

Madison Concept Plan Meeting Summary

Location: Madison Senior Center

Date: September 18th, 2008

Time: 6 – 8 pm

36 +/- people in attendance

0 Metro Council members

8 Metro Planning Staff

The Madison Concept Plan meeting is the fourth meeting for the Madison Community Plan Update. During the concept plan meeting residents come together to review the vision statement, goals and objectives for the plan update, as well as the concept plan. Metro planning also invited the Land Trust for Tennessee to speak to residents who live in the more rural areas of the Madison Community to speak about land conservation.

Land Trust for Tennessee

Bob Brandt spoke for 5 -10 minutes explaining the Land Trust for Tennessee. The Land Trust is a non-profit organization that provides landowners a voluntary alternative to selling their land for development. The Land Trust maintains conservation easements for landowners. Bob Brandt provided brochures and an aerial map example of land in southeast Davidson County – Brentwood area - where property owners have utilized conservations easements to protect land from development.

Presentation

During the PowerPoint presentation planning staff discussed the results of the Appearance Preference Survey, which was administered during the Visioning workshop meeting. The results of that survey showed that the residents most closely identified with rural and suburban character. The survey also showed the appeal of additional landscaping in centers and along corridors.

Planning staff also discussed in detail the Madison Vision Statement. Residents were provided with a comment sheet to provide feedback on the vision statement as well as the development goals and objectives. Residents we told to mail, fax, or bring comments sheets to the next meeting on October 16th.

Concept Plan Workshop

Upon completing the PowerPoint presentation residents gathered at 4 tables of 10 or more, to review the concept plan. The concept plan is graphical representation of the comments heard during the visioning workshop. Planning staff had the charge of making sure that all comments from the visioning were incorporated into the concept plan and the vision statement. Residents provided feedback on what was heard correctly during the visioning, what was not heard correctly, and what was missing from the concept plan. All notes were recorded and are summarized in a separate document.

Question & Answer Session

The following questions and comments were mostly from the presentation given by Bob Brandt from the Land Trust for Tennessee.

Q. Aren't you able to put preservation in your title?

A. Yes, but there is no one to protect it after you pass away. The Land Trust will do that, provide that protection.

Q. If you a conservation easement can you still get a greenway easement?

A. Yes, that can be accommodated. Conservation easements also do not stop eminent domain.

Q. Does ownership records change?

A. No. And the conservation easement also does not give any right to come onto your land.

Q. Conservation easements in Neely's Bend – if people pass away without heirs what happens?

A. It does not affect ownership- someone else can buy the property, just that they must follow the easement.

Q. Do you work with the Nature Conservancy?

A. Yes, - we do “working landscapes” and do ecologically fragile land.