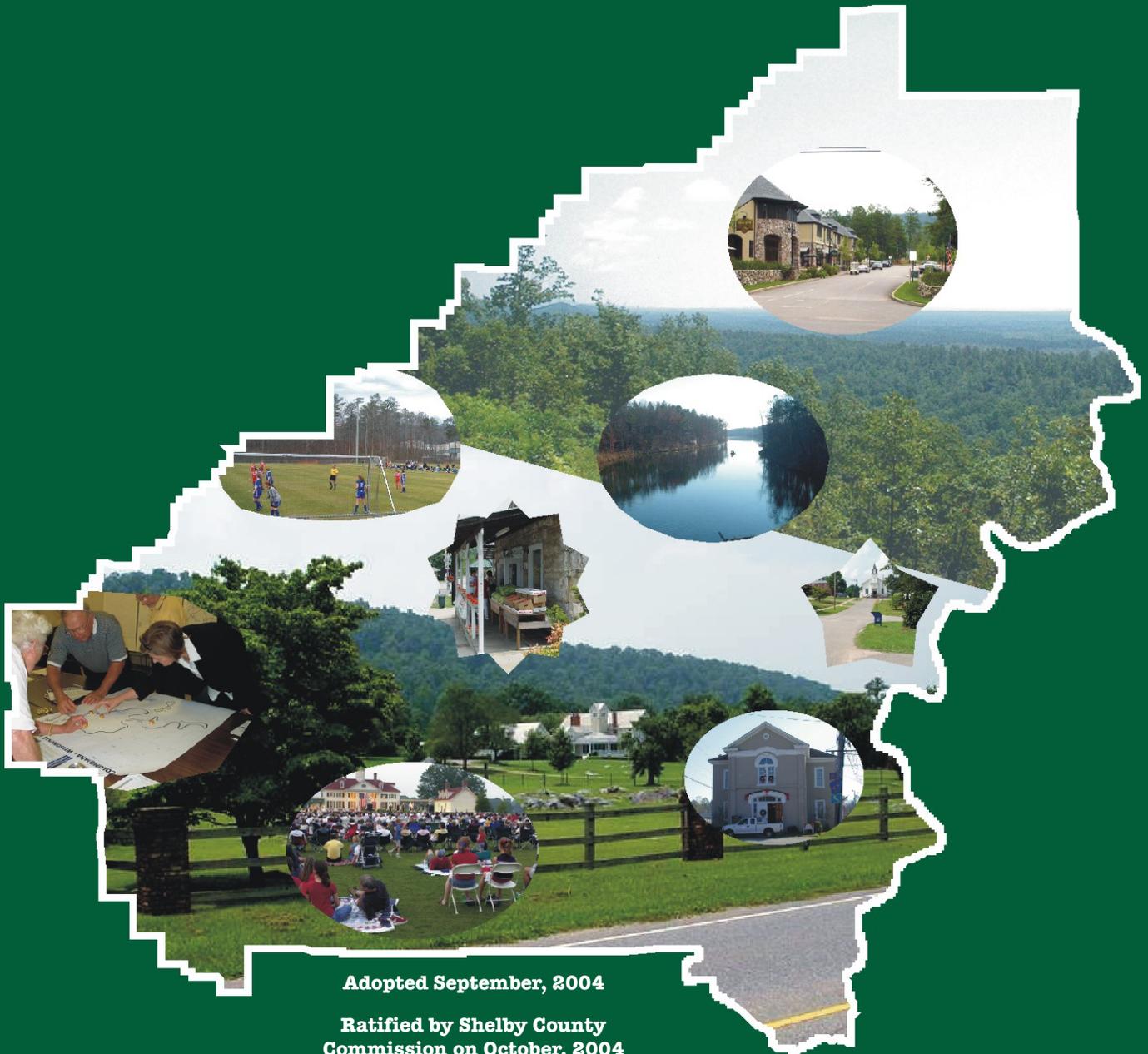


Shelby County Comprehensive Plan



Adopted September, 2004

Ratified by Shelby County
Commission on October, 2004



A Path to the Future

Shelby County Comprehensive Plan

A Path to the Future



Adopted September 30, 2004 by the Shelby County Planning Commission
Ratified October 25, 2004 by the Shelby County Commission

**RESOLUTION
OF THE
SHELBY COUNTY PLANNING COMMISSION
Department of Development Services
Planning Services**

**ADOPTION OF THE
*SHELBY COUNTY COMPREHENSIVE PLAN, A PATH
TO THE FUTURE*
SHELBY COUNTY, ALABAMA**

WHEREAS, the Shelby County Planning Commission has recognized the need for a comprehensive plan to guide public policy in making decisions consistent with the vision of the people of Shelby County; and

WHEREAS, a Plan was developed through a three year process that included an extensive public involvement process, the creation of the strategic development concept that responds to public input, and development of specific strategies and action items required to implement the plan; and

WHEREAS, it has been determined that the vision for Shelby County is as “a Community of Communities”; and

WHEREAS, the Commission feels that the *Shelby County Comprehensive Plan, A Path to the Future* will provide the guidance for achieving the vision of Shelby County;

WHEREAS, the Commission has found that the intentional concentration of development around traditional town or village centers will effectively accommodate expected future growth over the next 20 years; and

WHEREAS, the Commission has found that this pattern is fiscally responsible in that it maximizes infrastructure utilization, minimizes infrastructure costs, internalizes traffic circulation, minimizes sprawl, and encourages opportunities to work with municipalities and communities to incorporate design into all of our communities; and

WHEREAS, the Commission amends certain language in Part III, page 4, under “Strategy for Implementation” in the section entitled “Clearing & Grading Regulations”, as presented, in order to clarify the intent to exempt activities such as normal agricultural and forestry, from proposed clearing & grading regulations; and

NOW, THEREFORE, BE IT RESOLVED, that the *Shelby County Comprehensive Plan, A Path to the Future*, be adopted as presented, with the exception that certain language in Part III, page 4, under “Strategy for Implementation” in the section entitled “Clearing & Grading Regulations”, be changed as follows:

Clearing and grading regulations must be developed and adopted that ensure the continued functional integrity of the County's green infrastructure. The intent is to regulate any act of removal, destruction or physical alteration of vegetation, soil and rocks by mechanical or chemical means, ~~excepting certain activities such as mowing, or normal cultivation associated with an agricultural or forestry operation. Such activity will be required to receive a Clearing Permit from the County.~~ Further, if the proposed clearing is associated with a legal subdivision, then the permit would only be granted upon approval of the preliminary plat. Certain activities such as mowing, or normal cultivation associated with an agricultural or forestry operation are to be exempted from these requirements.

BE IT FURTHER RESOLVED, that staff be herein directed to advance the *Shelby County Comprehensive Plan, A Path to the Future*, to the Shelby County Commission for ratification.

STATE OF ALABAMA
SHELBY COUNTY

I, Todd L. McDonald, technical advisor to the Shelby County Planning Commission, do hereby certify that the above is a true and correct copy of a resolution adopted by the Shelby County Planning Commission at its meeting held on September 30, 2004.

GIVEN UNDER MY HAND on this the 30th day of September, 2004.

Todd L. McDonald, AICP
Planning Services Supervisor

RESOLUTION 04-10-25-04

**ADOPTION OF THE
*SHELBY COUNTY COMPREHENSIVE PLAN, A PATH
TO THE FUTURE***

WHEREAS, the Shelby County Planning Commission has recognized the need for a comprehensive plan to guide public policy in making land development decisions; and,

WHEREAS, the Planning Commission and Development Services staff developed a development concept that strategically incorporates the concepts and vision consistent with the public input received during the year long public involvement process; and,

WHEREAS, the concepts advanced in the plan are consistent with the concepts included in other adopted, drafted, and/or scoped comprehensive planning documents found in other Shelby County municipalities; and,

WHEREAS, the draft comprehensive plan was made available for review and comment beginning in July 2003, the final draft of which was made available for comment posted on September 24, 2004; and,

WHEREAS, the Planning Commission adopted the *Shelby County Comprehensive Plan, A Path to the Future* at a public hearing held on September 30, 2004 at which persons were given an opportunity to speak for or against the plan; and,

WHEREAS, the Planning Commission has forwarded the *Shelby County Comprehensive Plan, A Path to the Future*, to the County Commission for ratification; and,

WHEREAS, specific proposals designed to implement the plan will be advanced to the Shelby County Commission for careful consideration and deliberation in accordance with normal and customary legal processes.

NOW, THEREFORE, BE IT RESOLVED, that the Shelby County Commission hereby ratifies the *Shelby County Comprehensive Plan, A Path to the Future* and retains the right to amend at any time deemed necessary.

BE IT FURTHER RESOLVED, that the Planning Commission, County Manager and applicable departments are directed to proceed with developing specific proposals to implement the *Shelby County Comprehensive Plan, A Path to the Future*.

Acknowledgements

The Shelby County Comprehensive Plan is the result of the efforts of many Shelby County residents and other individuals. As participants in the planning process, their hard work and dedication to the future of Shelby County is reflected in a living document that not only values and celebrates Shelby County's rich history but also looks to the future by creating a vision that will provide a unique quality of life that our residents can enjoy for future generations.

Shelby County Commission

Lindsey Allison (Chair), *District 7*

Larry Dillard (Vice Chair), *District 6*

Billy Thompson, *District 1*

Earl Cunningham, *District 2*

Jimmy W. Bice, *District 3*

Daniel M. Acker, *District 4*

Joel Bearden, Jr., *District 5*

Ted Crockett, *District 8*

Don Armstrong, *District 9*

Shelby County Planning Commission

Ralph Thomas, *Chair*

Robert Land, *Vice Chair*

Russ Hale

David Nichols

Robert Taylor

Len Ward

Kenneth Wilder

Shelby County Department of Development Services

Alex Dudchock, *County Manager*

Ray Hamilton, *Manager*

Planning Services Staff

Todd McDonald, AICP, *Supervisor*

Long Range Planning

James Ponseti, AICP, *Senior Planner*

Christie Pannell, *Planner II*

Kristine Goddard, *Planner I*

Land Development

Tom Wilkins, *Senior Planner*

Sharman Brooks, *Planner II*

Michelle O’Neal, AICP, *Planner II*

Charles Wright, *Land Development Inspector*

Geographic Information System

Eric Womack, *Senior Planner*

Xin He, *Planner I*

Special Projects

Jim Phillips, *Planner II*

Events and Public Communications

Chris Hershey, *Planner II*

Inspection Services Staff

J.R. Hughes, *Plans Examiner*

Plumbing/Gas/Mechanical

Jerry Smitherman, *Chief Inspector*

E.A. Bryan, *Inspector*

Tim McDow, *Inspector*

Jeff Bryan, *Inspector*

Electrical

Donny Cook, *Chief Inspector*

Ken Masters, *Inspector*

Sam Keith, *Inspector*

Jack Harris, *Inspector*

Building

Gerald Cummings, *Chief Inspector*

Tom Tucker, *Inspector*

Scott Smitherman, *Inspector*

Administrative Staff

Kathy Barnes, *Inspection Services Clerk*

Roena Bearden, *Secretary-Land Development*

Sandra Brower, *Inspection Services Clerk*

Ruth Curry, *Secretary-Development Services*

Regina Holmes, *Administrative Assistant*

Naomi Linboom, *Administrative Assistant*

Diana Smith, *Operations Clerk*

Comprehensive Plan Committees

Steering Committee for the Public Involvement Process

Larry Dillard, *Shelby County Commission*

Bob Land, *Shelby County Planning Commission*

Evan Major, *Shelby County Schools*

Mayor J. Allan Lowe, *City of Columbiana*

Doug Eddleman, *Eddleman & Associates*

Steve Issis, *Issis & Sons*

Tommy Harrison, *First National Bank*

Linda Carter, *Citizen*

Implementation Systems Committee

Len Ward, *Committee Chairman, Shelby County Planning Commission*

Bob Land, *Shelby County Planning Commission*

Ralph Thomas, *Shelby County Planning Commission*

Ken Jackson, *Citizen*

Nancy Campbell, *Citizen*

Mike Kent, *City of Calera*

John Wright, *Shelby County Schools*

John Samaniego, *Shelby County Sheriff's Office*

Action Plan Committee

Bob Land, *Committee Chair, Shelby County Planning Commission*

Ken Jackson, *Committee Vice-Chair, Citizen*

Jimmy Bice, *Shelby County Commission*

Larry Dillard, *Shelby County Commission*

Len Ward, *Shelby County Planning Commission*

Ralph Thomas, *Shelby County Planning Commission*

Alex Dudchock, *County Manager*

Nancy Campbell, *Citizen*

Lenny Novak, *Citizen*

James Haggard, *Citizen*

Action Plan Committee members continued on next page

Action Plan Committee (cont.)

Sherwood Stamps, *Citizen*

J. Coleman Williams, *Citizen*

Steve Zerkis, *Citizen*

Mike Kent, *City of Calera*

Mark McLaughlin, *Town of Westover*

Virginia Williams, *City of Hoover*

Evan Major, *Shelby County Schools*

John Wright, *Shelby County Schools*

John Samaniego, *Shelby County Sheriff's Office*

Billy J. Hand, *D.L. Acton Construction*

Vern Hydorn, *H.R. Assessments Group*

Other Contributors to the Comprehensive Plan

Special appreciation is extended to those individuals who participated in the Town Hall Meetings, Community Building Workshops, and other workshops designed to assist in the development of the Shelby County Comprehensive Plan.

George C. Dailey (In Memoriam)
Shelby County Commission, District 2

Former Staff

Jeffrey A. Pruitt, AICP, Director, Department of Planning & Development

James Harvey, Planner II - Communications

Consultants

KPS Group, Inc., Birmingham, Alabama

Lanier Environmental Consultants, Inc., Montgomery Alabama

Regional Planning Commission of Greater Birmingham

Photo Credits

Shelby County Department of Development Services

Regional Planning Commission of Greater Birmingham

KPS Group, Inc.

Cahaba River Society

www.pedbikeimages.org/Portland Office of Transportation

www.pedbikeimages.org/Michael King

National Center for Bicycling & Walking

Calthorpe Associates

Table of Contents

INTRODUCTION - A PATH TO THE FUTURE	1
Background.....	2
1982 Special Enabling Legislation.....	2
1996 Shelby County General Development Plan (GDP).....	2
Strengths & Weaknesses of 96 Plan.....	2
Cooperative Development Program and the Committee of 19	3
The Role of Public Involvement in Defining Community Issues	4
Vision	5
Population Growth.....	6
Secondary Themes.....	7
The Path	8
 PART I, COUNTYWIDE OVERVIEW	 I-1
Ecosystem	I-1
Smaller Specialized Habitats.....	I-3
Physiography.....	I-6
Sinkholes.....	I-7
Hydrology.....	I-8
Streams.....	I-8
Aquifers.....	I-8
Flooding.....	I-9
Water Quality and Availability.....	I-9
Historical & Cultural Assets	I-10
Development Patterns.....	I-11
Population Characteristics	I-12
Population Density.....	I-13
Age.....	I-13
Gender	I-14
Race and Ethnicity.....	I-14
Educational Attainment.....	I-14
Households.....	I-14
Housing.....	I-14

Income	I-15
Commute Data	I-15
Economic Characteristics	I-15
Unemployment Rate	I-15
Largest Employers	I-16
Birmingham - Hoover Metropolitan Statistical Area (MSA) Employ- ment Characteristics	I-16
Retail trade sales	I-17
Labor Force	I-17
Occupied Characteristics of Employed Persons	I-18
Rural Economy	I-18
Political Realities	I-19
Community Investment	I-21
Major Roadways	I-21
Shelby County Airport	I-22
Water Service Area.....	I-23
Wastewater Service Area.....	I-23
Schools	I-24
Public Safety	I-24
Landfill.....	I-27
Public Libraries	I-28
Parks and Open Space	I-29
Existing Land Use	I-29
 PART II, STRATEGIC DEVELOPMENT CONCEPT	 II-1
Green Infrastructure	II-3
Goal, Objectives and Policies	II-5
Communities of Place	II-8
Goal, Objectives and Policies	II-9
The Community Core	II-13
Goal, Objectives and Policies	II-14
The Community Focus Area	II-15
Goal, Objectives and Policies	II-18

Community Transition Areas	II-21
Goal, Objectives and Policies	II-22
Rural Landscapes	II-24
Goal, Objectives and Policies	II-28
Community Connections	II-31
Goal, Objectives and Policies	II-33
Public Facilities	II-35
Goal	II-36
Transportation Objectives and Policies	II-36
Infrastructure Objectives and Policies	II-38
Public Buildings Objectives and Policies	II-40
Parks and Recreation Objectives and Policies	II-42
Economic Development	II-43
Goal, Objectives and Policies	II-44
Strategic Development Plan Map	II-51
PART III, COMMUNITY DESIGN MANUAL	III-1
Community Model	III-5
Community Design Principles	III-11
Great Centers	III-12
Great Neighborhoods	III-20
Special Districts	III-30
Great Streets	III-33
Memorable Open Space	III-40
PART IV, IMPLEMENTATION SYSTEMS	IV-1
The Tools	IV-2
Regulations	IV-2

Incentive Programs IV-7
Partnering Public - Public & Public – Private IV-9
Fiscal Planning & Public FacilitiesIV-10

The Action Plan IV-13

 Regulations IV-13
 Incentive Programs..... IV-14
 Partnering Public - Public & Private - PrivateIV-14
 Fiscal Planning & Public Facilities IV-15

GLOSSARY G-1