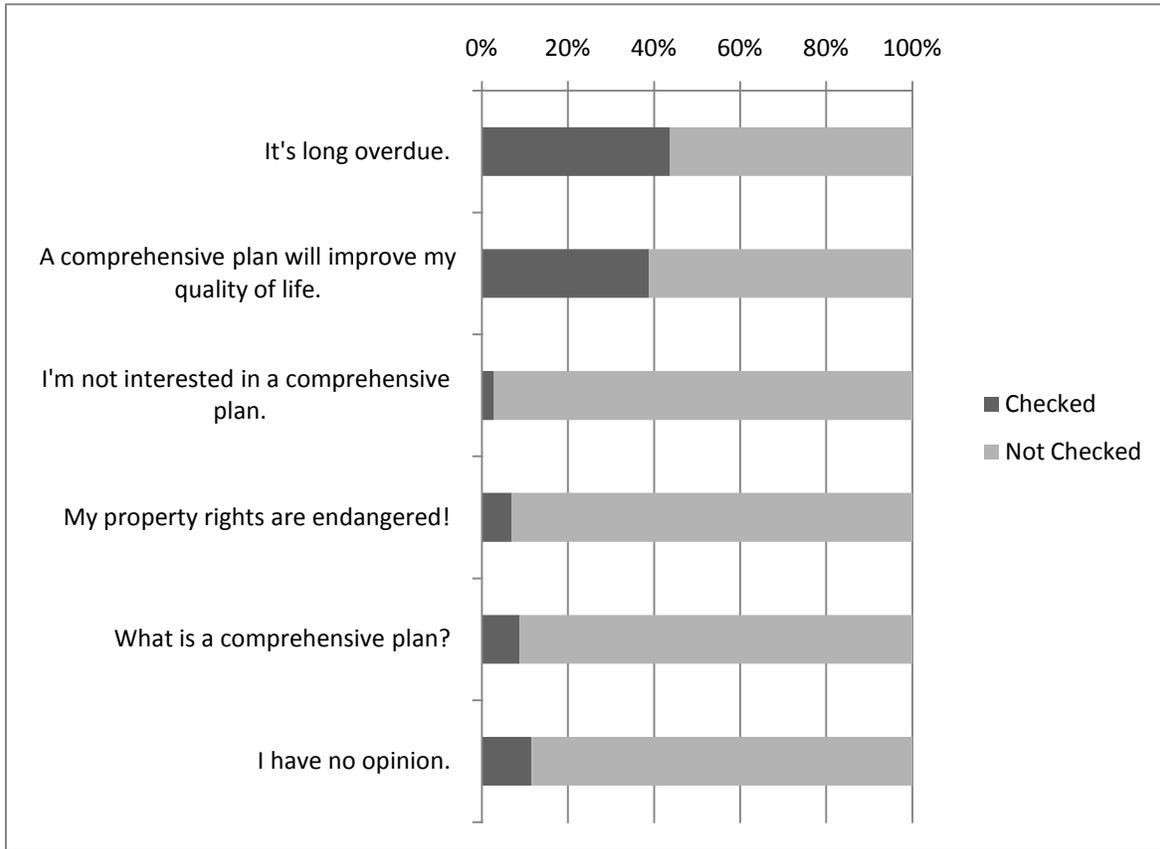
In summary, residents expressed a desire to improve the already good to excellent quality of life in Sumner County with concern about disappearing rural lands and increasing traffic congestion without viable transportation alternatives.

Respondents varied in age with most polled living or working in Sumner County for 10 years or more. Most respondents also reside in the southern portion of Sumner County in the Hendersonville, Gallatin, and Goodlettsville zip codes. The fewest number of responses were received from residents in the Bethpage, Castalian Springs, and Westmoreland zip codes. Many polled lived within a city limits, but 25% of respondents indicated living in unincorporated Sumner County. Nashville, Gallatin, and Hendersonville zip codes were the top three work locations. 41 of the 286 surveys owned a business in Sumner County.



Question 1

What is your first reaction when hearing that Sumner County will create a 2035 Comprehensive Plan for land use and transportation? Select all that apply.



	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
It's long overdue.	125	161	286	44%	56%	100%
A comprehensive plan will improve my quality of life.	111	175	286	39%	61%	100%
I'm not interested in a comprehensive plan.	8	278	286	3%	97%	100%
My property rights are endangered!	20	266	286	7%	93%	100%
What is a comprehensive plan?	25	261	286	9%	91%	100%
I have no opinion.	33	253	286	12%	88%	100%

If desired, please explain your response:

1	Why aren't we talking about 2020 plan. What are we going to do about traffic in this county when the next building uptick comes.
2	The studies cost to much, are not implemented correctly or they are unable to be fully funded so they die a slow death.
3	With the amount of growth Sumner County has in recent years, this is the best time to plan when the economy has slowed and will rebound in the near future.
4	An land use plan was given considerable effort prior to 1985. Included were recreational needs ,bicycle trails etc.
5	If it involves clearing more land, I am aposed. In Hendersonville, inparticular I would love to see Main St get a face lift and get some businesses that draw more consumers.
6	I have no idea what this is referring to.
7	airport - airport - airport. Already a priority but now utility funds and additional property purchases holding it up. don't stop -get it done
8	Cities that plan tend to thrive based on time dedicated to planning. I travel much and see the differences in well planned and thought out area around the US both rural and metropolitan areas.
9	I think we should be looking to the future we build road to meet the needs now. and 3 years later we are congested again.
10	Thought one already existed.
11	With the new "malls" opening every day or so most of which contain the same sorts of businesses, it seems as if no one did any thinking ahead about variety or the real needs of the county.
12	Although each citizen will have differing views on certain aspects of county developement, a well thought out plan will likely result in the most palatable final outcome for all. An educated course of planning cannot hurt, and possibly give a much superior growth pattern than not.
13	A comprehensive plan is useful but only if followed unlike the one that was in place for Hendersonville and completely ignored and violated.
14	I would hope that the County would have been doing this all along.
15	Good for transportation, water ,storm water, sewage, utility. Bad for land owners in the unincorporated areas and smacks of too much big brother.
16	None of the above. I,m interested in what this entails.
17	To be valuable, a plan must be followed
18	I would like to know what the plans will be before they take effect.
19	I live on Long Hollow Pike which is fast becoming a haven for electric lines and electric poles. The poles are down both sides of the road and on the south side there are two lines of poles in certain areas.I was told more lines are to come. Lines go underground in certain subdivisions. What used to be a beautiful area is now becoming an ugly area. Just take a look.
20	We have made a substantial investment out of our personal cashflow with the intent of making an environmentally compatable development in the 1st Civil District.
21	Really to far out, how about 2020?
22	Welcome to the new millennium. Planning is good, and it is high time to do what is best in the interest of Sumner County residents. Short sighted visions make for a short-sighted community.
23	It is wise to have a plan in place for the continued growth and health of a community.

24	If it will improve the county as a whole.
25	Development planning is the right thing to do, as long as, you don't endanger anyone's property rights.
26	Hope we don't use the same designer that designed Saundersville Rd from the by-pass to the railroad on any road projects! Someone will be severely injured, if they have not already!
27	I was involved in the updating of the new Hendersonville Land Use and Transportation plan.
28	will it wast money like [-----] gallatin
29	It's useful if its plans are followed. Often, it seems plans like this look good on paper, are followed when it is convenient to those in positions of political influence, and abandoned when the same individuals find it expedient to do so. The plan, once adopted, should be respected and serve as the map for future development of the county.
30	Middle Tennessee will be a rapidly growing araa for decades to come. We have a chance now to provide a quality environment in the future.
31	I believe the growth is unquestionable so the planning is vital.
32	Could be a delicate line to follow. Overall I like a comprehensive plan as long as it is not to intrusive.
33	if done properly, i believe that it will make sumner county more desirable.
34	I am cautious as these types of plans are almost always good for some and detrimental to others (usually the "little" guy). I truely believe in smaller goverment, on all levels, and more personal responsibility but I also understand the potential benifits to this kind of long term planning.
35	Depends on what they come up with

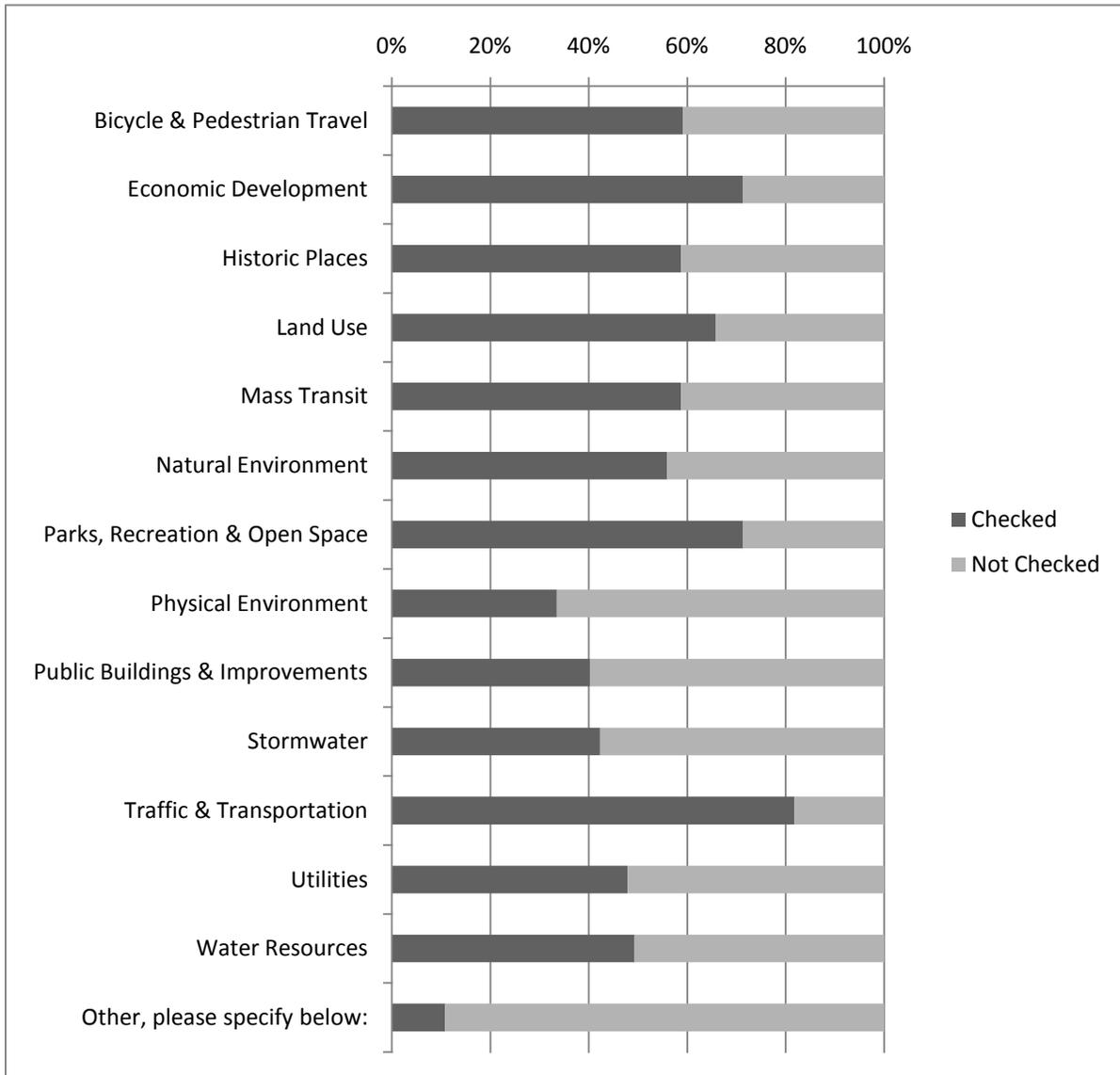
Question 2

What issues should a Comprehensive Plan address in Sumner County? Select all that apply.

The following were the top issues that survey respondents felt the county should address with a comprehensive plan:

1. Traffic & Transportation
2. Economic Development (tie)
2. Parks, Recreation & Open Space (tie)
4. Land Use
5. Historic Places (tie)
5. Mass Transit (tie)

A Physical Environment element was least selected. Several respondents provided additional elements or clarified responses.



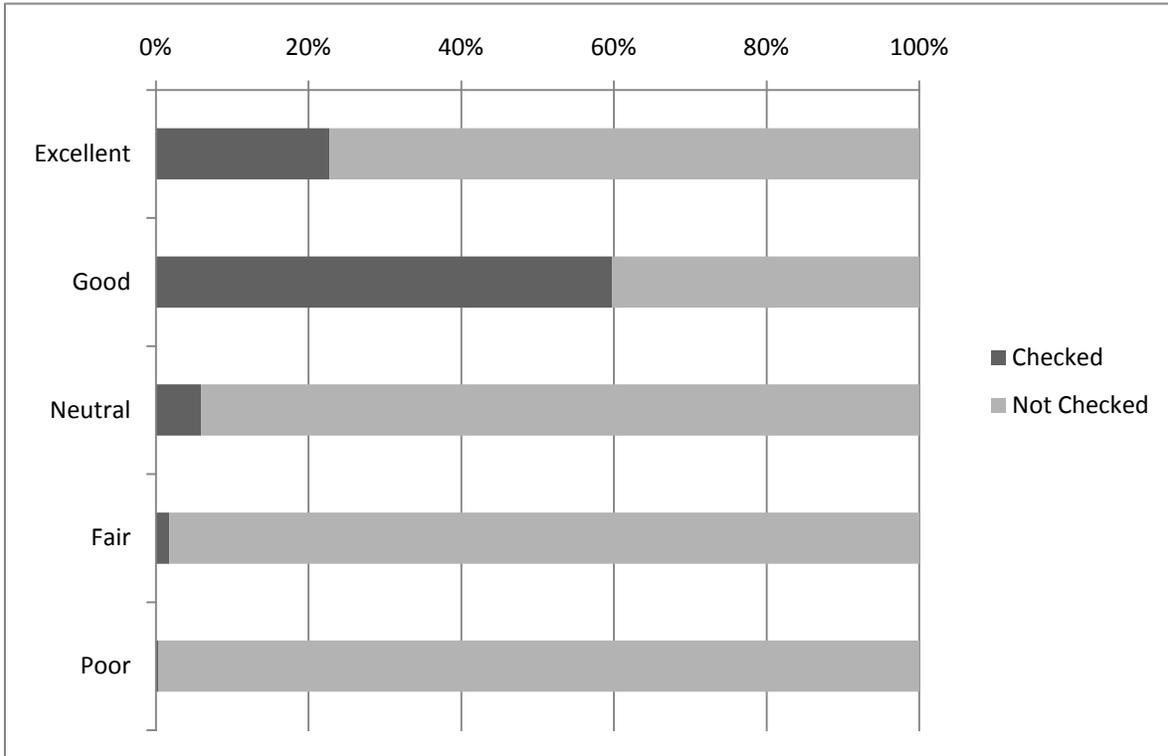
	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
Bicycle & Pedestrian Travel	169	117	286	59%	41%	100%
Economic Development	204	82	286	71%	29%	100%
Historic Places	168	118	286	59%	41%	100%
Land Use	188	98	286	66%	34%	100%
Mass Transit	168	118	286	59%	41%	100%
Natural Environment	160	126	286	56%	44%	100%
Parks, Recreation & Open Space	204	82	286	71%	29%	100%
Physical Environment	96	190	286	34%	66%	100%
Public Buildings & Improvements	115	171	286	40%	60%	100%
Stormwater	121	165	286	42%	58%	100%
Traffic & Transportation	234	52	286	82%	18%	100%
Utilities	137	149	286	48%	52%	100%
Water Resources	141	145	286	49%	51%	100%
Other, please specify below:	31	255	286	11%	89%	100%

1	Should address the issue of City expansion areas and the need to keep them as is!
2	all of the above
3	Education
4	Schools, Librarys
5	Zoning as it related to most of the areas
6	Schools and population control
7	plan should include all the above
8	government staffing; coordination, when possible, with surrounding counties
9	Will this plan address issues such as the immense need for a traffic signal at Stop Thirty and New Shackle Island Road and the traffic issues on Indian Lake Blvd?
10	effective use of a building, i.e. a medical building with only one office rented before construction is started and 10 offices empty.
11	limiting 'public domain' for non-public projects
12	quality of life passed down thru generations. go buy land and live somewhere else
13	Economic impact on county and residents
14	commercial and residential development

15	High speed internet access to everyone.
16	YMCA or some type of public pool and more indoor recreation of some type for kids
17	Education
18	Cultural heritages of those riseding here and of the local area (i.e. Native American, African American etc)
19	lower speed limit on vetnam vet. pky. with strict enforcement (most dangerous road in tn.)
20	airport access, waterways (including dredging of backwater in public view & habors)
21	preserving a semi-rural setting
22	Quit building before traffic and schools are addressed.
23	Emperment of water quality in natural flowing springs because of permitted operations on adjacent properties.
24	Housing for 55 and older
25	Preserving agriculture/forestry.
26	Animal control, we need to fund a spay/nueter program
27	animal control center
28	steam plant pollution, pollution from hogandaes plant on airport rd. and crime
29	To add recycling pick up for residential
30	Widening and lengthening vietnam vets
31	We need to be careful to protect the values we hold now while leaving enough room for individual situations to be dealt with as they come up over the years.

Question 3

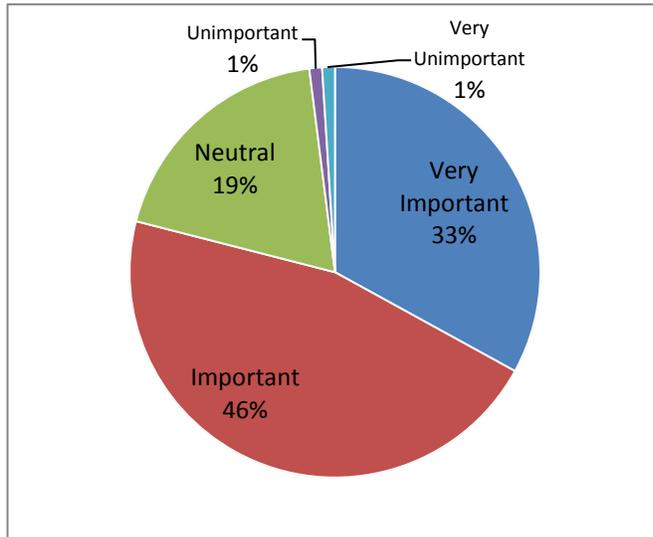
How would you rate the general quality of life in Sumner County?



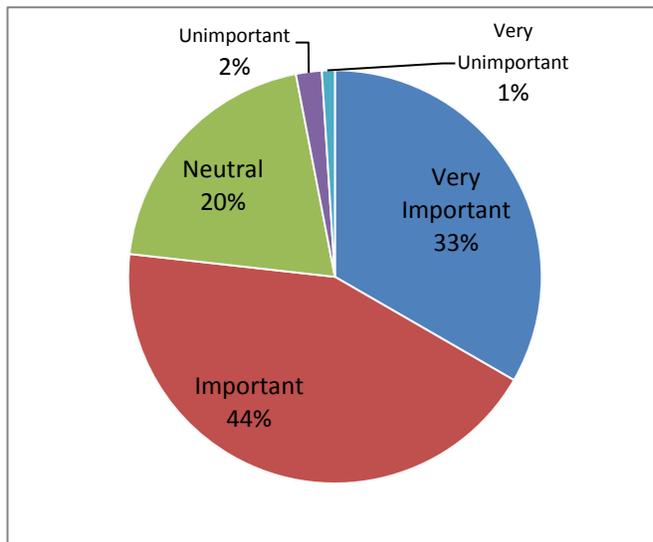
	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
Excellent	65	221	286	23%	77%	100%
Good	171	115	286	60%	40%	100%
Neutral	17	269	286	6%	94%	100%
Fair	5	281	286	2%	98%	100%
Poor	1	285	286	0%	100%	100%

Question 4

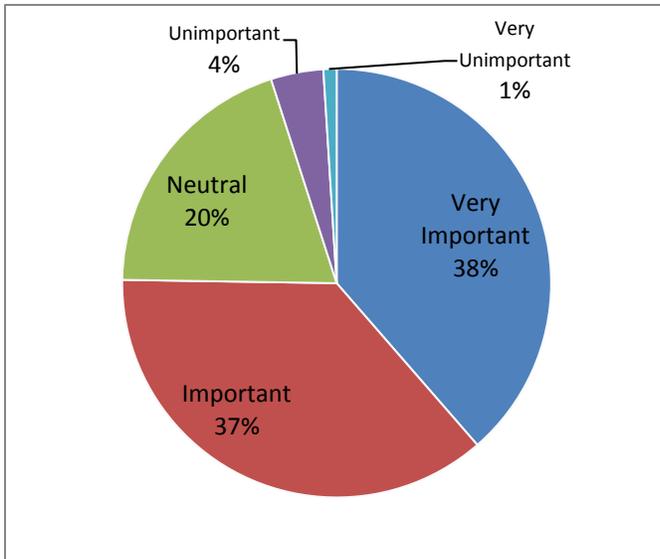
Sumner County has worked with the Nashville Area Metropolitan Planning Organization (MPO) to conduct a study involving transportation and land use in Robertson, Sumner, and Wilson Counties. Listed below are common growth and development objectives reflected in local land use and transportation plans from these counties. How important are the following objectives to the quality of life in Sumner County?



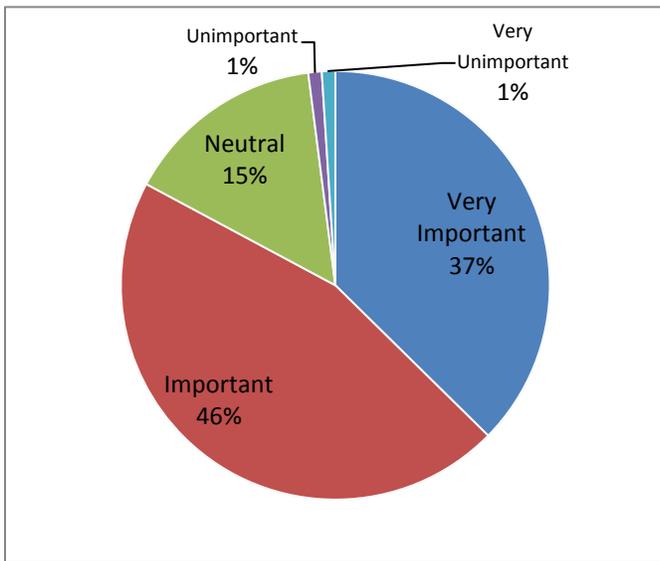
Historic Conservation & Enhancement



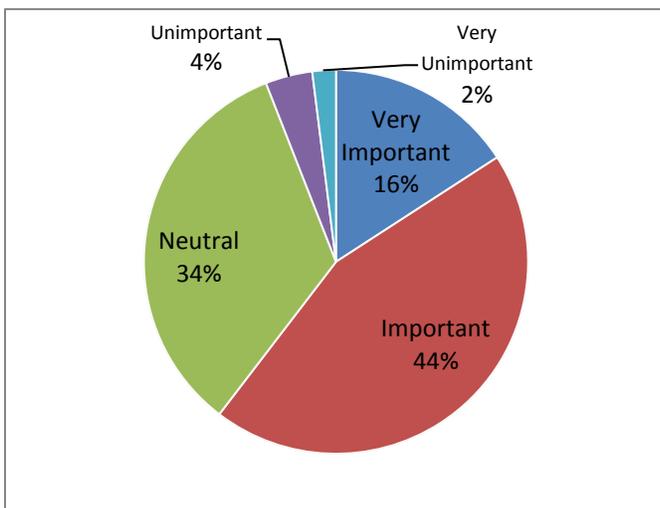
Viable Agriculture



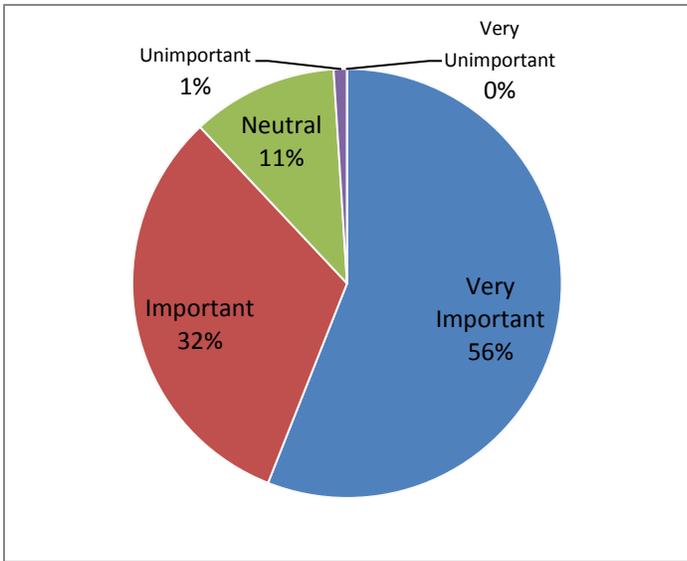
Rural Preservation



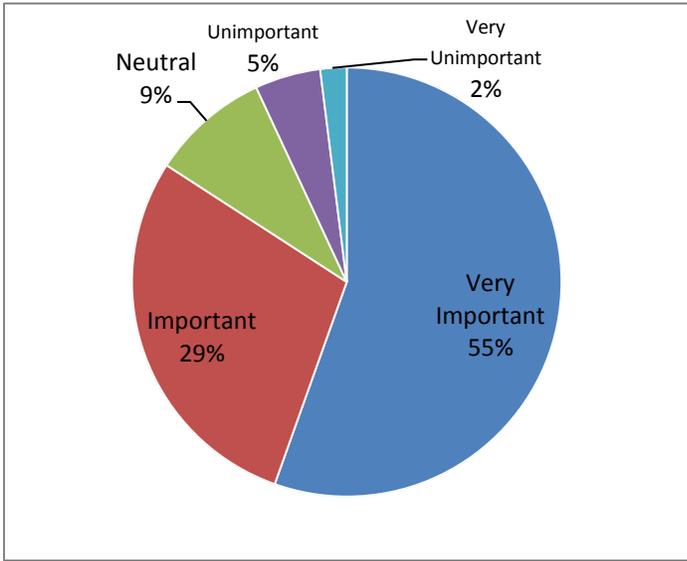
Economic Enrichment while Safeguarding Existing Public & Private Development



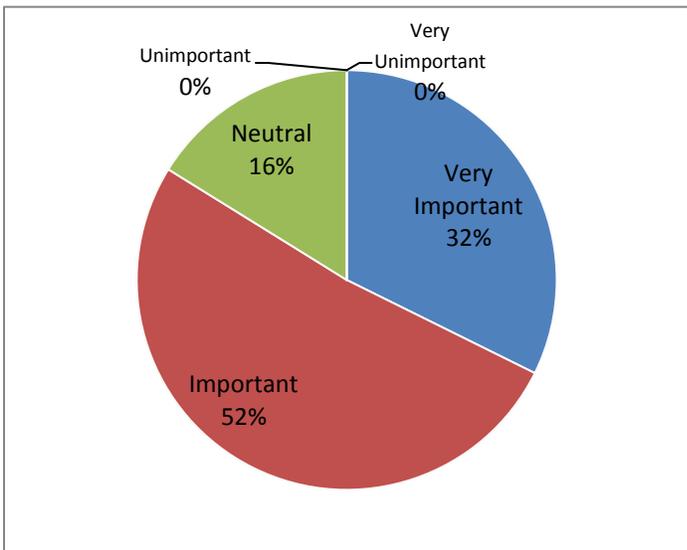
Preserve Urban Centers



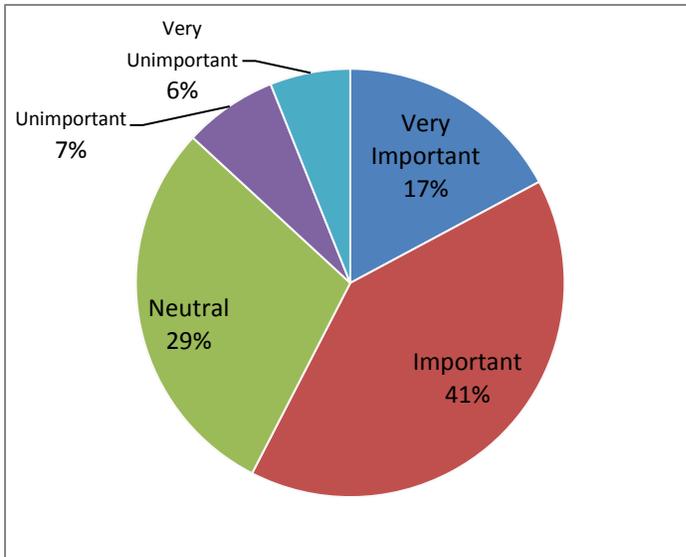
Protect Natural Resources



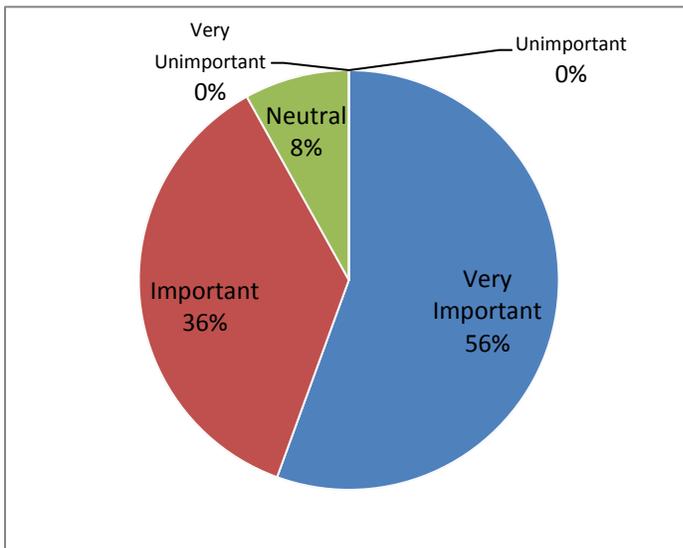
Efficient Transportation System



Ensure Availability of Services



Provide Housing Options



Maintain Sense of Community and Sense of Place

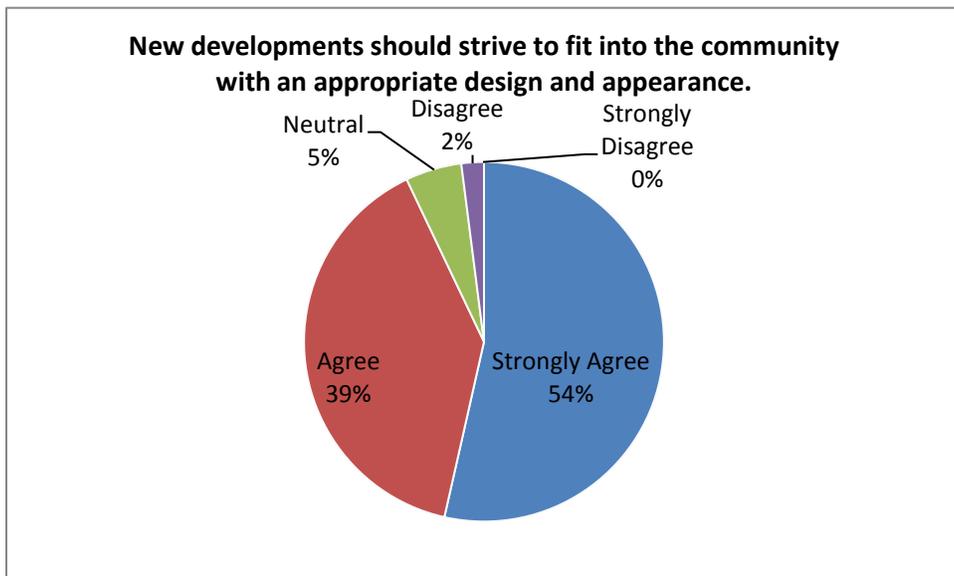
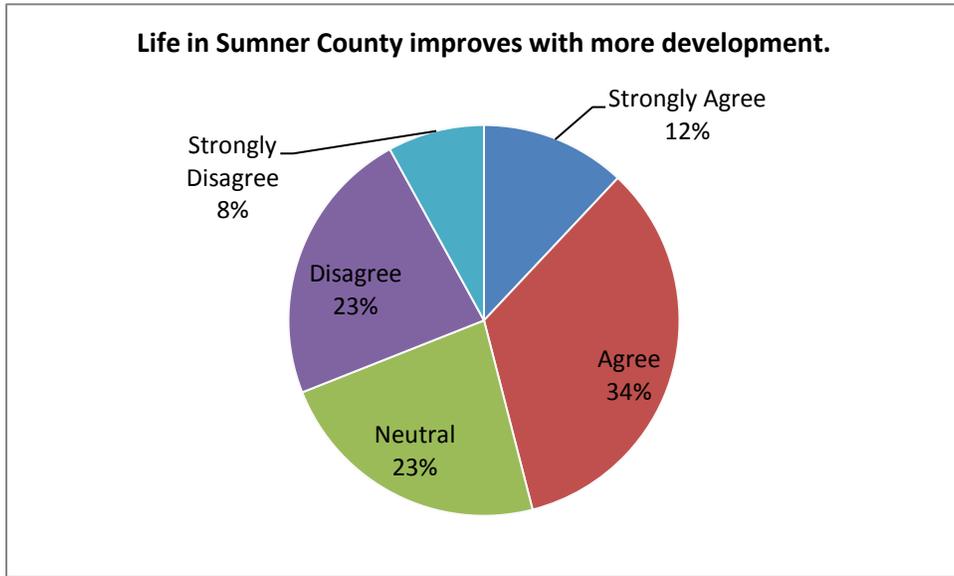
Ranking these objectives according to the percentage of responses indicated as Very Important or Important results in the following prioritized list:

1. Maintain Sense of Community and Sense of Place
2. Protection of Natural Resources
3. Efficient Transportation System
4. Ensure Availability of Services
5. Economic Enrichment while Safeguarding Existing Public and Private Development
6. Historic Conservation & Enhancement
7. Rural Preservation
8. Viable Agriculture
9. Preserve Urban Centers
10. Provide Housing Options

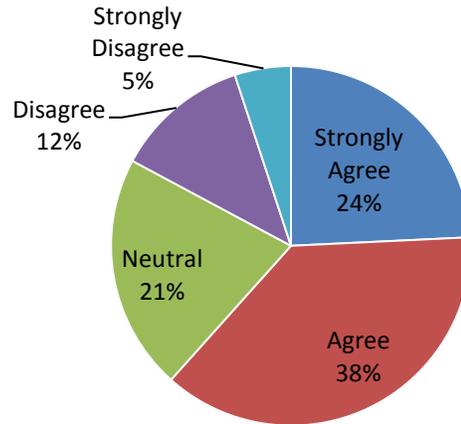
	PERCENTAGES					NUMBERS
	Very Important	Important	Neutral	Unimportant	Very Unimportant	Responses
Historic Conservation & Enhancement	33%	46%	19%	1%	1%	260
Viable Agriculture	33%	43%	20%	2%	1%	248
Rural Preservation	39%	37%	20%	4%	1%	256
Economic Enrichment while Safeguarding Existing Public & Private Development	37%	45%	15%	1%	1%	252
Preserve Urban Centers	16%	45%	34%	4%	2%	253
Protection of Natural Resources	56%	32%	11%	1%	0%	254
Efficient Transportation System	56%	29%	9%	5%	2%	257
Ensure Availability of Services	32%	51%	16%	0%	0%	253
Provide Housing Options	17%	40%	29%	7%	6%	254
Maintain Sense of Community and Sense of Place	55%	36%	8%	0%	0%	259

Question 5

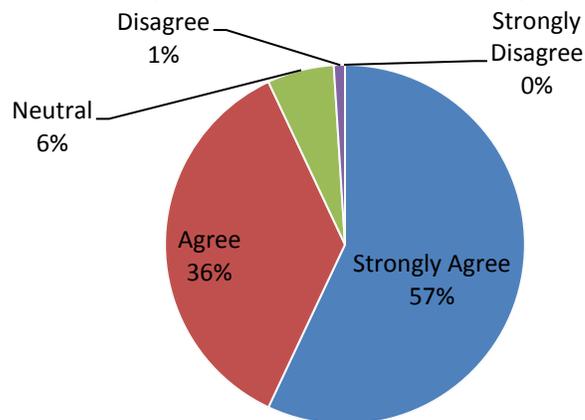
The following statements are about growth and development in Sumner County. How strongly do you agree or disagree with these statements?

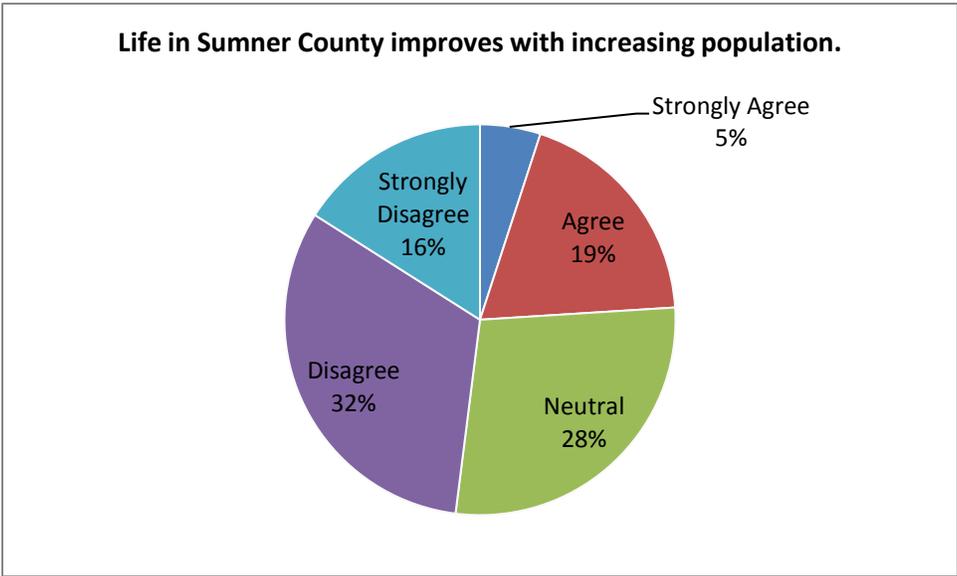
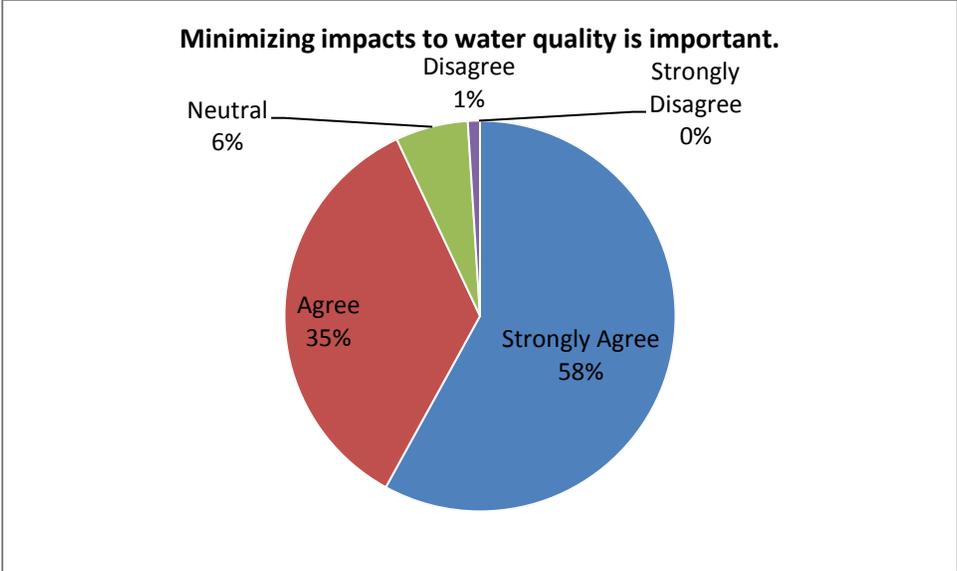


Some properties should not be developed because of an increased tax burden to extend infrastructure and services.

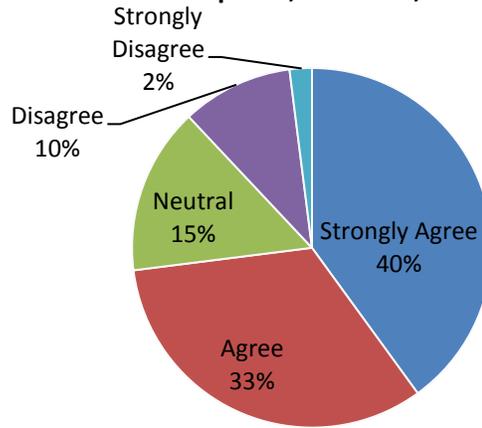


There are unique rural views and historic sites worthy of preservation in Sumner County.

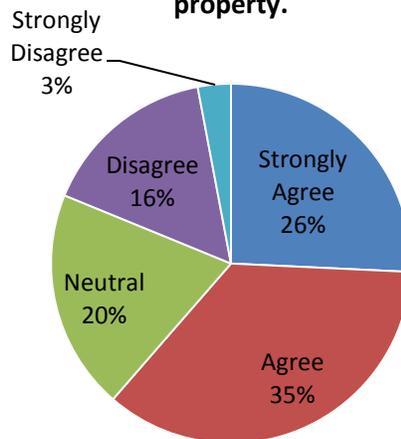




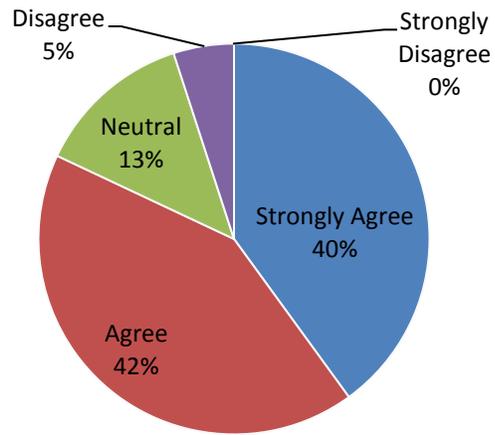
Development should not occur in environmentally-sensitive areas such as steep hills, wetlands, and floodplains.



Every property owner has a right to develop his/her property.



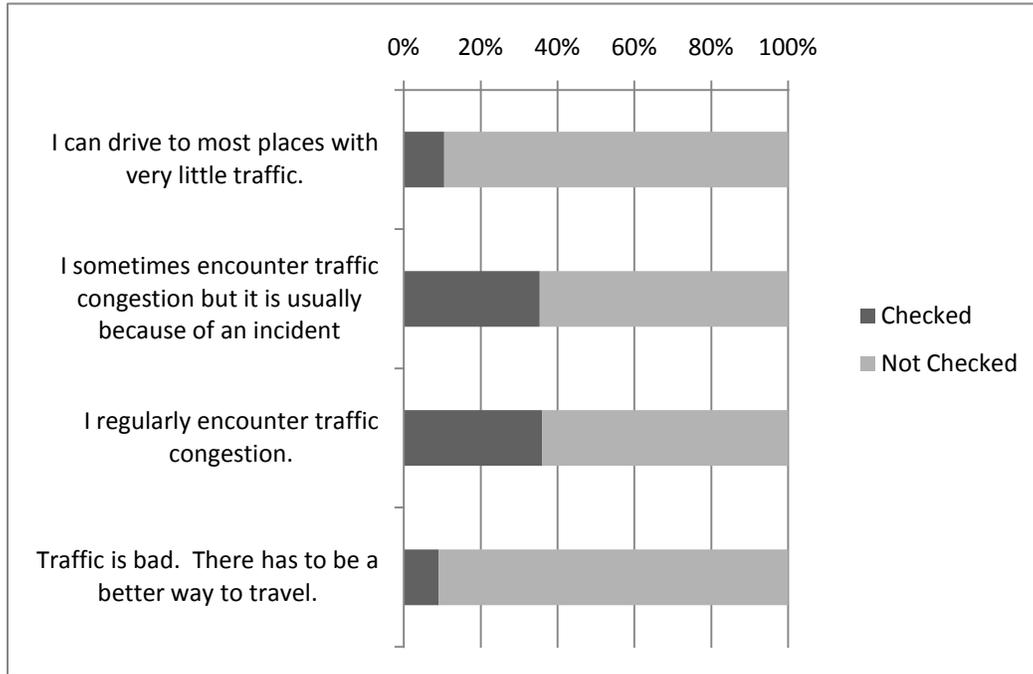
Zoning controls are necessary.



	PERCENTAGES					NUMBERS
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Responses
Life in Sumner County improves with more development.	12%	34%	23%	23%	8%	259
New developments should strive to fit into the community with an appropriate design and appearance.	53%	39%	5%	2%	0%	256
Some properties should not be developed because of an increased tax burden to extend infrastructure and services.	24%	37%	21%	12%	5%	258
There are unique rural views and historic sites worthy of preservation in Sumner County.	57%	36%	6%	1%	0%	258
Minimizing impacts to water quality is important.	58%	35%	6%	1%	0%	258
Life in Sumner County improves with increasing population.	5%	19%	28%	32%	16%	251
Development should not occur in environmentally-sensitive areas such as steep hills, wetlands, and floodplains.	40%	33%	15%	10%	2%	260
Every property owner has a right to develop his/her property.	26%	36%	20%	16%	3%	258
Zoning controls are necessary.	40%	42%	13%	5%	0%	259

Question 6

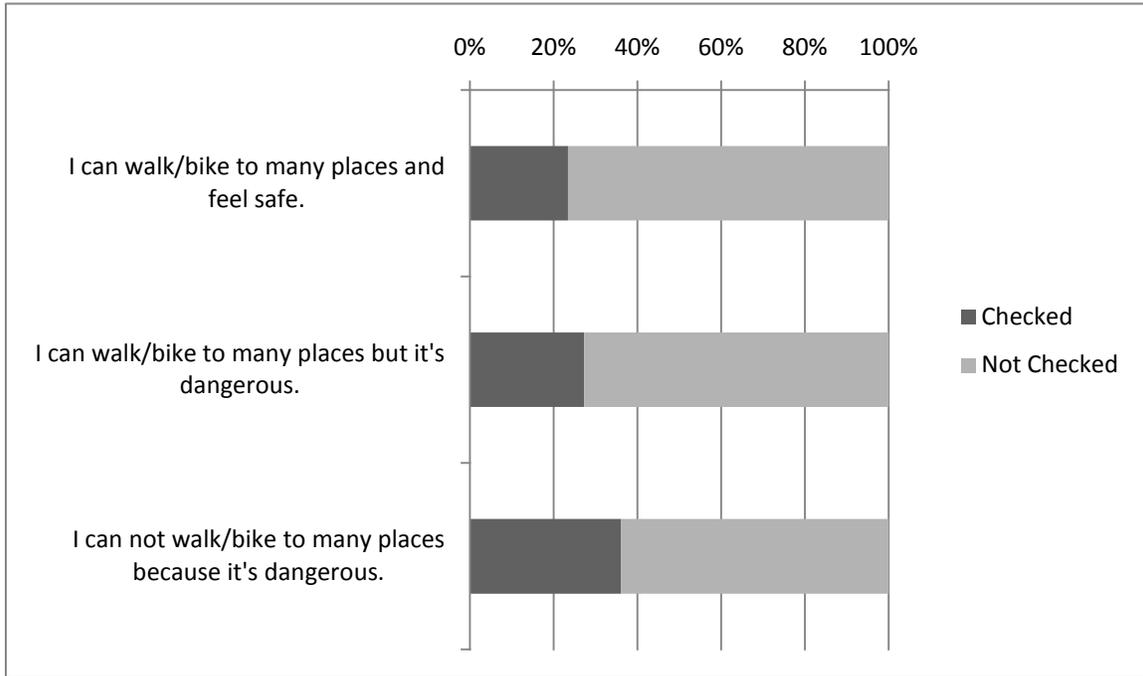
Which statement most accurately describes traffic congestion in Sumner County?



	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
I can drive to most places with very little traffic.	30	256	286	10%	90%	100%
I sometimes encounter traffic congestion but it is usually because of an incident	101	185	286	35%	65%	100%
I regularly encounter traffic congestion.	103	183	286	36%	64%	100%
Traffic is bad. There has to be a better way to travel.	26	260	286	9%	91%	100%

Question 7

Which statement most accurately describes your experience walking or biking in Sumner County?



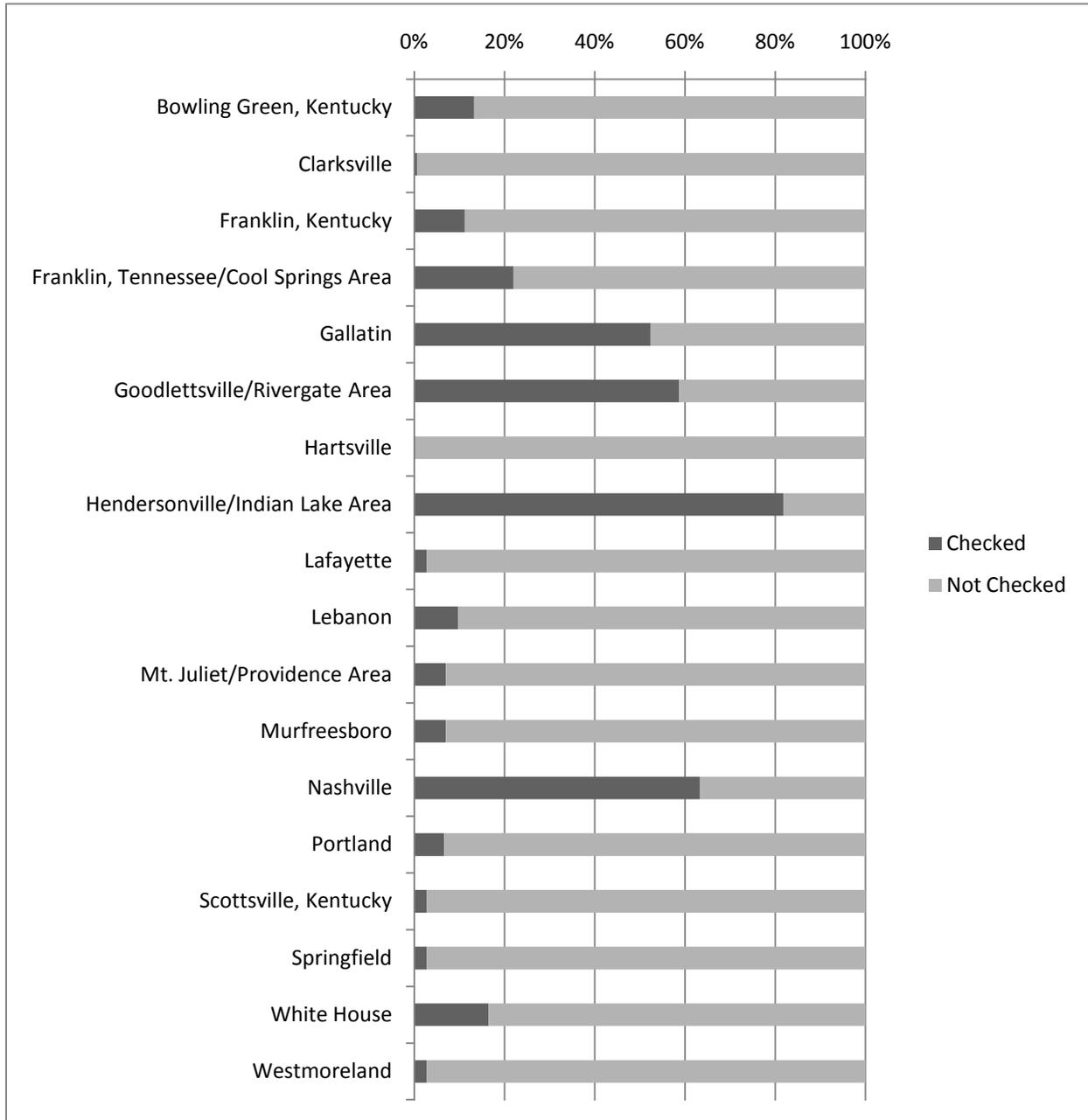
	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
I can walk/bike to many places and feel safe.	67	219	286	23%	77%	100%
I can walk/bike to many places but it's dangerous.	78	208	286	27%	73%	100%
I cannot walk/bike to many places because it's dangerous.	103	183	286	36%	64%	100%

Question 8

Select all the places you travel to regularly for shopping or entertainment.

The following locations are the top five areas:

1. Hendersonville/Indian Lake Area
2. Nashville
3. Goodlettsville/Rivergate Area
4. Gallatin
5. Franklin, Tennessee/CoolSprings Area



	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
Bowling Green, Kentucky	38	248	286	13%	87%	100%
Clarksville	2	284	286	1%	99%	100%
Franklin, Kentucky	32	254	286	11%	89%	100%
Franklin, Tennessee/Cool Springs Area	63	223	286	22%	78%	100%
Gallatin	150	136	286	52%	48%	100%
Goodlettsville/Rivergate Area	168	118	286	59%	41%	100%
Hartsville	1	285	286	0%	100%	100%
Hendersonville/Indian Lake Area	234	52	286	82%	18%	100%
Lafayette	8	278	286	3%	97%	100%
Lebanon	28	258	286	10%	90%	100%
Mt. Juliet/Providence Area	20	266	286	7%	93%	100%
Murfreesboro	20	266	286	7%	93%	100%
Nashville	181	105	286	63%	37%	100%
Portland	19	267	286	7%	93%	100%
Scottsville, Kentucky	8	278	286	3%	97%	100%
Springfield	8	278	286	3%	97%	100%
White House	47	239	286	16%	84%	100%
Westmoreland	8	278	286	3%	97%	100%

Question 9

Regarding those locations you selected in Question 8, what do you like about those areas?

There were major themes that emerged in response to this open-ended question. The following are some of those reasons why those polled visit places selected in Question 8:

1. Variety of stores and entertainment options
2. Proximity to home or work
3. Easily accessible
4. Quality/uniqueness of stores
5. Have the services one needs
6. Safe
7. Good character/sense of place
8. Shop locally

Responses:

1	close to home (Gville); selection and quality of stores (Nashville)
2	convenience or types of retail available
3	Nearby and have teh services I need.
4	A large selection at an affordable price ... regardless of what I'm purchasing.
5	Urban shopping opportunities
6	White House is home. Hendersonville has good eating establishments.
7	Different level of services/stores available
8	Close to where I live!
9	They are close to my home and most likely to have what I want.
10	Franklin, TN and Franklin, KY offer a historic environment with unique shops. Cool Springs, Indian Lake, M'boro,all offer a large variety of shopping and entertainment in a nicely done setting. Goodlettsville/Rivergate is always the last choice due to congestion. White House is close to home and is always the 1st choice, although variety is limited.
11	Close to home, lots to offer
12	They have the irems I am looking for
13	They have a variety of shops.
14	Conveinance, lower taxes, not congested, friendly people
15	Access to a variety of options
16	ease and quickness of access
17	shopping & dining opportunities
18	Selection of retail shops and restaurants. Goodlettsville has such a great park for running.
19	I like to shop Hendersonville because it helps local vendors and tax base. Rivergate is a necessary evil. Cool Springs because of certain stores and or vendors.
20	Well planned out and a feeling on community
21	Ease of access. A good fresh or interesting architectural feel or good character. A good atmosphere with good lighting (not necessarily bright) to create a safe place to go.
22	white house is close to the house, Hendersonville and Rivergate have more options at just the right driving distance.

23	Product availability
24	they are local and I don't have to fight the traffic or spend too much driving from one location to another
25	Each location has benefits from the particular store, to convenience of parking and closeness to my home. Cold weather makes you want to shop inside. Nashville includes Opry Mills and Green Hills. Quality of merchandise at Rivergate has deteriorated over the years. Indian Lake is still unproven as a successful retail location, although Glenbrooke continues to be strong.
26	They are close to where I live
27	Pedestrian accessibility and facilities, including access to mass transit
28	Lots of restaurants. Movies. shopping. Children's activities
29	No. comment
30	I like that Hendersonville has a number of safe sidewalks and a few parks on which to run/ bike/ walk. I feel that the parks need better lighting at night. Gallatin in particular doesn't have many options for recreational outdoor activities.
31	Each is unique and satisfies different needs
32	I like the variety of development in these areas, as well as the variety of restaurants, stores, and businesses. I also like the unique restaurants that Nashville has to offer downtown. But having nice sidewalks are very nice like Hendersonville has in the Indian Lake area.
33	close location
34	All these areas have services & entertainment we desire
35	Franklin, Ky has a nice antique mall. Gallatin has good restaurants. Nashville has nice art galleries and good restaurants. White House is growing and I try to shop locally, but sometimes have to go somewhere else. Clarksville has the military base. Hendersonville, has Indian lake area, with good restaurants
36	Many options
37	Convenience. More local options also in Gallatin and Hendersonville than in past years.
38	Quality, amenities, sense of place, outdoor, walkable
39	Convenient, flexible
40	The choices of places to shop.
41	Close
42	The have more shopping to choose from...Hendersonville NEEDS a Whole Foods!
43	They are close by and have a good variety of shopping
44	Shops, Toys R Us, Downtown Nashville atmosphere
45	The smaller cities offer unique shops. The Indian Lake area and the Rivergate area offer Larger Chain type stores.
46	Sidewalks, feel like you are safe on the street, good variety of shops and restaurants. Murfreesboro is also on the list because there is no good tennis instruction in Sumner county so we must travel to the "boro or Brentwood.
47	The choices of retailers especially in the Cool Springs area. Rivergate and Cool Springs malls still offer many retail establishments that can't be found in Hendersonville. Nashville offers many restaurants and entertainment options that aren't found in Hendersonville.
48	Variety and familiarity
49	More "upscale" shopping and dining options. I work in Nashville, so I often stop by to shop/eat on my way home from work.

50	Shop at Walmart for most of my needs sales tax difference is a significant savings. In addition gas is usually less expensive.
51	gallatin, hendersonville
52	More options already in existance. Traffic is bad though, especially in Indian Lake Area. The exit ramp needs a light or something.
53	Close to home with little difficulty getting there and back.
54	Availability of multiple shops. Would stay home if Indian lake had more shopping options.
55	Convenience and variety
56	accessability, choice in shopping/dining, aesthetic appearance, prepensity to grow
57	VARIETY
58	convenience but most importantly - good options
59	Variety of shopping, restaurants
60	convenience
61	Quality of shops avaiable and variety while being easy to get to.
62	quality of retailers and restaurants
63	Availability of items I am interested in or need. Close proximity of home. Convenience
64	they are clean and have up to date stores
65	accessabilty, cleanliness, variety.
66	Variety of options for shopping. Unique stores.
67	Convenience
68	Convenience (w/exception of M'boro, but that is where my daughter lives) and quality of services available.
69	Close by and not as crowded
70	Franklin Tn has done a great job of adding new businesses/stores etc. without taking away from their identity. I think Franklin would be a great town to model after. I think the streets of Indian Lake were designed well, it adds to the beauty of our town. The only thing they left out was public restrooms on the streets of Indian Lake. I mostly shop here in Hendersonville but will seek out another store when the item cannot be found/bought in Sumner County.
71	try to shop mostly in sumner county to keep my tax money here. Avoid shopping out side sumner.
72	Convenient. They have most of what I need.
73	Less crowded
74	I like the wide variety of shopping most of those areas have. I also enjoy the wide array of restaurants in those areas. Hendersonville is very lacking in good restaurants.
75	Accessibilty; well designed access to shops, restaurants, and theaters.
76	I can find my way around fairly easily without worry and all the stores (grocery, department, furniture, restuarant)that I frequent are close together.
77	variety of shopping. franklin is a great example of growth with preservation. too far to travel to often.
78	finding unique shops, good food, places to enjoy outings with friends & family.
79	shopping and eating.
80	Clusters of stores/restaurants that appeal to my needs all in one area.
81	8 miles

82	Stores, restaurants, variety
83	westmoreland is where i live, but i do have to go to other areas to work, or shop for different items i like or want.
84	close to home, everything i need.
85	Upscale restaurants (not chains); Symphony & similar entertainment.
86	Accessibility and variety of shopping, convenience.
87	Convenience of multiple stores and attractions in one area.
88	Less congested and easy access
89	Convenience, variety.
90	The variety of things available!
91	Accessability, convience, variety of amenities
92	Perception of cleanliness, convenience, better safety, shopping/entertainment options.
93	Diversity of choices and ease of access.
94	Cleanliness and Clientel.
95	they are close enough to drive w/i a comfortable amount of time
96	Diversity.
97	Convenient location, good variety of choices,
98	Not too busy but have options as to where to go.
99	accessability
100	I think it's nice we have all the new shopping areas but it's defiantly taking ab=way form the beauty of my home. I miss old barns and farmland i'm only 20 and I've lived here all my life i believe it was better before we started expanding..
101	Clean and neat places. Not too much of the underlayment of society at these places and that creates a safer environment.
102	Variety and quantity of shopping and entertainment choices
103	Available of shopping
104	I try to limit my trips to 1 close loop around my house. I occasionally drive to Nashville, but this is infrequest. The traffic is unpleasant!
105	Hendersonville
106	Honestly the prices!
107	variety of shopping options and ease of access from my home and office.
108	We keep our money in Sumner County.
109	Easy to get to, better resturants in some areas vs. others. Entertainment.
110	I enjoy the variety of shopping and entertainment options, in a well designed area that also feels safe.
111	Offer a large selection of shoping and dinining choices.
112	Franklin, KY - Walmart prices are cheaper. I'm not talking about the tax difference, prices are just cheaper than Walmart in White House or Springfield. Nashville - Where else will you go to see the Opry, Titans, Predators, or events at the Somnet? White House and Springfield - Local area's to shop for nessicity. Goodlettsville and Hendersonville - Closest area to see a movie in a decent theater.
113	convenience, less congestion, less traffic
114	Those are enough and close enough. We don't need anymore.

115	Convenience
116	Safe & high quality
117	Rivergate is not a bad drive and there is plenty of businesses to choose from for our budget and time. We moved out of Hendersonville to get away from the over development of the Indian Lake area, with its traffic, I wonder how all those corporate stores are having an affect on the small businesses in the area, I have yet to shop in Indian Lake Area.
118	Specific stores or restaurants.
119	Available shopping, safety, ease of getting there
120	Easy access and variety of shopping.
121	I go to all these areas for different reasons.
122	convenience, selection
123	They are close to my home.
124	Close to home, variety of stores
125	convenience
126	There is not shopping available where I live (Portland) to meet the needs of the community, which forces me to travel to Nashville to shop at places like Walmart or large grocery stores. The grocery stores in Portland aren't maintained properly. There are definitely not enough satisfactory eating options in Portland, which force residents to travel to other cities such as Hendersonville or Nashville. Residents are sick of fast food and Mexican restaurant and just want some decent eating options.
127	I don't like going to Nashville to shop. I like shopping in Hendersonville to keep the money here at home. I do not shop at the Streets of Indian Lake because I don't care for that development. I do shop at Walmart.
128	The culture and opportunities in Nashville. Options offered in other areas. More to choose from.
129	Convenient to job and route.
130	Unique restaurants
131	Ease of access.
132	they all have wal mart
133	Reasonably safe. Home town. Good shops, restaurants. It's home.
134	Most are easily accessible, and family friendly.
135	Indian Lakes is the best example of land use and Cool Springs Mall uses brims and landscaping to "block view" of parking lots quite aesthetically, something Sumner County FAILS to do but EVERYONE (but misinformed merchants) seek; i.e. we DO NOT need to see a "Big Box" or Convenience store to use it!
136	Music and restaurants. I would like to see more traditional music venues in the Sumner County area. Our roots are bluegrass, classic country, blues and gospel. These should be more prevalent in the Sumner County area for families to teach their children these music genres - particularly, concerts in the parks.
137	They are convenient and have the services and products I am looking for.
138	More choice of businesses. Gallatin and Hendersonville - bad look with so many used car dealers on the road, parking areas (asphalt, etc) not maintained for older businesses. New businesses seem to have more restrictions. Not a business owner, but a resident
139	convenience

140	Not too much congestion, safe, variety
141	They have the retail stores I am looking for. But the Goodlettsville/Rivergate area has compromised safety and I fear Hendersonville is going to do the same.
142	Compared to the large Metro where we reside, all of the cities checked have qualities that are attractive to us. Nashville - State Services, Universities, Symphony, Museumns. Gallatin - County Services, dining, shopping - food, etc. The rest provide shopping, dining or farmers market opportunities.
143	Lots of choices for eating/shopping and entertainment.
144	They are close and I can avoid interstate travel
145	Indian Lakes is developing into a state of the art development rather than srip development wesee so much of in Sumner County.
146	Nashville- Entertainment,Goodslettsville/Rivergsate,electronics etc.Indian Lake food,some shopping.
147	Clean, modern, upscale feel
148	I like the Franklin area the most. Nice community with core services.
149	LOVE THE INDIAN LAKES DEVELOPMENT. THEY DID A NICE JOB CREATING A PEDESTRIAN FRIENDLY SQUARE. I WANT TO SUPPORT GALLATIN BUSINESSES, SO I TRY TO DO MOST OF MY SHOPPING IN GALLATIN/INDIAN LAKES. HOWEVER, THERE ARE TIMES I NEED TO HIT RIVERGATE. I WANT TO STRESS THE FACT THAT I LOVE THE FARM LAND WE ENJOY IN SUMNER COUNTY AND WANT TO HELP PRESERVE/DEVELOP A PLAN THAT MAINTAINS OPEN SPACES . . . WE DON'T NEED A BUNCH OF BUSINESSES THAT END UP LOOKING 2ND RATE. LET'S MAKE GALLATIN/SUMNER COUNTY THE NEW FRANKLIN!
150	Both Gallatin and Hendersonville are convenient and easy to get to for me.
151	nearby!
152	I go to the different areas for different reasons. Most everything that I need is right here in Hendersonville.
153	Relatively easy to get from point A to point B.
154	easy access / safe shoping and entertainment / resturants
155	Close proximity to my house and good shopping and entertainment options
156	Good places to shop and dine.
157	Convenience of many stores and restaurants in one location.
158	great places to eat and shop. safe areas to be in.
159	The stores and convenience in getting there.
160	they are relatively near by
161	nashville; food, entertainment and shops not avaiable in sumner county. the other places are for shopping purposes onlyie...mall or walmart
162	Less congestion
163	shopping location are availabile as restaurants
164	The shopping and entertainment that I want can most easily be found in these locations.
165	Love the Streets of Indian Lake shopping center but we need to take great efforts to keep it a family, kid friendly place and keep gangs and shoplifters out!!!!
166	Safety and beauty of the shopping centers. Convenience.
167	there is more to do mall, shopping, activities

168	Hendersonville has a upscale atomsphere but yet down to earth feel the new shoppes and movie cinema really gave them a positive feel Gallatin needs that we need a mall area with different shoppes to keep money here in Gallatin I have lived in Gallatin all my life we have improved but we need to do better
169	Variety
170	VARIETY OF SHOPPING
171	Convenience.
172	Don't, they have what I need.
173	Nashville and Cool Springs/Brentwood are the variety of businesses, etc.
174	I live in Gallatin, Rivergate- I like olive garden and the book stores, Thats about it.
175	thats just where the stores are
176	They are close and traffic congestion is mimimal. Please do not let this area become another Rivergate!!!! I am pleased not to have to go there much any more.
177	They are close to work and home. I feel safe shopping in Hendersonville, Gallatin, Lebanon, & Mt. Juliet any time of the day. I will not go to Rivergate after dark, I never feel safe.
178	the people seem to be clean. rivergate and nashville seem to be filled with dirty rude people.
179	Hendersonville is a clean, inviting city.
180	Availability of what I'm looking for, ease of parking.
181	Everything I need is there. You did not include Glenbrook area - I use this regularly - and avoid Indian Lake - too uppity, not my style or need.
182	with the exception of Goodlettsville/Rivergate Area, and Nashville, I like the over all appeal of small town feel
183	I love the Cool Springs Area because of all the resturant and shopping options. They have the most options of any part of the Nashville area and surrounding communities. I love living in Hendersonville but Franklin would be my second choice for that reason.
184	In most places, traffic is not too bad on most occasions, with the exception of Nashville. Each location has amenities and attractions unique unto itself.
185	convenience of shopping nearby in safe areas. entertainment variety (culture and arts) in Nashville
186	Location and development - there's stuff to do or else its close.
187	Greenhills shopping mall, Whole Foods and Trade Joe and Belks and Rivergate mall for clothes
188	I prefer the safety of Hendersonville, Portland, Gallatin the most. I dislike the Rivergate area because of all of the crime and crime potential. No MTA bus stops please.
189	Aviablity of services
190	I like the variety of shops at Indian Lake Mall. Also shop at Kohl's,Ross and Stein Mart for Bargain's.
191	easy access from my residence and several shopping choices
192	Gallatin - proximity Goodlettsville - large anchor stores; mall Hendersonville - variety and ease of use
193	Hendersonville/Rivergate/Nashville--like the availability of good restaurants
194	Quick travel time, variety of food and entertainment available.
195	most are close to home area and have evething I need
196	Nice safe shopping centers

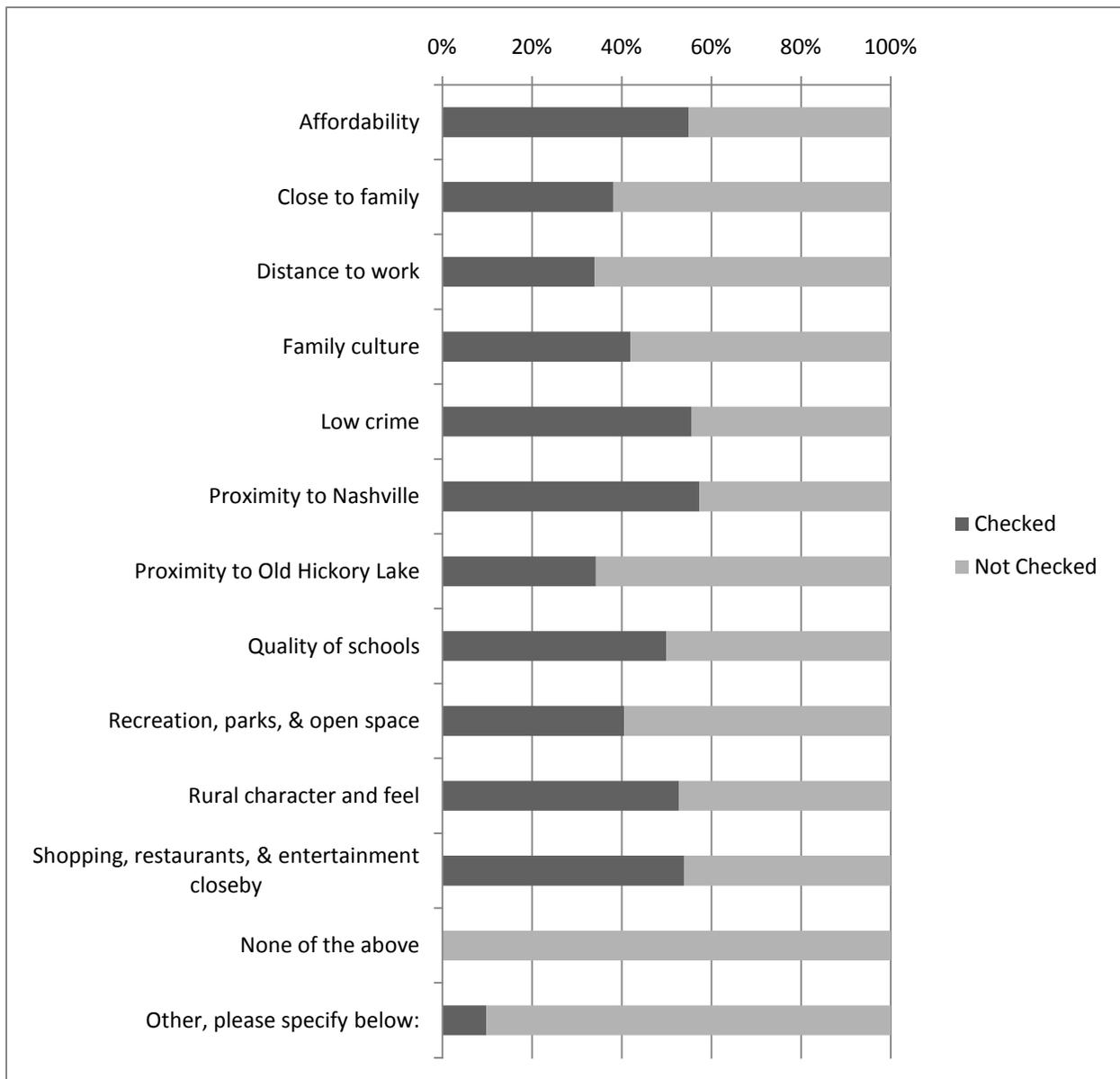
197	I like the extensive selection and diversity. I prefer not to travel long distances to get to what I want and need.
198	I don't like going to Cool Springs, Lebanon or Murfreesbor because of the length of time to get there. But that being said, i love the variety that is offered at Cool Springs & Murfreesboro. I like what is being done at Indian Lake alot and hope they continue with the variety & similar structure look. I like how most of these areas have shopping areas that are similar in look and tend to blend with surrounding. I lived for several years in Texas and would recommend taking a look at the Quarry Development in San Antonio for a theme type shopping area. I think this would work well and be able to showcase local items of interest to boot.
199	Shopping areas seem spread out better than they were & easy access.
200	We like the Indian lake area and having a concentrated area of shopping and restaurants.
201	I currently work in Madison and live in Portland so all these areas are on my normal route back and forth to work. I try to do everything along my route so as to save on gas as much as possible.
202	Gallatin is close to home, and the other areas are moer upscale retail.
203	I work in Nashville. My kids go to school outside of Sumner county so I have to travel to get them there. so I tend to do shopping/entertainment to & from those destinations. I love the greenways that Nashville has in terms of recreation.

Question 10

What do you like about Sumner County? Select all that apply.

The following are qualities of Sumner County in which 50% or more respondents selected as good aspects:

1. Proximity to Nashville
2. Low Crime
3. Affordability
4. Shopping, restaurants, & entertainment close by
5. Rural character and feel
6. Quality of schools



	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
Affordability	157	129	286	55%	45%	100%
Close to family	109	177	286	38%	62%	100%
Distance to work	97	189	286	34%	66%	100%
Family culture	120	166	286	42%	58%	100%
Low crime	159	127	286	56%	44%	100%
Proximity to Nashville	164	122	286	57%	43%	100%
Proximity to Old Hickory Lake	98	188	286	34%	66%	100%
Quality of schools	143	143	286	50%	50%	100%
Recreation, parks, & open space	116	170	286	41%	59%	100%
Rural character and feel	151	135	286	53%	47%	100%
Shopping, restaurants, & entertainment close by	154	132	286	54%	46%	100%
None of the above	0	286	286	0%	100%	100%
Other, please specify below:	28	258	286	10%	90%	100%

1	Close to good hospitals
2	Lower Taxes.
3	Bit of country out side the city, but Sumner County is quickly loosing its sense of place and rural character that once attracted so many people to the area. Before long, Sumner County will be come Anywhere, USA with defining its sense of place in future development.
4	Needs to be more recreational places available for walking, running, and biking.
5	Good Library system, good roads.
6	I could afford the property that I wanted. However, I would have rather lived in Davidson to save on gas. Need more public transportation that doesnt take a year to get into Nashville.
7	NO PUBLIC TRANSIT!!!!
8	it's not that affordable!
9	I like what the County has based on it's potential versus what it currently is. There are many resources (natural, agricultural, work pool, recreation, lakes, land) that can make this a leading County in the US (not just TN) to live, work and play. It is attractive place to live and attention should be drawn to the people and industry that is attracted here.
10	Our parks need some attention, esp. here in Hendersonville. We need to spend more money on making our current parks look nice. I have traveled to other parks throughout Middle TN and our parks are lacking. We need nice park benches, nice trash cans and manicured green areas.

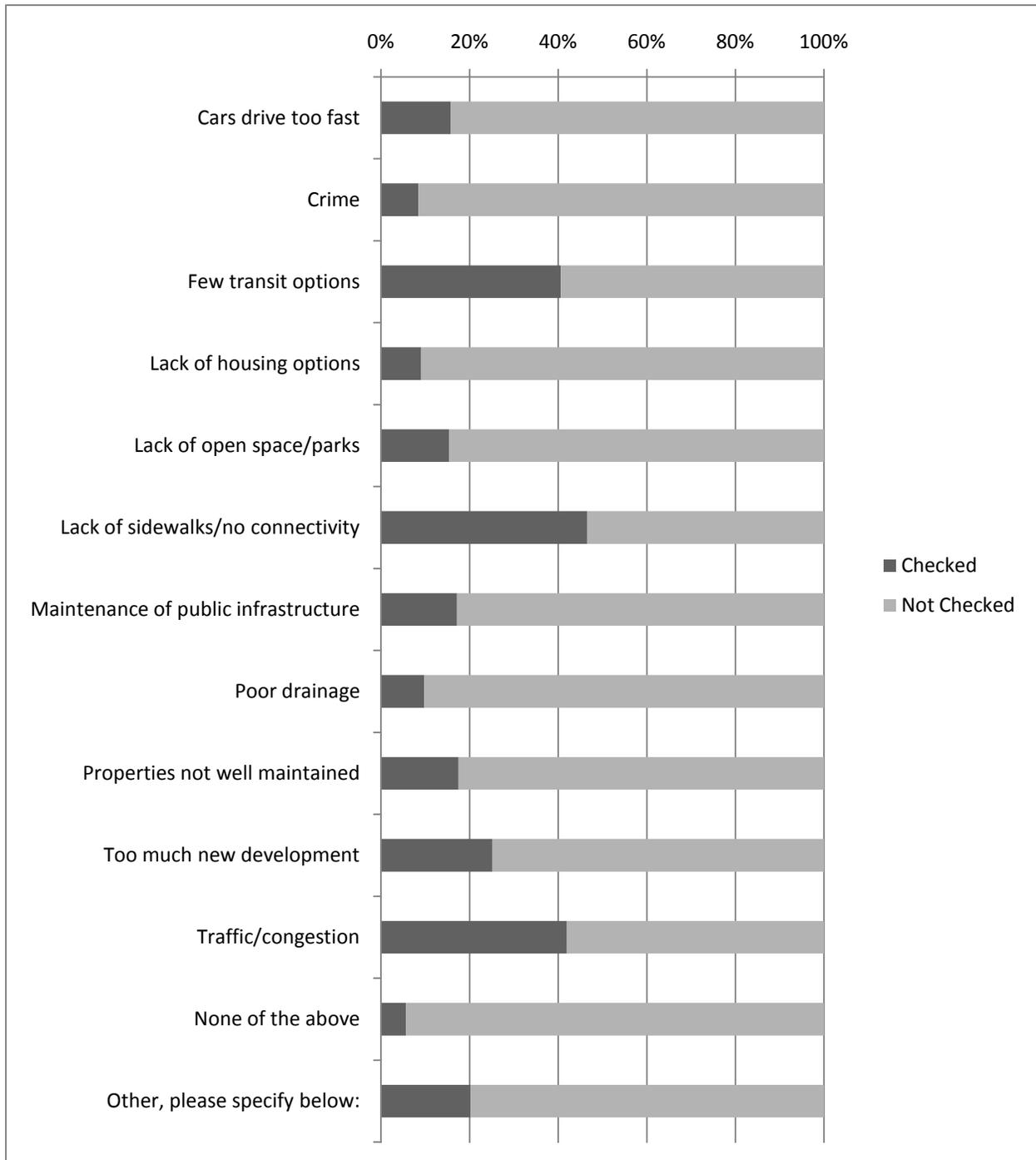
11	Sumner County has held on to it's roots ... for the most part. We now have a bit too much development and population growth to suit me. I am older, and will be moving to a Del Webb type retirement community. Would like to stay in Sumner Co, but we don't have a facility that appeals to an active baby boomer.
12	Growth Potential
13	As I have had a robbery and a shooting right in my neighborhood within a month I could not click on low crime. It used to be, what happened?
14	Once had a rural character and feel. Indiscriminate checkerboard development killed that.
15	The total cost of living.
16	Open space and rural feel are DEFINITE attractions in Sumner County!
17	While we do not reside in Sumner Co. or TN, five generations from current back have been a part of Sumner Co. or Upper Middle TN since early 1800's. 4th Gen. are current tax payers in the County, while a 5th may inherit and continue.
18	Sumner County is giant, so your responses are to be seriously dependent on where someone lives (in other words this is a bad question). That said, I chose to live here because of quality of schools and proximity to family.
19	We are a growing community but is also very affordable.
20	We need a mall here in Gallatin We need to keep more revenue in Gallatin we have improved but we need more More Community involvement Liberty Baptist Church is doing a outstanding job for the community. We need a Mission here like the Nashville Misssion to provide a hot meal to our families here in Sumner County who need a hot meal We need that Unity in our community now Which is missing
21	The rural character is leaving Hendersonville, but the sense of small town living still exists and I treasure it.
22	I love the open space available, whether it is large lots or open fields. I moved from St. Charles, Mo where there is NO open spaces. You have to drive almost 2 hours from St. Charles to find any farms or acreage. This is so much better.
23	space, green, small pastral town feel, slower development pace When the place is kept orderly, criminals and unwanted individuals would intuitively stay away.
24	I can have acreage and no close neighbors and still get to town (Gallatin) quickly
25	I am a transplant to Sumner County moving here about 3 years ago now and the biggest draw for me was quality of school system and the cost of housing.
26	Drakes Creek park complex is excellent!
27	Low taxes
28	Would like more bike paths or alternatives to driving everywhere. I would walk & bike more if there were defined paths. This would be good for me & good for the environment.

Question 11

What do you not like about Sumner County? Select all that apply.

The following are the top three aspects that respondents indicated not liking about Sumner County:

1. Lack of sidewalks/no connectivity
2. Traffic/congestion
3. Few transit options



	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
Cars drive too fast	45	241	286	16%	84%	100%
Crime	24	262	286	8%	92%	100%
Few transit options	116	170	286	41%	59%	100%
Lack of housing options	26	260	286	9%	91%	100%
Lack of open space/parks	44	242	286	15%	85%	100%
Lack of sidewalks/no connectivity	133	153	286	47%	53%	100%
Maintenance of public infrastructure	49	237	286	17%	83%	100%
Poor drainage	28	258	286	10%	90%	100%
Properties not well maintained	50	236	286	17%	83%	100%
Too much new development	72	214	286	25%	75%	100%
Traffic/congestion	120	166	286	42%	58%	100%
None of the above	16	270	286	6%	94%	100%
Other, please specify below:	58	228	286	20%	80%	100%

1	Irrational development using insular pods tha dump all traffic onto a very few roads.
2	Speed limit on Viet Vets should NOT be 70 mph. More like 65.
3	Need more bike paths connected
4	Sumner County and or local city's need to take their time and make sure that traffic plans are well thought out and make sense. Many times strip malls contain restuarants that exceed the availability of parking. Also, parking spaces need to be longer due to the fact of trucks and or SUV's.
5	Some of the older corridors are surrounded by older dated structures with strip developments that are showing their age.
6	To many banks and mega churches. Indian Lake congestion, somebody made a lot of money off that whole traffic study that was projected incorrectly. There should be no more development off Indian Lake it cant handle the traffic right now. Also there is no reason that in New Deal and Cottontown that the speed drops down to 35 mph. Keep traffic moving thru the county no speed traps.
7	Lack of "green" development.
8	[no comment]
9	Too conservative County Commision, especially regarding fiscal matters. Need to spend more money on education, attracting and retaining good teachers.
10	Although we have some nice parks and a developing greenway before more development occurs the county needs to set aside more land for future parks and open areas. You can see what has happened to Williamson County in many areas. They have experienced rapid growth but are paying for it with congestion and not enough green spaces in my opinion. We have a very nice

	landscape that needs to be incorporated into future development plans.
11	urban sprawl
12	Politicians are getting too big of an ego and needs to work together more.
13	Animal Control and the lack of support for the Humane association.
14	lack of white collar jobs
15	Although getting better, few venues to facilitate better entertainment and industry. Lack of venues to facilitate cultural diversity. Economic opportunities missed from the lack of development and support from potential major companies.
16	work on parks, add more bike trails/ walking trails everywhere
17	I would like to be able to walk to the grocery, barber shop, church, etc. While I live within 1 mile of each, walking around H'ville would be suicidal.
18	As mentioned before, do we really need another medical building or another restuarant?
19	i would like more opportunities to sell my farm products; i would like taxes to be less but i understand governments need money to operate. I would like for the county to give less tax breaks to large companies, but that may keep jobs from sumner county.
20	Sectionalism fostered by the southern portion of the county.
21	Just the tie in from 65 to 386.
22	no access to public records - as though the government created a barrier to access public records/public information.
23	White House schools are supposed to be so great but I have not been very impressed with HB Williams or White House High School as far as politeness of the Elementary School staff and encouragement and preparedness for college at White House High.
24	Gallatin needs a make over! The old area is unattractive and a eye sore.
25	There needs to be more sidewalks in the area. Also,I find it too dangerous to ride my bike in Hendersonville. They need to add and improve the bike paths.
26	The schools are average right now but there is a definite desire for improvement, hopefully in a short time we will see real progress in this area
27	In order to find decent employment, I have to travel over an hour to work each day.
28	we have the rudest most discourteous drivers with a me first attitude. now if you dont believe me just drive down netnam vet pky and try to drive 60 or 65 mph
29	1960's Level of Urban Planning! There are no "Master Plans" to target the socio-economic "mix" of residential desired, all "Developer Driven" which is INSANE. Infrastructure costs (services, schools, etc) will 2-4X property taxes and there are inadequant "impact fees!" County and Cities need to "PLAN their FUTURE
30	Very bad traffic on Vietnam vets, starting at Indian Lake going into nashville. Bad on the loop bad, starting on 65. Bad design and no tie in with the increase in development in Sumner County. And no, for what I do, there is not the job/nor near the pay I get.
31	[no comment]
32	Development needs to slow down. Current retail, business, and housing should be utilized instead of a new development popping up. Not only are older developments not being utilized and as a result deteriorating, but new developments are standing empty.
33	The Mayor.

34	The big ticket givers by Gallatin police.
35	We need more BICYCLES and bike paths as a mode of transportation.
36	Schools are poor quality
37	The tabling of plans to build the Northern half of TN 840 and the widening of TN 109 will bear bitter fruit for Gallatin, Portland and Lebanon. No thought or plans to build passenger rail when there was Interurban rail from Gallatin to Nashville built before the 1st WWar and there was rail connection from Gallatin to Scottsville and Hartsville through Roganna. The "Music City" rail line is having financial problems currently, but energy costs and jobs could change that picture.
38	I think the county lacks many things, like a lack of diversity (you never ask, but I live in Hendersonville), a car dependent community, lack of public planning and development vision. It just irritates that there are so few public spaces, that the streets are covered with a spaghetti mess of electrical wires, siugnage
39	NOT THAT I MIND NEW DEVELOPMENT, LET'S NOT TEAR UP FARM LAND TO PUT 4-HOUSES PER ACRE OR SOME CHEAP STRIP MALL.
40	When there is a wreck on the bypass, there aren't a lot of options for alternate routes. Maybe there are not enough exits on the bypass to get around wrecks. As the community grows, traffic is going to become more of a problem.
41	Inability to get a comprehensive and connected greenway system in place. There is a resistance to change and a lack of vision by many on the County Commission when it comes to taking steps to make this happen.
42	Private driveways off of public roads every few yards. People thinking they must have 5 acres of land so they can live in the country but not farm.
43	whoever the designer is that designed the new entrances and exits to new development should be fired. Latest example is Kroger parking lot Gallatin.(what a cluster) Green areas are beautiful lets incorporate manuverability also. Home Depot Hendersonville, There is a lane that almost goes down to nothing?
44	Vacant buildings and trash along the roadways. Lack of curbs along the main roads. Strongly dislike the use of of banners and placard signs in front of businesses.
45	I love Sumner County We have improved a great deal but we need more community involvement. Mid Cumberland has also helped a lot of families as well We have too many banks. The police Department is doing a good job but there has been excessive pull overs
46	LACK OF NEW BUSINESSES
47	Laws regarding dogs need to be strongly enforced! I cant even take my child to the childrens park without stepping in dog [----].
48	We need to be looking at some form of mass transit. We need to do better at keeping our schools open in the winter when there is uce and snow.
49	Need a few stop lights put up at the Drake's Creek west bound 386 exit. If you are making the left to go to the new mall you do not get a big enough break in traffic to safely make the left.
50	cops are never around when you need them!
51	proposed continuing population growth
52	Traffic off of 109 into Gallatin is very heavy. There should have been better planning before the newer shopping area was developed. Street traffic is sometimes congested for Gallatin.
53	There should be better enforcement of laws designed to keep properties clean, especially in the northern parts of the county. Trash along roadsides is also a growing problem.

54	with the increase in population the traffic is getting congested
55	The increase of drug use in the community with young people.
56	lack of community center with public pool (like YMCA)
57	Connectivity is big. I have lived in small towns and big Cities, and I was disappointed when my family moved here at the difficulty of moving around. I really miss sidewalks and wish that the county would make it a requirement for new development. Also, as much undeveloped land in this area, i was somewhat surprised by the lack of major public parks & recreational items. I know that there is a big lake here, but if you don't own a boat, you are REALLY LIMITED in local outings.
58	Lack of connected greenways.

Question 12

In one sentence, describe what you think Sumner County should look like in the future. This might be your "vision" of growth and development, preservation, demographics, or culture for Sumner County in 2035.

The following themes were contained in a number of responses to this open ended question:

1. Maintain rural areas
2. Quality growth
3. Preserve natural areas and green space
4. Improve travel options
5. Family friendly values
6. Improve retail and commerce
7. Safe & clean
8. Improve pedestrian and bike accommodations
9. Good roads
10. Avoid sprawl
11. Diversity in culture and incomes
12. Preserve historic heritage
13. Small town feel with big city amenities
14. Maintain sense of place/character
15. Maintain existing services
16. Resemble Brentwood/Franklin/Williamson County
17. Live, work, play
18. Compact centers
19. Well planned or well managed

Responses:

1	A better connected, regionalized community and environment where people live, shop, and work in harmony.
2	A few dense business/population centers with well connected suburbs.
3	a self sustaining community with industry,commerce retail trade,& and multiple residential housing types where residents live work and shop here (metro gvmt)
4	Nice balance of developed property while being able to maintain a lot of rural feel without wrecking the environment, yet able to offer residents a viable commuter option for the area (light rail, bus, etc.).
5	Office parks, multi-use developments,good roads and connectivity,with parks and greenways
6	A County that promotes and provides compact urban centers and the preservation of natural areas and rural setting.
7	Develop the areas that have started and TAKE CARE of what we have.
8	Having state roadways with a minimum of three lanes and be well lighted. Traffic signals at major intersections and light rail systems to Nashville
9	A diverse, well planned environment where citizens can live, work, and shop within their own communities.
10	RUAL WITH SHOPPING AND LARGER DEVELOPMENT NEAR MAJOR ROADWAYS NOT IN FAVOR OF NEW ENGLAND STYLE AREAS WE SHOULD DEVELOP OUR OWN LOOK NOT ONE SUGESTED BY THE EXPERTS

11	Positive growth and development while maintaining sense of history.
12	Needs to be as rural as possible
13	Sumner County maintains areas that are rural and not threatened by development.
14	A melding of history and technology in a family friendly community.
15	I think Sumner County can make a few changes (especially in Hendersonville) to preserve green space and the beauty of the region like building "green" islands on Main Street to reduce the seediness of the original business area and installing more sidewalks to make it more safe for walkers/joggers.
16	similar to today, small town feel with big town advantages
17	My vision is a cross of Williamsburg, Charlestown, and Savannah. In particular the properties adjoining the lake. This is just a suggestion, but I know that it is not a reality. However, it would be great to zone certain areas of the County for this type of look in order to achieve it.
18	More of a Franklin, TN feel, but not at the expense of Franklin has added to living there.
19	I would like to see a vibrant, growing area with a planned growth that is well thought out and could be the new Cool Springs only better. I would like to see some commercial development around some of the lake where now exists older commercial buildings that have no sense of place. A walking area with shops, food and entertainment areas. More nice places to work in the area.
20	Stop the cities from spreading outward they can develop internally. Start spending some money on Sheriff Deputies and actually protect the county with a real fire department.
21	Better roads 4 lane with aturn lane
22	I think that development should ease up and that if new industry wants to come in then use the space that is available instead of building new, i.e some of the empty storefronts and strip malls
23	Sumner County should continue to offer citizens a variety of life styles so that our quality of life will continue, including rural, small town, suburban, and limited urban concentrations along proposed mass transit access points.
24	All development in downtown cores with transit linking them to Nashville and the region
25	Without subdiv and zoning regs to define a sense of place and maintenance of the area's unique rural character, Sumner County will look like any other suburban area outside Nashville -- defined by what people don't want
26	Williamson County...but more affordable
27	n/a
28	I picture being able to easily and safely travel on foot or bike between adjoining cities.
29	We have grown at a rapid rate we would be wise to evaluate our cost of services especially education uuit is out of control and a poor efficiency ratio
30	Sumner County should be an innovative, comfortable, and "green" community that fits the needs of the suburban family by providing places to live, work, and entertain while providing excellent transportation options, such as local buses.
31	Like a well managed County.
32	It should look like Williamson County:
33	I'd like to see a new Library and a new City Center developed with Art Galleries, Music, Cafe's, and Mass transit of some kind for all of Sumner County.
34	In the future, Sumner County should be a community that provides jobs for all skill levels and housing for all income levels while preserving what makes Sumner County special - rural vistas,

	open space and sense of community.
35	Maintain and preserve the pristine rural character in all parts of the county for the enjoyment of the entire population and not penalizing the holders of the open land with a large tax that would create a need of selling the property to highest and best use.
36	Please see above.
37	Urban development should be confined to urban areas and urban services should be provided which will sustain this development. This should be primarily in the cities. If urban development is to occur in the unincorporated areas, municipal level services should be provided, including fire, police, parks and recreation.
38	A comprehensive well thought community that embraces new and old ideas in a similar manner.
39	Personally, I wish we could turn back the clock about 20 years and STOP the development. We've lost our small-town appeal. I'm in the county, not the city, and gov't is threatening that.
40	Restore Historic Main St in Hendersonville...remoduling buildings that already exist.
41	Sumner county will be more diverse demographically, will be more diverse with shopping and restaurants and will likely be more crowded.
42	Community founded. Experience family in Sumner County!
43	The Franklin area should be an example of proper planning. Street signs need to be bigger and easier to read. Sidewalks? What's up with no curbs or sidewalks?
44	A county that provides mass transportation options, shops and stores within walking distance using sidewalks and plenty of parks and recreational opportunities.
45	I would love to see Sumner County maintain it's rural feel while developing certain areas so that all my shopping needs can be met in our county.
46	A community that has everything a person would need without having to travel outside the area.
47	Controlled growth - we currently have large developments that are going under, overcrowded schools and a nightmare during rush hour on Vietnam Veterns; these issues should be addressed before growing further.
48	SUMNER COUNTY SHOULD BE MUCH LARGER IN POPULATION, AND HOPEFULLY A LEADER IN ALTERNATIVE ENERGY USE.
49	More family oriented places to go to, ie., museums etc
50	More culturally diverse. More parks and side walks. At least one dog park. No additional appartment complexes.
51	Upper middle class city by the lake
52	Protect the farms. That is what makes this area so rural and appealing. Keep the small town America appeal.
53	A moderately quiet community with primarily single family homes, low crime, adequate infrastructure, where property owners feel their investment is growing.
54	A well integrated community that incorporates business, residential, shopping and dining venues and parks/recreation for families - that preserves aesthetic qualities and appears to be well-thought out and planned for growth.
55	AREAS OF SUBSTANTIAL DEVELOPMENT IN POCKETS, WHILE STILL MAINTAINING A RURAL FEEL
56	Sumner county should look for stable, healthy growth, and work with cities on traffic flow plans.

57	Vibrant. Have to use the airport to get business in here. Indian Lake is a cornerstone and when Fairvue turns around it can flourish. Throw in the lake and what's not to like
58	Controlled growth along with upkeeping existing structures
59	A river walk, with shops, restaurants...utilize the lake and make it the center of town.
60	My vision for the future of Sumner County is to make the county's role one which is both rational (and fiscally sustainable) and one which adds value to the entire region. This will require transforming the county from the opaque mixture of urban, rural, and regional services to a new model. I feel we need to look at what services will be continued? Discontinued? How will the county partner with local governments, both general purpose (cities) and special purpose (water and sewer districts/companies) to meet the needs of all our neighbors? I would like to see the county partner with cities and the state Legislature to accelerate the annexation of the "unincorporated islands" within our urban growth boundary? Resolving these annexations will be central to rationalizing municipal service delivery. Lastly, Metro Transit, which is run by the county. The fiscal crisis facing that agency will force decisions that will have a profound impact on our region for many years to come. How can Metro handle the loss of sales tax revenue most gracefully, and in a way laying the foundation for future growth of public transit? How can these strategies be used to shape the development of the region? How do we accommodate the expected 1.4 million new neighbors in the next 30 years?
61	the same as it is now; the character, values and economic diversity of the area are what make it a great place to live.
62	An area that offers great schools, shopping and entertainment options for diverse income levels that will attract Corporate relocation or development, offering employment opportunities to the citizens of Sumner county.
63	Connectivity and parks with development options for entertainment.
64	Expansion of commerce with preservation of historic sites and quality schooling.
65	I envision Sumner County being a place that embraces the future while not losing it's connection with the past.
66	While holding development to a reasonable limit, continued excellent parks dept and promotion of family ideals. Preservation of historic locations/bldg., lands with a emphasis on the heritage of Hendersonville. Promotion of a more centralized "downtown". More cultural events taking advantage of the lake (small concert area in a lakeside park) and other existing/future locations. Promotion of Hendersonville as a place to live for the best and brightest.
67	Sumner County should look like a welcoming family community surrounded by beautiful parks, bike trails and green areas as well as fine shopping and dining. The focus being on "family" and good christian values.
68	Remain a family orient location for living. But still have the new and upcoming attractions and businesses with that home town feel
69	Sumner County should be what it's geography, climate and proximity dictates ... a bedroom community for Nashville as well as a home with historic heritage for the locals. More space would have been good for this one sentence!
70	I think Hendersonville should have a bridge over Old Hickory lake going to Old Hickory/Hermitage/mtJuliet.
71	I think Sumner County should strive to be its "own" community and not pattern itself after other areas. It is a very family friendly community where most people feel at home and feel sahe

72	We should maintain the core "ruralness" of our setting, while guiding and controlling our development in a way that enhances that setting.
73	Mass transit to all parts of county, more forms of entertainment that is more craft/hobby oriented, gift shops that welcome consignments from residents to better promote personal involvement in community.
74	look to franklin tn
75	An environment to live, work and play.
76	A combination of rural 'hometown' feel and access to urban amenities, with a safe and well maintained presence. A combination of home town ambiance, modern amenities, rural and urban areas well maintained and policed.
77	i would like to see some of the shopping areas in "town" clean up and improve rather than necessarily adding more and letting the older ones continue to decline. this would
78	Sumner County should be a place of quality, not quantity.
79	it should look like a place where government gets [-----] and says no more annexing of taking land for the 'common good
80	More diverse amenities for shopping, dining and entertainment.
81	lots of retail options...including restaurants, great schools busiling buiness and voted best place to live YOY
82	Regulated, well-planned growth with infrastructure taken into consideration more so than what has been done lately, and an emphasis on keeping historical areas preserved and protected.
83	Tastefully developed.
84	A community of quality development offering sufficient choices for living, employment, shopping and recreation to keep the best and brightest at home.
85	My vision would be that all services be available to everyone no matter what and transportation would be provided to everyone as well!
86	SAumner county should grow with the welfare of ALL citizens in mind, progressing toward the future while honoring and preserving and learning from the past.
87	Similar to Franklin, aggressive and controlled commercial development with complimentary amenities that exploit our great location and resources.
88	Controlled growth to bring new, postive things to the County, including jobs, but preserve things that are unique to Sumner County so we don't just look like any other place in Tennessee
89	My vision of Sumner Co. would be for infrastructure to be re-enforced and updated and to have more cultral opportunities.
90	In 2035, residents of SC should be able to find good jobs, shopping, restaurants, school, green space, rural beauty, historic sites, entertainment, recreation and affordable housing without leaving the county, and feel safe while living and enjoying our county.
91	Clean, easy to navigate, lots of options on housing and shopping.
92	Prosperous, pride, clean, caring
93	Green and filled with wild flowers like the good old day!!
94	I feel that Sumner County should become the Brentwood/Franklin of North Nashville. I feel the standards for commercial and residential properties should be maintained.
95	The next "Brentwood".
96	Good roads and good schools.

97	I really would like to see neighborhood schools where children could walk to and from daily, and also have a safe place to play after hours that is within walking distance to their homes. This could be a meeting place for families to get some much needed activity and have FUN!
98	I believe we will see more mass transit and people walking more to and from work where we will have more office space. Smaller more efficient "green" homes. I hope to see what it is like by then but I will be really old!!
99	Coexisting with nature while still maintaing the idea of a family community.
100	A comfortable, safe, easily travelled county in which my wife and I can enjoy our retirement.
101	A county where families can live, work and play.
102	I believe it should be a clean, protected community. Low taxes, good jobs, housing that is well maintained with City well educated to improvements. Protection of Seniors.
103	Sumner county should continue to grow, while maintaining a community feel.
104	Well educated, have good employment opportunities,more four lane roads, low taxes, continue to be a safe place to raise a family and run a business.
105	I have just moved here after serving 20+ years in the military. I moved to the area because it is peaceful and Sumner County should keep it peaceful.
106	Maintain rural character and feel; limit new housing, particularly apartments, until basic services & infrastructure can be provided without tax increase.
107	Public transportation would be key.
108	I think Sumner County is growing too fast and we have enough empty store fronts, why do we need to keep building more?
109	Clean, organized, welcoming, and a desired tourist destination.
110	In 2035 gasoline will cost \$10.00 per gallon in current dollars and Hendersonville will cease to be a place lower income and lower middle income can live and commute to Nashville.
111	Our children are the future of this county first and foremost. Lets stop with the consumerism and start with learning to give of our talents for the Common Good. Learning from a historical stand point and a desire to preserve our Natural Resources we should value and protect what we have now, if we look at the demographics every five years or so and keep a balanced buget all will take its course in do time. If there is a community worth living in because of good, sound planning and public imput as there seems to be now we will have minimal problems in the future.
112	Prosperous community with good schools and employment opportunities.
113	Sidewalks in more rural settings, transit from outlying areas to Nashville and excellent employment opportunities.
114	no opinion
115	Slow the development and preserve the history and beauty of Sumner County. Improve the air quality which hasn't been mentioned thus far.
116	In 2035 the county is known for it's great historical charm as well as being a leader in rural land and green space preservation, connectivity via greenways and bike routes and lake lifestyle.
117	We moved to Hendersonville in 1988 because we wanted to be in a smaller town, so slow down the development and preserve that quality.
118	Mass transit would become a reality.

119	Education is important....but it can't all be done in schools....I would love to see some culture in this town. Let's show our children that Native Americans still live and breathe today and that African American people aren't just stained white people. They are beautiful black through and through and should never be ashamed to live in this small southern town. When we are learning about each other (especially at a young age...means less problems down the road.)
120	Needs to keep it's small-town feel yet offer to meet needs of local people.
121	Sumner County should be like a small town due to the rural areas.
122	we need to have a comprehensive mass transit plan and go back to shipping by r.r.
123	Entrances to towns be made visually pleasing (Ex. weeds mowed and scrub trees removed), eliminate or hide the strip mall effect down Gallatin Rd. in H'ville. My example of visually pleasing would be something similar to Hilton Head. Electrical, cable and phone lines buried underground.
124	People friendly, public participation in decision making, comfortable, and a safe (but not overbearing)living environment.
125	There are MANY comparisons between Sumner & Williamson County. Williamson has done a "good job," except they did not control infrastrure costs; 3X tax base!
126	Old Hickory Lake should be a backdrop for tourism with clean shores and larger beaches. Train transportation in Sumner and to/from Nashville for work and play.
127	Safe neighborhoods with sidewalks and bike lanes that connect to mass transit stations and schools.
128	Keeping the current community feeling with open land but some deveoplement and better roads in and out of county.
129	Safe, hometown community.
130	Sumner Co. will still have its rural/agrarian roots coupled with "smart" development to accomodate a growing population and an evolving demographic landscape.
131	It should look uncongested.
132	Go to Flower Mound, TX a suburd of Dallas. We look like them twenty years ago and see what is likely to happen.
133	Sumner County in 2035 will continue to have a rural feel, strong families, plenty of open spaces, MORE BIKE PATHS AND BICYCLESi, and fewer cars. We will realize that we share the planet with 6.8 billion people and that our future depends on us acting responsibly.
134	Follow Franklin's (TN) example
135	Take a look at Raleigh/Durham, or Chattanooga. Now those folks know how to envision development.
136	MAINTAIN OPEN SPACES/FARMING, WITH HIGH-END SHOPS/BUSINESSES, COMMUNITY CENTERS/SPACES WITH EASY ACCESS, TRAIN TO NASHVILLE/LEBANON/FRANKLIN, MAINTAIN THE HISTORIC ELEMENTS OF OUR COUNTY.
137	I would like for Sumner County to remain true to it's rural and historic roots.
138	I see the area looking like a more organized and nicer "cool springs".
139	I think the lots in subdivisions should be at least 2 acres so people aren't crowded together.
140	each new development have its own community feeling/but also have underground services
141	A place where future generations can still enjoy the rural heritage of our county - not just another overbuilt congested superb.
142	Slowed development and better maintaining of what we have.

143	Preserve natural beauty and family friendly environment.
144	grow at a steady rate but not too fast.
145	Multiple modes of transportation. Freedom for walkers and bikers to use the roads without cars claiming to own all roads.
146	Sumner will be an environmentally progressive community maintaining the delicate balance between rural and urban.
147	i thinks its fine the way it is.
148	Keep the rural areas just that. When large farms sell divide by 20 acres instead of 1-5 acres
149	I would like for it to be a place to meet all of my shopping and eating needs for my family so that I don't have to travel to Gallatin or Goodlettsville.
150	A home town city with pride of ownership.
151	I would love walking, cycling paths or just sidewalks, a bridge or quick way to cities, hendersonville, nashville, to be rated number 1 town to live in in America
152	Vision of growth more community involvemnt
153	We seem to be going in the right direction, so forward progress with emphasis on refurbishing the older dilapidated areas to integrate them with the newer progressive areas like the Indian Lake project.
154	Limit retail development to specific areas and preserve the rural atmosphere.
155	The same as 2010.
156	Just traffic keeping up with growth. Need a friendlier system, if not mass transit, but in a green, clean, sophisticated system.
157	Im not in a position to make a comment
158	little if any increase in large developments that destroy rural landscape
159	It should be a balance of rural and urban. It should not become "Nashville.
160	We need more open areas, more parks, better signage (lower, smaller and fewer), more cooperation among the cities and the county in these areas.
161	Sumner County needs to maintain the balance between a rural farm area and a thriving city.
162	a lot less government housing projects!
163	urbanism with 'return to traditional neighborhood' concept
164	A peaceful, ex-urban place to live with well-preserved historic sites.
165	Sumner County should have 50% rural, 50% homes and business developement.
166	Working Class, very safe for families, i.e. low crime, Good work opportunities buy moving in new businesses.
167	Sumner County should mirror Williamson County (Franklin area). Development is not a problem except when it affects the traffic and congestion. I don't know the answer but there should be better veins into different areas of the city..at least in Hendersonville. I'm hoping Saundersville Rd. extension will improve that. The bottle neck at Vietnam Vets and I-65 is a nightmare mostly because of inconsiderate drivers and the more we develop, the worse it will get. The future should have in a place a better route to get out of the city and head toward downtown Nashville.
168	The affluence of the county should be reflected in its integrity, i.e. through respect of its historical and agriculture past and its natural environment.
169	Sumner County will have a large population. It will be important to protect, prserve and enhance open space, environmentally sensitive ares,and deal wth storm water in a state-of-the-

	art fashion
170	Developing neighborhoods surrounding town centers providing cultural, shopping and restaurant experiences.
171	I do not want any more Billboards.
172	I would like to see Sumner County rival all counties in Tennessee as the most desired county to own land/acreage in.
173	it should stay mainly rural, with no big aptment complexes.
174	NO illegal aliens. NO spanish.
175	Well groomed and maintained historical places and New schools with well enforced anti-drug laws.
176	Sumner County should be a place that your children want to stay when they grow up. We need more industry and more opportunities to work in Sumner County. This can be accomplished by proper planning of our roads and developments.
177	Beautiful rolling hills, large single residential homes, open sidewalk shopping centers, developed housing options on the lake and more lake recreation, resort type town
178	More community centers, availability of more restaurants
179	
180	Well there will be house everywhere and plenty of place to shop and good road to get there.
181	very little growth
182	Continued residential and buisness growth in all Sumner Co cities with plenty of diversity so that you can live and work there and have everything you need in one place but keeping the family first feeling.
183	I think Sumner County functions now as a "bedroom" county and I feel that there is a definite lack of community. I would like to see Sumner County capitalize on future development opportunities and work to recruit big business. There is no reason the County can not grow into a great "Live - Work - Play" area.
184	All the growth going on is exciting, as long as the communities are preserved & it doesn't get too overgrown it will continue to be an appealing location for families!
185	Attract as many people as possible with new business parks and provide incentives for new residents and businesses to come here ie: deferred taxes, tax decreases. The more people and especially businesses that move here the lower our taxes will be.
186	I would like to see Sumner County stay majorly rural with future growth and developement centered around the existing urban centers thus preserving the "country" feel while still providing for needed jobs and services.
187	A modern population center that has maintained its historical perspective and increased economic opportunities for it's residents.
188	would really like to see more emphasis on the community going green. having alternate ways for transportation. Less new building. We can't afford to keep increasing our schools, etc. We'll loose the small town feel if we keep building more & more houses/apts.

Question 13

What might hinder achieving what you described in Question 12?

The following were common themes among respondents:

1. Unregulated growth
2. Politics
3. Lack of funding
4. Lack of planning
5. Greed
6. Taxes – either raising taxes or no change in taxes
7. Lack of preservation
8. Lack of knowledge
9. Developers
10. Lack of travel options
11. Fear of change
12. Lack of vision

Responses:

1	Lack of governmental cooperation and territorial protectionism.
2	Desire to use only the most profitable land for development without contributing adequately to the infrastructure.
3	lack of transportation alternatives and public utilities too much overlap in services between cities and county
4	County Commissioners unwilling to impose new taxes ... being more worried about garnering votes than doing the right thing for our children and grandchildren.
5	A negative business environment
6	Balancing Private Property Rights v/s County and Cities developing regulations to protect rural and natural areas.
7	Lack of foresight for maintaining existing areas.
8	Money and a Master Plan
9	Bringing jobs to the county is key to becoming something other than a bedroom community to Nashville.
10	PLANNERS AND COUNTY OFFICIALS WITH THEIR OWN AGENDAS AND IDEAS OF WHAT SUMNER COUNTY SHOULD LOOK LIKE AND NOT THE OF THE CITIZENS
11	Unregulated growth
12	Greed
13	More and more subdivisions that continue to be developed in the county.
14	Lack of preservation, more desire to compete with more metropolitan areas than to preserve family friendly atmosphere.
15	Not sure
16	Not everyone wants the Neo-Classical look. Also, Developing is very expensive and it would require a lot of Capital to make this look a reality.
17	Balancing development with the cost. We do not have the income in Sumner County to do everything that Franklin, TN can do.
18	Money and people who do not want growth of any kind. Also, uncontrolled growth without

	proper planning.
19	Cities and politicians who want to squabble over every little thing and everybody tries to protect their little piece of the pie instead of doing whats right for the entire county.
20	money
21	[-----] and all the other greedy people in this county
22	Permissive governmental zoning and land use to increase the tax base at the expense of our neighborhoods and living environment.
23	The people of Sumner County. Politicians. Developers.
24	Hindering adherence to subdiv/zoning regs are peoples view of change, in the way they do things now and instead wanting to define a sense of place that is unique through development guidelines. These guidelines derived by the process of planning and through the input of locals, also relies up council/commission members upholding the subdiv/zoning regs on the books -- which were defined by the planning process. Plan the work, then work the plan.
25	economy, unemployment,
26	n/a
27	Massive cost associated with inputting more sidewalks and bike lanes.
28	Our ability to change,without the encumbrance of tryiny to please everyone and ending up costing the chance for effective management
29	Money.
30	Lack of plaining
31	Greedy politicians & developers that have no taste, no enforcement of codes, poor traffic planning, exit 7 and shopping area is an example of no professional planning.
32	Money.
33	elected officials that do not see the benefit of having a community that includes affordable housing. current residents that don't want affordable housing near them because of negative perceptions.
34	Maintain a tax base on the open spaces at a reasonalbe rate to make it easier for the owner to continue to keep the space rather than selling for development.
35	The current state of the economy and the dire need of counties and cities for increased tax bases.
36	The negative impacts of urban sprawl are gradual and thus not detected until it is too late. It is difficult for people to understand this. Plus, developers and residents are mobile; they can pick up and move further out or they can move back into Nashville to an area which has hit rock bottom and is on the way back up. Of course this is very costly to those less mobile and to the suburbs which have allowed it to happen.
37	Fear of change and a desire to "close the door
38	Everyone seems more worried about the development at Indian Lake in Hendersonville, than restoring what orionally made Hendersonville.
39	Traffic will continue to get worse, it is very difficult getting around during the day & the commute home.
40	Politicians big heads! Too much power in all aspects.

41	The transit situation here is horrible and I see no progress to solve it. The 386 is a parking lot! Nothing planned or in the works to help get traffic from Nashville to the northeast part of the County. Long Hollow Pike is not being widened. It is hurting the property value growth of all residents that live east of Hendersonville. I would love to live in Hendersonville but the traffic in that town is nonstop with no solution being submitted. Why in the world do we not have a four lane road cutting over the river from Hendersonville to Old Hickory! I've lived here (Hendersonville and Gallatin) for 37 years and no one has ever seriously proposed this. It would save gas, and time. This road should be built and connected to the 386 and Long Hollow.
42	Money, lack of understanding by government, good ole boy network
43	Finding the big name stores and luring them to our county. Working to make sure we don't overdevelop so that the rural feel is no longer there. Planning has to take place to make sure both can be achieved.
44	Politics
45	Continuing to approve new housing and retail developments prior to getting a handle on what has already been built.
46	LACK OF FUNDING TO SUPPORT THE INSTALLATION AND UTILIZATION OF SAID ALTERNATIVE ENERGY.
47	lack of funding
48	1950's view points. Not be open to change and new ideas. Same old same old mentality.
49	Failure to understand the potential with with our adjacent lake frontage.
50	Too many subdivisions.
51	Public transit will open the area to more lower income renters who have no investment in or commitment to the community.
52	Citizens who perceive growth as negative.
53	OVERDEVELOPMENT IN AREAS WHILE OTHER AREAS HAVE EMPTY BUILDINGS BUILT ONLY A FEW YEARS AGO
54	No prgression / foresight by the elected officials.
55	Not acquiring the land...i.e., the front part of Saunders Ferry Rd....
56	Elected officals and the need to increase taxes which may never be approved.
57	too many people wanting the southern end of the county to resemble williamson county; having more white collar jobs and more retail/restaurant choices at home would be wonderful, but giving up what makes us unique and being inundated with corporate trainsents and people with no tie to this region of the country is not worth it.
58	The needs of our county have outgrown the abilities of the current political structure and politicians. The ability of those in office was fine even 10 years ago, but the needs of today have expanded beyond thier expertise, and in some cases beyond their willingness to think for the good of all, rather than their own personal agendas.
59	Beauracracy.
60	Road infrastructure
61	Lack of a vision and not involving the constiuents of the County.
62	greed
63	Politics
64	Money, and coming together as a whole to achieve great things. You can never make everyone happy but as a person of power or control you must remove your self interests and really think about what is best and what is good for the community and the people that live here.

65	Some of the leaders don't want to see progress.
66	Greed.
67	Nothing, it's long overdue.
68	The lack of a comprehensive master plan that acknowledges our many assets (developable rural land), manages our development going forward toward 2035 in a way that blends development (residential and commercial) into the beautiful topography of our county, and the continuing existence of a "we/they" mentality among the county political leadership in relationship to the incorporated communities. We must work together. If we don't, people are still going to come to Sumner County to avoid the zip code surcharge they see in Williamson County. As the old adage goes, "if we fail to plan, we plan to fail.
69	Singular thinging that includes forgetting that not everyone has a car or can even afford one and most don't have family to help them get around. All the more reason to strongly consider mass transit to areas beyond Nashville and Rivergate.
70	tax base
71	The lack of true industry or corporate employers in Sumner County will be the biggest impediment. If you are able to secure corporate headquarters or larger employers, that's where your residents (and resulting tax base) will come from.
72	The cost of paying for all the 'perks'. No one wants higher taxes, but do want all the advantages. Hmmm!
73	Low end retail and housing/apartments.
74	increased government
75	Stubborn home owners that have lived in Sumner County forever and are opposed to change
76	we need bike lanes and more bike friendly roads. I would love a place to rollerblade
77	Unregulated, growth for growth's sake, without proper planning for impact on infrastructure.
78	Greed
79	The illusion of high cost.
80	Lack of knowledge base!
81	Petty local politics and petty local politicians.
82	Letting certain individuals hinder growth and development because of their own agenda instead of doing what is for the greater of everyone. The local governments need to work together more for the county instead of just their own area.
83	Obviously, the state of the economy is the biggest concern.
84	Uncontrolled development, both residential and commercial, can hurt the green space, rural beauty, quality of education and historic sites; Entertainment, shopping, restaurants and recreation opportunities have greatly improved over the past decade and should keep up with our continued growth; Affordable housing is hard to find in Hendersonville, Gallatin and White House areas but is still available in the more rural parts of the county but without proper planning, this will become a greater problem forcing young Sumner County families and lower income SC families to leave to find the best value for their home purchase; The Sumner County government and the collective city governments have to keep working to bring more job opportunities to Sumner County. A large portion of SC residents leave the county every workday to work whatever money is spent on lunch, groceries, cleaning, ets. is done out of the county and that is less money for local businesses and less tax dollars supporting SC.
85	Government beauracrats
86	Greed and lack of leadership.

87	Excessive development
88	Failure to allure proper businesses. Too many bus stops like the ones just added to Indian lake and the Kohl's shopping center area. Too many low income house developments (Pop up neighborhoods)
89	Lack of educated leadership. Small town minds cannot usually propagate big city growth. Not that they do not want to, they just don't usually have the experience, training or education in how to attract big industries, manage the growth, etc. It has to be much more than just a desire.
90	Money
91	Lack of public support.
92	Money and the economy. Negative people.
93	To much development not enough preservation.
94	Availability of revenues to the county and municipal governments to maintain / enhance services.
95	Sumner County's leaders need to make a more concerted effort to attract employers to the county, including corporate headquarters, industry, retail, restaurants, etc.
96	High taxes.
97	Too much growth too quickly without proper planning.
98	Over regulation
99	What will hinder achieving Question 12? Greedy politicians and land developers.
100	Allowing any new development that comes along; slow economy.
101	Lack of vision
102	The mighty dollar!
103	Economy
104	Mass transit to and from Nashville and better schools in Nashville could make Nashville more desirable and push Nashville's poor out to the suburbs as Nashville gentrifies and takes on a more European city pattern.
105	Big corporations, big promises, big tax hikes, big brother.
106	Inadequate transportation choices
107	Funds to carry out projects.
108	Greed. The officials in our towns all want the same thing--more tax revenues. They bend to what the developers want(which is more money and profits).We need politicians who have a vision to make our county a better place in which to live rather than concern for tax dollars.
109	Those that continue valuing the directing of county resources to unrestrained development rather than using some of them to build lifestyle infrastructure beyond new roads, bridges and shopping centers. The opportunity is there for Sumner County to be a leader in balancing growth while at the same time maximizing quality of life.
110	Our mayor and the developers that have taken up residence here. They are trying to compete with the Brentwood/Franklin area. If I wanted to live in that type of town I would have moved there in 1988.
111	Poor planning and money. Blurred vision for the future.
112	Politics and bias southern boys....
113	Money
114	The explosive growth in Indian Lake and parts of Hendersonville can put a blight on the area if not managed properly.

115	money
116	Land ownership, costs of landscaping, wire and cable burial.
117	Too much/too fast unplanned/unforeseen growth.
118	Good-ole-boy" Bubba's who let developers call the shots instead of proactively PLANNING the "type" of development we need. Example, "lakefront retirement" is NET gain in taxes where 1,200 "starter homes" will destroy property tax base relative to services. ~85% of County budget is "schools!
119	Political differences.
120	Money.
121	Good ol boys in the development office. I complained about drainage that was incorrectly done by a developer. [-----] told us to sue to developer (and let the developer know we complained). So, he did not do his job and wants a private citizen who is being affected to do it.
122	Federal dollars for future road construction.
123	Over development, traffic congestion, lack of sidewalks.
124	Myopic vision of future, scarce funding and expensive energy.
125	More major development which causes more traffic.
126	Planners and politicians who have limited experience and only are familiar with their box. You need to have people who can provide you with a different view than what you are use to. Growth is going to happen whether you want it or not.
127	Lack of forward-thinking officials
128	I think the decision makers in my community are too hands-off, pro-business oriented in their vision. Small thinking worries me. Gallatin Pike is just going to be another Dickerson Rd in 30 years on this path.
129	IF WE ALLOW BUILDERS TO BE GREEDY AND OVERBUILD ON FARM LAND, THIS COUNTY WILL LOOK LIKE EVERY OTHER NEW DEVELOPMENT. REQUIRE LARGER LOTS, MAINTAIN FARMLAND AND PUBLIC OPEN SPACES. STOP ALLOWING BUILDERS TO USE VINYL/PLASTIC SIDING--UGLY! LET'S MAKE THIS COUNTY UNIQUE AND DESIRABLE TO VISIT. WE'VE GOT THE LAKE, LET'S KEEP THIS PLACE BEAUTIFUL!
130	Development that does not take into mind what would be best for the entire area of Gallatin.
131	Traffic problems
132	Developers and their influence on zoning laws.
133	fast money developers (greedy)
134	Uncontrolled development focused on additional tax revenue rather than quality of life within the county.
135	Developers and contractors on zoning boards and officials to closely connected to these people.
136	Poor development planning. Public housing.
137	people who are planning the growth not taking in account the future.
138	The attitude of being a "car" culture.
139	lack of vision
140	planning committees
141	Politics
142	Continuing to build "new" along the perimeters and stopping the improvement and maintenace of the center of town. The old Gallatin has become rundown and dilapidated.

143	no action
144	lack of vision not developing more community involvement
145	Lack of vision & leadership & the economy.
146	Unrestricted growth.
147	People who don't know how good they got it.
148	economy
149	wealthy developers from (sometimes)outside the county/state that cares little what our county looks like
150	Greed as in over development.
151	Uncontrolled growth. You can't stop growth, but you can control it and improve it. This plan is a step in the right direction.
152	over development of the area
153	large number of low or no income families
154	Too much ambition for development and population growth.
155	Overdevelopment kills the rural landscape.
156	Greed
157	SECTION 8, LOW INCOME HOUSING!!!! Cutting back on our police force.
158	People in charge not making decisions based on the good of the county but who their buddies are. I'm not opposed to development...just bad development decisions.
159	Failure to respect the adopted plan would hinder achievement of the desired goals. Political leaders must be held accountable to the needs and desires of the public as a whole, not just the developers with the cash and influence. A good quality of life is ultimately priceless!
160	Lack of planning, lack of provision for green/open space, and lack of tree canopy
161	Lack of planning for: storm water drainage, Sewer development, zoning and transportation.
162	To much development.
163	population growth, and the need for tax funds
164	The police not doing their job.
165	Pollution and parents who continue to turn their heads as their children continue to drop out of school and buy drugs.
166	poor planning
167	Overbuilding the rural ares, too much concrete, too much greed
168	increase in taxes
169	Money
170	too much growth will take away from the beauty and small town feeling everyone loves in Gallatin.
171	Road limitations into and out of the county being sufficient enough for the growth.
172	Not having a strong development plan for the county in the early stages, not having county representatives having a clear understanding of what the plan is and being strong enough to pass on items that would not necessarily help the county in the long run. also, if there are opportunities available, not going HARD after them. We should be in a continous recruiting mode - not for any and everything in site, but for businesses and opportunities that will make the County safer, help in sustainable growth, and ultimately lead to enrichment of residents lifes.
173	economy...

174	not widening widen vietnam vets hwy asap to keep up with future developmentnot building a bridge across the lake from hendersonville to mt juliet.
175	Greed and lack of holding true to the values we say are dear to us.
176	Poor zoning and lack of dynamic leadership.

Question 14

If you have any additional comments or matters which you believe the Sumner County Executive, Sumner County Commission, and/or Sumner County Regional Planning Commission should address, please use the space below.

Responses:

1	Is anybody considering acquiring and preserving the Tyree Springs Area?
2	should study metropolitan form of government for all of Sumner County
3	I said enough.
4	I'd like to see the greenspace that has been designated developed and cared for.
5	I think that we should have a plan to connect major greenways and produce greenways in Sumner Co.
6	Please stop the use of red light and traffic cameras. They are nothing more than a revenue stream and their use is not proven to enhance safety. Their use is a greedy ploy to try to hide revenue generation under the guise of safety. If accidents and safety are truly an issue, station officers at the location to address the issue.
7	PLEASE LETS START DOING THE WILL OF THE PEOPLE AND NOT WHAT WE NEED TO DO TO BE ELECTED
8	I think it is important for Sumner to pursue green development and green infrastructure options as they continue to build. The area around the Hendersonville library is a good example of a way to build and retain the beauty of the natural resources while providing access for pedestrians and joggers.
9	What, if any, is the plan for the Regional airport.
10	I think that mixed use area where one could work, live and shop without getting in a car would be nice. A planned community where you could park your car and get around in golf carts, bicycle or walk.
11	Provide a real fire department to the citizens of the county, there is more money spent on dog catchers than on providing for our life safety.
12	Address hwy 31-e north as to 4 lane to ease traffic problems This will keep tax dollars here instead of Ky.
13	Sumner County needs to consolidate the water and sewer services of the utility districts and cities in order to have a uniform quality and cost of service, while protecting the watershed areas in a consistant manner.
14	Please beaware that planning in Sumner County and among its communities should require area's working together to creat a great place to live, work and play. Create and plan through public input for a vision where you want to live, not want to move from in 5-10 yrs because it has lost its sense of place and local character due to unmanaged/unchecked growth and development.
15	Get the politics out of planning ,focus on training,watch out for the federal government,they have been moving to take this job away from local control for sometime.resist the EPA they will take as much control as you permit
16	More trees, flowers, and foliage need to be planted along roads, sidewalks, and around county buildings.
17	Education is at the top of my list. Impact studies should be used.
18	Adopt or maintain a strong zoning ordiance that operates outside political interference.

19	Please take this very seriously. Look at the history of other urbanizing counties. The future is at stake. This is your opportunity to provide the necessary leadership, to step outside the box and make the hard decisions necessary to sustain growth and prosperity for the long term.
20	Annexation should not be forced on citizens. The bypass is a disaster and desperately needs additional lanes. And if we have all these excess police cars that sit empty all over town, maybe we should get rid of them or hire more officers.
21	I believe more should be done insofar as promoting tornado shelters in the event of bad weather. Tennessee has a tendency to become tornadic and the tornado events that do strike tend to be at night, thus the increased number of fatalities. Namely, apartment complexes & condos should look into building community shelters for residents since they have no place to go.
22	The opportunity to beautify and improve Sumner County is exciting. I believe our number one job is to make it more accessible to Nashville. Mass Transit (rail) would be excellent. If the traffic situation does not get addressed with future traffic congestion growth included in the planning, then all other issues will not make much difference.
23	Traffic on Vietnam Veterans... Just a few years ago, once I hit VV in the evenings coming home from work, we could drive the speed limit and get home quickly. Now, it is worse than I-65. Over half the time I spend in the car is sitting on VV. This really should be widened to accommodate all the recent population growth.
24	AS A COUNTY, WE NEED TO STRIVE FOR THE ABILITY TO BE SELF SUSTAINING IN AGRICULTURE AND ENERGY INDUSTRIES. WE CANNOT CONTINUE TO RELY ON THE STATE AND FEDERAL GOVERNMENT FOR FUNDING AND SUPPORT.
25	Sumner needs the following: Dog park and support for animal shelters (need to control the pet population/spay & neuter) sidewalks slow new construction growth (residential) planning in future of transportation due to population growth more public transportation to and from Nashville
26	The Cages Bend area has way too many water outages! Large construction projects over the years always result in property owners being without water service for up to 10 hours. This could be disastrous in the event of fire.
27	Do we know when the Saundersville Road project will be finished? Also is there any plans for a Riverwalk?
28	MPO using federal dollars may be pushing it and willing to subsidize it, but resist the absurdity known as commuter rail and other quasi-mass transit schemes. this area will never have the population density necessary to make it work.
29	I hope to see the results of this survey posted for review and observations.
30	Remember where we are, who we are, and what we want to have. Growth is not necessarily "better". Those who moved here many years ago moved here for certain benefits. Don't "grow" us out of why we are here in the first place.
31	It is my wish that whoever plans traffic and development for the county would be as concerned with traffic flow and traffic issues as they are with the physical appearance of Sumner County.
32	Let's quit the petty bickering and one upmanship that has become all too prevalent in our County government. Refusal to understand that our county is not only changing now, but will continue to change for years to come and that the change will not stop. The only thing that can positively impact how, when, and where we change is agreeing that we have much more to gain--county wide--by working together than continuing to have these petty little skirmishes that only lead to stalemate and stagnation. Neither of those two conditions contribute one thing to a plausible, functional, responsible plan to guide the growth and development of our county.

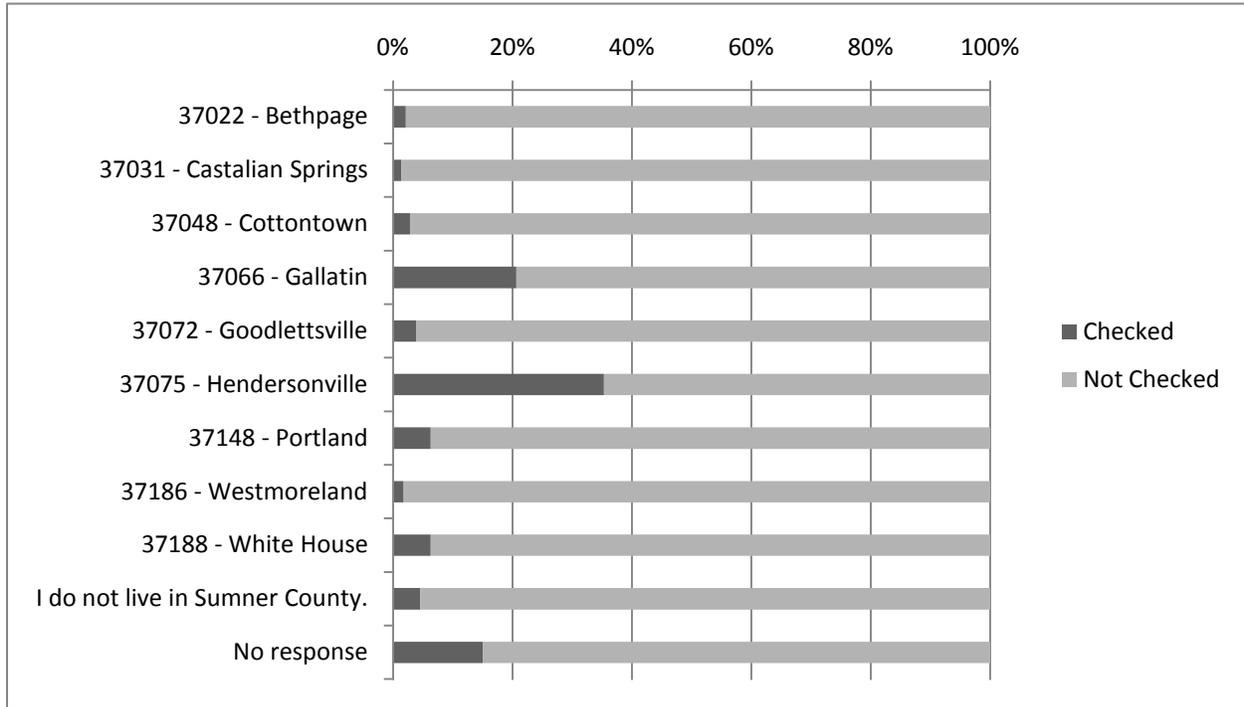
33	Glad our future is being studied, planned for and given years of thought as to quality of growth and life 'in the county', as opposed to city dwelling.
34	Fresh water supplies for the northern part of the county.
35	AIRPORT expansion, industrial growth
36	I understand the difficulties the officials at the County level encounter. I hope that they are smart enough to adopt a "Pay as you Go" type of mentality and can keep the borrowing down to a minimum... at least for the time being.
37	Better planning of what the main arteries entering our cities look like. Stop building schools on main roads causing traffic congestion. Main traffic arteries in all cities should have 5 lanes.
38	Do not outlaw ugly. It is all in the eyes of the beholder.
39	Thank you - this survey is a great idea.
40	Sumner County's leaders need to make a more concerted effort to attract employers to the county, including corporate headquarters, industry, retail, restaurants, etc.
41	Try to improve education whether it be law enforcement, utilities, education of children or citizenry.
42	Support recycling of glass and metal
43	County should remember to be who we are...we aren't Nashville. There is a good balance of rural to city now, so don't try to cover every part of the county with new subdivisions. We don't need to attract more people with children to educate until our infrastructure catches up. Concentration on business & economic development should be a priority.
44	I do not support any efforts toward "regionalization" of the counties surrounding Nashville. It is important to retain autonomy from the influence of the Nashville government.
45	More sidewalks and bike lanes PLEASE!
46	This is not a rural county. All land in the county should be in a municipal planning area. The county planning has subverted any planning that cities tried to do.
47	Transparency in what lies ahead, or life as we love it will be a transitory dream.
48	More rural zoning enforcement would be a great benefit to the county. Too many areas have abandoned unkept properties. Also, the streets and roadways are not kept up as they should be. Potholes and erosion of shoulders is a huge problem.
49	When a city annexes areas of the county they should be able to offer all services to the new areas before they start collecting taxes. Where is the concern for the people they annex? Probably just concerned about the tax money!
50	We need a county wide greenway, along with more bike routes and permanent greenspaces. Additionally, spur of commuter train to Nashville should be built with stops in Gallatin, Hendersonville before heading on into Rivergate and Nashville.
51	Stop the development on the Sander Ferry/Walton Ferry Peninsula and the Indian Lake Peninsulas. The wildlife are in our neighborhoods because they have been run out of their habitat! Stop the development between Gallatin & Hendersonville. It's okay to have rolling hills and pastures to separate our towns. We don't have to meld together thru overpriced, homeowner association run, cookie cutter neighborhoods.

52	Let's NOT be the next Franklin....They have grown to the point of eating themselves alive....Who wants to live there now??? What a nightmare!!!! Keep it balanced and not extreme with simple charm and inclusion of all. Maybe look to revitalize the area behind the tracks....you know where I'm talking about.
53	i see public transportation as our single biggest need other than illegal aliens from all over the world.
54	Good ole' Common Sense when spend vs income. Increased income (taxes) not always the proper answer.
55	Look at the "resources" devoted to PLANNING in Franklin TN, Williamson County and Murfreesboro and MATCH. I KNOW what Sumner's current level is (as well as Hendersonville & Gallatin) and you have a LONG WAY to go. Second, Commissioner's SUPPORT the Planning Professionals, NOT the "Good-ole-Boys.
56	Be careful and respectful of Fee Simple Landownership Rights. It is a "Third Rail" issue.
57	Provide a sound system so everyone can understand the discussions in the general chambers. It now sounds like people are talking into a can and with the accent, forget it.
58	I think Gallatin authorities have done a better job than those from my community of Hendersonville in developing future plans. I'd for more regional development coordination.
59	I WOULD BE VERY INTERESTED IN LEARNING MORE ABOUT THE COMMISSION AND IT'S PUBLIC MEETINGS. [-----]
60	Try to keep up older areas. As new development arises, I'd like to see old areas on 31E as you drive through our town (Gallatin) beautified in some way.
61	Try getting along and supporting our schools and teachers!
62	turning lanes on major rural roads
63	The influence of outsiders should be diminished and there should be more oversight of planning and zoning.
64	Please please please put sidewalks in! It is so dangerous to not drive in Sumner (esp. in cities), yet so many do not have cars. Don't make Sumner County look like another strip mall suburb. There is so much history and character- let that shine in a green way!
65	Keep Sumner County simple, Dont try to compete with the Jones. Low taxes and Family.
66	I just think we really need to strive to keep Hendersonville the wonderful place that it is to live in and raise a family. We need to do all that is possible to keep crime rates low and to have a safe and wonderful community and that is what brings people to our community in the first place.
67	Remove and replace the chain-link fence along the 109 by-pass and replace with brick privacy fencing and sidewalks and landscaping. Include a magazine of the parks department activities(events and classes), sent to all the residents and use the monies rasied to maintain the roadway. Work with the residents to play in the city, pay in the city and defray the costs of living in our city.

68	In Nashville they have many agency to help the needy or low income families we need that a lot of our families have lived here for years we need to take better care of our families providing better health care dental care more assistane needed for low income families to improve their homes which over all beautifies Sumner County as whole yes improving the Square was a needed project but we can not forget about individual homes which beautifies our neighborhoods where new families will be living.We need to attract and get new businesses that will offer affordable clothing and services to our community. We have too many banks.
69	Sumner County needs a quality indoor facility that will accommodate large crowds to utilize fundraisers/formal balls etc... Presently we have to commute to Nashville for these type provisions.
70	The residential development without the necessary infrastructure to support it such as adequate schools and roads to carry the extra traffic.
71	Stop the property tax hike. It's obvious and rediculous that we barrowed an additional 6.5 million. Afraid of what I'll be paying in the following years!!!
72	our county is a treasure that should be guarded against destruction. out of control growth will do that if we are not careful.
73	The county needs to get out of the business of providing scholarships for individual students and concentrate on getting the most for all the citizens of the county with the revenue available to them.
74	get traffic lights synchronized, write tickets to cars in fire no parking lanes, more cameras at intersections, better pay to good teachers, get rid of (quit passing around) bad teachers.
75	It may be imperative that we have public transportation for environment and seniors; however, we do not like to see bus runniing in this small town. I would like to see charmingly designed vans to transport people for short distances within town, and to the central locations, where they can transfer to regular bus lines to travel to Nashville or other cities.
76	Stop the sprawl, please.
77	Be mindful of the board makeup. Too many contractors and developers will further damage our rural past.
78	...greater enforcement of property maintenance in the county, especially the northern part.
79	I suggest (and only suggest) from a professional standpoint that tree canopy be considered for stormwate abatement, temperature control, and quality of life. Sumner County is in my area of responsibility for urban forestry assistance. I will be available, at planning meetings if desired. Please keep me in mind as a resource. [-----]
80	Better public notification of county issues before commission voting
81	keep the quality of life as is, we have hospitals, resturants and shopping close. Keep the rural areas so we can still enjoy wildlife and a sense of freedom.
82	The hospital needs new equipment & more people, not a bigger building, sitting half empty. Public transportation besides cab companies. There are TOOOOO many stop lights & each day more goes up. What about one way streets instead. More fire depts. to help protect rural areas.
83	I would like to see enforced drug testing at the high schools with parents and children both to be held accountable. There should be something available other than a urine exam as students are passing these. Also, when found guilty for drugs or alcohol; I believe these students should clean pollution from parks, roadsides, etc.

84	Portland needs a bypass to take the transit truck traffic away from the residential and retail commercial areas of 109.
85	Expanding the rail for commuting to Nashville
86	Growth should be controlled with emphasis on limiting urban sprawl and overloading existing infrastructure. Try to encourage growth within city limits and town square areas to reduce economic shift away from population centers and creating urban blight and decay (go to downtown Naperville ILL)
87	Keep with in the budget do not over spend .Keep taxas a low as you can.
88	I believe all cities in Sumner County should be developed more by businesses and corporations and that Sumner County must work to have transit options throughout the county as well as options to connect to Metro Nashville Transit options.
89	I know that money is always a factor, but I believe that getting rid of the County Engineer position was a major mistake. You need an engineer with experience to be able to work hand in hand with the planning department. No offense to the planning people, but most do not have the background knowledge to know if they are getting hosed on new development. I also think that having an elected Highways Super is a bad idea and that this type of work should fall to a County Engineer and his/her staff. A lot of good can come from having this position elected (I like Scotty Parker is an example of that), but if the county is serious about moving forward, a politician worried about getting re-elected could and probably will become a major hinderance in meeting these goals.
90	Keep expanding infrastructure as you have in hendersonville and gallatin. This is the reason our family and our parents moved here. We came from Allegheny county (pittsburgh,pa) and the taxes are 300% more there because there was a 40 -50 year lack of expanding infrastructure and Pittsburgh has LOST 400,000 people since 1950. That's right LOST 400,000 tax payers!!!
91	none

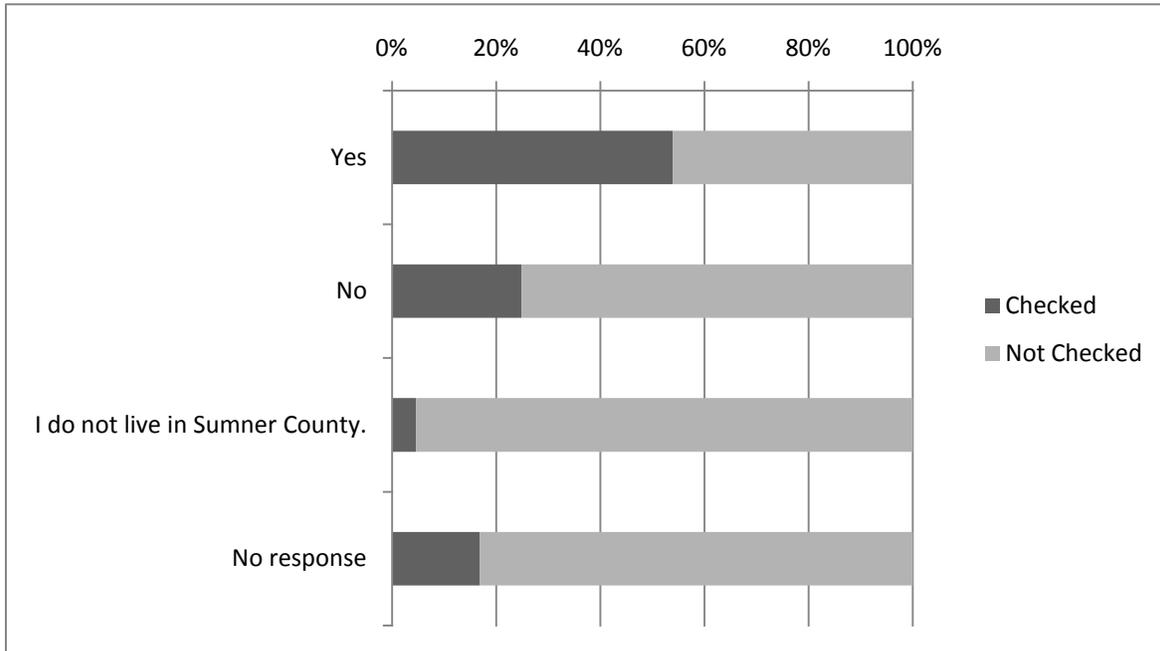
Question 15
What is your home zip code?



	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
37022 - Bethpage	6	280	286	2%	98%	100%
37031 - Castalian Springs	4	282	286	1%	99%	100%
37048 - Cottontown	8	278	286	3%	97%	100%
37066 - Gallatin	59	227	286	21%	79%	100%
37072 - Goodlettsville	11	275	286	4%	96%	100%
37075 - Hendersonville	101	185	286	35%	65%	100%
37148 - Portland	18	268	286	6%	94%	100%
37186 - Westmoreland	5	281	286	2%	98%	100%
37188 - White House	18	268	286	6%	94%	100%
I do not live in Sumner County.	13	273	286	5%	95%	100%
No response	43	243	286	15%	85%	100%

Question 16

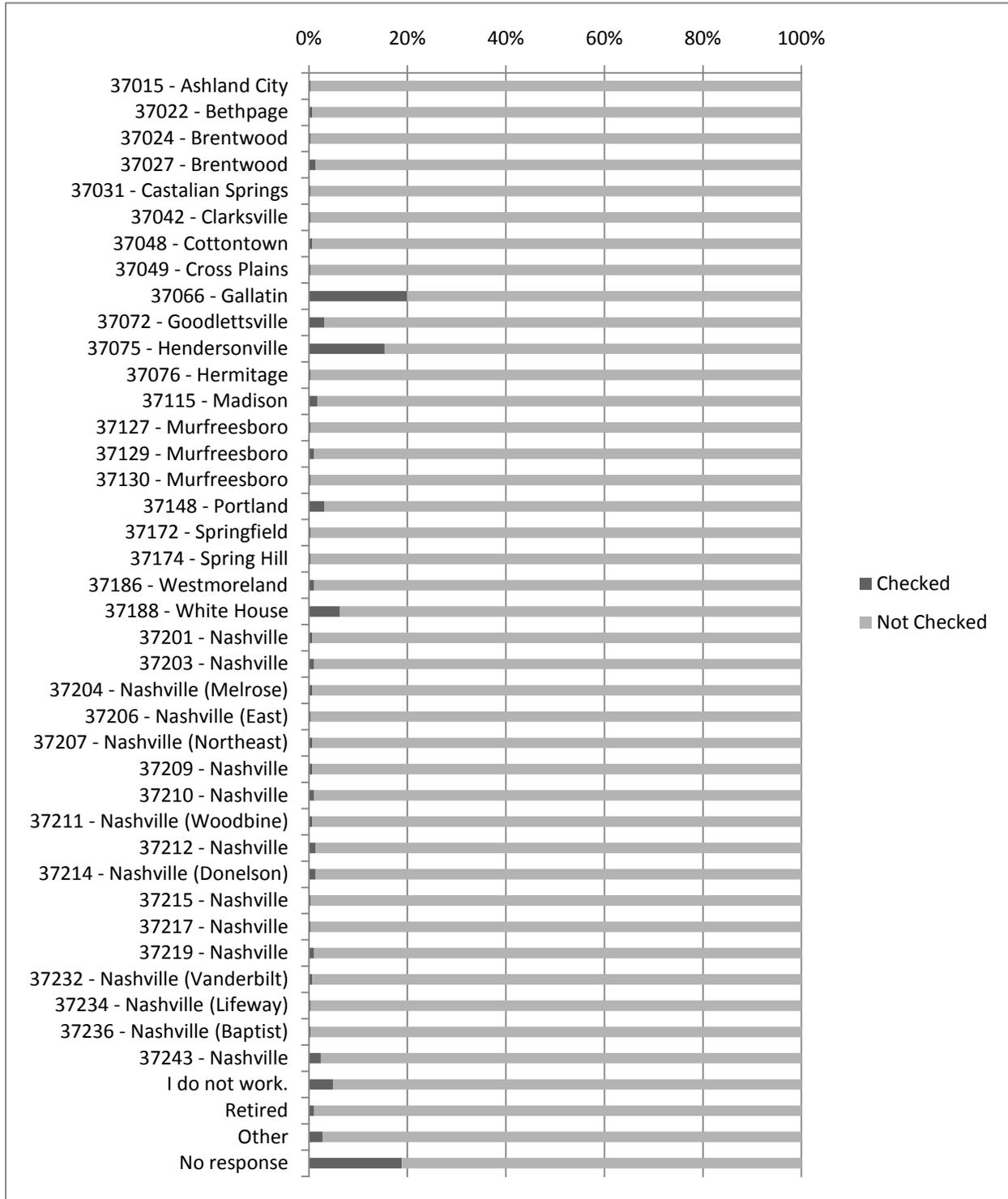
Do you live within any city limits (Gallatin, Goodlettsville, Hendersonville, Millersville, Mitchellville, Portland, Westmoreland, and White House) in Sumner County?



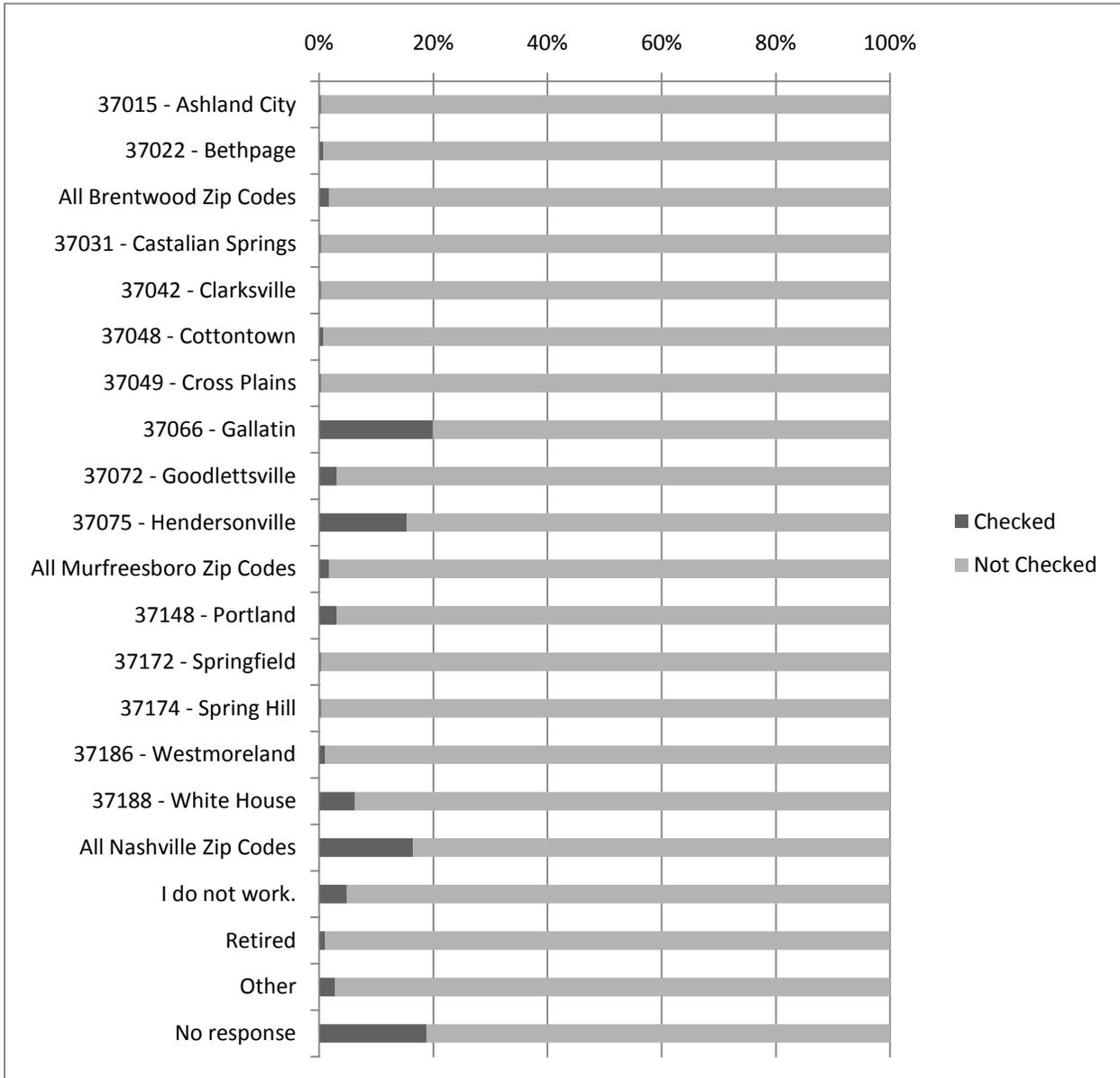
	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
Yes	154	132	286	54%	46%	100%
No	71	215	286	25%	75%	100%
I do not live in Sumner County.	13	273	286	5%	95%	100%
No response	48	238	286	17%	83%	100%

Question 17

What is your zip code at work?



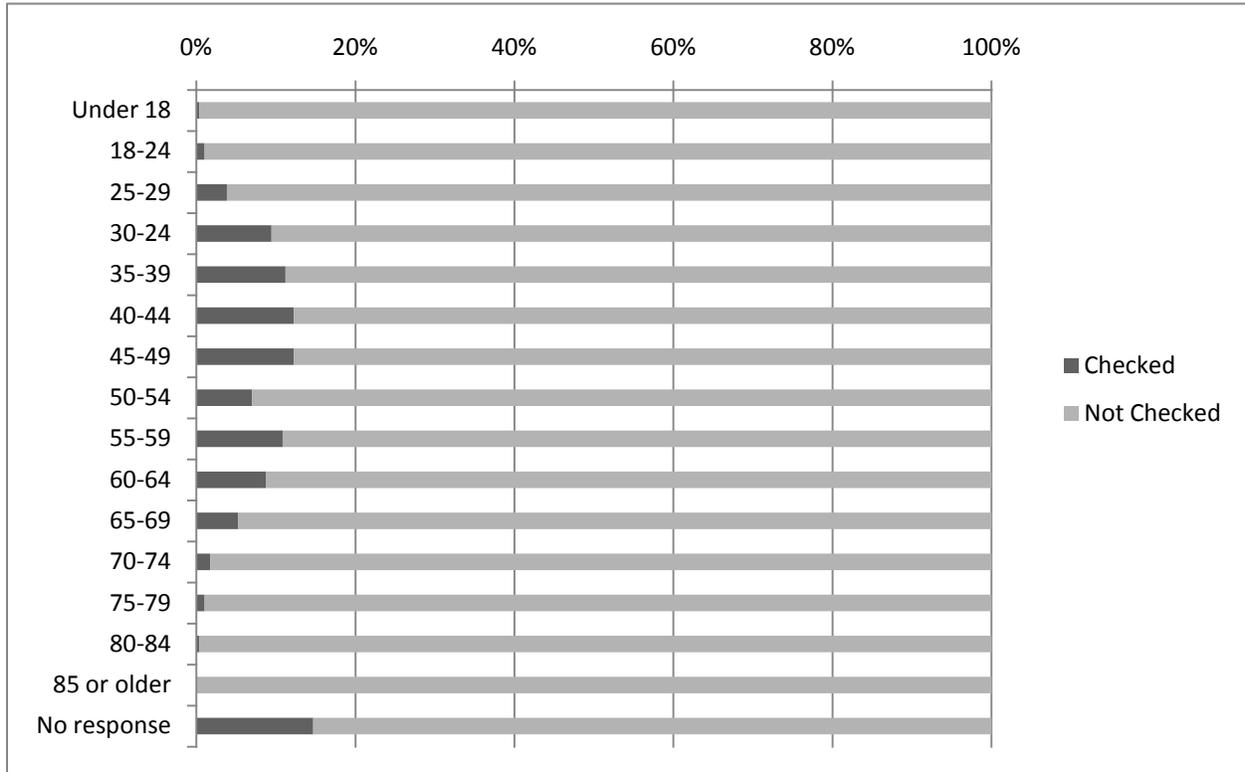
Consolidated by City Name



Other, please specify:

1	Around metro Nashville
2	21009
3	45342
4	37921
5	77386
6	37405
7	Peterbilt CLOSED
8	2150

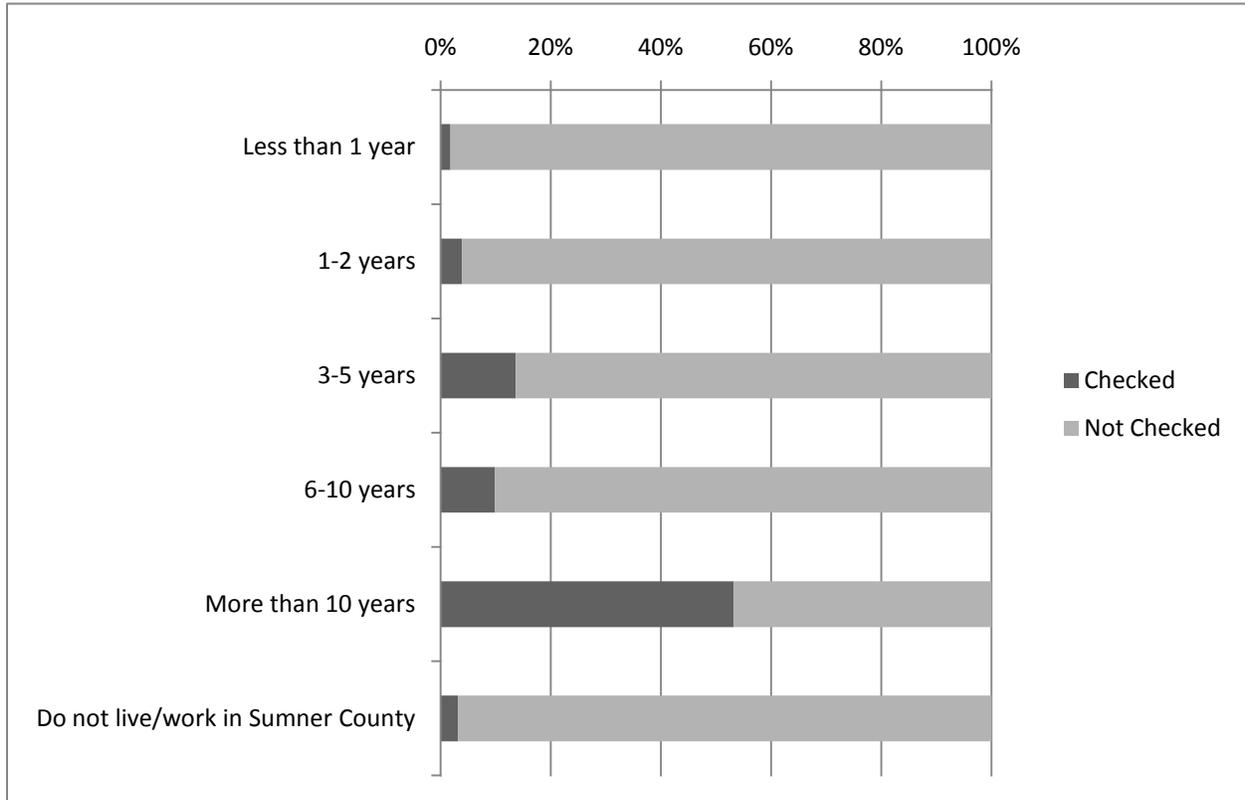
Question 18
What is your age?



	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
Under 18	1	285	286	0%	100%	100%
18-24	3	283	286	1%	99%	100%
25-29	11	275	286	4%	96%	100%
30-24	27	259	286	9%	91%	100%
35-39	32	254	286	11%	89%	100%
40-44	35	251	286	12%	88%	100%
45-49	35	251	286	12%	88%	100%
50-54	20	266	286	7%	93%	100%
55-59	31	255	286	11%	89%	100%
60-64	25	261	286	9%	91%	100%
65-69	15	271	286	5%	95%	100%
70-74	5	281	286	2%	98%	100%
75-79	3	283	286	1%	99%	100%
80-84	1	285	286	0%	100%	100%
85 or older	0	286	286	0%	100%	100%
No response	42	244	286	15%	85%	100%

Question 19

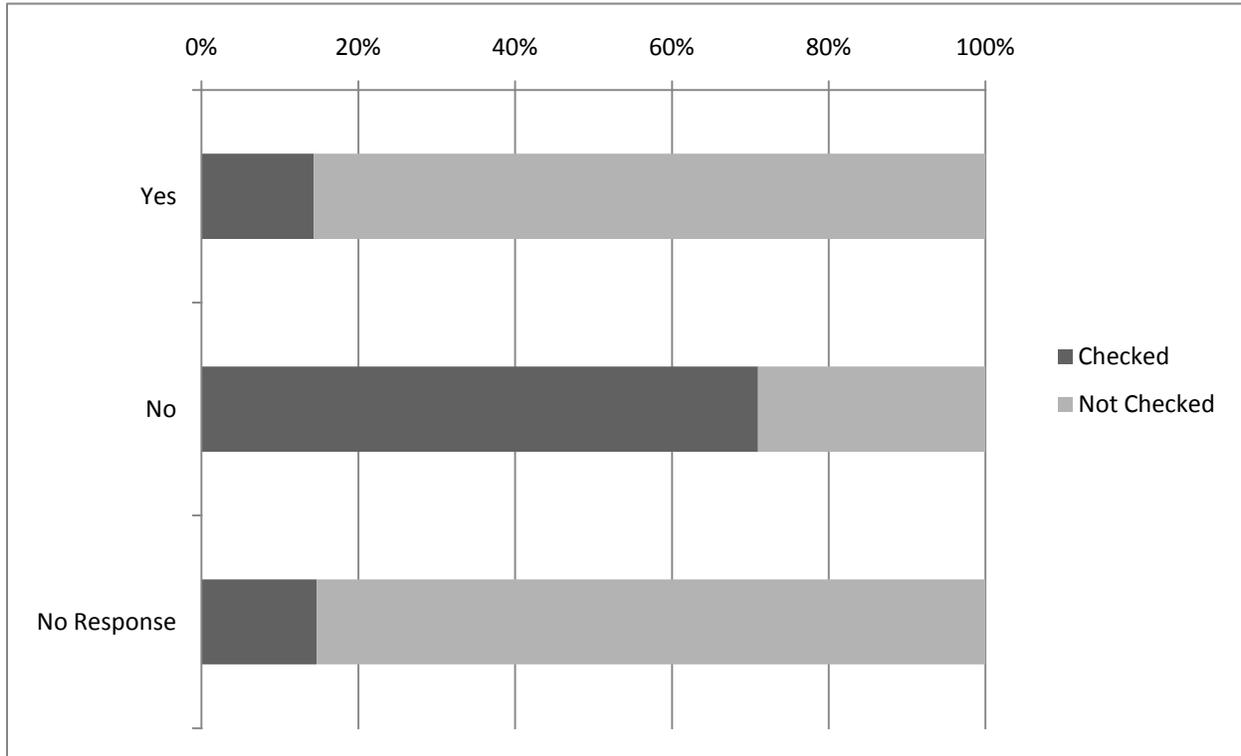
How long have you lived or worked in Sumner County?



	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
Less than 1 year	5	281	286	2%	98%	100%
1-2 years	11	275	286	4%	96%	100%
3-5 years	39	247	286	14%	86%	100%
6-10 years	28	258	286	10%	90%	100%
More than 10 years	152	134	286	53%	47%	100%
Do not live/work in Sumner County	9	277	286	3%	97%	100%
No response	42	244	286	15%	85%	100%

Question 20

Do you own a business in Sumner County?



	NUMBERS			PERCENTAGES		
	Checked	Not Checked	Total Survey Respondents	Checked	Not Checked	Total Survey Respondents
Yes	41	245	286	14%	86%	100%
No	203	83	286	71%	29%	100%
No Response	42	244	286	15%	85%	100%

THIS PAGE INTENTIONALLY LEFT BLANK