



VINCENT COMPREHENSIVE PLAN

# **EXISTING CONDITIONS & TRENDS SUMMARY**

Regional Planning Commission of Greater Birmingham  
Draft August 2023





POLICE DEPT

TOWN HALL

# DEMOGRAPHICS

Police Dept

123456

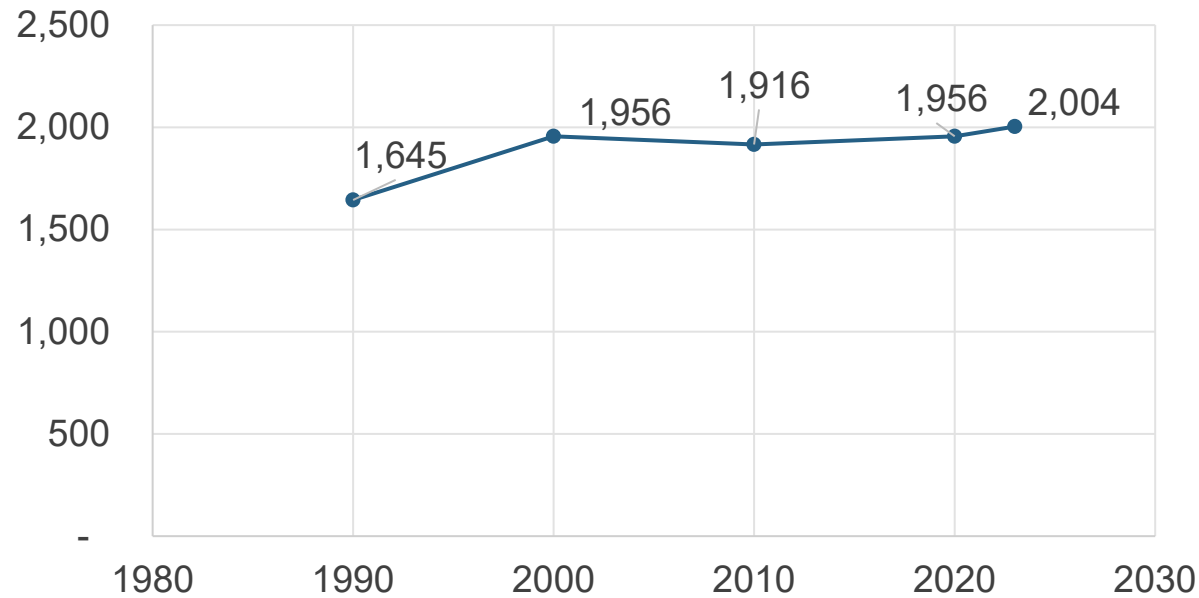
# DEMOGRAPHICS

## Key Findings:

- Population continues to increase, and it is projected to continue
- Vincent residents, on average, have less wealth than Shelby County residents

# POPULATION GROWTH

## Population Change 1990 - 2023



## Population (2023)



2023 Population: **2,004**

**+5%** since 2010

**+10%** since 2000



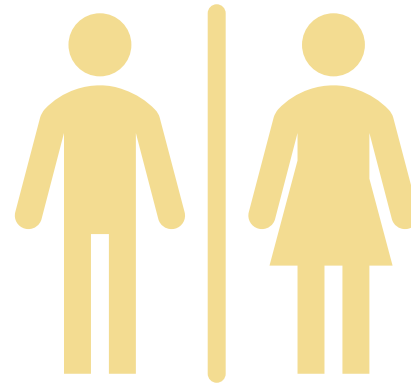
# DEMOGRAPHIC CHARACTERISTICS (2023)



## Household Size

Vincent: **2.41**

Shelby County: 2.60



## Median Age

Vincent: **45.7 years**

Shelby County: 39.2 years

# DEMOGRAPHIC CHARACTERISTICS (2023)

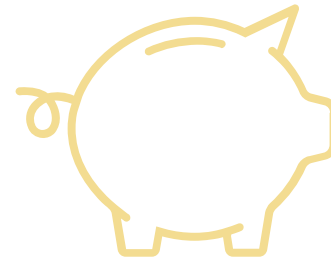
## Median Household Income



Vincent: **\$50,819**

Shelby County: **\$87,314**

## Per Capita Income



Vincent: **\$31,449**

Shelby County: **\$45,725**

**Note:** Per capita income includes every resident in the City, including children and others who may not work.



# DEMOGRAPHIC CHARACTERISTICS (2023)

High school graduate/equivalent  
or higher



Vincent: **82.8%**  
Shelby County: 94.5%

Bachelor degree or higher



Vincent: **11.6%**  
Shelby County: 46.6%

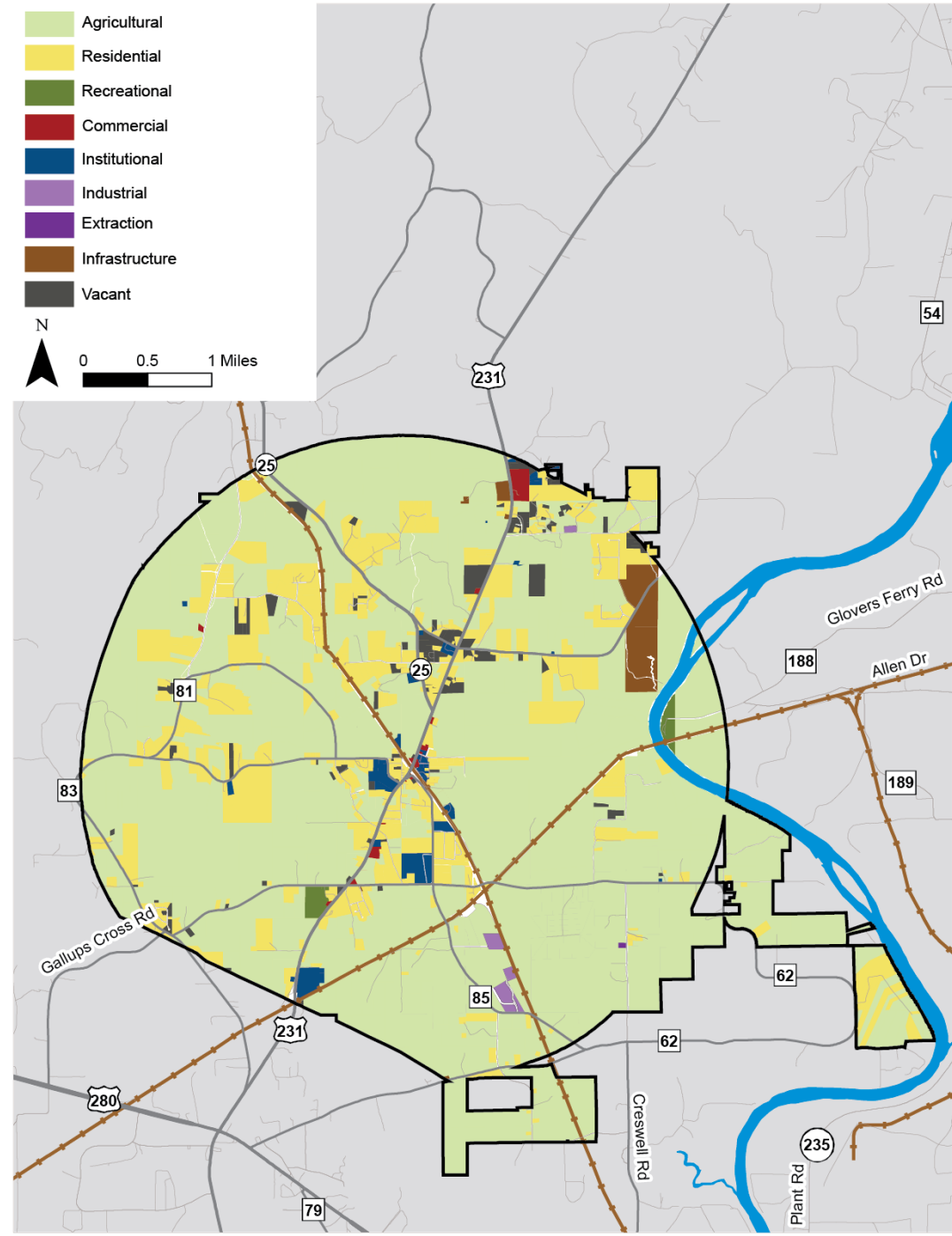


# **EXISTING LAND USE**



# EXISTING LAND USE SNAPSHOT

- 1,516 total parcels
- 12,726 acres (or 19.9 square miles)
- Average parcel size = 8.4 acres

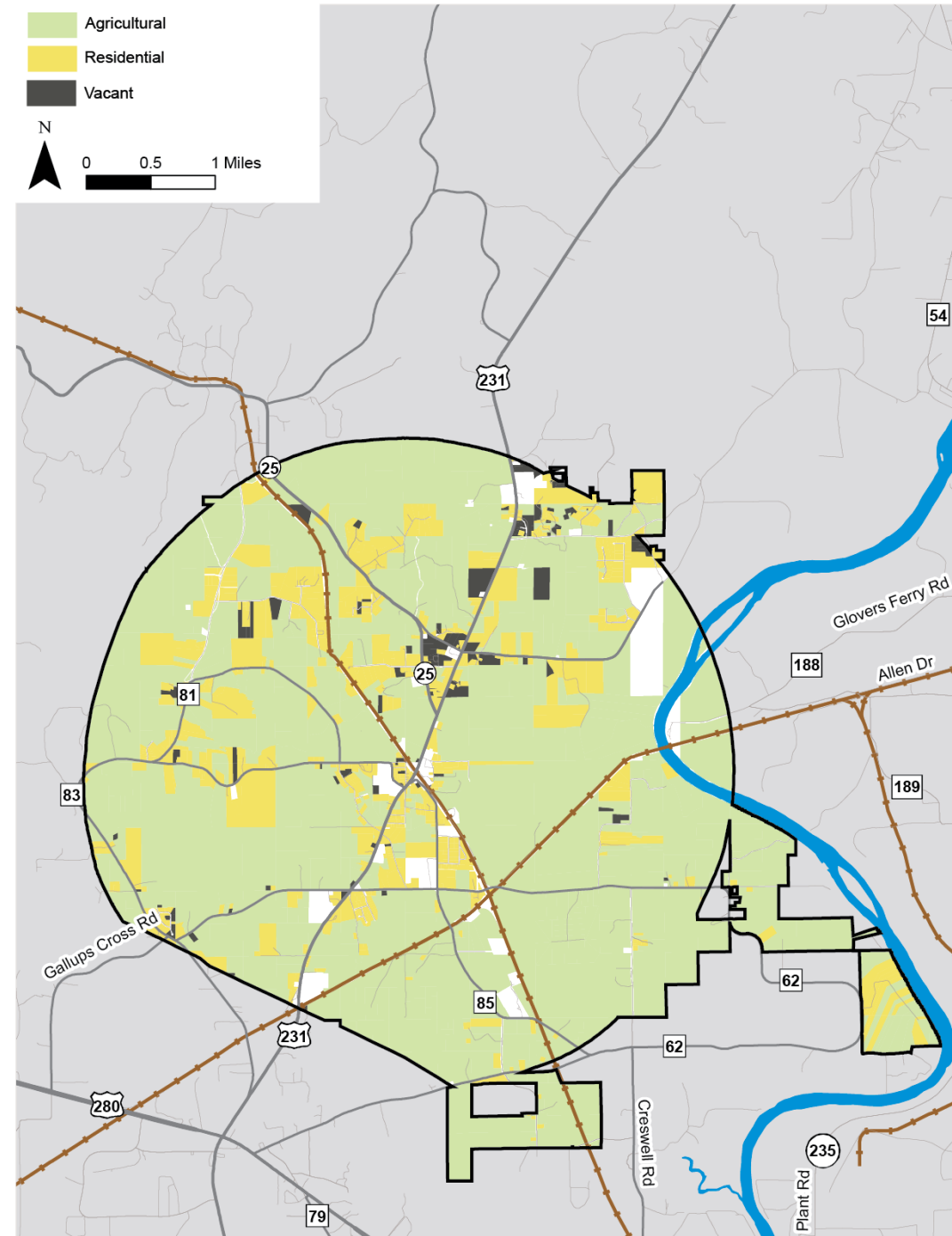


Source: RPCGB

# EXISTING LAND USE SNAPSHOT

Largest 3 Existing Land Use Categories:

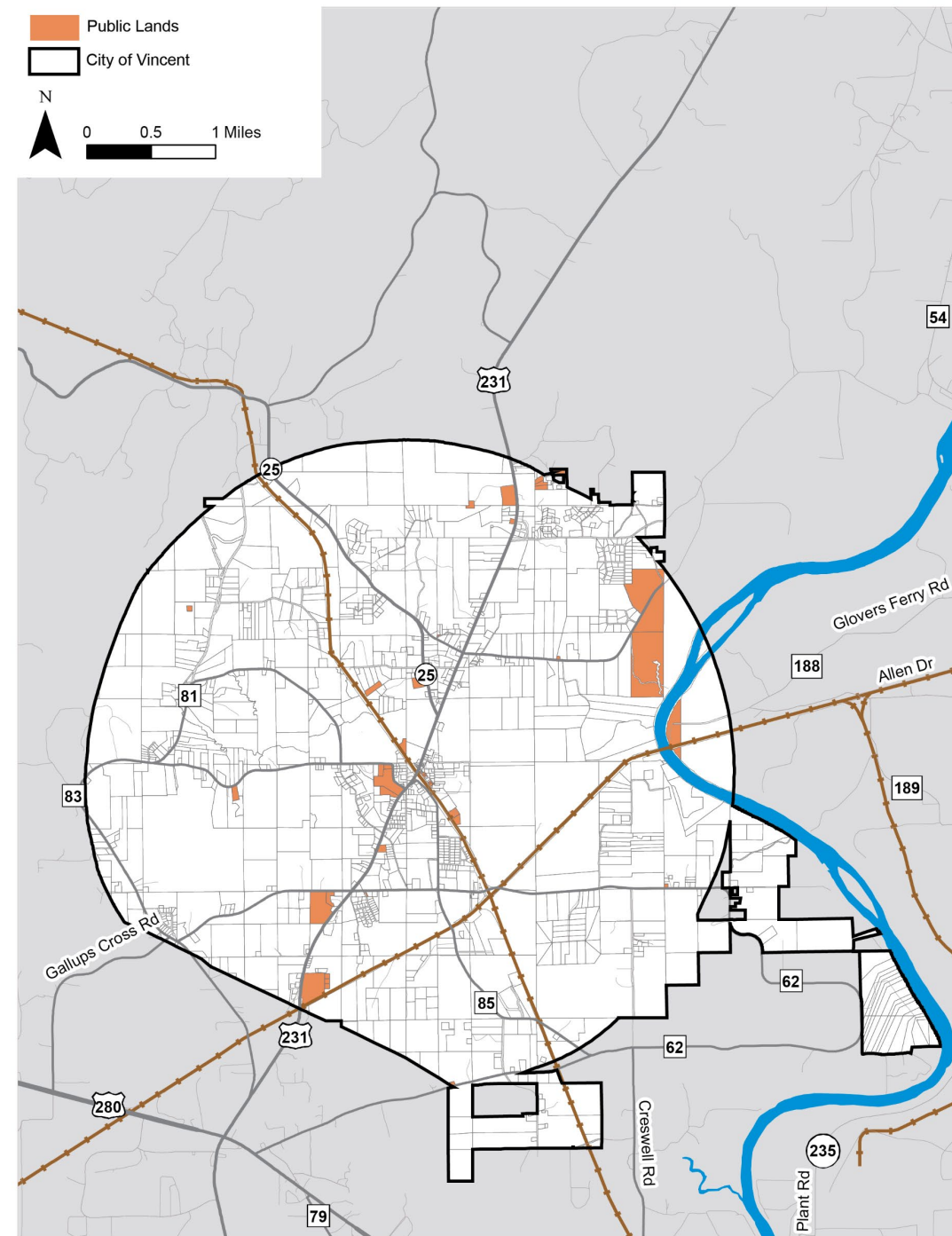
- Agricultural lands account for 77.7% of the City's land area
- Residential uses account for 17.0%
- Vacant & undeveloped lands account for 2.0%





# EXISTING LAND USE SNAPSHOT

- Public land use includes parks and recreation, transportation, utilities, and civic facilities. Public lands make up just 5% of the City.
- The majority (94%) of land is either agricultural or residential.

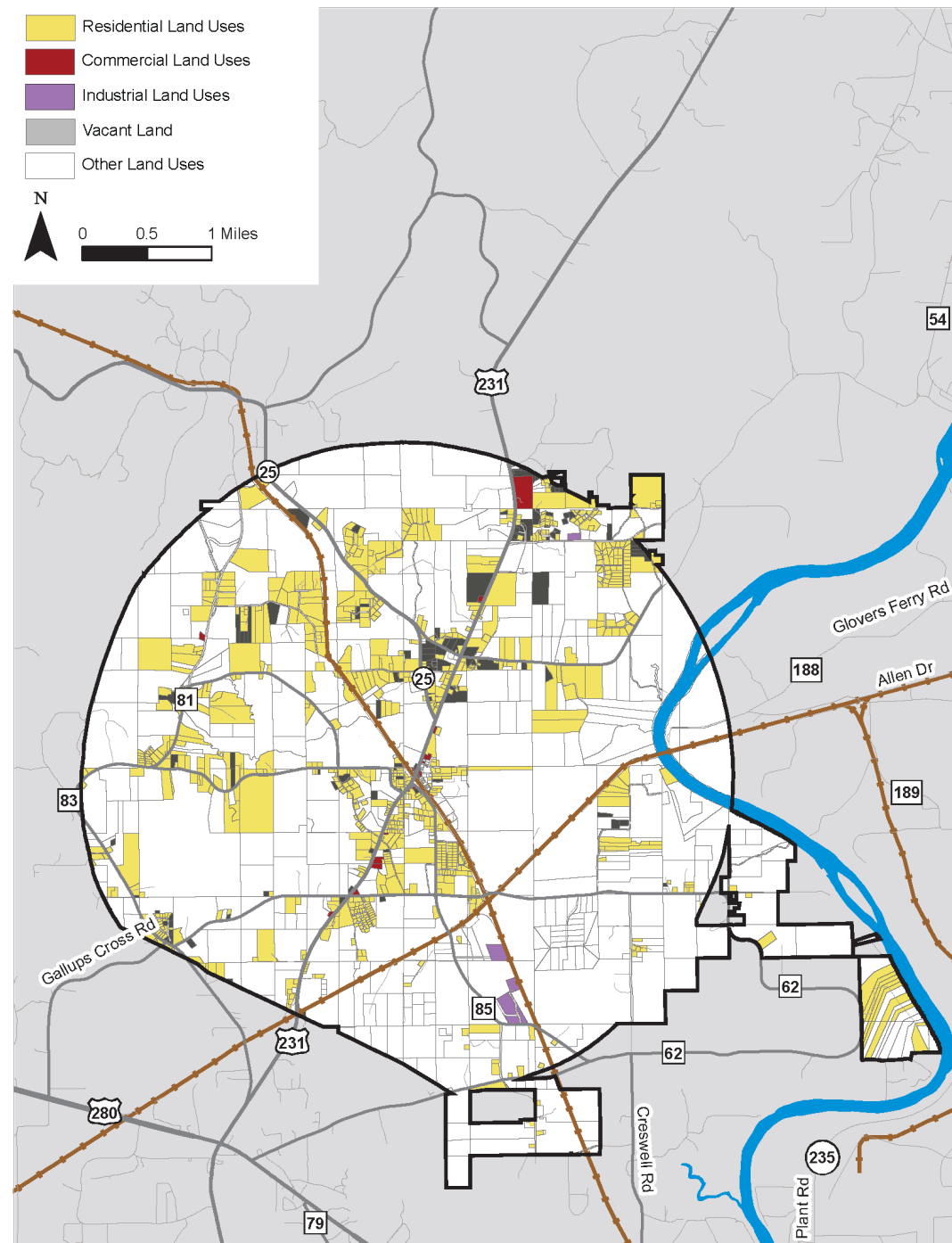


# EXISTING LAND USE (2023)

Category	Parcels	Percentage of Parcels	Acres	Percentage of Acres
Agricultural	457	30.1%	9,891.5	77.7%
Residential	841	55.5%	2,166.8	17.0%
Recreational	3	0.2%	46.4	0.4%
Institutional	59	3.9%	133.9	1.1%
Commercial	29	1.9%	36.6	0.3%
Industrial	4	0.3%	34.7	0.3%
Extraction	1	0.1%	1.5	0.0%
Infrastructure	8	0.5%	162.9	1.3%
Vacant	114	7.5%	251.6	2.0%
<b>Total</b>	<b>1,516</b>	<b>100.0%</b>	<b>12,726.0</b>	<b>100.0%</b>

# AVERAGE LOT SIZES

- Average lot size of all parcels = 8.4 acres
- Residential average lot size = 2.6 acres
- Commercial & industrial average lot size = 2.1 acres
- Agricultural average lot size = 21.6 acres

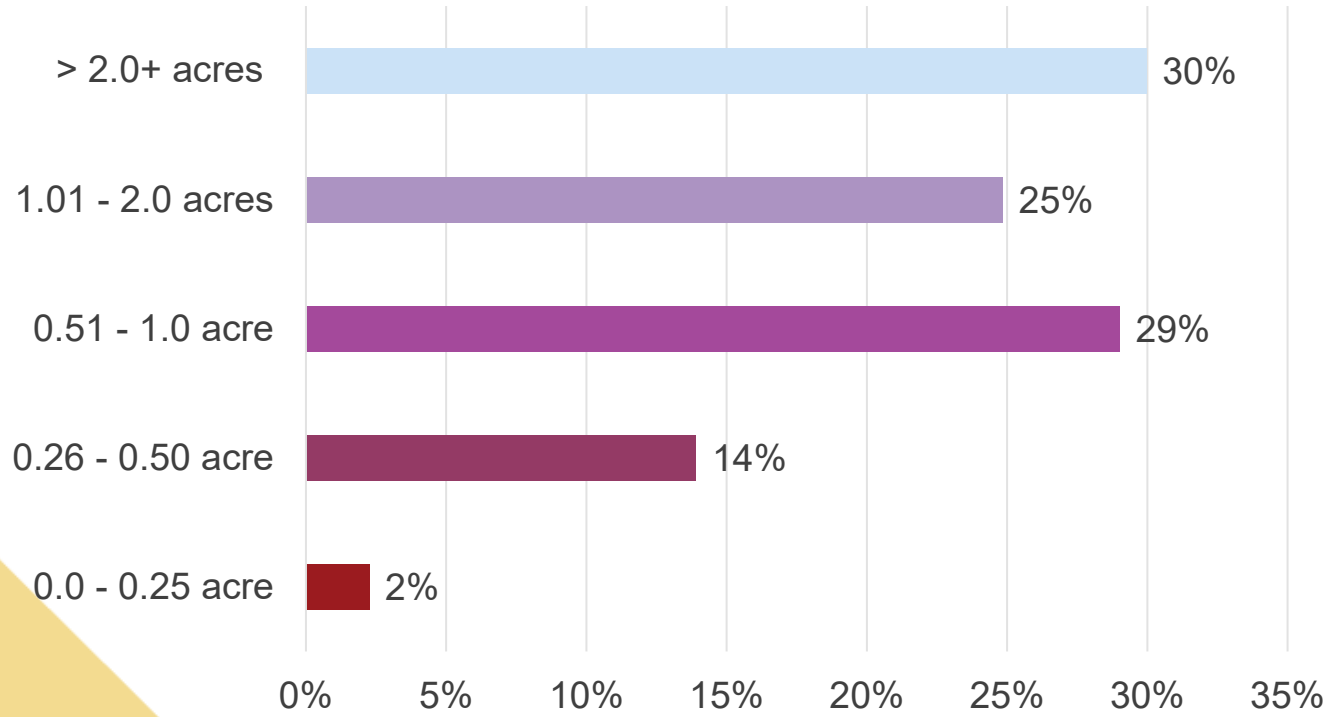


Source: RPCGB

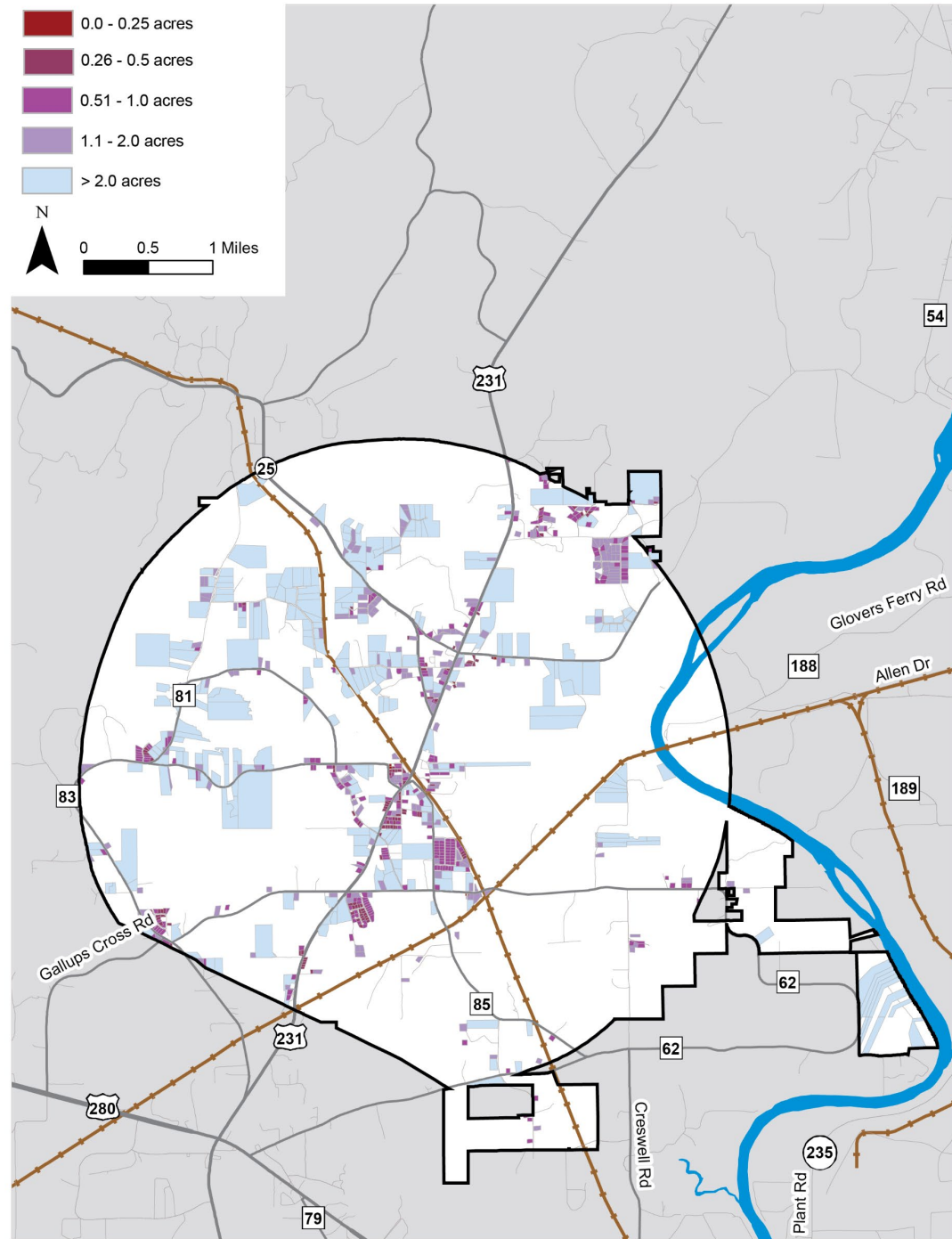


# RESIDENTIAL LOT SIZE

30% of the residential lots are greater than 2 acres



Source: RPCGB







# ZONING

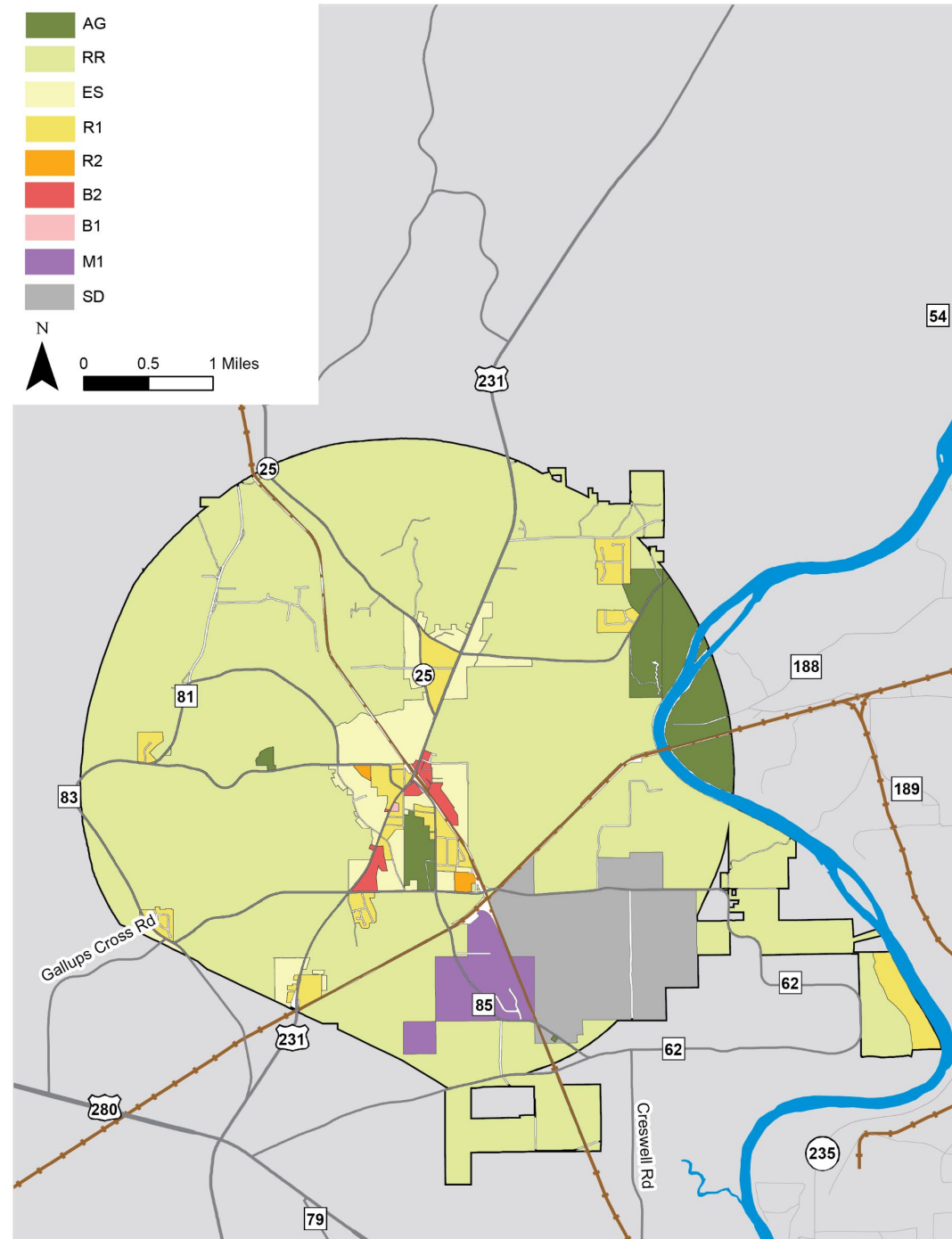


# ZONING DISTRICTS (2022)

- 9 zoning districts are listed in the City's Zoning Ordinance, and are all in use.

- These 9 districts are:

- AG Agricultural
- R-R Rural Residential
- E-S Estate Residential
- R-1 Residential
- R-2 Multiple Dwelling
- B-1 Local Business
- B-2 General Business
- M-1 Light Industrial
- SD Special District





An aerial photograph of a residential development nestled within a dense forest. The houses are arranged around a central road, with some featuring large porches and gabled roofs. The surrounding area is filled with lush green trees, and a paved road is visible in the lower-left corner.

# HOUSING



# HOUSING

## Key Findings:

- Housing options are almost exclusively single-family detached housing
- Vincent's vacancy rate (12%) is 55% higher than Shelby County's (5%)
- 38% of the homes were built between 1960-1979
- Large average lot sizes



# HOUSING UNITS & OCCUPANCY (2023)



## Housing Units

Total units: **937**

**0.21% increase** since 2000



## Housing Occupancy

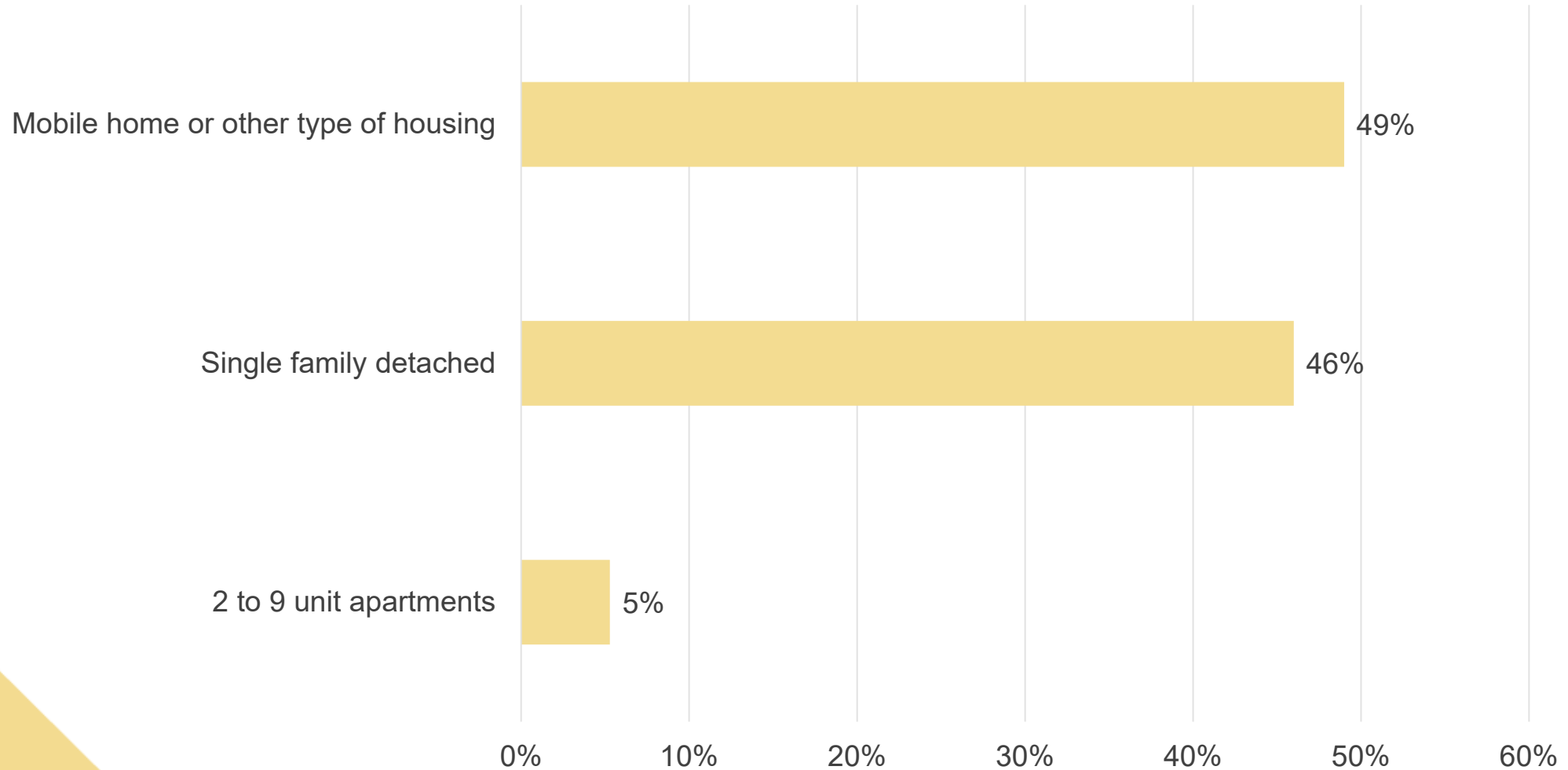
Owner Occupied Units: **72%**

Renter Occupied Units: **16%**

Vacant Housing Units: **12%**

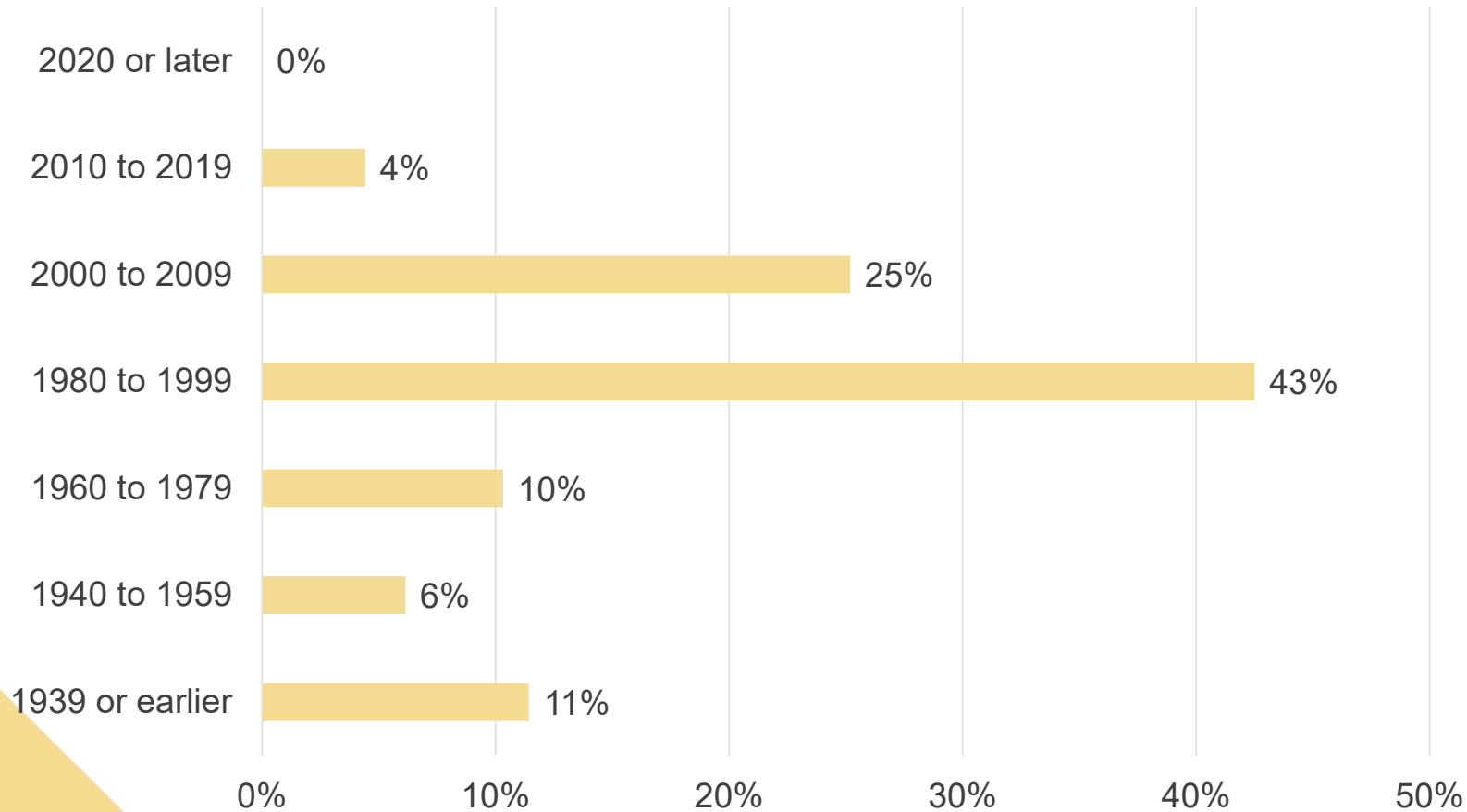


# HOUSING UNITS BY TYPE (2023)



Source: U.S. Census and ESRI Community Profile for 2023

# HOUSING AGE & VALUE



## Median Home Value (2023)

Vincent: \$251,562

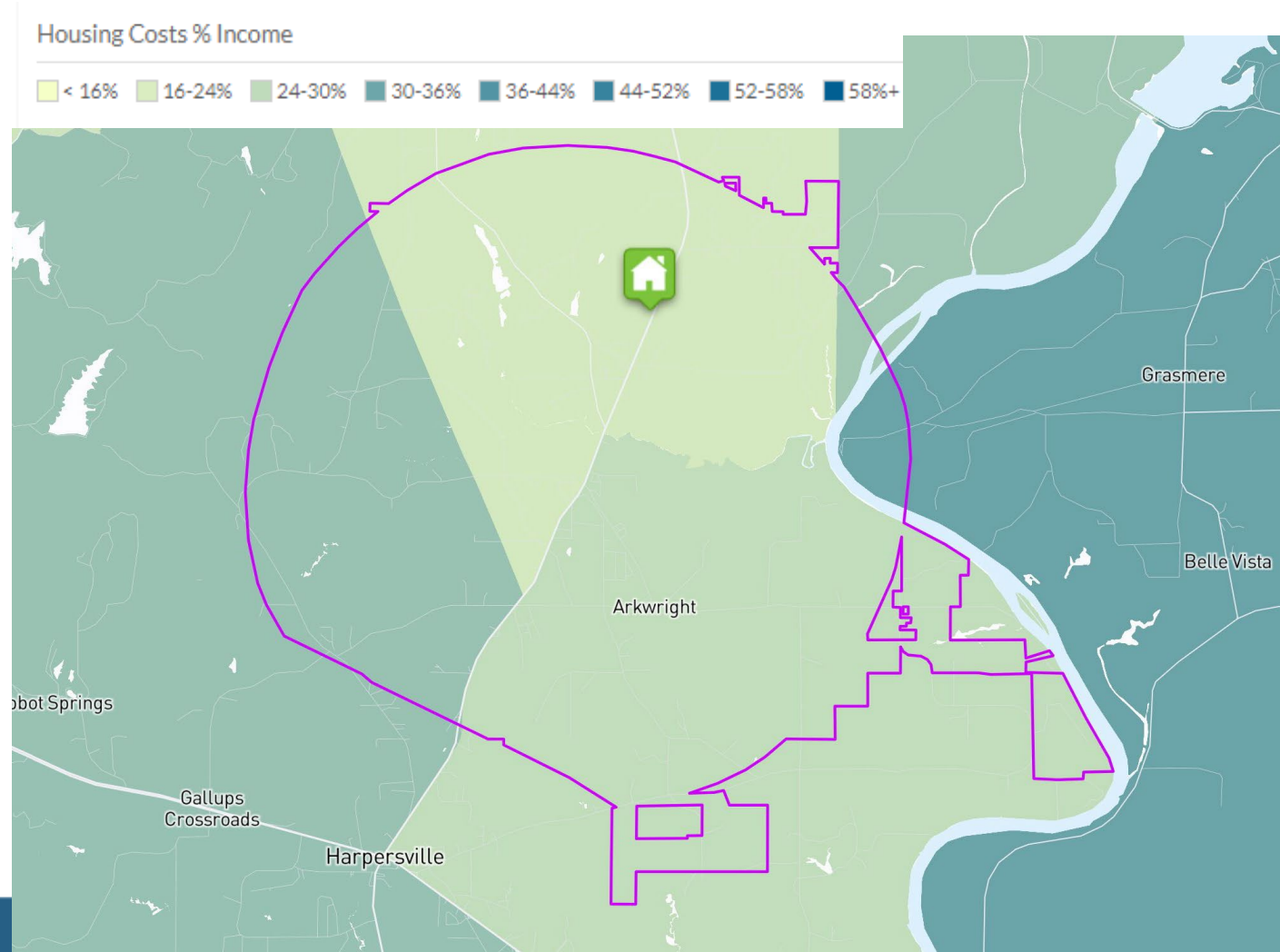
Shelby County: \$293,973

# HOUSING AFFORDABILITY

The cost of housing is considered “affordable” when the cost is 30% or less of household income.

**In Vincent, households spend an average of 21% of their household income on housing.**

- By this standard, Vincent has residential areas with affordable housing costs
- Average monthly housing cost (homeowners + renters) = \$1,106
- Median selected monthly homeowner costs = \$1,181
- Median gross monthly rent = \$477





# TRANSPORTATION AFFORDABILITY

The cost of transportation is considered “affordable” when the cost is 15% or less of household income.

**In Vincent, households spend an average of 26% of their household income on transportation.**

- By this standard, Vincent lacks residential options with affordable transportation costs



**\$15,042**

Annual Transportation Costs



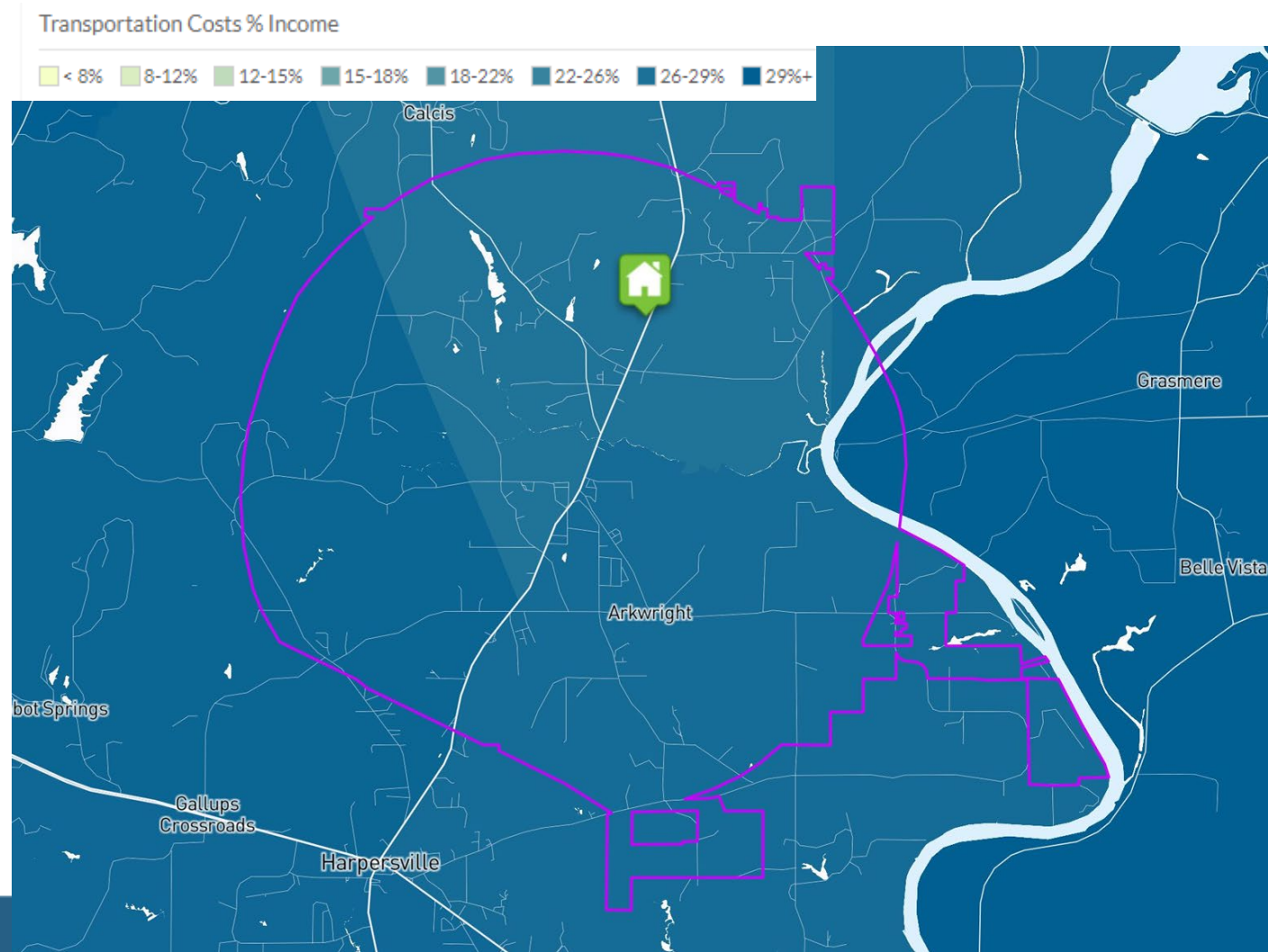
**2.00**

Autos Per Household



**22,331**

Average Household Vehicle Miles Traveled



# HOUSING + TRANSPORTATION AFFORDABILITY

When housing and transportation costs are considered in tandem, the combined standard for affordability is 45% of household income.

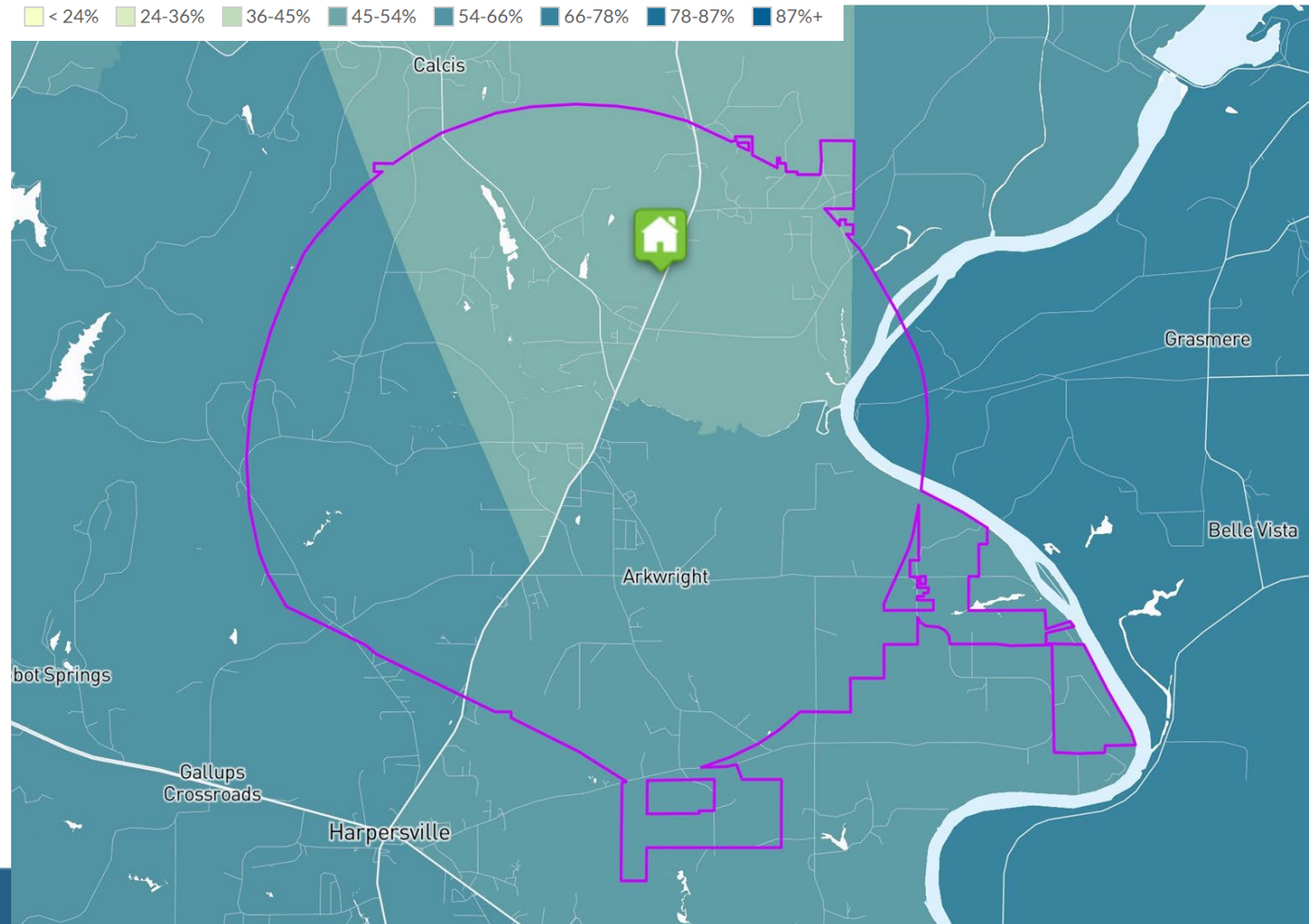
This is a more comprehensive way of thinking about housing and true affordability.

**In Vincent, households spend an average of 47% of their household income on housing + transportation.**

- This is just above the 45% threshold for affordability and indicates that **affordable housing choices do not fully offset the high transportation costs.**

Housing + Transportation Costs % Income

< 24% 24-36% 36-45% 45-54% 54-66% 66-78% 78-87% 87%+







**TRANSPORTATION &  
INFRASTRUCTURE**



# TRANSPORTATION



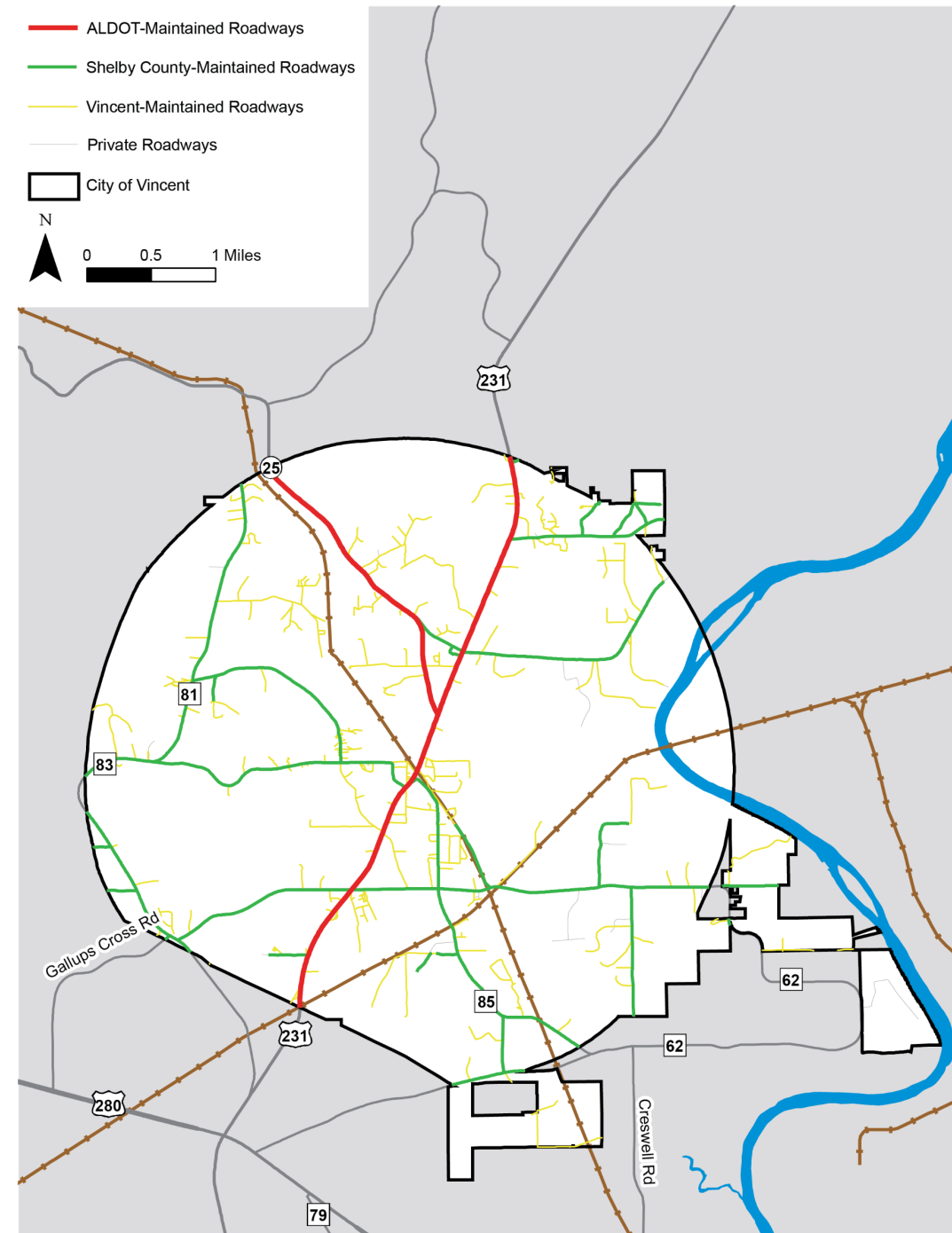
## Key Findings

- Driving is the predominant form of transportation
- Limited connectivity
- Few sidewalks, bicycle facilities, and trails



# ROADWAY MAINTENANCE RESPONSIBILITY

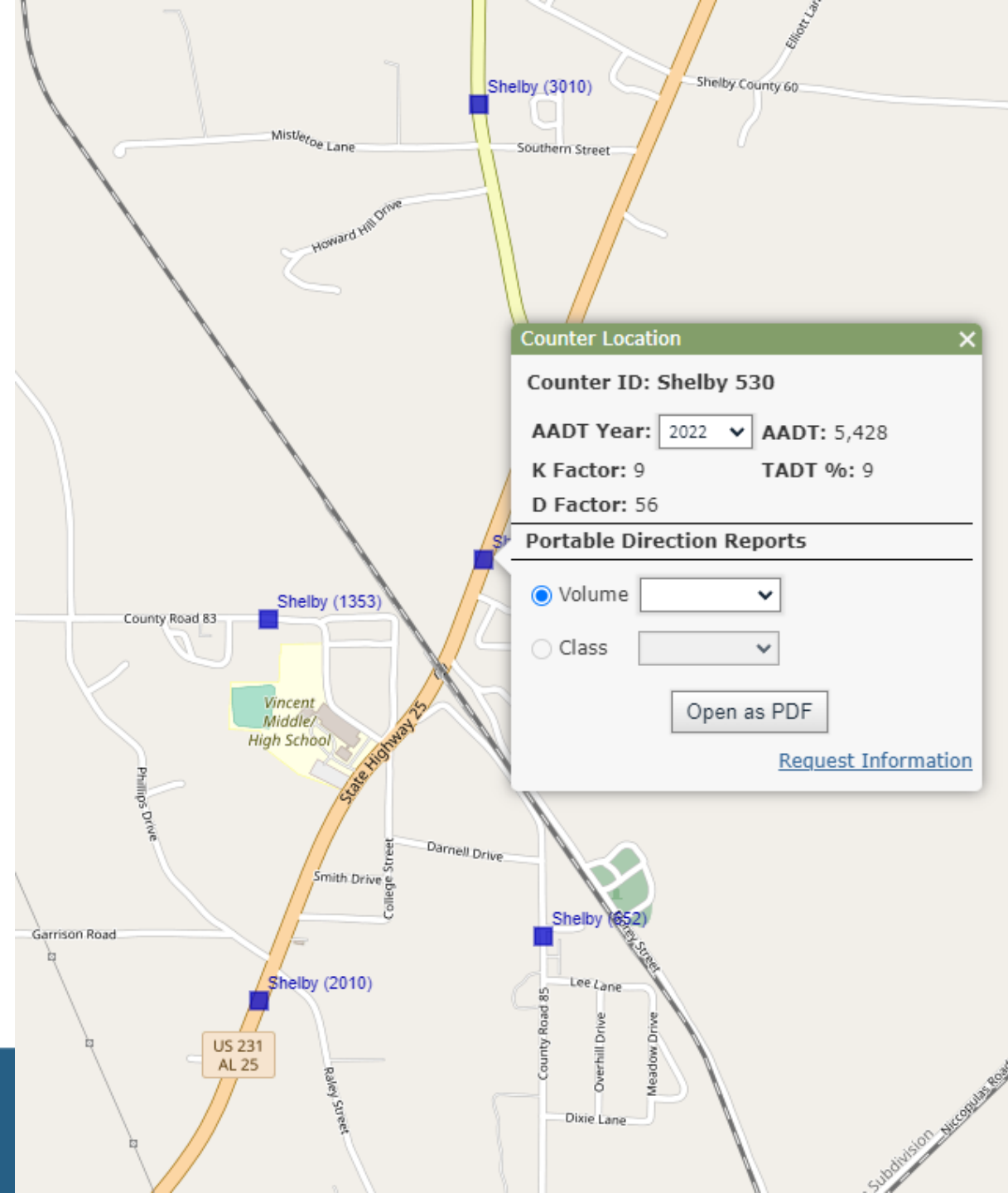
- Total roadways: 81.3 miles
  - ALDOT-maintained roadways: 14.2 miles
  - Shelby County-maintained roadways: 25.0 miles
  - Vincent-maintained roadways: 42.1 miles



# ANNUAL AVERAGE DAILY TRAFFIC COUNTS

ALDOT's average vehicle daily traffic count in 2022 indicated that:

- 5,428 vehicles per day utilized US-231 (which is the principal highway that extends from southeast to northwest through the City)
- 945 vehicles per day utilized County Road 62 (which extends from east to west through the City)



# COMMUTING INFLOW & OUTFLOW

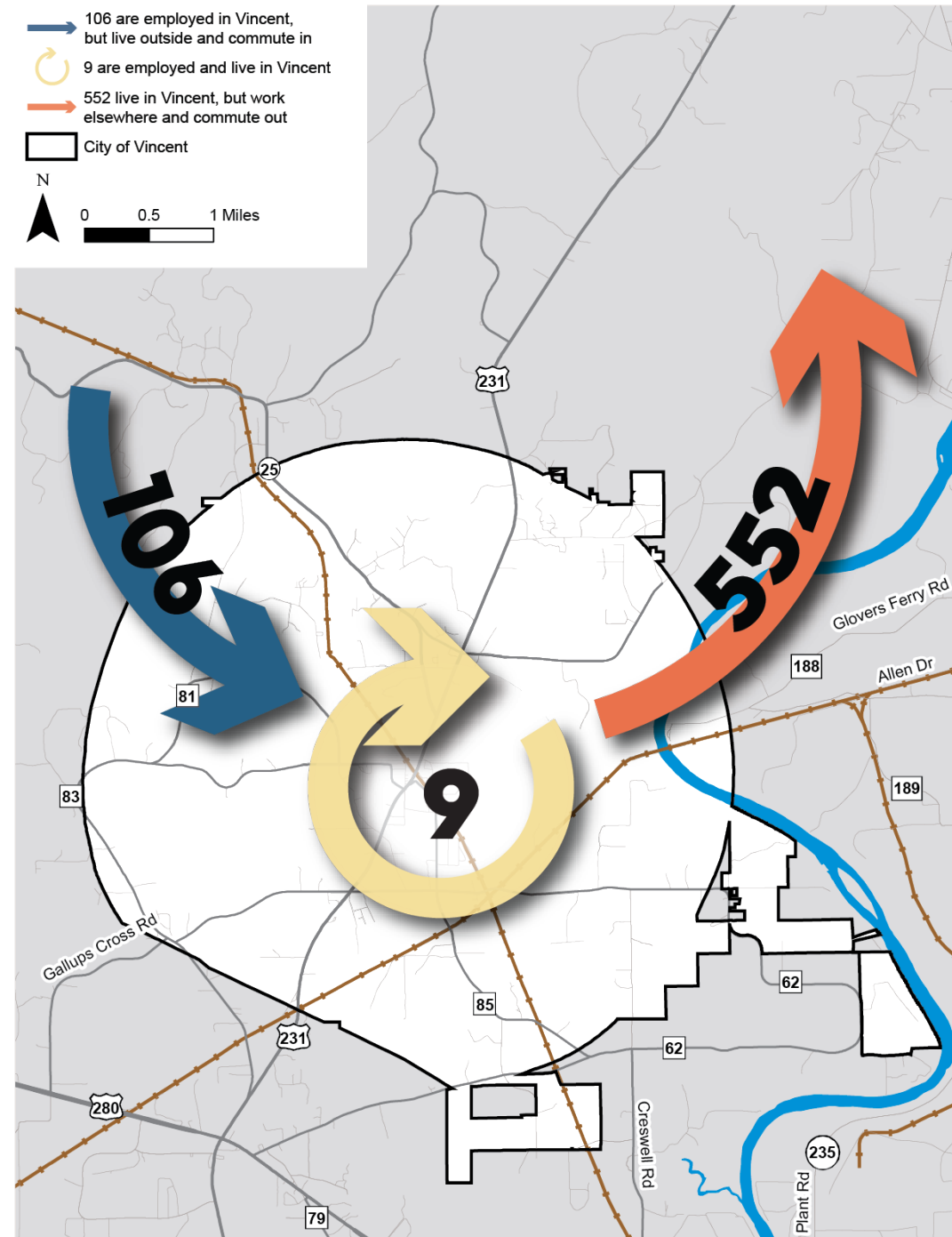
 **106** people work in Vincent but live elsewhere and commute in

 **9** people live and work in Vincent

 **552** people live in Vincent, but work elsewhere and commute out

**Average travel time to work for  
Vincent residents:  
23.9 minutes**

*Source: U.S. Census and Longitudinal Employer-Household  
Dynamics Data (2020)*





# DOWNTOWN SIDEWALK IMPROVEMENTS

In 2020, Vincent completed a \$631,000 capital improvement project in Downtown Vincent due in part to an ALDOT grant.

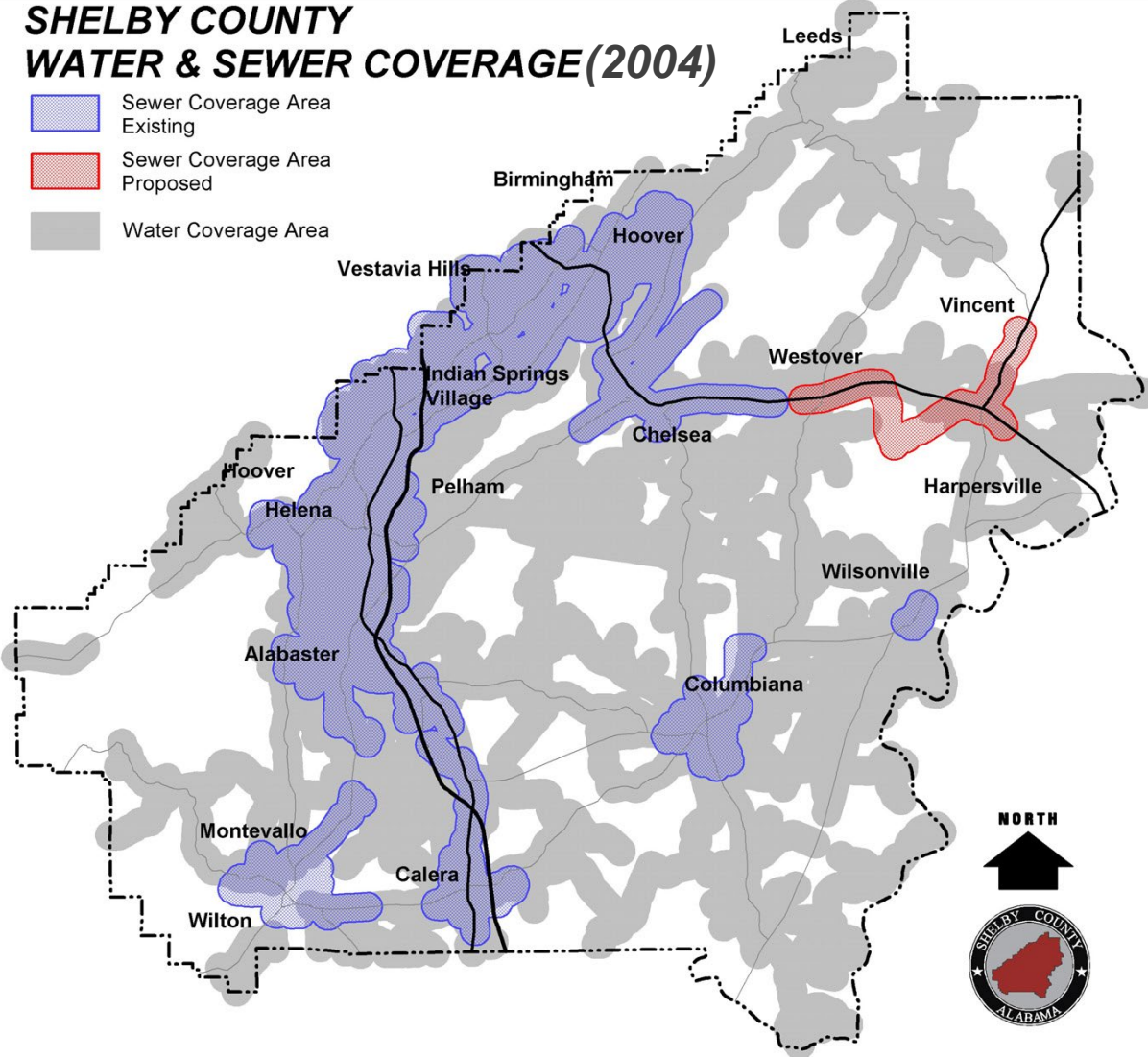


# SEWER SERVICE

- Limited sewer connection is a significant issue for the City and it is a factor that must be addressed for the City to attract growth and development, especially in the Downtown area.

## SHELBY COUNTY WATER & SEWER COVERAGE (2004)

-  Sewer Coverage Area Existing
-  Sewer Coverage Area Proposed
-  Water Coverage Area



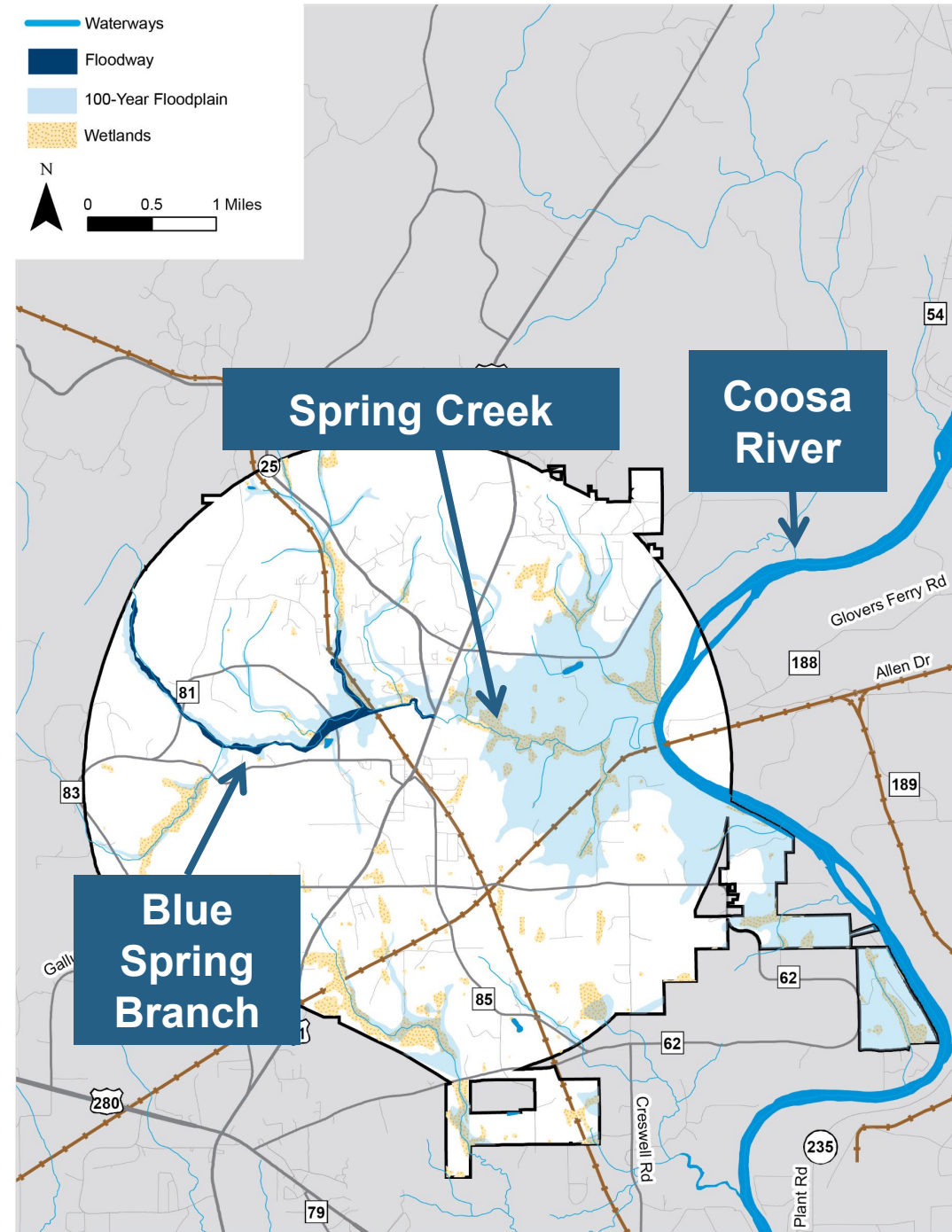


# ENVIRONMENT



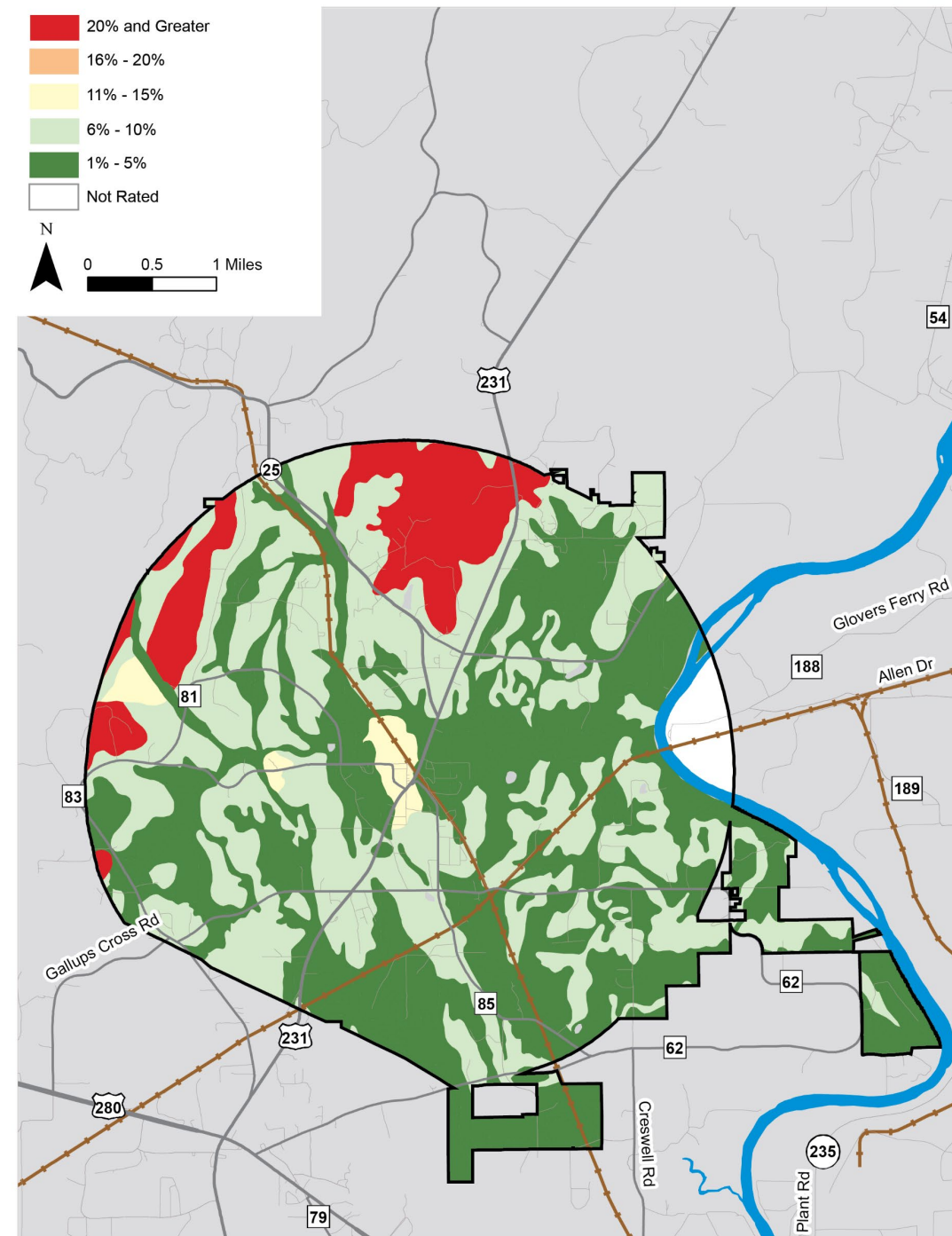
# HYDROLOGY

- The Coosa River runs to the east of Vincent and forms the boundary between Shelby, St Clair, and Talladega counties
- Spring Creek, which is joined by the Blue Spring Branch in central Vincent, flows into the Coosa River to the east
- Much of east-central and southeastern Vincent lies in the 100-year floodplain
- Wetlands are scattered throughout low-lying areas



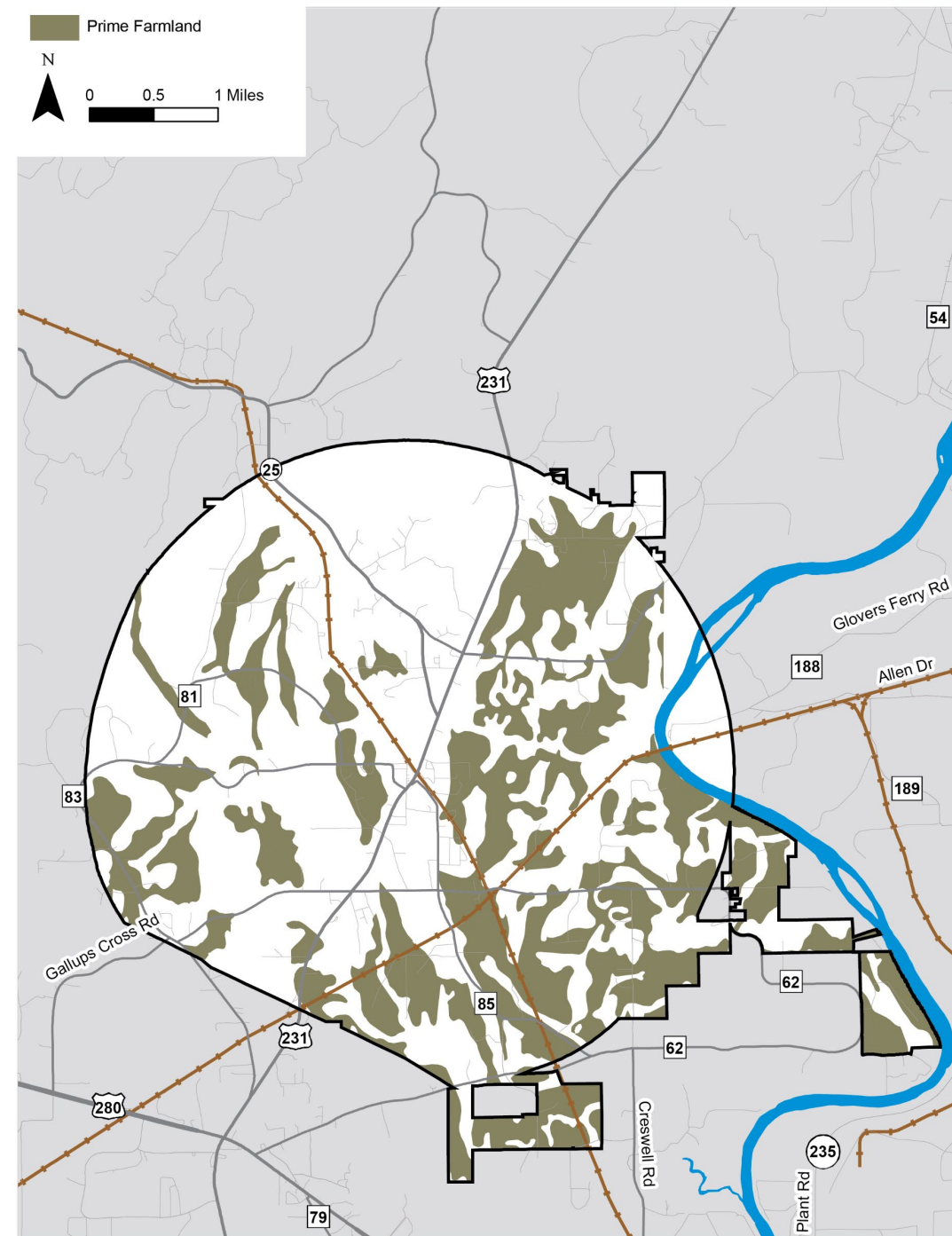
# SLOPES

- Vincent has a small area of soils associated with slopes greater than 20%, limited to the north and western edges of the City
- The areas with the shallowest slope are along waterways and in the floodplain
- In general, slopes less than 15% are considered prime for development



# PRIME FARMLAND

- Areas of prime farmland exist primarily in the eastern and southern areas of Vincent but are found to the west as well
- These are lands that have historically benefited from intermittent flooding from the Coosa River and its tributaries





A photograph of a playground with a slide and other equipment, viewed through a field of green grass and pink roses in the foreground. The text "COMMUNITY FACILITIES" is overlaid in the center.

# COMMUNITY FACILITIES



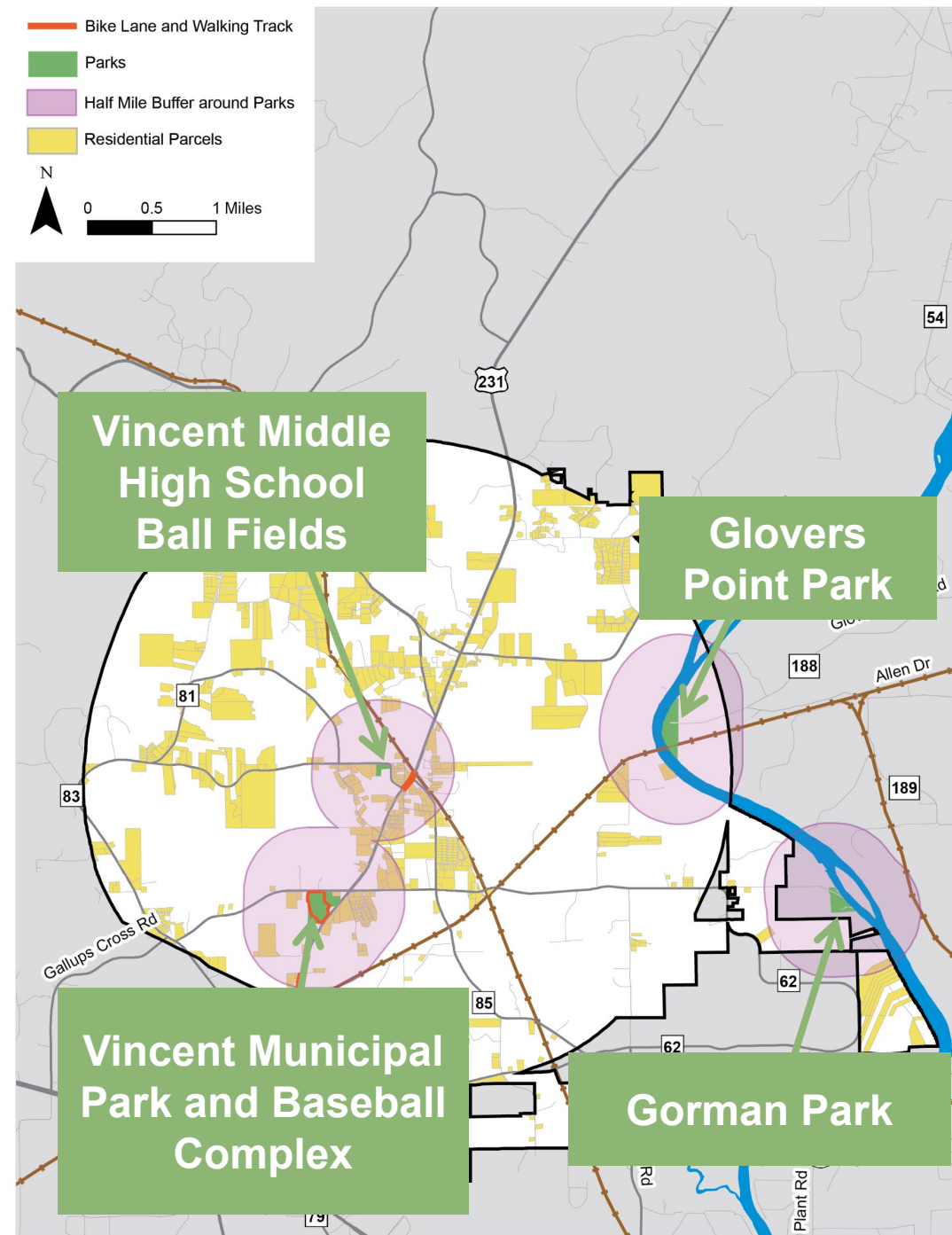
# PARKS & OPEN SPACE

The City of Vincent is home to several parks and sports fields, including:

- Vincent Municipal Park and Baseball Complex
- Vincent Middle High School Ball Fields
- Gorman Park (jointly managed by the City and Shelby County)
- Glovers Point Park

**229 residential parcels are currently within a 10-minute walk (or 1/2 mile) of a park**

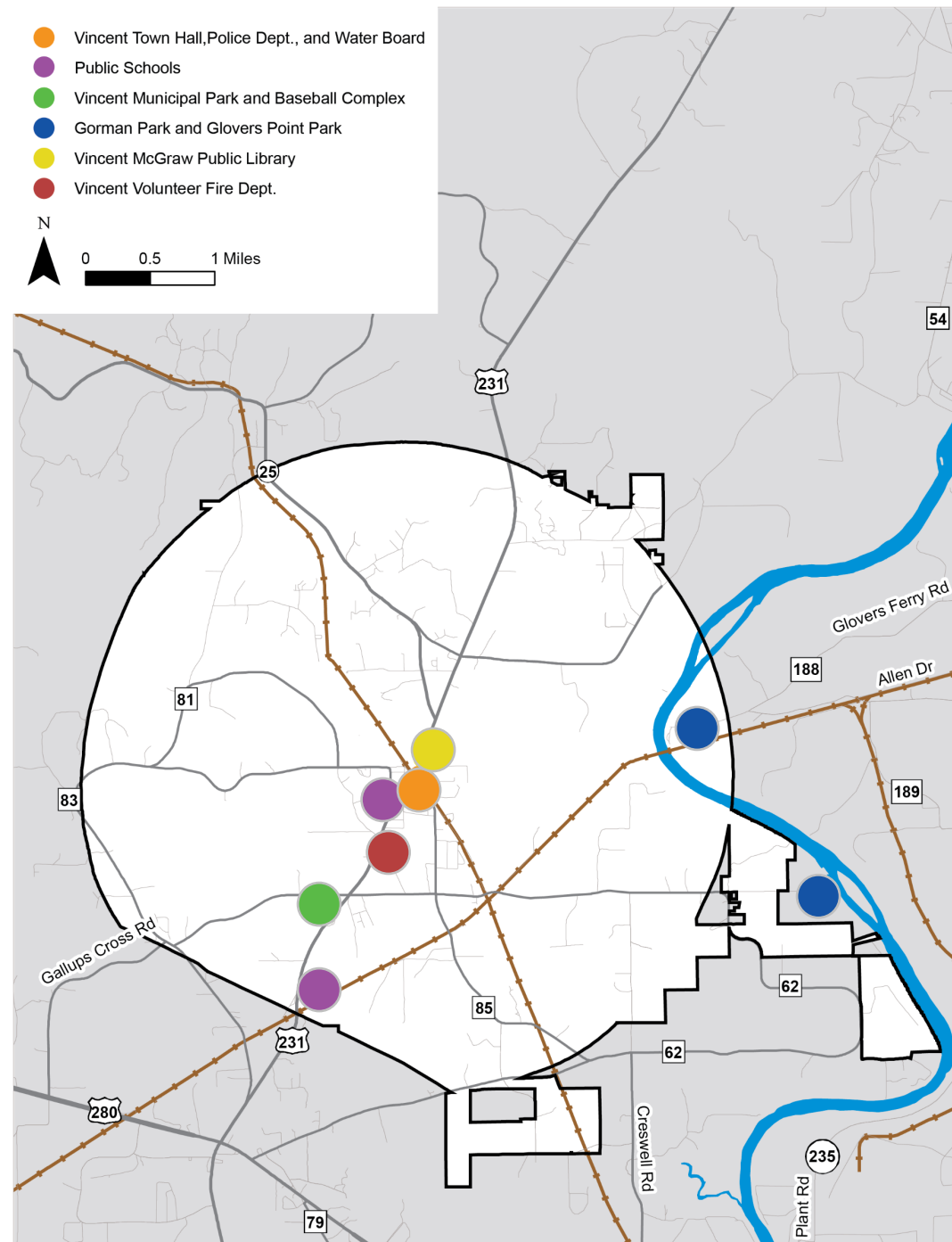
- This represents 21% of all residential parcels
- There are limited walking or biking options to these parks



# COMMUNITY FACILITIES

- Vincent's Town Hall and Police Department are adjacent to the Water Board on Florey Street. The Fire Department is located not far to the south on US-231
- Vincent McGraw Public Library is just to the north
- Vincent Elementary is on US-231 to the south, and Vincent Middle High School is centrally located within the City
- Vincent Municipal Park is located along County Road 62

Source: RPCGB

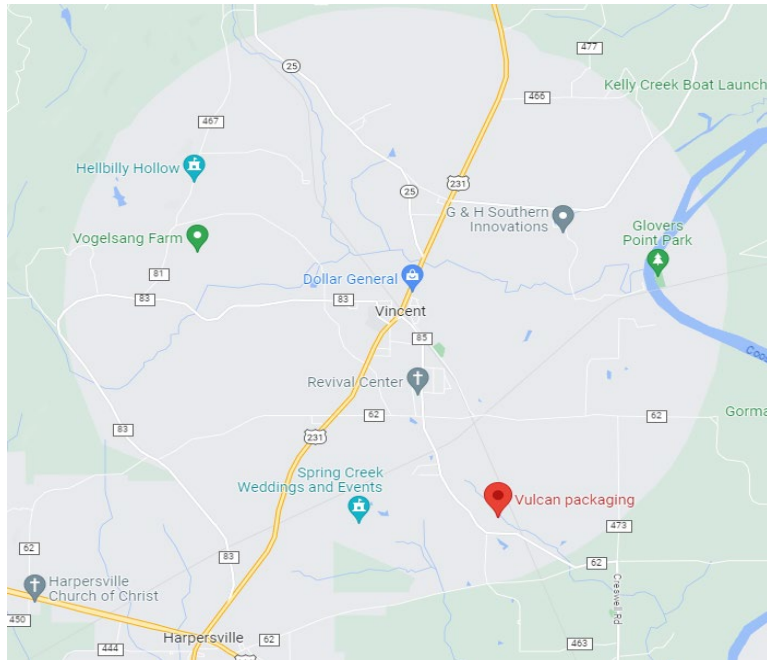




# COMMUNITY ASSETS

## Vulcan Information Packaging

- Largest employer in Vincent
- A division of EBSCO Industries



## Shel-Clair Farms

- 1,000-acre working farm north of the city limits
- Provides 12 miles of horse-riding trails, stable boarding and camping that draws visitors through the City

