

Leiper's Fork Village Special Area Plan



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Chapter 1

Introduction

Introduction to the Leiper's Fork Village Special Area Plan

Based upon extensive public input and involvement, the Leiper's Fork Village Special Area Plan outlines the County's long-term policies for the Village with respect to future land uses, design and character issues, and infrastructure and accessibility needs. The Plan articulates a shared vision for the future of the Village and identifies specific Goals and Objectives that are designed to help achieve that vision.

The Plan addresses three key topics that are of primary importance to the future of the Leiper's Fork Village. These topics include Land Use, Design and Character, and Infrastructure/Accessibility. The Goals and Strategies related to these topics form the backbone of the Plan and give clear direction regarding how these issues should be addressed in order for the Village to reach its full potential.

A wide variety of stakeholders were involved in the development of this Plan. Merchants, residents, property owners, County staff, and elected officials have a shared interest in preserving and enhancing the Village's unique character and economic vitality. Therefore, the Plan should be used by each of these groups as a guide for making and coordinating decisions regarding future development and improvements within the Village.

Relationship to the Comprehensive Plan

The Williamson County Comprehensive Land Use Plan, which was adopted in the fall of 2007, serves as the primary policy document related to the future growth and development of the unincorporated County. Among many other things, the Comprehensive Plan makes recommendations regarding future land use patterns and suggests

appropriate land uses and types of development for various parts of the County. In doing so, all land in the unincorporated County has been placed into one of seven land use categories, each with its own set of development policies. Because the County's Comprehensive Plan deals with a very large geographic area, its recommendations related to future land use and development patterns are necessarily broad and generalized in nature.

Leiper's Fork was identified in the Comprehensive Plan as one of four Villages. These Villages, which also include College Grove, Grassland, and Triune, are relatively small mixed use "centers" that serve as focal points for the largely rural communities that surround them.

As a result of the much broader scope of the Comprehensive Plan and the complexities of the Villages, the Comprehensive Plan recommends that a Special Area Plan be prepared for each Village, thus allowing a more detailed level of planning to occur within these important areas of the County.

Plan Overview

The Leiper's Fork Village Special Area Plan is organized into six Chapters. In addition to this Introduction, the Plan contains the following:

Chapter 2 - Planning Process

This Chapter outlines the process that was utilized in the development of the Plan, including the following:

- Background and Existing Conditions Research;
- Development of the Citizens Advisory Committee;
- Public Involvement Meetings;
- Development of Plan; and
- Approval Process

Chapter 3 - Inventory and Assessment

This Chapter contains a summary of the research and analysis that served as the initial foundation for the development of the Plan. It includes a brief narrative on the history of the Leiper's Fork Village as well as a detailed analysis of the area's natural and environmental features, existing land use patterns, infrastructure, and community facilities.

Chapter 4 - Major Themes and Plan Categories

This Chapter summarizes the major themes that emerged from the many public involvement meetings that occurred during the planning process. These major themes, which represent the most common concerns expressed by the community, became the foundation upon which the Plan's Vision Statement and Goals and Objectives were created. The Major Themes are as follows:

- Retain the Village's charm and character;
- Maintain a vibrant business community;
- Ensure new development is compatible with existing character;
- Preserve historic and natural resources;
- Promote safe, efficient vehicular traffic;
- Address parking issues;
- Improve pedestrian-friendliness;
- Address wastewater issues; and
- Encourage community events and activities

This Chapter also illustrates how the major themes aligned with three main plan categories by which the Vision Statement, Goals and Objectives were created. The Plan Categories are as follows:

- Design and Character;
- Land Use; and
- Infrastructure/Accessibility

Chapter 5 - Vision, Goals and Objectives

This Chapter includes an overall Vision Statement for the Leiper's Fork Village as well as a series of Goals and Objectives related to:

- Design and Character;
- Land Use; and
- Infrastructure/Accessibility

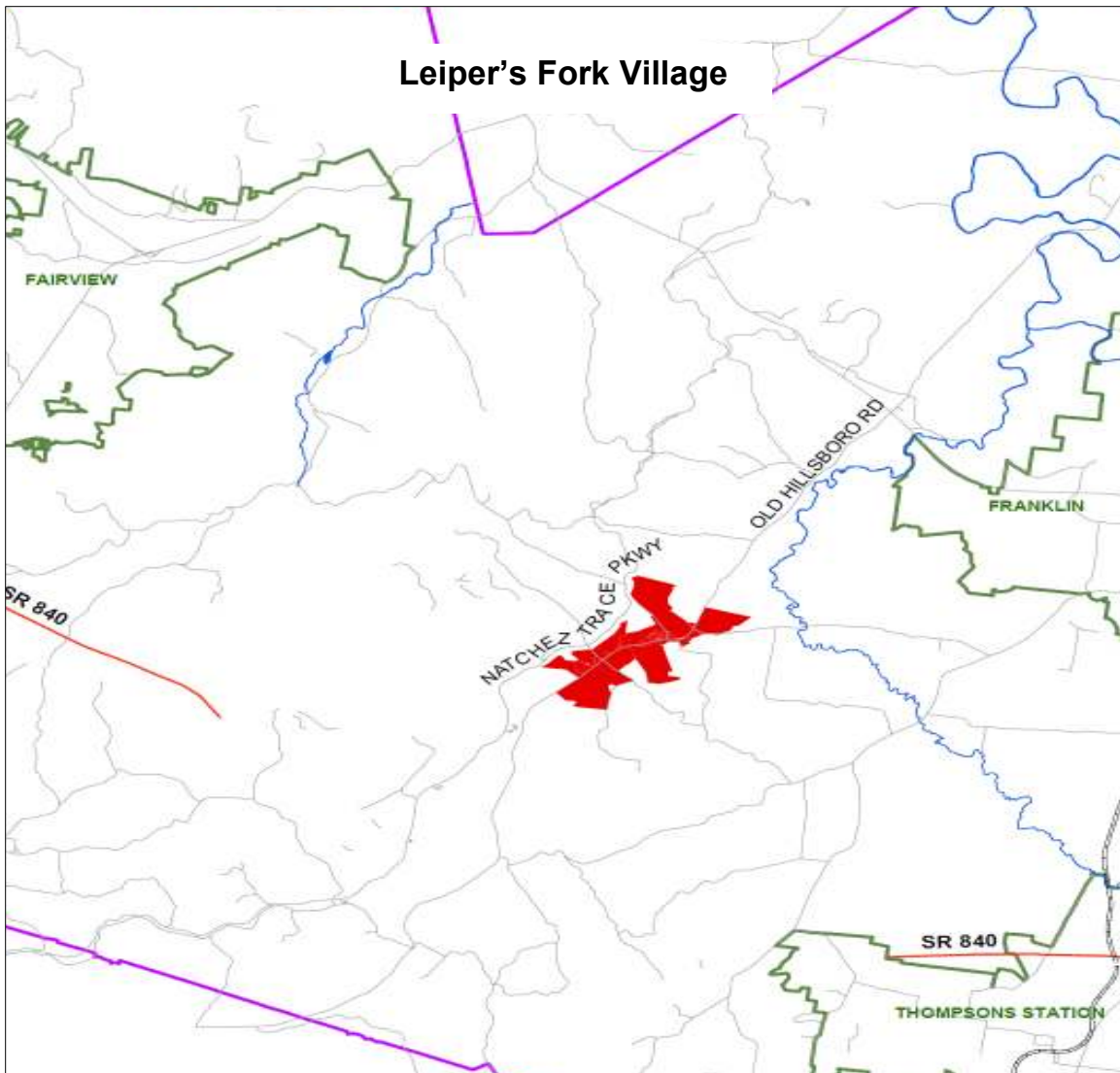
Chapter 6 - Implementation

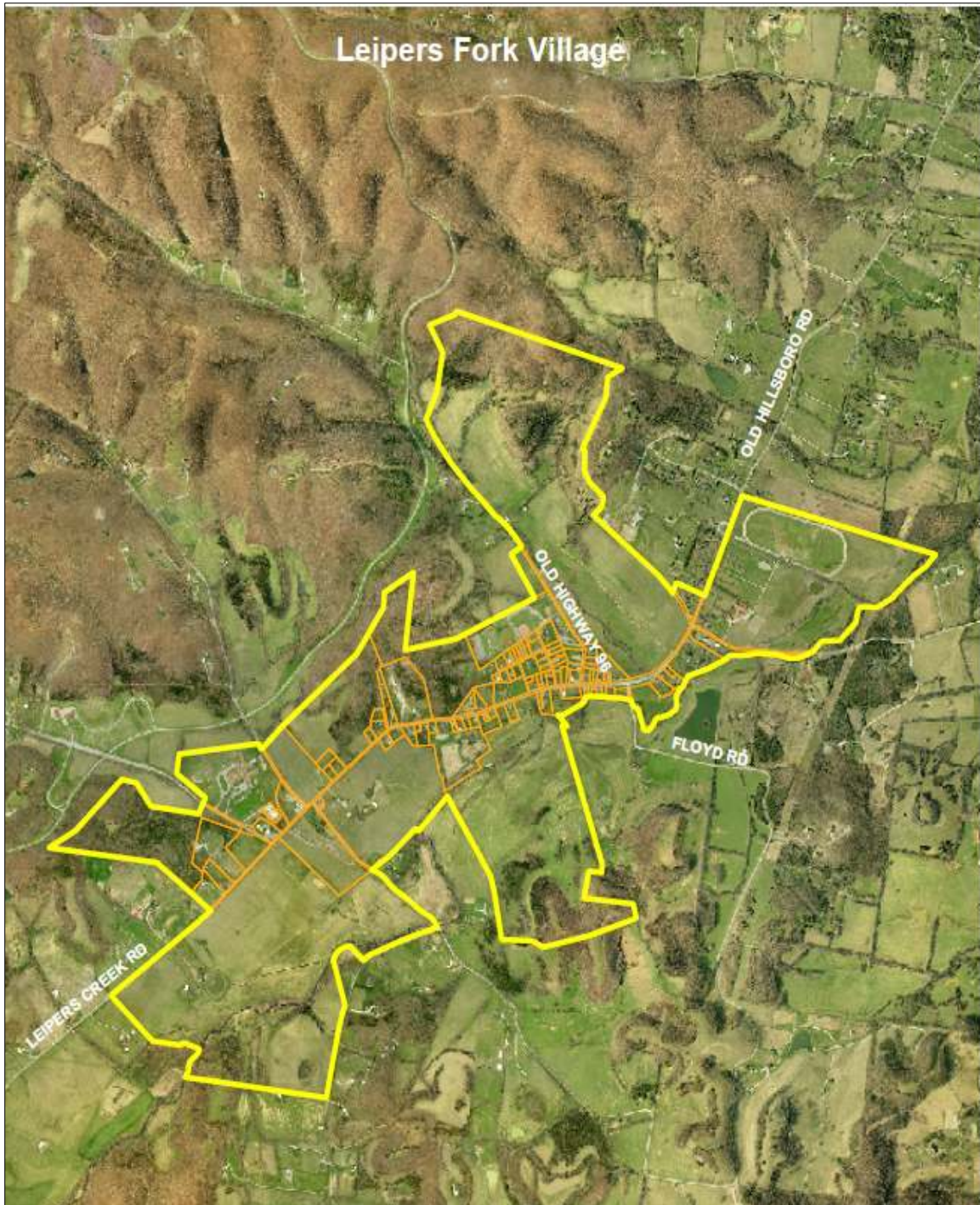
This Chapter touches upon Plan implementation and discusses the roles that citizens and public decision-makers should play in bringing the Plan to fruition.

Study Area

The Leiper's Fork Village consists of approximately 110 parcels that comprise approximately 1,100 acres of Williamson County. The community is generally rural in nature and is home to approximately 650 people.

The Village of Leiper's Fork, which contains a mixture of agricultural, commercial, institutional, and residential uses, serves as a focal point for the surrounding area. Based on the direction provided in the County's Comprehensive Plan, the study area for this Plan coincides with the existing Crossroads Center (CC) zoning district. For the purposes of this Plan, the boundaries of the Leiper's Fork Village are illustrated by the maps that follow.







Chapter 2

Planning Process

Introduction

The Planning Process for the Leiper’s Fork Village Special Area Plan included a number of key Planning Phases, which placed a strong emphasis on public participation. Multiple stakeholders were involved throughout the process, ensuring the Plan was community-driven and inclusive of the community’s ideas and preferences. The Plan was prepared in close consultation with and support from the Leiper’s Fork Citizens Advisory Committee, which served as a sounding board throughout the process and helped to reconcile and bring consensus to the various points of view of the community.

This Chapter describes the Plan’s process from beginning to end, including the initial research conducted by Staff, the development of the Citizens Advisory Committee, the extensive public involvement meetings, and the eventual drafting and development of the Plan itself.

Planning Phases

Phase 1: Background and Existing Conditions Research

The data collected in this Phase provided Staff, the Citizens Advisory Committee, and the Public with a greater understanding of the Village’s historical development pattern and existing conditions. This allowed for more well-informed decisions throughout the planning process. The research conducted during this phase included a historic summary as well as a detailed analysis of the Village’s environmental and natural resources, land use patterns, transportation and infrastructure facilities, and community facilities and amenities. This information is summarized in Chapter 3 of the Plan.

Phase 2: Development of the Citizens Advisory Committee

To assist with the development of the Plan, a group of residents, business owners, and civic leaders was assembled to form a Citizens Advisory Committee. This Committee represented a variety of interests in the Village and was instrumental in creating the Plan. In addition, the Citizens Advisory Committee served as an important liaison between Staff and the public and was helpful in reconciling the various viewpoints that arose during the Public Involvement Phase.

Phase 3: Public Involvement Meetings

The planning process included extensive community participation in the form of an Open House information session and four Public Involvement meetings. The ideas and preferences expressed by the community during these meetings was the foundation upon which the Plan was built. Each meeting was designed to encourage those attending to articulate their desires and preferences for the community.

The first meeting, an Open House information session, was intended to be a starting point for the public's involvement with the Plan. The Open House consisted of an introductory look into the Special Area Plan process, and was designed to provide the community an opportunity to better understand the elements of a plan, a summary of historical and existing conditions, and how the Plan fits into the overall comprehensive planning efforts of the County.



LEIPER'S FORK VILLAGE SPECIAL AREA PLAN

Public Open House
11.16.2010



Williamson County Planning Department, 1320 West Main Street, Suite 400, Franklin, TN 37064
www.williamsoncounty-tn.org robbieh@williamson-tn.org (615) 790-5725

Welcome

The Williamson County Planning Department, along with the Leiper's Fork Village Citizens Advisory Committee, welcome you to tonight's Public Open House for the Leiper's Fork Village Special Area Plan.

This open house is the first in a series of public meetings, and is intended to be a starting point for the public's involvement with the Plan. We hope the information shared tonight will give you a better understanding of what to expect over the coming months, as we work with the Leiper's Fork community to develop a Plan for the future of the Village. Your participation and continued involvement will be a key component in the development of the Plan.

We have set up various "stations" around the room, and each of these stations provides specific information regarding a particular aspect of the Special Area Plan.

Please take some time to visit each station. Staff members will be on hand to provide additional information and to answer any questions that you may have.

The stations represented in tonight's Open House are listed below:

- Welcome
- What is a Special Area Plan?
- Process & Timeline
- Current Zoning, Uses and Conditions
- PowerPoint presentation

Should you wish to be added to the contact list for future meetings, please make sure you sign-in at the welcome station. We look forward to the opportunity to work with you in the coming months as we help to develop the Leiper's Fork Village Special Area Plan!

Why is Public Involvement Important?

Public involvement is crucial to the success of a Special Area Plan for a number of reasons.

First and foremost, public involvement enables collaboration between Planning Staff and citizens. This collaboration is invaluable to the planning process because it allows the public to directly shape the vision, goals, and objectives of the Plan. This will be the community's Plan. As such, it should reflect the values of the community as expressed during public involvement meetings.

Using the knowledge and experience of both Staff and citizens of the community, a high quality, consensus-based Plan can be developed.

The relationship that is developed between staff and the community during a Special Area Plan process often lasts well into the future, as the recommendations of the Plan are implemented over time, and as new issues facing the community arise.



After the Open House meeting, the first public involvement meeting was held. That meeting gave Staff the opportunity to inform the public of the Plan's purpose, and how the Plan would fit into the overall comprehensive planning efforts undertaken by the County. Additionally, this meeting allowed members of the public to identify what they saw as current issues and concerns and to articulate their desires for the Village's future. These issues were further developed in the public involvement process. The responses provided by those in attendance at this meeting can be found in Appendix A.





The second meeting was geared toward providing the public with an opportunity to further explore and elaborate upon the issues and opportunities raised at the first meeting. Citizens were asked to rank the issues identified at the previous meeting in terms of their importance and to develop draft Vision Statements that reflected their desires for the future of the Village. The final exercise asked the participants to create a draft set of Goals that would achieve the Vision Statement they developed. The results of these exercises can be found in Appendix B.



The third public involvement meeting was designed to solicit feedback from the community regarding a draft Vision Statement and set of Goals that Staff developed based upon the input received during the first two meetings. Staff also presented a set of draft Objectives, aimed at providing specific steps for achieving the Vision and Goals that the participants collectively developed.

The fourth public involvement meeting served as an opportunity to present the Leiper's Fork Village Special Area Plan document. All of the materials from each of the previous public meetings were made available for viewing, detailing the Plan's development throughout the process. Staff gave a presentation on the Plan, including a summary of each chapter, which highlighted how public involvement helped to shape the Plan. This meeting also served as an opportunity for final thoughts and feedback from the Citizens Advisory Committee and the public.

Phase 4: Development of the Plan

Upon completion of an extensive public involvement phase, and with a full understanding of the unique issues confronting the Village and the values of the community, Staff developed a draft Plan for review by the Citizens Advisory Committee and the public. Upon presentation and overall support from the community, the Plan was ultimately presented to both the Planning Commission and Board of County Commissioners as part of the approval and adoption process.

Chapter 3

Inventory and Assessment

Introduction

Before the public involvement and plan development phases were initiated, it was crucial for Staff to gain an understanding of the history and current conditions of the Leiper's Fork Village. Staff members from the Williamson County Planning Department spent several months conducting research regarding various aspects of the Leiper's Fork Village. In addition to understanding the historical context of the community, Staff set out to develop a current assessment and inventory of such features as:

- Land Uses;
- Environmental and Natural Resources;
- Transportation and Infrastructure; and
- Community Facilities

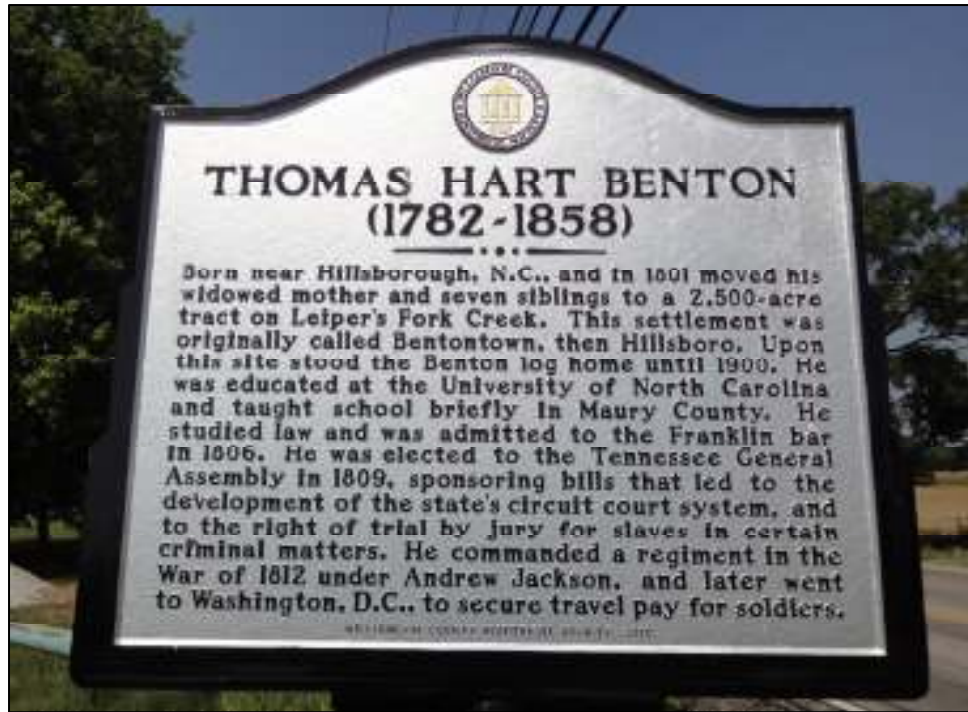
The following sections describe a summary of the data collected in this phase of the Plan and describe the context in which each feature exists. While described separately, all of the information provided contributes to the whole of the Leiper's Fork Village and its environs.

Historical Background

Leiper's Fork was settled by pioneering families from North Carolina and Virginia in the late 1700's. Land Grants of 320 acres or more were given by North Carolina to Revolutionary Soldiers for their military service. Today, few descendants of these early settlers remain in the area. Only the names on tombstones, hills, roads, and streams give evidence to their presence in the area¹.

¹ All Historical Information provided by *Leiper's Fork & Surrounding Communities*. Rick Warwick, 1999.

The present Leiper's Fork Village is situated on part of the 2,504 acre land grant of Col. Jesse Steed, which was purchased by Jesse Benton. At first, travelers on the Natchez Trace, which passed through the Benton homestead, referred to the settlement as Bentontown, but Hillsboro eventually replaced the Benton namesake. Today, a historic marker identifies the home site of Thomas Hart Benton, U.S. Senator of Missouri and statesman.

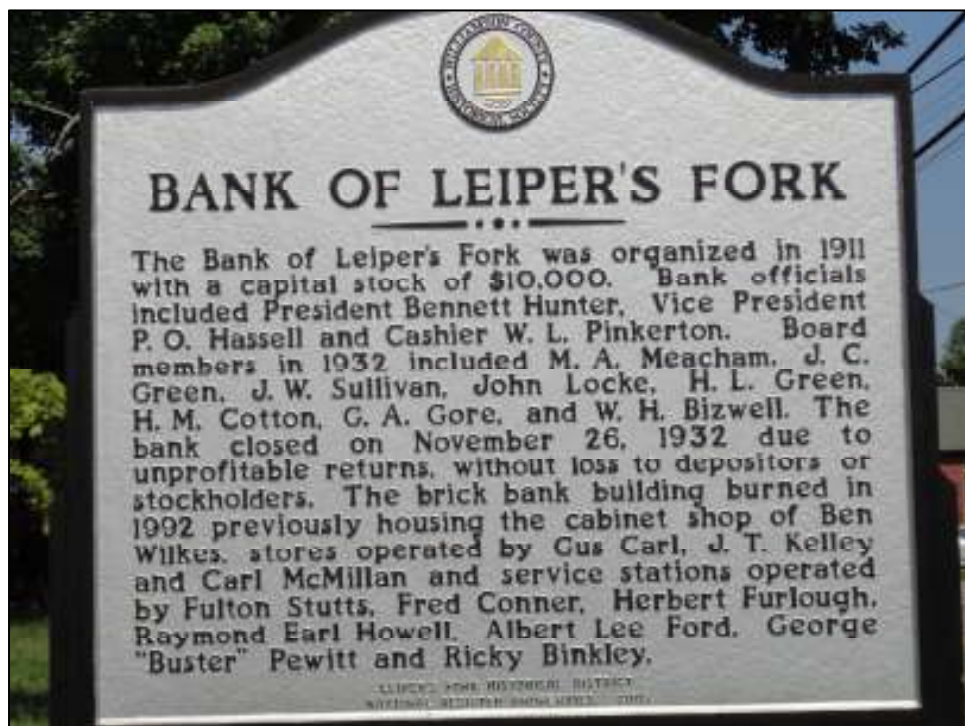


In 1818, a post office was granted to the Village due to its growth and its location on the National Road from Nashville to Natchez. It is believed that a Hillsboro, Tennessee in Coffee County had already been established, so the name of Leiper's Fork was taken from the creek passing through the Village. Debate among local historians continues as to which Leiper the creek honors. Some believe it refers to Captain James Leiper who was killed by Indians at Fort Nashboro during the Battle of the Bluffs in 1781, while others believe the creek was named for his brother Hugh Leiper, who surveyed the territory for land speculators and claimed land for himself on a fork of the West Harpeth River.

J.L. Sweeney had a large impact upon the Leiper's Fork Village, as it was his farm that was subdivided to create lots that would provide housing for the booming village in 1911. These lots still remain today, as Elm, Sycamore, and Joseph Streets defining the original subdivision. In

addition to helping form the current grid pattern of the downtown Leiper's Fork Village, Mr. Sweeney was responsible for the first water system in Leiper's Fork. The water pipes brought the water from a hillside spring to several households in the Village.

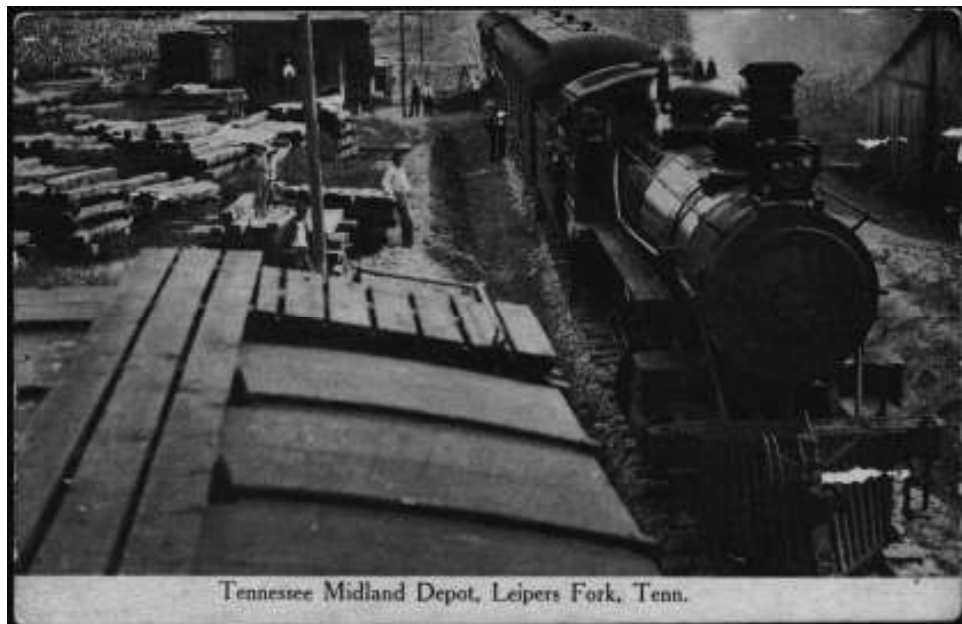
While the Village of Leiper's Fork only contains a few square miles of area, the greater community stretches well beyond the Village boundaries. Historically, the greater community of Leiper's Fork stretched well out into western Williamson County and has been supported by its smaller, surrounding communities. While these communities are clearly defined and independent of the Leiper's Fork Village, they played a key role in its growth and development. Often it was these surrounding communities that provided jobs, resources for commerce and trade, and resources for living. Products that ranged from milk and eggs to lumber and phosphates came from the nearby communities. The transportation improvements in this area helped to form Leiper's Fork as the economic, religious, and social center of western Williamson County.



Leiper's Fork has seen its share of rise and decline in the economic markets. Natural resources gave way to farming and livestock production, and later to the harvesting of timber and mining of minerals. With the advent of the railroad, these resources became accessible to larger markets, allowing the overall commerce to grow, which in return allowed Leiper's Fork to become a center of trade in western Williamson County.

The distance between Leiper's Fork and Franklin (and later to Nashville) began to shrink considerably once the natural resources of this area were able to be transported more easily. Early on, Franklin became dependent on the abundance of freshwater springs found in the Leiper's Fork area. Timber was the most abundant and valuable natural resource in western Williamson County. Vast stands of Oak, Hickory, Poplar, Ash, Walnut and Maple were cleared to make way for farming the fertile bottoms along the waters of Leiper's Fork, Murfree's Fork, and the West Harpeth.

The difficulty in transporting the sawn product was an obstacle until the appearance of the Middle Tennessee Railroad in 1910. At first, transporting phosphate was the main use for the Middle Tennessee Railroad. However, the rail line also opened up business opportunities along the rail line; purveyors of timber, grain, and livestock were able to take advantage of customers in more favorable markets. In addition to transporting products, the Middle Tennessee connected with both the Nashville Interurban line (an electric passenger line) as well as the Louisville & Nashville Railroad, which transported goods and passengers.



One of the most memorable events to take place in Leiper's Fork was the tornado that devastated this area in 1909. It hit Leiper's Fork on the evening of April 29, 1909 and even to present date it is considered one of the worst natural disasters to hit Williamson County. Massive destruction was done to not only homes, businesses and public buildings, but also to forested areas that contained giant oaks and other old growth hardwoods. There were lives lost, along with massive damage to crops and livestock. The worst of the winds were to the south of Old Hillsboro Road, carrying

over to Southall. Though a century has passed, the damage done to lives and property still remains.

Other memorable events include the creation of roads and turnpikes, which contributed to the general economic growth of the Leiper's Fork Village. The Village was served by a number of turnpikes, one of which led to Franklin, the other towards Nashville. Turnpikes were once private toll roads. They eventually became property of the State, which eliminated the tolls and opened up these newly-public thoroughfares to travel and trade throughout the area.

In keeping with the recurring theme of trade and transportation, the Natchez Trace Parkway was and still is an important asset to the Leiper's Fork Village. The Parkway, which became a National Road under the National Park Service in 1938, served to memorialize the important trade route used by Indians, and later European traders. It was also a route used during the conflicts that arose during the early years of this Country's founding.

Leiper's Fork remains a picturesque village. Many historic structures, including the Thomas Hart Benton slave cabin circa 1801, several original grocery stores, a doctor's office and a building that originally housed the county's first female academy, have been saved and restored. Collectively, these preserved structures, many of which are now occupied by restaurants and shops, provide a rich fabric of historic assets for the public to enjoy. In recent years, the Leiper's Fork Merchants Association has sponsored a number of annually-produced community events.



The first farms to grant conservation easements to the newly formed Land Trust of Tennessee, thus permanently protecting a total of 450 acres from development located at the gateways to Leiper's Fork.



Leiper's Fork has become nationally known for its preservation of historic buildings, open space land and local culture. In 1988, the Village was placed on the National Register as a historic district, which is recognized and overseen by the National Park Service.

In 2009, the Tennessee Department of Tourist Development launched the Discover Tennessee Trails & Byways program, which highlights 16 driving trails that connect various points of interest within the state. The Leiper's Fork Village is featured on two of these trails - the Old Tennessee Trail and the Nashville's Trace Trail.



Natural Resources Inventory and Assessment

The Leiper's Fork Village is flanked by waterways, rolling hills, and abundance of scenery and wildlife habitat permanently protected by the Natchez Trace Parkway.

Because the topography and soils in the Village were mostly unsuitable for farming, the area remained primarily forested prior to mining operations and logging that occurred in the area. While development has occurred in and around the Village in recent years, the lack of suitable soils for wastewater systems have somewhat inhibited the rate of growth.

The Natchez Trace Parkway serves as the northern boundary of the Leiper's Fork Village and provides protection from future development. The Parkway also provides scenic viewpoints and a large area of natural open space along its corridor. This area allows for the protection of natural vegetation and an extensive wildlife habitat.



Leiper's Fork is the stream that serves as the southern boundary of the Village. This waterway serves not only as a natural buffer, but it has provided water to many homes and farms throughout this area of Williamson County.

Other important features include two (2) large parcels of land that serve as a natural buffer to the Village. They are located on both the east and the west sides of downtown Leiper's Fork and are permanently protected from development through inclusion in the Land Trust for Tennessee. Having these two buffers are critical in preserving the distinct character of the Village and its rural surroundings.



Topography

The topography of the Leiper's Fork Village varies in range, with some areas having slopes of over 35%. The areas that contain steep slopes tend to occur on the northern border of the Village, to the north of Old Hillsboro Road.

The areas with little variation in slope occur primarily along the southern edge of the Village, to the south of Old Hillsboro Road. This southern portion of the Village also contains a flood zone, which serves as a natural border to development outside of the Village boundaries. In addition, it plays a critical role in serving as a natural flood storage area, while maintaining the quality of the surrounding creeks.

Floodplains

The Village also includes large areas that are located within the 100-year floodplain, according to the Federal Emergency Management Agency. The Williamson County Zoning Ordinance includes floodplain regulations that limit development within these areas.



Wooded Areas

Although not as extensive as the surrounding areas, the Leiper's Fork Village does contain some heavily wooded areas within the northwestern portions of the study area, particularly in areas with steeper slopes. These woodlands are of varying degrees of quality and age, but do provide both aesthetic and environmental benefits, such as a habitat for various plants and animals and attractive greenspace just outside of the downtown residences and shops.

Historically, this area was covered with prime hardwood forests, but milled for the quality Chestnut, Oak, Hickory, and Poplar used for a multitude of products.

Rivers, Streams and Creeks

Similar to most of Williamson County, Leiper's Fork and its surrounding community are contained within Lower Cumberland River Basin, more specifically within the Harpeth River Watershed. The Harpeth River is the primary body of water in the County, and is fed by many smaller creeks and streams. Leiper's Fork contains Dobbins Branch and [REDACTED] Creek, which are tributaries of the South and West Harpeth Rivers. While neither of these rivers nor the Harpeth flow directly within the Village boundaries, their waters serve as a vital natural resource to this area of the County. Many bodies of water have required buffers to ensure their protection from pollution runoff and discharge.



Geology

The Leiper's Fork Village is located on the edge of the Western Highland Rim and the Outer Nashville Basin and the characteristics of each eco-region can be seen.² The Western Highland Rim is characterized by dissected, rolling terrain of open hills, with elevations of 400 to 1000 feet. The geologic base of Mississippian-age limestone, chert, and shale is covered by soils that tend to be acidic and low to moderate in fertility. Streams are characterized by coarse chert gravel and sand substrates with areas of bedrock, moderate gradients, and relatively clear water. The oak-hickory natural vegetation was mostly deforested in the mid to late 1800's, in conjunction with the iron ore related mining and smelting of the mineral limonite, but now the region is again heavily forested. Some agriculture occurs on the flatter areas between streams and in the stream and river valleys: mostly hay, pasture, and cattle, with some cultivation of corn and tobacco.

The Outer Nashville Basin is a more heterogeneous region than the Inner Nashville Basin, with a rolling and hilly topography and slightly higher elevations. The region encompasses most all of the outer areas of the generally non-cherty Ordovician limestone bedrock. The higher hills and knobs are capped by the more cherty Mississippian-age formations, and some Devonian-age Chattanooga shale, remnants of the Highland Rim. The region's limestone rocks and soils are high in phosphorus, and commercial phosphate is mined. Deciduous forests with pasture and cropland are the dominant land covers. Streams are low to moderate gradient, with productive nutrient-rich waters, resulting in algae, rooted vegetation, and occasionally high densities of fish. The Nashville Basin as a whole has a notable and distinctive fish fauna.

² All Geologic Information provided by the Tennessee Department of Environment and Conservation (TDEC). <http://tn.gov/environment/>

Land Use Inventory and Assessment

The Leiper's Fork Village contains 109 parcels, which make up about 848 acres in total, excluding right-of-way. Based on a land use inventory undertaken by County Planning Staff, land uses have been summarized in two categories: land use by parcels and land use by acreage. The chart below illustrates both categories in a side-by-side comparison.

LAND USE	Parcels	Percent of Total Use	Acreage	Percent of Total Acreage
Single-Family Residential	73	67%	93.25	11%
Agricultural	10	9%	664.63	78%
General Commercial	17	16%	18.68	2%
Institutional	4	4%	54.02	6%
Vacant / Open Space	4	4%	13.68	2%
Cemetery	1	1%	3.26	1%
Total	109	100.0%	847.52	100.0%

Single-Family Residential

Based on the land use inventory for the Village, single-family residential uses are the most predominant. Single-family residential housing makes up approximately 73 parcels, consuming approximately 93 acres. This is approximately two-thirds of the total amount of land uses within the Village; however, it only consumes 11% of the acreage.



Agricultural

Agriculture appears to have somewhat of a strong showing in the Leiper's Fork Village, with large tracts of land existing in the south and west portions (of the Village). This is not surprising given the amount of land needed for farming and the raising of livestock. While there are only 10 parcels that are classified as being used for agricultural activities, it consumes about 665 acres or 78% of the total land use. These mostly open settings are crucial in defining the rural character of the Village, as well as providing a reminder of its former agrarian-based economy.



Commercial

As historical crossroads, Villages have usually led the way for more commercial uses than in their rural surroundings. Commercial uses have been a part of the Leiper's Fork Village for most of its history, and it should be no surprise to see that commercial uses are the third highest use. Commercial uses vary greatly, from antique stores, woodworking shop, art galleries, inns, real estate offices, and restaurants. Staff estimates that there are approximately 17 parcels that classify as a strictly commercial use, which is approximately 16% of the total use but only 2% of the total acreage at 19 total acres.







Institutional

Institutional uses that exist in the Village include schools, churches, parks, and County-owned buildings and property. Institutional uses make up about 4% of the total uses, and about 54 acres, or just over 6 % of the total acreage. The largest institutional use is the Hillsboro-Leiper's Fork Community Center. Pinewood Heights Elementary School and Natchez Trace Parkway are just outside the Village's boundaries, thus are not included in the calculation.



Transportation and Infrastructure Inventory and Assessment

Road Network

The road network for the Leiper's Fork Village includes two arterial roads, as well as multiple collector and minor roads. These roads range in function, from servicing local residents and businesses to providing an access point to locations outside of Williamson County. Due to an increase in growth outside of the Village, these roads will receive future pressure to continue their dual roles of providing a high level of service, while addressing the transportation needs of local and regional users. The chart below lists the classifications for all public roads in the Village.

Leiper's Fork Village Special Area Plan -- Village Road List				
Street Name	Arterial	Collector	Minor	Speeds
Old Hillsboro Road	•			
Southall Road			•	
Old Highway 96		•		
Joseph Street			•	
Sycamore Street			•	
Elm Street			•	
Bailey Road		•		
Pinewood Road	•			
Leipers Creek Road		•		

The Leiper's Fork Village is primarily laid out in a grid pattern to the north, and also contains larger parcels with direct access to Old Hillsboro Road as illustrated in the following aerial map:

[INSERT AERIAL MAP WITH ROAD LISTINGS]

Sidewalks and Bike Lanes

Throughout several visits by Staff to the Leiper's Fork Village, a moderate amount pedestrian activity, which greatly increases on the weekends. The activity that was clearly apparent appears to occur on all streets, even Old Hillsboro Road, which is classified as an arterial. It is worth noting that the speeds of all roads in the Village are posted at low speeds of below 35 mph. This is important in maintaining the safety of the pedestrian and driver.

While conducting the inventory of the existing physical conditions, it was determined that sidewalks and authorized crosswalks are very limited in their existence throughout the Village. The lack of both sidewalks and additional authorized crosswalks causes potential safety issues.



According to the Transportation Improvement Plan (TIP), no road improvements, sidewalks, or bicycle lanes are proposed for the village from 2008 to 2011.

Water and Sewer Utilities

Water to Leiper's Fork is serviced by the Hillsboro and Thompson's Station Utility District. The main water pipes run along Old Hillsboro Road, and split off onto the smaller streets. Pipe sizes range from 2 to 6 inches, and adequately service the Village residents. However, increases in demand for service caused by future growth and development would likely require sizes of pipes to be increased. The utility district has expressed immediate plans for a water line upgrade along Old Hillsboro Road to better serve the Village.

Sewer service is not available for the Village, and there are no current plans to extend sewer lines to this part of the County. Parcels are served by on-site septic systems, and the degree of their effectiveness is varied. Because of the geology of the land varies greatly in the Village, some parcels do not have adequate soils for new or upgraded systems.

Community Facilities Inventory and Assessment

Leiper's Fork has a long history of providing resources to its citizens. In the early years, these facilities came in the form of churches and schools. Once businesses were established, they also helped to provide community gathering places. Upon the relocation of the Village's original public school, that campus was converted into a library and recreational space. However, there are numerous places throughout the Village where community events take place, ranging from outdoor movies to festivals and concerts.

Education, Recreation and Social Facilities

The heart of any community is its school. In 1873, a school was located below the present Country Boy Restaurant near the creek. In 1890, Hillsboro High School, a private academy for grades 1-12, was opened by Professor William Anderson. The academy closed in 1904. The following year the County school board purchased the building and campus and it served both Leiper's Fork and the surrounding communities.

In 1930, the facility was victim to a lightning storm, which caused it to burn to the ground. In 1931, a new building was constructed at the same location, which contained not only classrooms, but also a gymnasium. Local businesses helped to raise money and building materials to construct the gym. The school grew throughout the 1940s to the 1970s, and in

1979, a new school was built to replace the outdated and undersized facility.

In 1998, the old Hillsboro School was converted into a community center, now known as the Hillsboro-Leiper's Fork Community Center, which is operated by the Williamson County Parks & Recreation Department. This facility provides recreational facilities, and hosts a senior center and a branch of the public library.



In 1981, a new facility was constructed, which is located at the western end of the Village boundary. This site, Hillsboro School, provides education to students in grades K – 8. Though the site location has changed throughout the years, there has been continuous education and school facilities in Leiper's Fork, providing over 100 years of education to the youth of the Village and its surrounding areas.



The amenities offered by the center include a public library, a senior center, a gymnasium, a fitness center, and various rooms within the center for arts and educational classes. The campus surrounding the Community Center offers youth baseball fields, an outdoor playground and pavilion, and a walking trail.



The Lawnchair Theater, which sits just behind the Leipers Creek Gallery, is a major focal point for community events and gatherings. Events range from outdoor movies to concerts. Community and social events also occur at other local businesses and locations throughout the Village.

Chapter 4

Key Themes

Introduction

Early in the planning process, citizens were asked to identify what they felt were the most important planning issues facing Leiper's Fork and to articulate their vision for the future of the Village. While a fairly broad range of issues were identified during these exercises, a number of key themes emerged. These themes, which reflect the issues identified by the community as being the most important needs within the Village, include the following:

- Retain the Village's unique charm and small town character;
- Maintain a vibrant business community;
- Ensure that new development is compatible with existing character;
- Preserve historic and natural resources;
- Promote safe and efficient vehicular traffic;
- Address parking issues;
- Improve pedestrian-friendliness;
- Address wastewater issues; and
- Encourage community events and activities

Plan Categories

The specific issues raised by community members at the initial public involvement meeting (See Appendix A: 11/16/10 meeting), as well as the key themes listed above, tended to fall into one of three primary categories, which became the major focus of the Plan's Vision, Goals and Objectives. The three Plan categories are:

- **Design and Character;**
- **Land Use; and**
- **Infrastructure/Accessibility**

Design and Character

Leiper's Fork's unique architectural, natural and cultural resources combine to give the Village a special character. Many of the predominant themes that emerged during public participation meetings and discussions with citizens relate to the need to preserve that character and the many attributes that contribute to the Village's exceptional quality of life.

The National Register of Historic Places has designated much of the Leiper's Fork Village as a National Register Historic District. This designation is a tribute to Leiper's Fork's cultural heritage and historic architectural fabric. Collectively, the Village's historic structures contribute greatly to the special character valued by citizens and set the stage for the economic vitality that the Village enjoys. The continued sensitive preservation of its historic resources will play a key role in maintaining Leiper's Fork as a distinctive and vital place for its citizens, businesses and visitors.

It is important to recognize that some new growth and development within the Village is inevitable, and even desirable. It is crucial, however, that such growth occur in a way that is sustainable and environmentally sensitive. Additionally, new buildings should be designed to compliment and build upon the existing architectural and historic character of the Village, so as to reinforce the Village's unique charm and small town ambiance. Cohesive streetscape improvements can serve to unify the Village from an appearance standpoint.

The bucolic setting in which Leiper's Fork is located is a significant aspect of the Village's identity. The desire of the community to preserve open space and natural resources was another key theme that emerged from public meetings. Fortunately, the Natchez Trace Parkway and lands that have been placed in conservation easements form much of the boundary of

the Village, ensuring that these areas will remain undeveloped. Additional open space and natural resources can be protected in a variety of ways. First, infill development and the adaptive reuse of existing buildings should be encouraged within a compact Village core as a means to relieve development pressure – and therefore help preserve open space – outside of the core. Secondly, zoning regulations should allow and encourage a variety of agricultural and agri-tourism uses outside the Village core, providing property owners with economically viable options for developing property in such a way that preserves rural character. Finally, the community should educate landowners regarding the various options for, and benefits of, the voluntary conservation of open space lands.

Land Use

Leiper’s Fork is a vibrant, mixed use center and visitor destination, housing a wide array of residential and non-residential uses in a relatively compact, walkable area. This mixture of uses is one aspect of the Village that sets it apart from most other areas of the unincorporated County. One of the key themes that were echoed by citizens during the planning process was the need to maintain and enhance Leiper’s Fork as a vibrant business community. To that end, a variety of complimentary uses, such as retail, restaurants, offices, and single-family residences, should continue to be encouraged. Additionally, streetscape improvements, outdoor dining, shared parking, and other improvements to the public space can create a lively, pedestrian environment and foster additional private investment.

There was consensus among the public and the Advisory Committee that new buildings should be in scale with existing buildings and that residential uses, agricultural uses and open space (within which passive recreational uses and community events could occur) should surround the Village core.

Infrastructure/Accessibility

The final major category that the Plan addresses is infrastructure and accessibility issues. Transportation concerns center around the safety and efficiency of vehicular traffic and the need to improve the overall pedestrian-friendliness of the Village. One of the themes identified by citizens during public participation meetings is the desire to address parking needs within the Village in a way that meets both current and future parking demand and that reinforces the Village core as a destination for visitors.

A major hindrance to new development within the Village is the lack of sewer service in the area. Traditional septic systems are the only form of wastewater treatment and disposal currently available in the Village. In addition, the use of septic systems is limited on many properties due to a lack of suitable soils. One potential way to address sewer availability is through the use of a non-traditional wastewater treatment and disposal system, which treats wastewater in a central location and utilizes land to dispose of the treated effluent. Such a system could potentially be developed by the community as a means to retrofit existing substandard septic systems and to accommodate new development that is consistent with the Vision articulated in this Plan.

Chapter 5

Vision Statement, Goals, and Objectives

Introduction

This Chapter articulates a Vision for the future of the Leiper’s Fork Village and outlines a set of Goals and Objectives that are geared toward making that Vision a reality. While the Vision Statement answers the question “*What do we want?*”, the Goals and Objectives describe “*how we can get there?*”. The Vision Statement and Goals and Objectives were based on both an understanding of the issues facing the community as well as the desires of the community as expressed during multiple public involvement meetings (see Appendices A and B).

The Goals and Objectives are organized around several categories that were established early in the process of the Plan’s development. These categories are:

- Design/Character
- Land Use
- Infrastructure/Transportation

Leiper's Fork Village Vision Statement

The Leiper's Fork Village will maintain and strengthen its status as a vital residential and business community and a vibrant destination, while preserving its unique character and exceptional quality of life. The many attributes that make Leiper's Fork special, including its historic, cultural, architectural, and natural resources, will be preserved and enhanced. Sustainable new development will contribute to the long-term vitality of the Village, and will be designed to complement, rather than detract from, its strong identity and sense of place. The preservation of open space will reinforce the Village's distinctive rural character and will provide locations for passive recreation and community events. A Village-wide parking strategy, coupled with improved pedestrian connectivity, will help solidify Leiper's Fork as an accessible, pedestrian-friendly destination. A comprehensive wastewater strategy will be pursued as a means to support compatible development that is consistent with this Vision.

Design/Character Goals and Objectives

Goal A: Preserve and enhance the Village's small town charm and rural character.

- Pursue visually cohesive streetscape improvements to foster a distinct, small town identity and create a pedestrian environment that is pleasant, visually interesting, and welcoming to visitors. Streetscape elements could include sidewalks, street lamps, signage, landscaping, street furniture and other features.
- Development standards should encourage outdoor dining and other elements that create a lively streetscape and pedestrian environment.
- Enhance gateway entrances into the Village through signage, landscaping, public art, and/or other design features.
- A business and/or community organization(s) should promote interaction between citizens and the business community and work toward initiatives such as streetscape improvements and the establishment of greenways, trails, and community event venues.

Goal B: Ensure that new development is compatible in size, scale, and character with existing buildings and patterns of development.

- Create a tailored set of development standards to ensure that new development is compatible with the existing character of the Village. These standards should:
 - Identify “sub-areas” within the Village to reflect the distinct differences in land uses and character between the Village core and the surrounding Village area;
 - Include contextual requirements that address setbacks, scale, massing, and other elements that are fundamental to ensuring that new structures are compatible with their surroundings; and
 - Preserve the integrity of residential areas.

- The community should create a set of “best practices” for new development and redevelopment (beyond those contained in the Zoning Ordinance) that illustrates the design features that are consistent with the character of the Village.
- Promote sustainable design and construction methods for both public and private sector development and redevelopment within the Village.

Goal C: Ensure the protection of the Village’s historic, cultural, and natural resources.

- New development standards should incorporate enhanced criteria for natural resource protection, while also promoting environmentally-friendly development practices.
- Consider the establishment of a set of voluntary design guidelines for historic structures to help ensure the preservation of the Village’s historic fabric.
- Protect the historic fabric through infill development that is sensitive to the character of older buildings.
- Recognize and promote the Village’s unique cultural heritage through promotion and marketing materials.

Land Use Goals and Objectives

Goal A: Guide the character and location of new development so as to preserve and reinforce the Village’s unique, small town atmosphere.

- Create a tailored set of development standards to ensure that new development is compatible with the existing character of the Village. The standards should:
 - Identify “sub-areas” within the Village to reflect the distinct differences in land uses and character between the Village core and the surrounding Village area;
 - Include contextual requirements that address setbacks, scale, massing, and other elements that are fundamental to

ensuring that new structures are compatible with their surroundings; and

- Preserve the integrity of residential areas.
- The community should create a set of “best practices” for new development and redevelopment that illustrates the design features that are consistent with the character of the Village.

Goal B: Promote a variety of complementary land uses (e.g. retail, restaurants, offices, personal services, and single-family residential), while reinforcing the established development pattern of the Village.

- Development standards should encourage a mix of small-scale uses that will be compatible with those uses currently existing in the Village and that can also provide needed services to the surrounding rural area.
- Encourage the highest concentration of non-residential and mixed uses to occur within the Village core.
- Allow and encourage multiple uses to exist on single parcels, and even within individual buildings, within the Village core.
- Encourage the first floor of the buildings within the Village core to be occupied retail, restaurant, and other pedestrian-oriented uses.

Goal C: Foster the preservation of open space and agricultural uses, particularly on the periphery of the Village, to help reinforce the Village’s distinct, rural character.

- Allow and encourage a variety of agricultural and agri-tourism uses, while reinforcing the Village core as the focal point for new development.
- Educate landowners regarding the options for, and the benefits of, the permanent conservation of open space lands.

Goal D: Encourage low-impact recreational and community entertainment uses within open space areas.

- Pursue the development of a greenway/trail system that would link open space with various civic, residential and non-residential focal points within the Village.
- Pursue the development of formal and informal gathering places and entertainment venues within open space areas.
- Development standards should allow and encourage year-round community events and similar activities.

Goal E: Discourage land uses that would detract from the established character of the Village.

- Development standards should prohibit land uses that are not consistent with the character of the Village.
- Protect neighborhoods from adverse impacts of both new and re-development.

Infrastructure/Accessibility Goals and Objectives

Goal A: Improve the safety and efficiency of vehicular traffic within the Village.

- Pursue the design and installation of appropriate traffic calming measures within the Village.
- Ensure that road lanes and stopping points are appropriately marked.
- Provide a clear demarcation between vehicular and non-vehicular modes of transportation.
- Survey and identify areas that need better signage and other safety tools.
- Consider the creation of an access management plan for the Village to improve the efficiency and safety of driveway entrances.

Goal B: Address Village-wide parking needs in a way that meets the current and future demand and that reinforces the Village core as a multi-location destination.

- Pursue the creation of conveniently located and sensitively designed public parking areas to foster and support existing businesses, as well as new development within the Village core.
- Development standards should reduce the amount of parking required on individual lots within the Village core.
- Development standards should allow and encourage shared parking between properties.

Goal C: Improve the overall pedestrian-friendliness and non-vehicular connectivity within the Village.

- Create an inter-connected pedestrian network of sidewalks and trails to provide recreational amenities, as well as to link residential areas and visitor parking to the various destination points within the Village.
- Identify areas for crosswalks and other pedestrian-oriented safety design elements.

Goal D: Explore wastewater solutions to address current limitations and deficiencies, as well as to support compatible new development that is consistent with the Vision for the future of the Village.

- Consider the development of a community-wide, non-traditional wastewater treatment and disposal system to serve the current and future needs of the community.
- Pursue creative opportunities to address existing septic system deficiencies within the Village.



Chapter 6

Implementation

Implementation

The Leiper's Fork Village Special Area Plan articulates a Vision for the future of the community and provides specific Goals and Objectives to help guide development in the Village over the next 20 years.

The successful implementation of the Plan will require the buy-in, commitment, and participation of multiple groups and individuals. The County alone can only implement or help to foster some of the many Goals and Objectives contained in the Plan. It is incumbent upon the public and private sector to share in the responsibility and ensure that the Leiper's Fork Village reaches its full potential. The planning process was a combined effort between Williamson County and the Leiper's Fork community. Therefore, while Williamson County will play a key role in the implementation of the Plan, residents, business and property owners, private developers and other entities with an interest in the future of the Village must be active participants.

Williamson County's primary role in implementation efforts will be to work with the community in developing a Leiper's Fork Village zoning district and accompanying development standards to help ensure that future development in the Village is consistent with the desires of the community and the Vision articulated by the Plan.

Residents, business and property owners, and private developers should use the Plan as a guide for making decisions regarding development on private property as well as Village-wide improvements that are driven by the private sector. Establishing community consensus and awareness regarding the Vision, Goals and Objectives contained in the Plan is also a role that private-sector stakeholders can play.

With the combined efforts of the County and the community, the shared Vision for a preserved and enhanced Leiper's Fork Village can be realized.

Appendix A

12/06/2010 Meeting Notes

Visioning Exercise Notes

What are the most important Planning, Preservation, and Development Issues facing the Leiper's Fork Village?

- Septic
 - Walkability
 - Bicycle Accommodation / Plan
 - Lighting – Appropriate
 - Parking
 - Impact of 840
 - Public Restrooms
 - Utility District
 - Preservation – Do not widen road/creek/minimal
 - Handicap Accessibility
 - Signage
 - Limits on Building Sizes / Architectural Integrity
 - Bypass
 - Reduce Speed Limit – 20 MPH
-
- Maintain, Extend & Repair Brick Walkways
 - Handicap Accessibility – Parking
 - More Parking
 - Signage – Develop Specific for Leiper's Fork
 - Building Site Size
 - Maintain Architectural Integrity
 - Resolve Septic Issues
 - Heavy Truck Traffic in Town – Bypass?
 - Reduced Speed Limit in Historic District – 20 MPH

- Planning:
 - Waste Management
 - Establish a Utility District
 - Low Volume System Purchased for under \$500,000 (private or cooperative)
 - Would allow for more food services, medical, beauty (water usage)
 - How will inclusion be determined?
 - Will be mainly commercial
 - Next serve whole community – carefully bounded & controlled Historic District, could go across creek
 - Where to place it (12-15 in. required)
 - Designated by lot size (densest area of LFV)
- Preservation
 - Preserve the un-built area
 - Conserve what is currently open space
 - Not widen road (create bypass?)
 - Village characteristics
 - Creek!!!
 - Historical society for homes
- Development
 - As little as possible
 - Sidewalks
 - Designated commercial/non-commercial zones
- Adequate Parking
- Address traffic – vehicle & pedestrian
- Preservation guidelines
- Balance between residences & businesses

What is your vision for the next 20 years in the Leiper's Fork Village?

- Maintain Charm & Character
 - Vibrant Business Community
 - Performing Arts Center
 - Upgrade Exercise (Facility)
 - Continue Improvements to Library
 - Be a Model Community for Sustainable Living
 - Cemetery
 - Aesthetic Liturgical Experience
 - Organic Farm / Farmers Market
 - Greenway Connecting School / Village / Community Center
 - No Subdivisions
 - Public Education
 - Family Doctor
 - Senior Assisted Living
 - Parks
 - No Trucks
-
- Maintain Historical Integrity
 - Bypass for Trucks Around Town
 - Bike and Walking Trails along Leiper's Creek
 - Horse Trails
 - Antique Period Lighting
 - Bury Power / Phone Lines
 - Larger Outdoor Entertainment Venue
 - Expanded Leiper's Fork Library
 - Expand Hours of Community Center
 - Continue to Have Lots of Community Events & Family Events
-
- Golf cart / cane shop
 - Sewer problems solved!
 - Holistic public education
 - Family – practice doctor
 - Hover – round lane
 - Senior Assisted Living Center nearby
 - Walkable passageways throughout
 - State of the art auditorium – architecturally appropriate
 - Refurbished and active community center

- Expanded parks
 - Move county landfill to Triune
 - Spa
 - Turn Moss Farm into agri-tourist something
 - Hooters
 - Public swimming pool @ rec center
-
- Need a community parking lot (1 new caution light)
 - Pedestrian parking that does not impede traffic
 - Maintain current zoning laws – commercial zone with conditional use

Appendix B

01/18/2011 Meeting Notes

Ranking the Issues Exercise Notes

What are the most important Planning, Preservation, and Development issues facing the Leiper's Fork Village?			
TRANSPORTATION / ACCESSIBILITY / INFRASTRUCTURE	# of Green Votes	# of Red Votes	Total
Walkability	3		3
Bicycle Accommodation / Plan	1	1	2
Handicap Accessibility	0	0	0
Septic	19	4	23
Parking	8	5	13
Impact of 840	0	0	0
Public Restrooms	2	0	2
Utility District	0	0	0
Bypass	1	0	1
Reduce Speed Limit -- 20 MPH	2	0	2
Greenway Connecting School / Village / Community Center	0	0	0
No Trucks	0	0	0
Maintain, Extend, & Repair Brick Walkways	7	0	7
Handicap Accessibility - Parking	0	0	0
More Parking	0	0	0
Resolve Septic Issues	3	0	3
Heavy Truck Traffic in Town -- Bypass?	0	0	0
Reduced Speed Limit in Historic District -- 20 MPH	0	1	0
Bypass for Trucks around Town	1	0	0
Bike and Walking Trails along Leiper's Creek	1	0	0
Horse Trails	0	0	0
Planning (ALL comments included): • Waste Management; • Establish a Utility District; • Low Volume System Purchased for under \$500,000 (private or cooperative); • Would allow for more food services, medical, beauty (water usage); • How will inclusion be determined?; • Will be mainly commercial ; • Next serve whole community -- carefully bounded and controlled Historic District, could go across creek; • Where to place it (12 -- 15 in. required); • Designated by lot size (densest area of LFV)	9	0	9

Development (comments in BLACK only): • As little as possible; • Sidewalks; • Designated commercial / non-commercial zones	0	0	0
Sewer problems solved!	1	1	2
Hover-round lane	0	0	0
Walkable passageways throughout	0	0	0
Adequate Parking	6	0	6
Address traffic -- vehicle & pedestrian	13	1	14
Need a community parking lot (1 new caution light)	0	0	0
Pedestrian parking that does not impede traffic	0	0	0
TOTAL	77	13	87
LAND USE	# of Green Votes	# of Red Votes	Total
Public Restrooms	5	0	5
Impact of 840	1	0	1
Vibrant Business Community	2	1	3
Upgrade Exercise (Facility)	1	0	1
Continue Improvements to Library	4	1	5
Be a Model for Sustainable Living	2	1	3
Cemetery	2	1	3
Organic Farm / Farmers Market	0	1	1
No Subdivisions	7	0	7
Family Doctor	2	0	2
Senior Assisted Living	0	0	0
Parks	0	0	0
Performing Arts Center	0	0	0
Building Site Size	0	0	0
Larger Outdoor Entertainment Venue	0	0	0
Expanded Leiper's Fork Library	0	0	0
Continue to Have Lots of Community Events & Family Events	6	2	8
Golf cart / cane shop	0	0	0
Family -- practice doctor	0	0	0
Senior Assisted Living Center nearby	0	0	0
State of the art auditorium -- architecturally appropriate	1	0	1
Refurbished and active community center	3	1	4
Expanded parks	2	0	2
Move County landfill to Triune	0	0	0
Spa	0	0	0
Turn Moss Farm into agri-tourist something	0	0	0
Hooters	0	5	5

Public swimming pool @ rec center	1	1	2
Planning (comments in BLACK only): • Waste Management; • Establish a Utility District; • Low Volume System Purchased for under \$500,000 (private or cooperative); • Would allow for more food services, medical, beauty (water usage); • How will inclusion be determined?; • Will be mainly commercial ; • Next serve whole community -- carefully bounded and controlled Historic District, could go across creek; • Where to place it (12 -- 15 in. required); • Designated by lot size (densest area of LFV)	1	0	9
Preservation (comments in BLACK only): • Preserve the un-built area; • Conserve what is currently open space; • Not widen road (create bypass?); • Village characteristics; • Creek!!!; • Historical society for homes;	15	1	16
Development (comments in BLACK only): • As little as possible; • Sidewalks; • Designated commercial / non-commercial zones	10	0	10
Balance between residences & businesses	0	0	0
Maintain current zoning laws -- commercial zone with conditional use	4	1	5
TOTAL	69	16	85
DESIGN / CHARACTER / HISTORIC PRESERVATION	# of Green Votes	# of Red Votes	Total
Lighting -- Appropriate	0	0	0
Preservation -- Do not widen road / creek / minimal	12	1	13
Signage	0	0	0
Limits on Building Sizes / Architectural Integrity	6	0	6
Maintain Charm & Character	13	1	14
Vibrant Business Community	13	0	13
Be a Model Community for Sustainable Living	2	0	2
Aesthetic Liturgical Experience	1	0	1
Parks	1	0	1
Horse Trails	1	0	1
Antique Period Lighting	3	1	4
Bury Power / Phone Lines	0	0	0
Maintain Historical Integrity	2	0	2
Signage -- Develop Specific for Leiper's Fork	2	0	2
Maintain Architectural Integrity	1	0	1

Preservation (comments in BLACK only): • Preserve the un-built area; • Conserve what is currently open space; • Not widen road (create bypass?); • Village characteristics; • Creek!!!; • Historical society for homes;	8	0	8
Development (comments in BLACK only): • As little as possible; • Sidewalks; • Designated commercial / non-commercial zones	0	0	0
Preservation guidelines	0	0	0
TOTAL	65	3	68
OTHER ISSUES	# of Green Votes	# of Red Votes	Total
Public Restroom	0	0	0
Impact of 840	0	1	1
Vibrant Business Community	0	0	0
TOTAL	0	1	1

Establishing a Vision Statement Exercise Notes

With your group, please come up with a Vision Statement for the Leiper's Fork Village Special Area Plan.

Leiper's Fork will be a rural community that incorporates a charming residential home town with sustainable business interests. A high value is placed on preserving the current character and charm. Infrastructures will be improved to allow for safe traffic flow and expansion of businesses and community activities.

To preserve the unique rural & historical & close to nature character of our community, while making specific improvements that enhance the quality of life for residents & guests:

- Lil' mo' seasonin'
- Perfectly Imperfect
- More Cattle, Less Hat

The Leiper's Fork Village Special Area Plan vision provides for historic preservation and vibrant business and residential communities supported by a functional and maintainable infrastructure. This includes:

- Intentional efforts for communication between the business and residential communities through regular meetings, activities, and events
- Striking balance between preservation and growth
- Finding solutions that encourage tourism yet have safe and fluid traffic patterns for pedestrians as well as vehicles.

Leiper's Fork will maintain and enhance its unique character by:

- Preserving historic architecture
- Supporting a vibrant business district
- Encouraging community participation
- Protecting natural resources

Preserve the historical integrity of the vibrant, unique character of the Village Center while incorporating ecologically sound uses within the Leiper's Fork Special Area.

Establishing Goals Exercise Notes

With your group, please develop a series of Goals that will allow the Vision Statement to be achieved. Keep in mind that while the Vision Statement answers the question of “*What do we want the Leiper’s Fork Village to be?*” the Goals will define “*how do we get there.*”

INFRASTRUCTURE / ACCESSIBILITY / TRANSPORTATION:

- Establish a waste water infrastructure that will support both the current and future needs of the Leiper’s Fork community
- Develop an overall parking plan to allow for the safe flow of pedestrian and vehicular traffic
- Hold what we got, walkable, vehicular, by protecting our core village center
- Waste management that creates a healthier environment and more commerce
- Safer, more fluid traffic flow
- Develop a waste management program
- Develop a plan for pedestrian friendly / handicap access throughout the village
- Community wide cooperation & support of local parking
- Develop comprehensive, enforceable guidelines to address speed limit, truck & bicycle traffic
- Develop adequate infrastructure to support business, residents, guests and future expansion

LAND USE:

- Develop a plan for better utilization of the Recreation/Community Center and its grounds for community family events
- Preserve what we have by absence of residential subdivisions & general commercial development
- Preserve open space and limit development
- Use open space for events and entertainment
- Encourage sustainable land use plans
- Develop a greenspace plan
- Turn off Christmas lights...now
- Explore practicality of Private Utility (wastewater)
- Encourage expansion of Public Library
- Preserve and enhance rural spaces and create areas for community & family events
- Expand & improve the Village business district

DESIGN/CHARACTER / HISTORIC PRESERVATION:

- To preserve and protect the current Leiper's Form community from encroachment of other municipalities while maintaining its unincorporated status
- Encourage residential & business vitality within the context of our story & setting
- Create design & architectural standards based on current characteristics and historic preservation trends
- Encourage healthy dependency between residential and commercial
- Develop guidelines for exterior/interior of businesses
- Develop "buy local" campaign
- Preserve architectural integrity and character of the Village
- Enhance roads and creeks for pedestrian and recreational use