



VINCENT COMPREHENSIVE PLAN

PUBLIC INVOLVEMENT RESULTS

**Regional Planning Commission of Greater Birmingham
Draft November 2023**

Kickoff Phase Public Involvement Results

Visioning Survey

- Open from August 2 through October 31 2023
- 170 respondents

Kickoff Open House

- September 25 2023
- 29 attendees

The City of Vincent

You're invited to learn about the new Comprehensive Plan!

Join us for a Community Meeting

CITY OF VINCENT
COMPREHENSIVE PLAN

Presentation @ 6:15 pm
Interactive activities to follow

Scan the code & take our survey!

Monday September 25
6:00pm to 7:00pm
Vincent Middle High School Auditorium
42505 AL-25, Vincent, AL 35178

Vincent is creating a new Comprehensive Plan to shape the city's future growth, development, public services, and infrastructure. We want to hear from you! Join us on September 25th at 6:00 pm to share your vision for Vincent's future.

For more information visit: www.PlanVincent.com

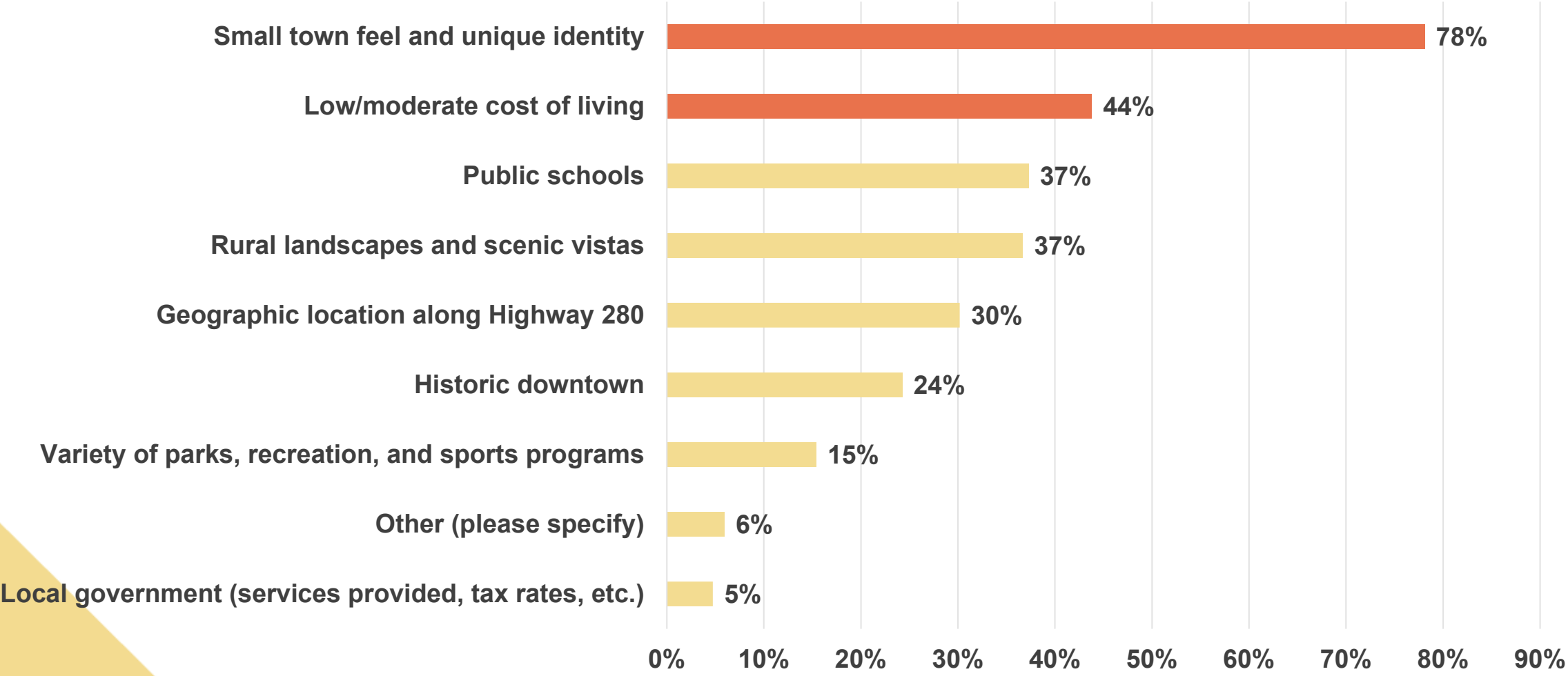


Visioning Survey Results

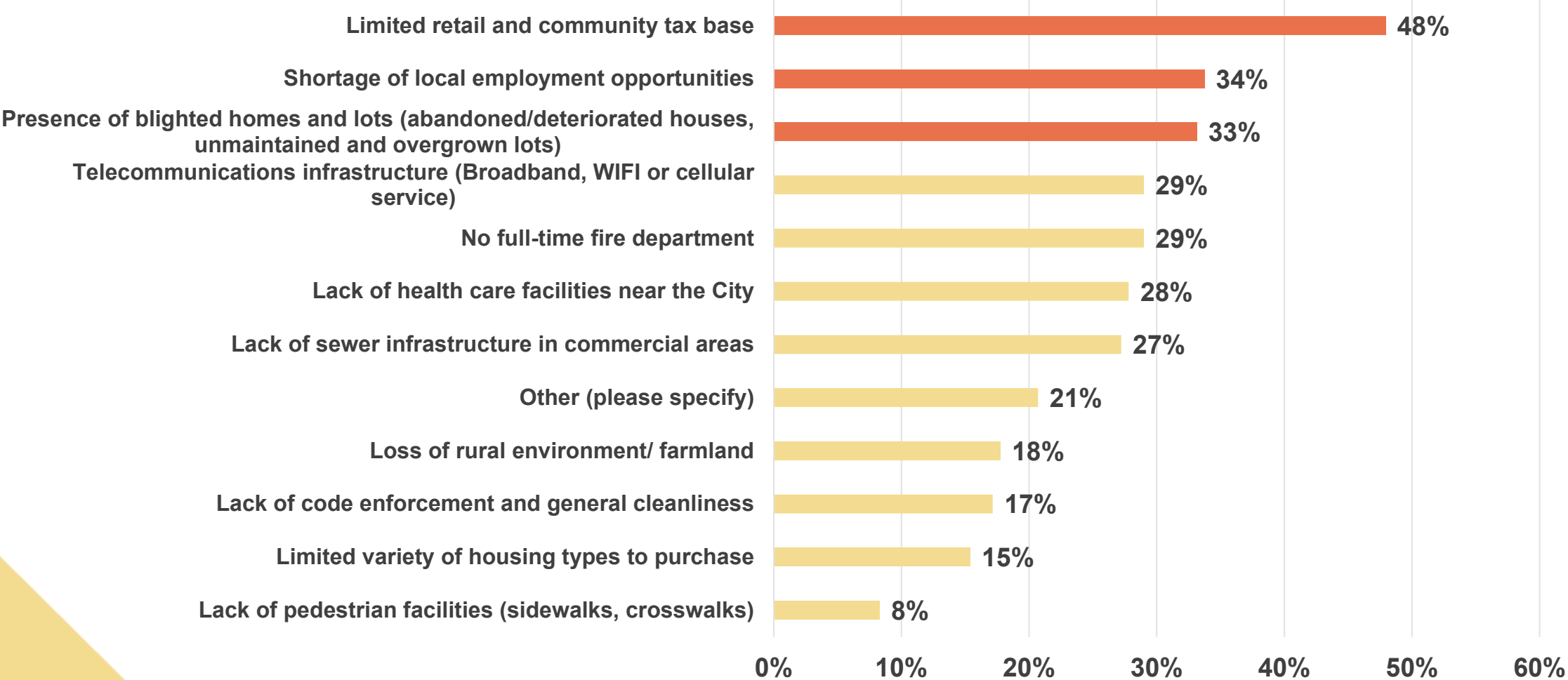
Open from August 2 through October 31 2023

170 respondents

Q1: What are Vincent's strongest community assets? (Choose up to 3)



Q2: What are the most pressing challenges that Vincent is currently facing? (Choose up to 3)



Q2: What are the most pressing challenges that Vincent is currently facing? (Choose up to 3)

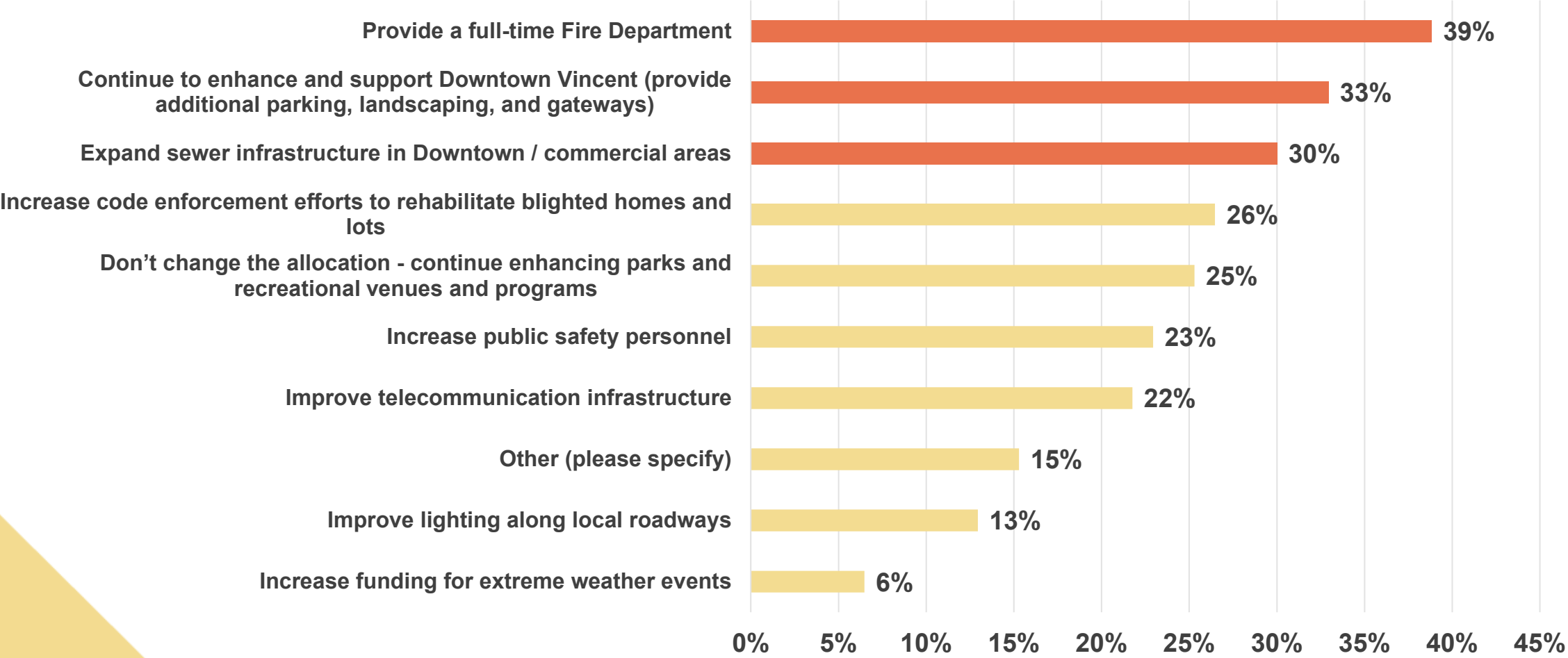
“Other” responses include:

- Lack of local law enforcement
- Lack of accessibility at parks / playgrounds
- Presence and possible reopening of quarry
- Lack of residential sewer system

Q3: How should the City of Vincent address these issues and/or challenges?

- Pursue grants to fund initiatives
- Code enforcement
 - Clean up blighted properties
- Start sewer system development
- Reestablish local police
- Preserve rural areas / farmland
- Facilitate more homes at affordable prices
- Reduce barriers to businesses opening
- Embrace farming heritage
- Attract medical clinic
- Reduce parks spending
- Continue to enforce terms of the White Rock Quarry's Special District zoning

Q4: Currently, one-quarter of the local sales tax is dedicated to funding for parks and recreation. If some of that were to be reallocated, what quality of life investments do you think the City should invest in? (Choose up to 3)



Q5: What are Vincent's greatest opportunities?

- Room to grow
 - Space for new housing developments
- Expanding and improving downtown
- Opportunity to attract families
- Location between US-280 and I-20
- Park facilities
- Small town feel

Q6: Are there any areas in Vincent that should be protected from future development? If so, where?

- Land around schools
 - Farmland
 - Historic sites, e.g., Florey Cotton Gin
 - Arkwright Heritage Area
 - River Loop
- No such areas should be protected
 - All of Vincent should be protected

Orange = lack of consensus

Q7: Are there any areas in Vincent where new development or redevelopment should occur? If so, where?

- Downtown
- Industrial park
- Redevelop/repurpose vacant properties first, e.g., old medical building
- Intersection of US-231 and CR-62 (gas station)
- Intersection of US-231 and AL-25
- Develop near existing commercial first
- Develop housing behind Scott's Grove Church
- Finish subdivisions first
- US-231 corridor
- Along CR-60
- Along CR-62
- Develop land across from school
- Florey Cotton Gin area
- Nowhere should be developed

Orange = lack of consensus

Q8: Which of the following housing types are needed in Vincent? (Choose all that apply)

Single-family homes on smaller lots (i.e. bungalows, garden homes, cottage subdivisions)

44%

Single-family homes on large lots

41%

Senior housing

26%

Apartment buildings / complexes

26%

I don't think there is a need for additional housing in Vincent

23%

Duplexes and townhomes

23%

Live-work units

8%

Other (please specify)

6%

0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50%

Q9: Are there any specific improvements or changes you would like to see at city-owned parks?

Vincent Municipal Park:

- Dog park or dog-friendly park area
- General maintenance
- Lighting along walking trail
- Wheelchair accessibility
- Shade
- Remove rose bushes (thorns)

Other desires:

- Sports complex
- Pavilion / events center
- Community center
- Tennis and pickleball
- More communal decision-making about parks
- Reduce parks spending

Orange = lack of consensus

Q10: What kind of recreational opportunities or programs do you feel are currently missing from Vincent that you would like to see introduced in the City?

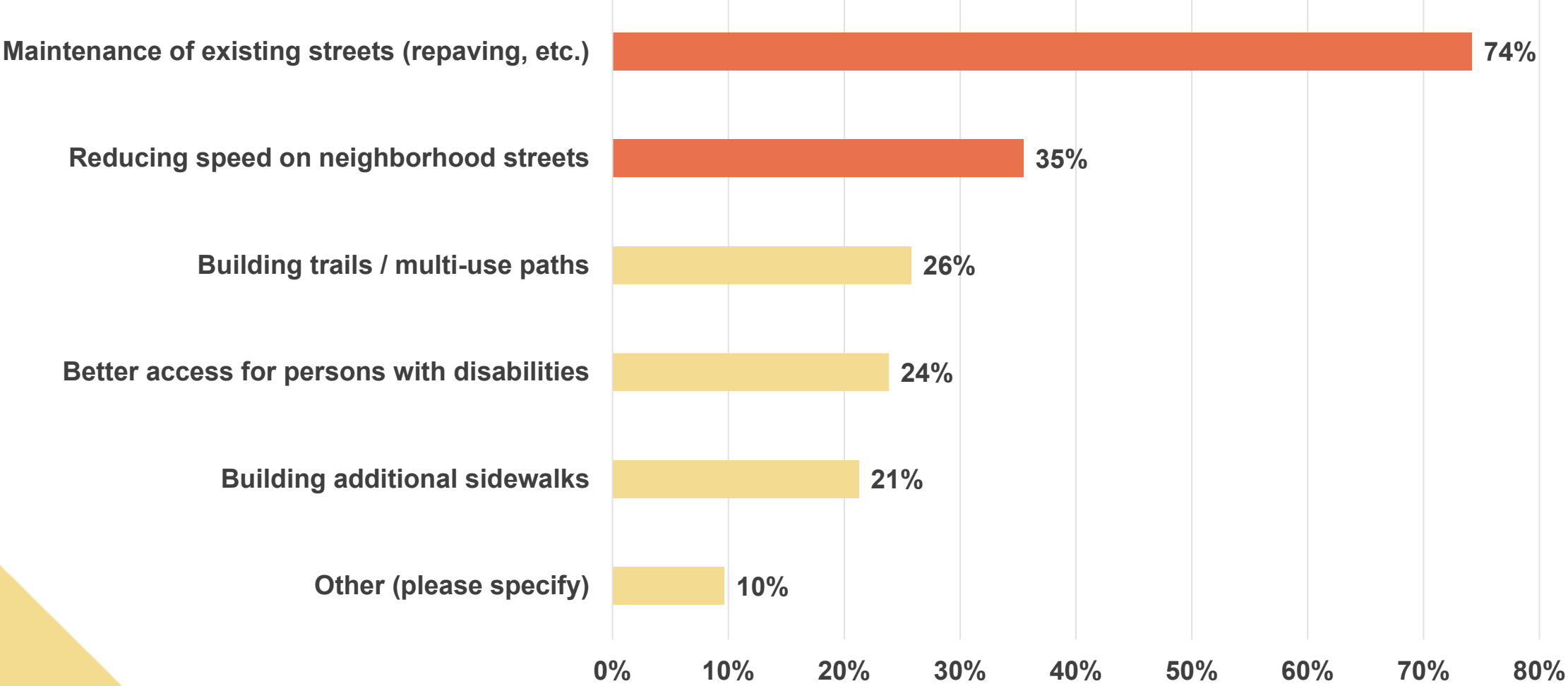
- Community center / senior center
 - Indoor meeting and recreation space with AC
 - Gym equipment, indoor sports
 - Place for children / teens to gather after school, including non-sports activities
 - Senior activities
- Pool / splash pad
- Expanded walking / biking options
 - Sidewalks / paths / bike trails and lanes
- Farmers market
- Dog park

Q11: Which roads in Vincent, if any, need repairs and/or upgrades? Please be specific.

- Youngblood Rd
- McBrayer Dr
 - Flooding between 450-600 segments
 - Narrow, blind spots
- Florey St
- Fleming Rd
- Falling Leaf Lane
 - Gravel infill too rough
- College St
 - Speed bumps damage vehicles
 - Vehicles drive around speed bumps
- Darnell Dr
 - Speed limit signs desired
- Smith St
- Raley St
- Paving of all dirt roads desired
- Other jurisdictions:
 - AL-25
 - US-231
 - Intersection of US-231 and CR-62
 - CR-62 (River loop)
 - CR-473

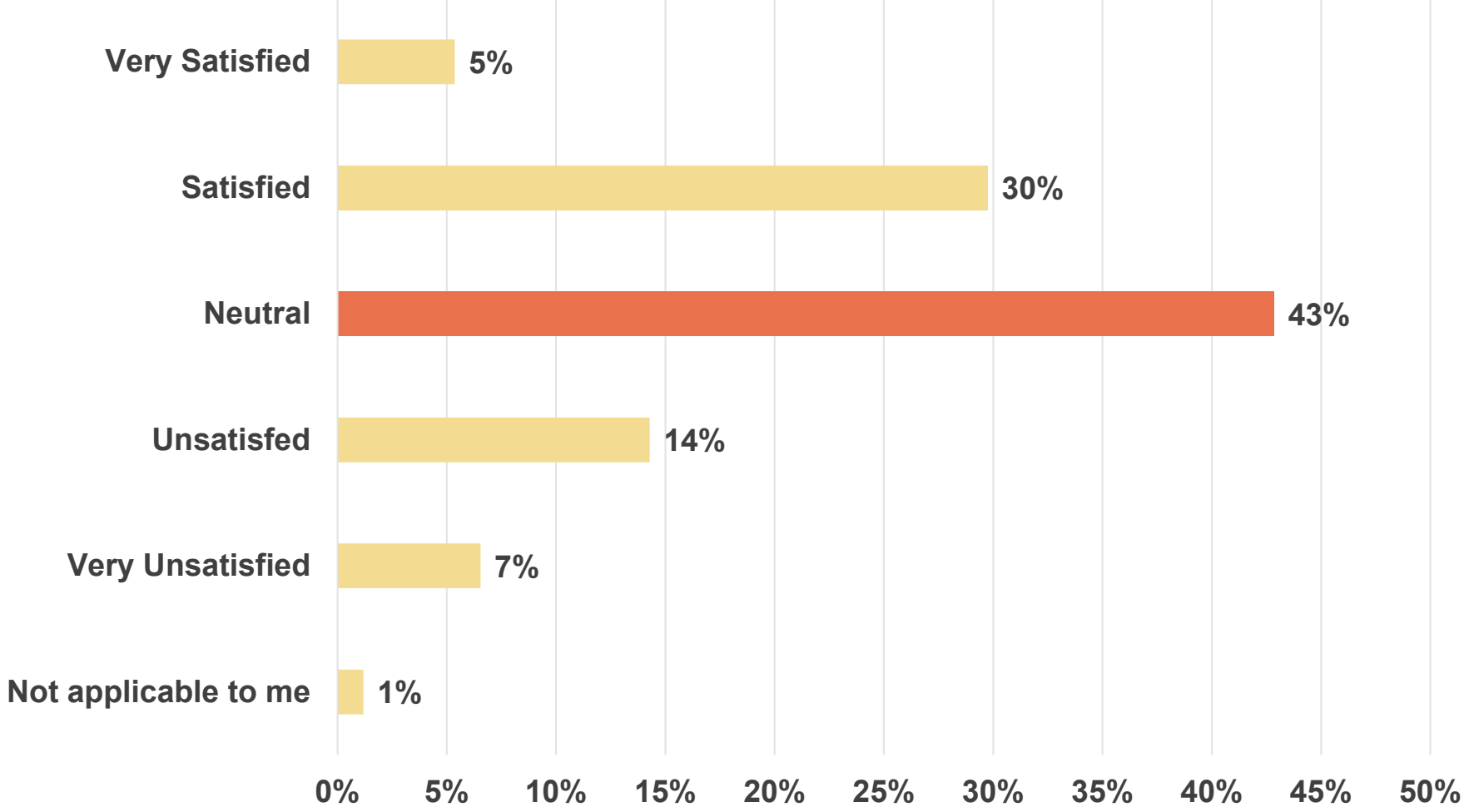
Orange = lack of consensus

Q12: What should be the community's highest priority transportation investments? (Choose all that apply)

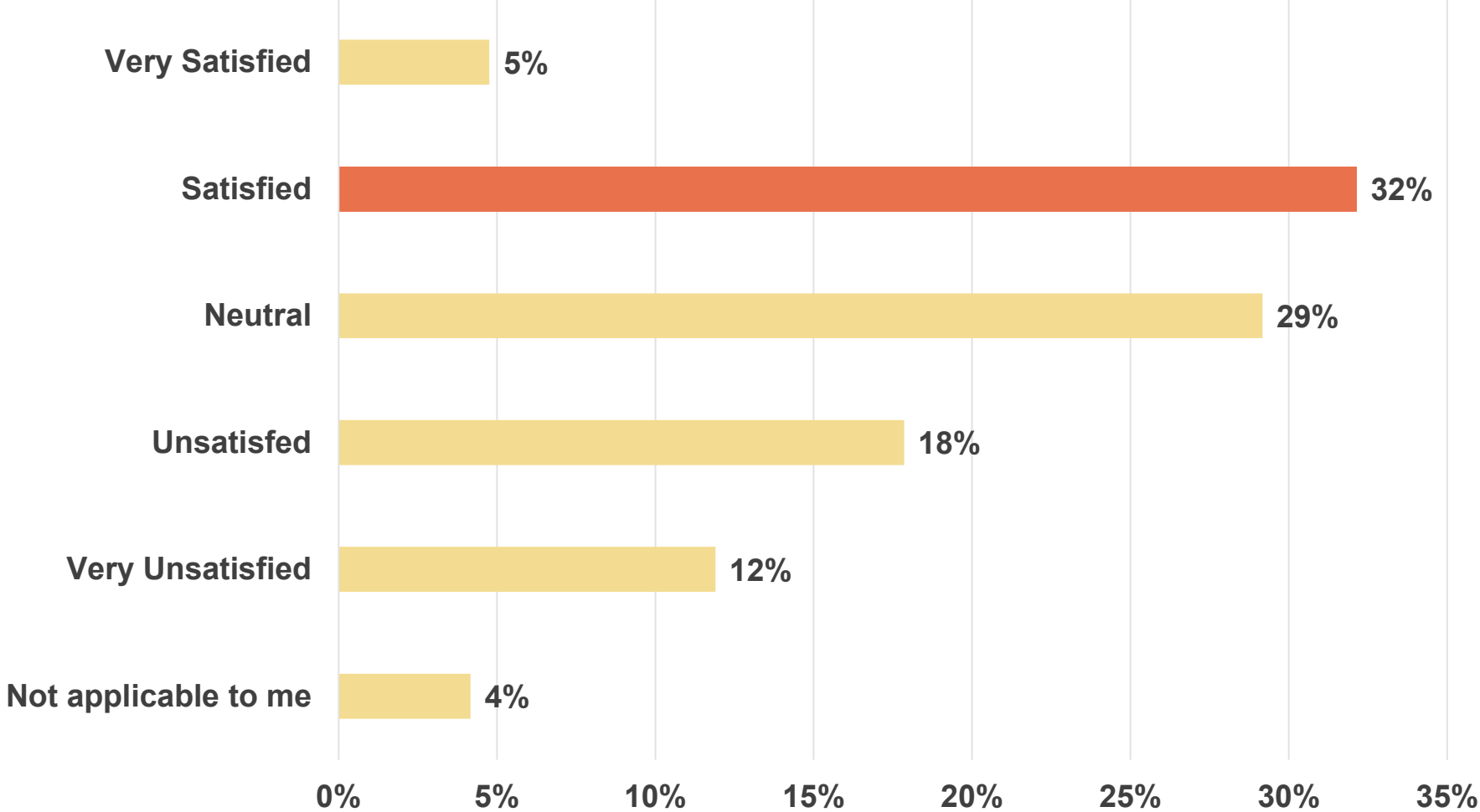


Q13: Please rate your satisfaction with the following public services.

Maintenance of local roads (potholes, paving, sidewalks)

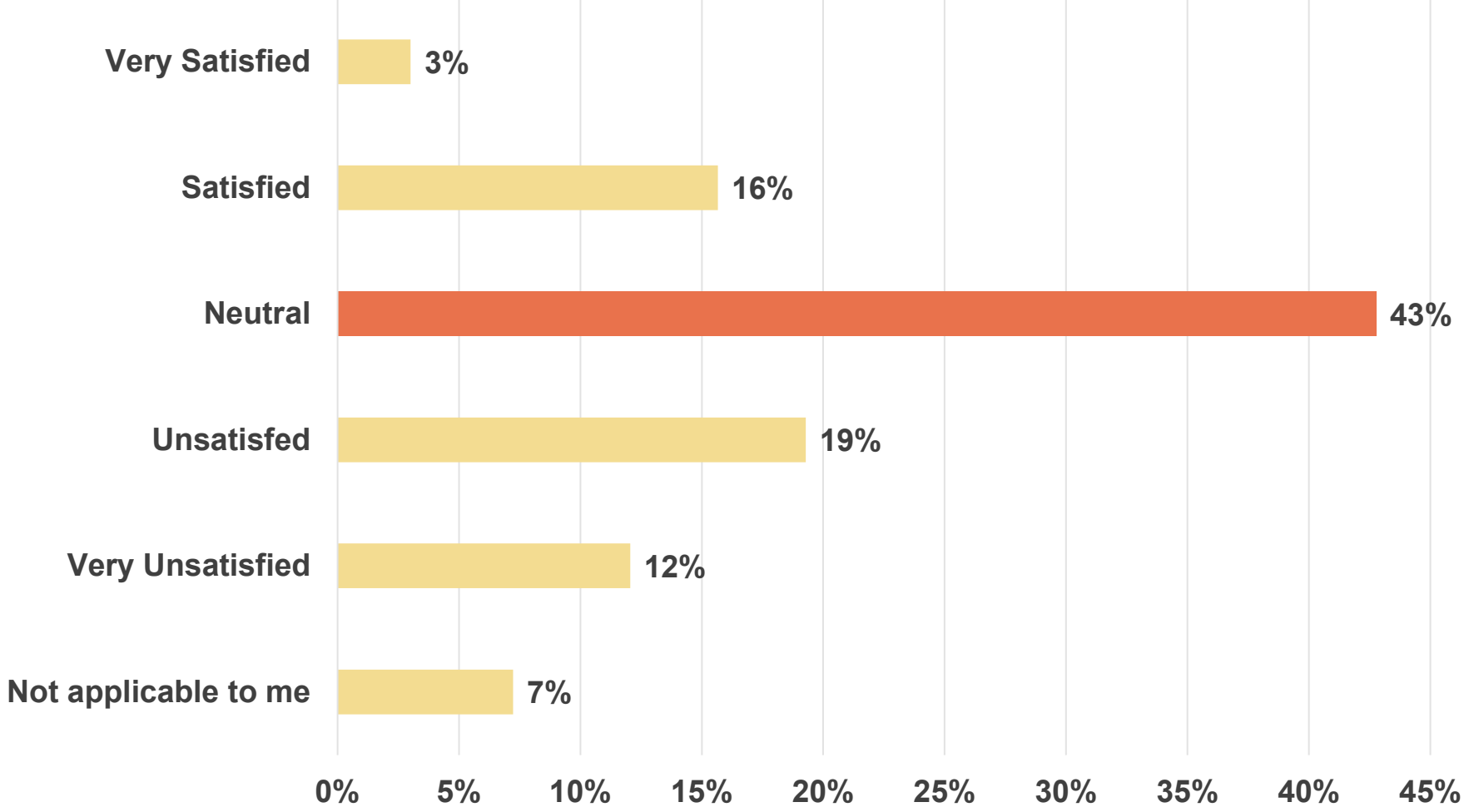


Q13: Please rate your satisfaction with the following public services. Garbage pickup (Waste Management)



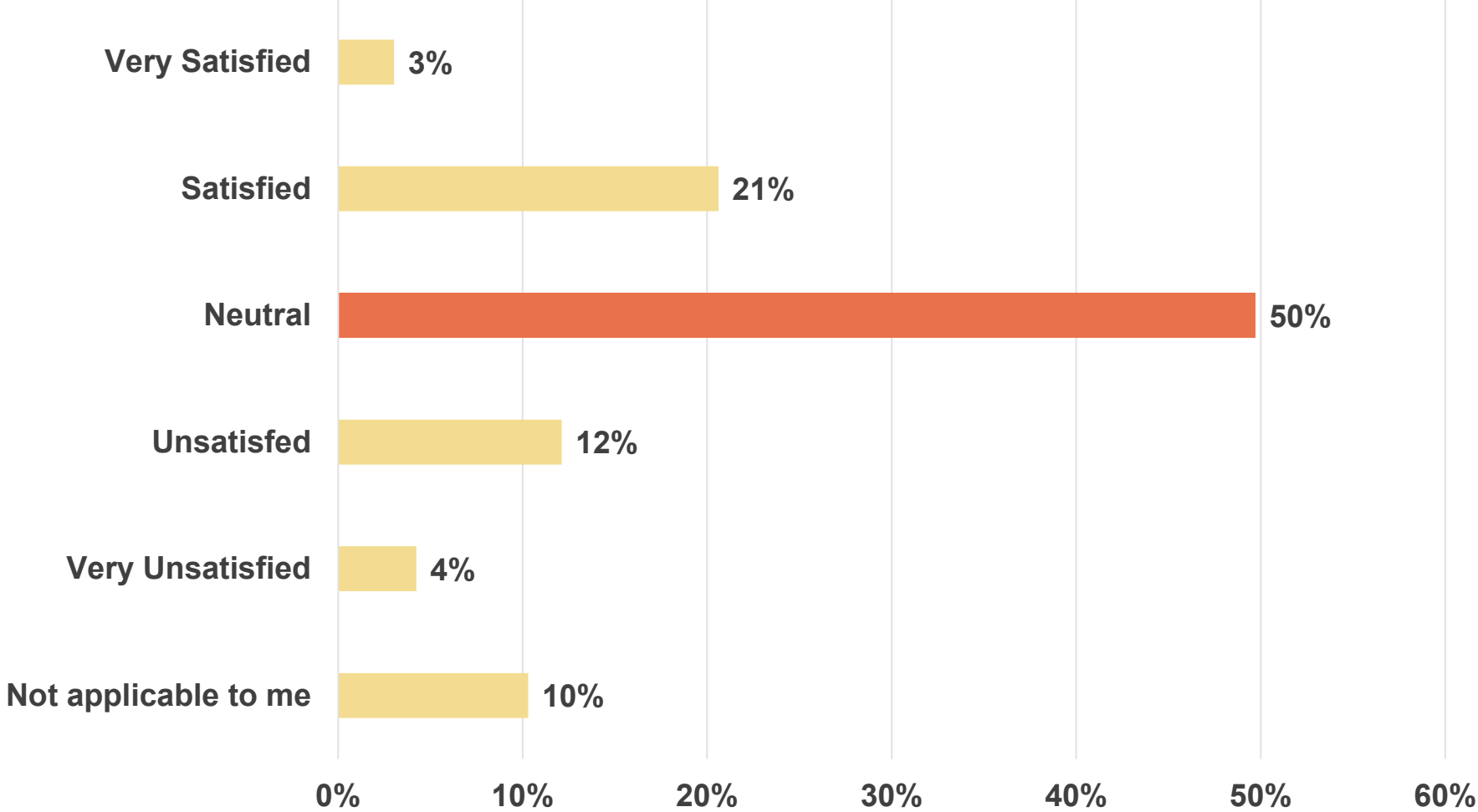
Q13: Please rate your satisfaction with the following public services.

Property code enforcement

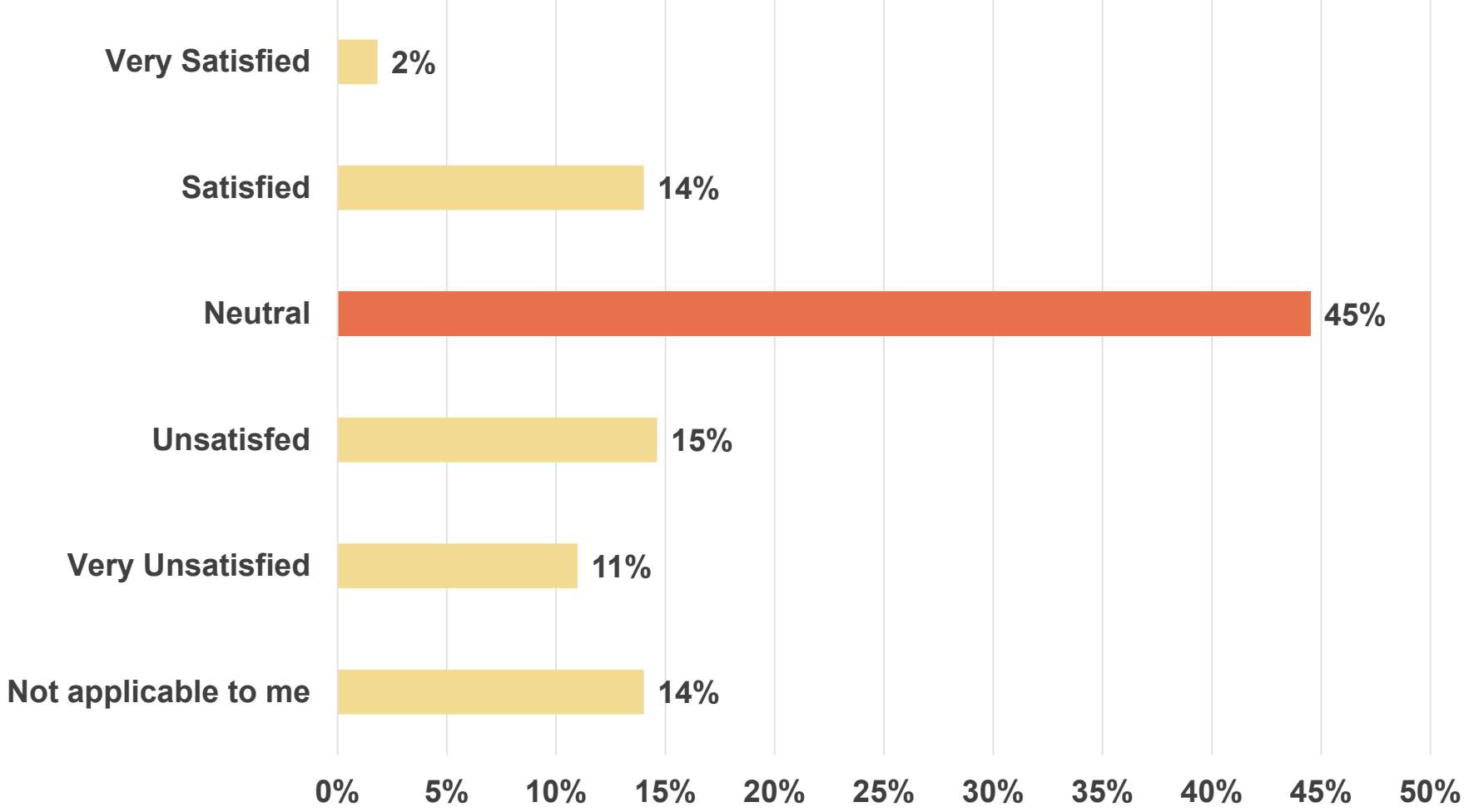


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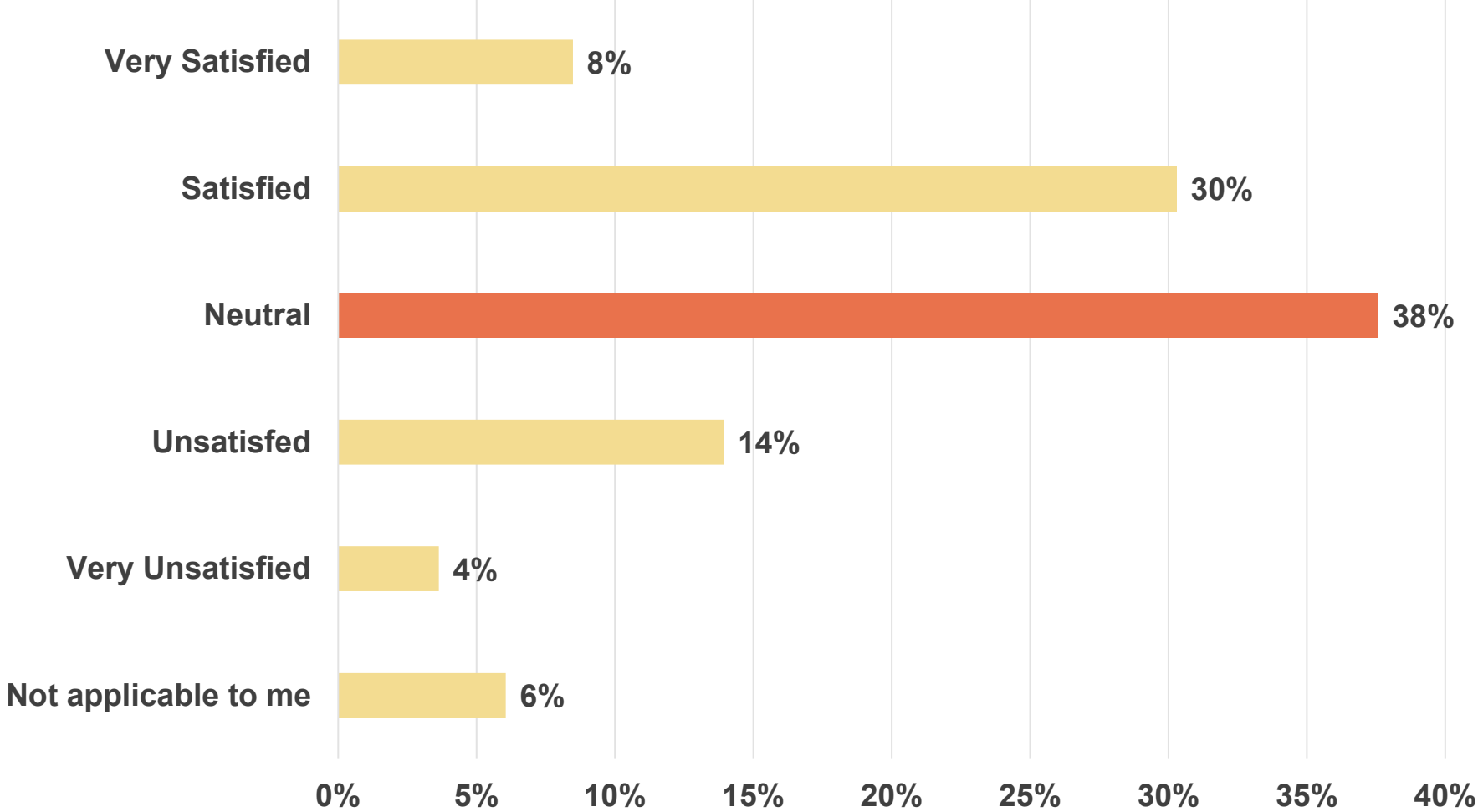
Municipal stormwater management



Q13: Please rate your satisfaction with the following public services. Responsiveness by the City to formal complaints

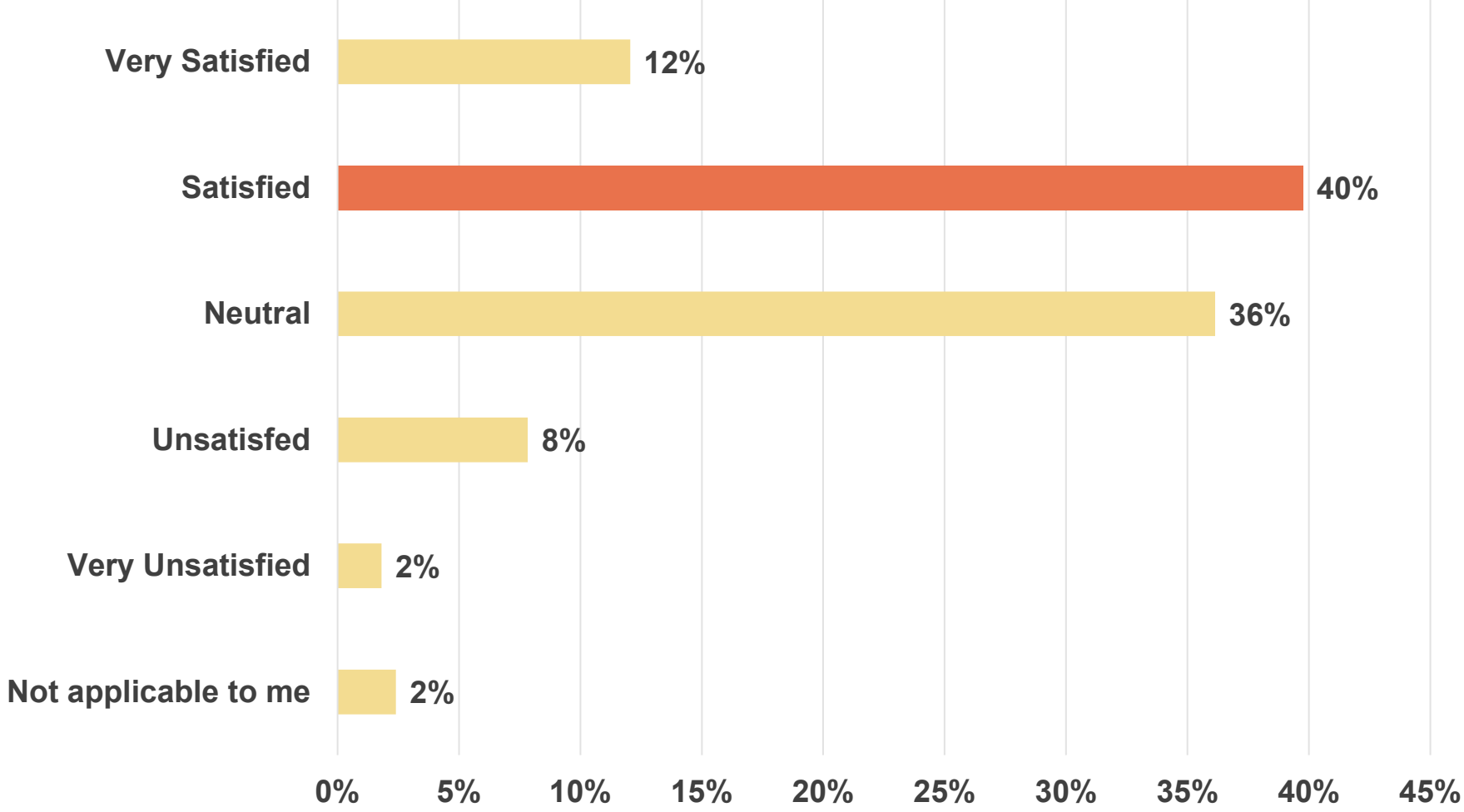


Q13: Please rate your satisfaction with the following public services. Library & Other Public Facilities



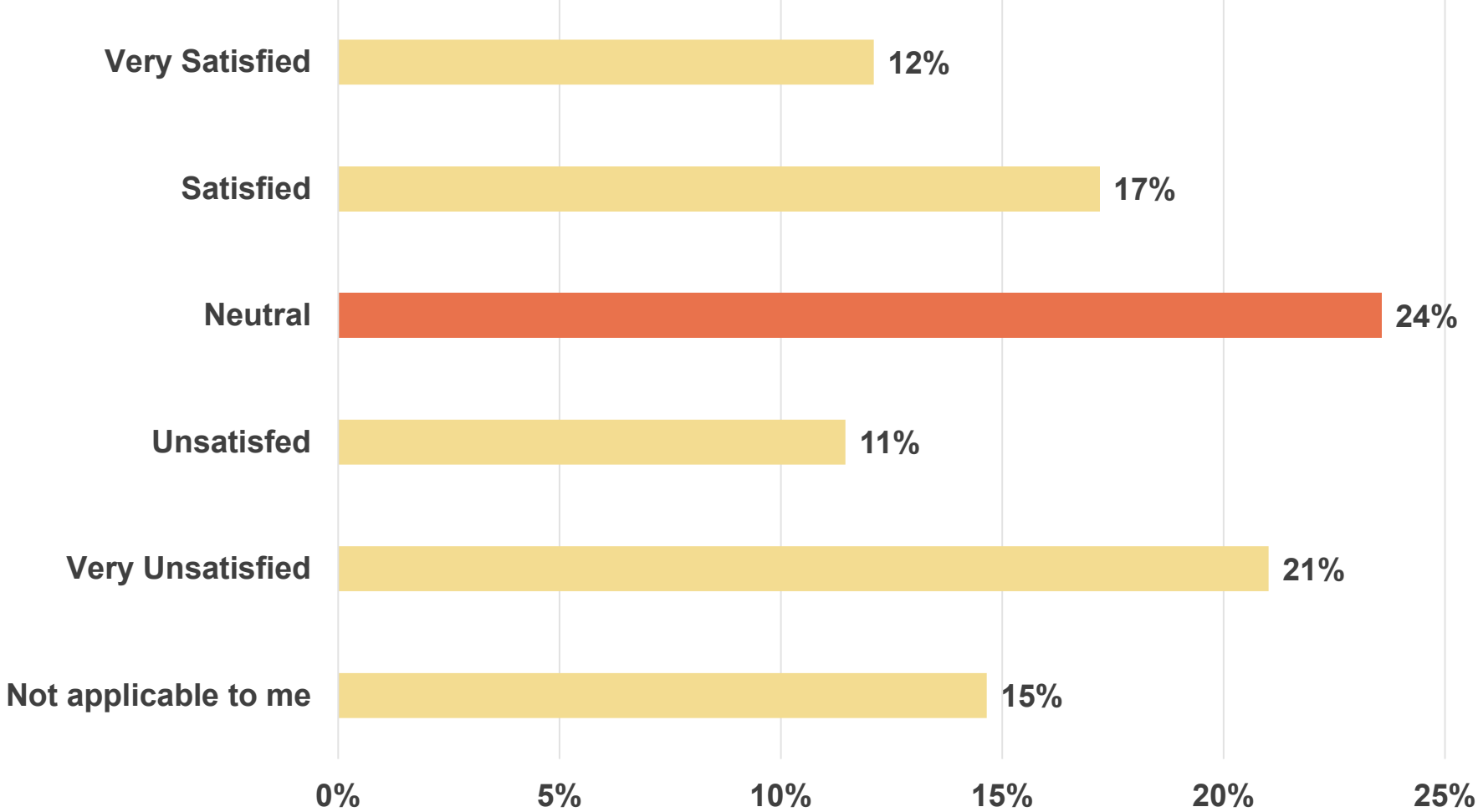
Q13: Please rate your satisfaction with the following public services.

Fire Department (Volunteer)



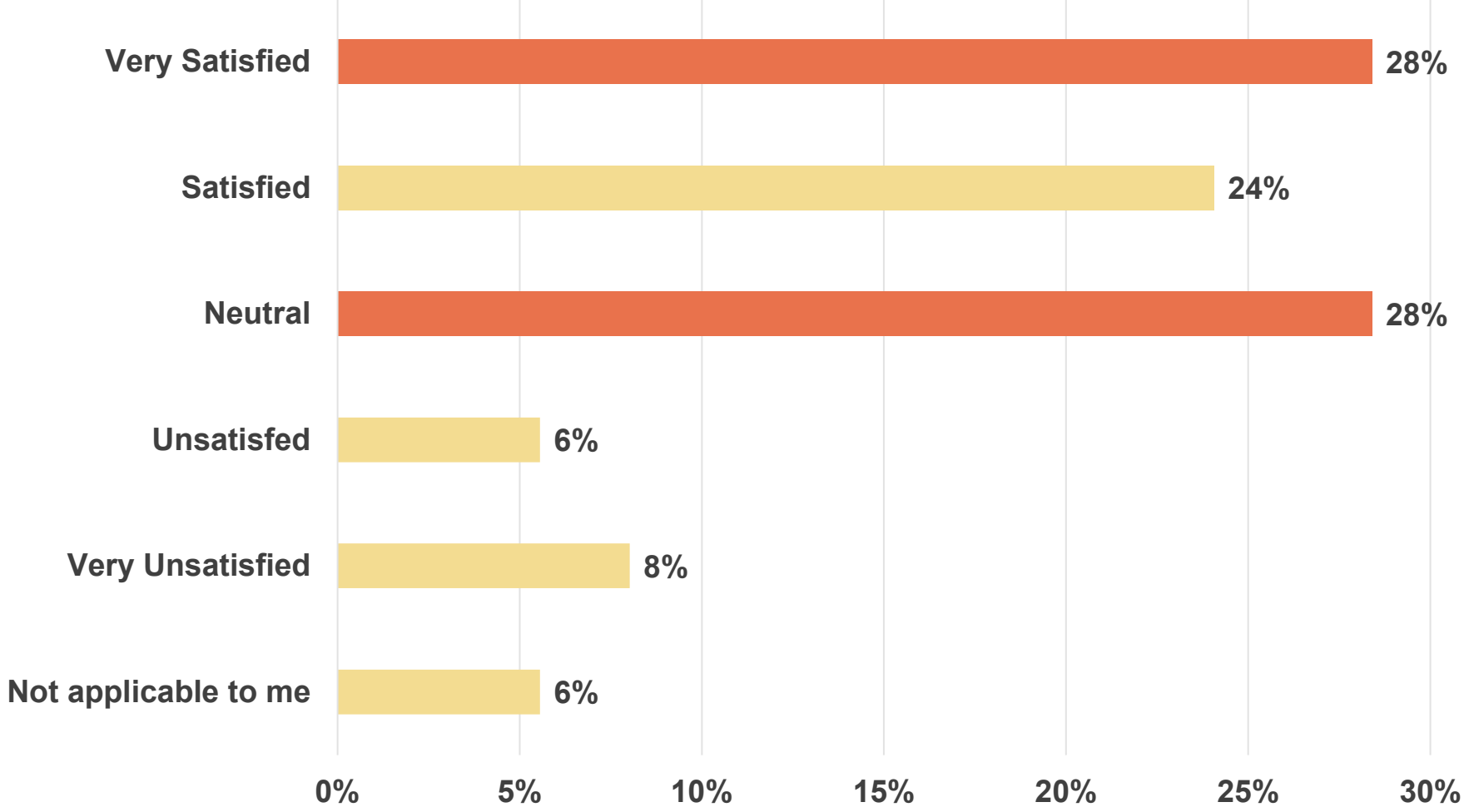
Q13: Please rate your satisfaction with the following public services.

Police Department

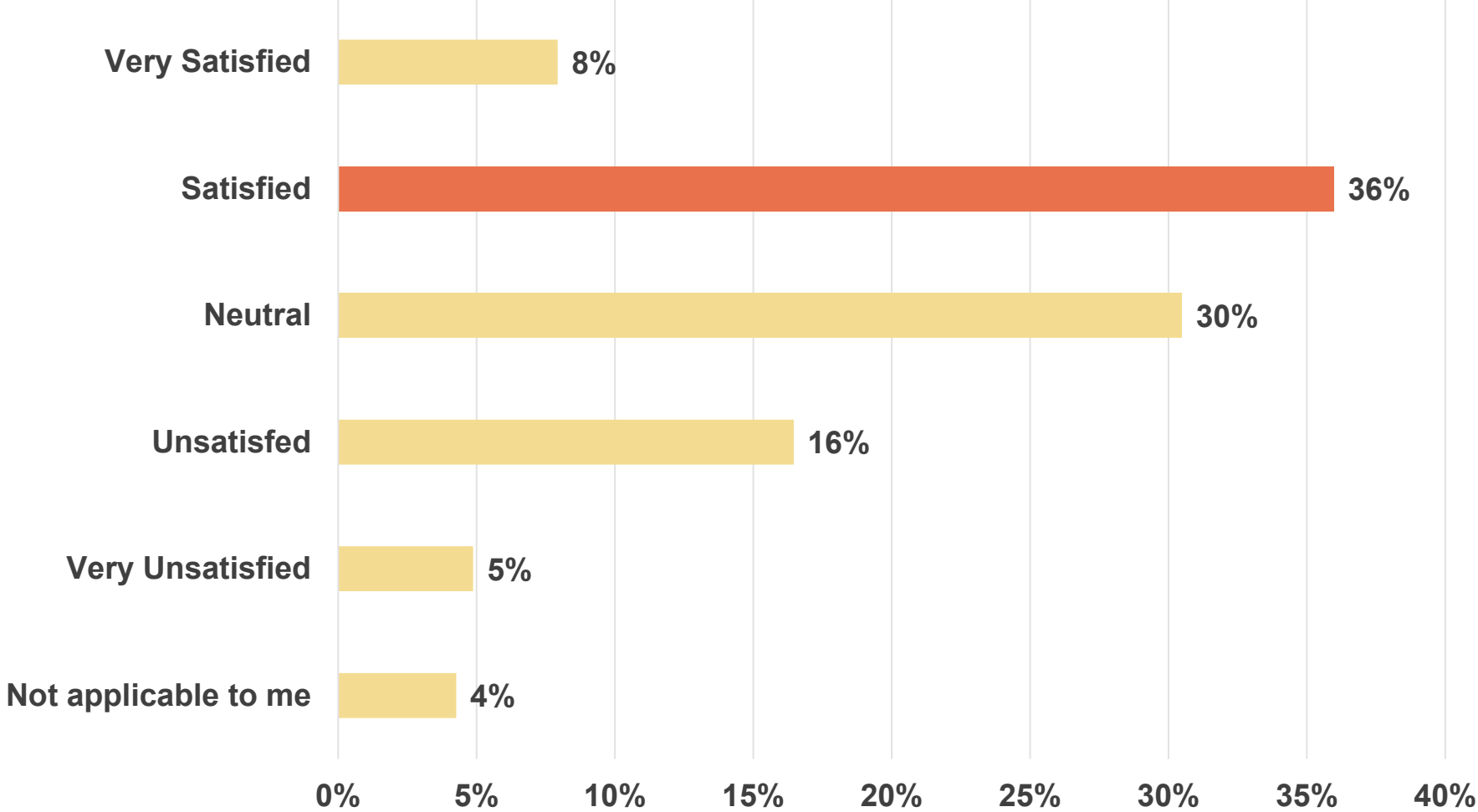


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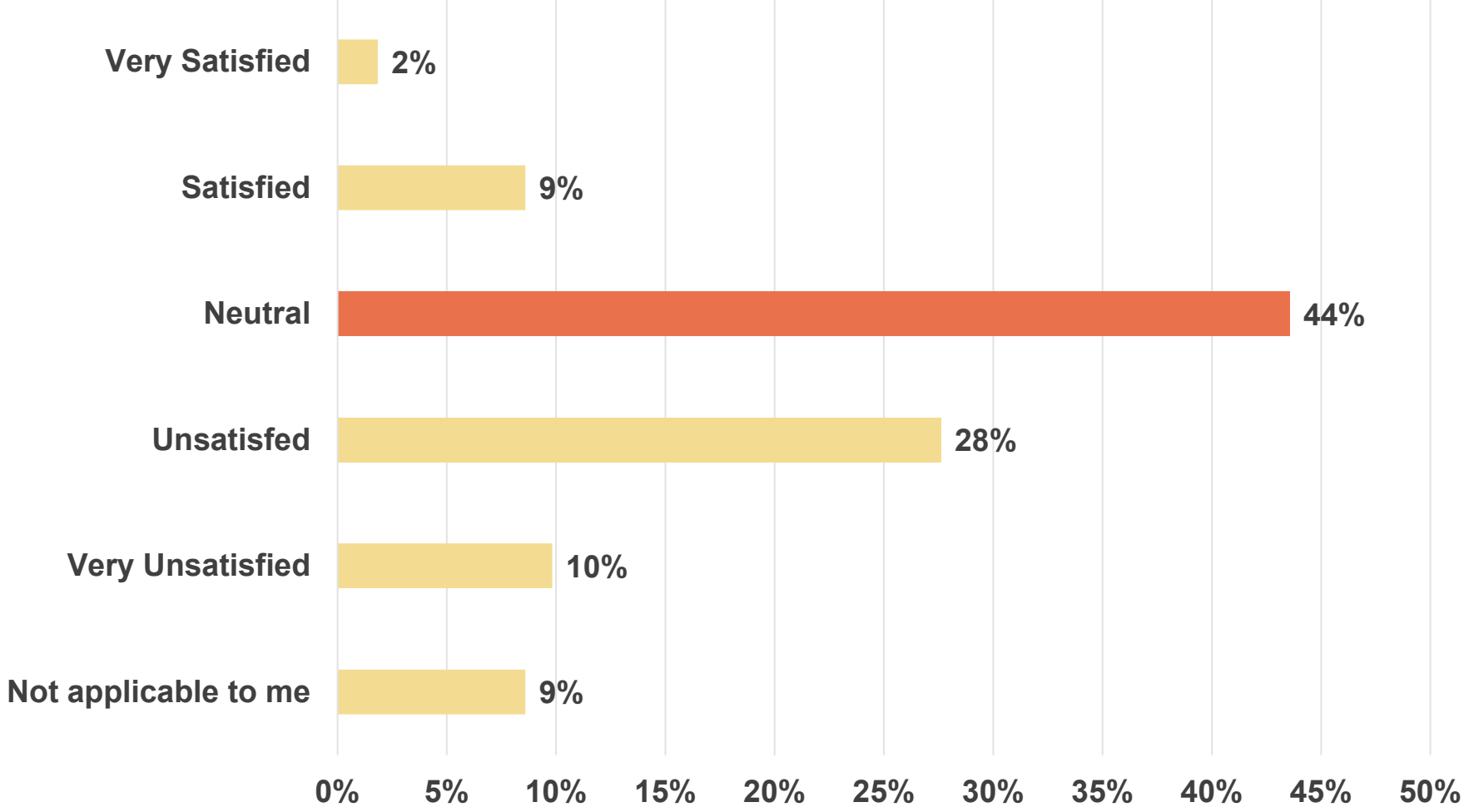
Law Enforcement & SRO Services



Q13: Please rate your satisfaction with the following public services. Parks and Recreation Department

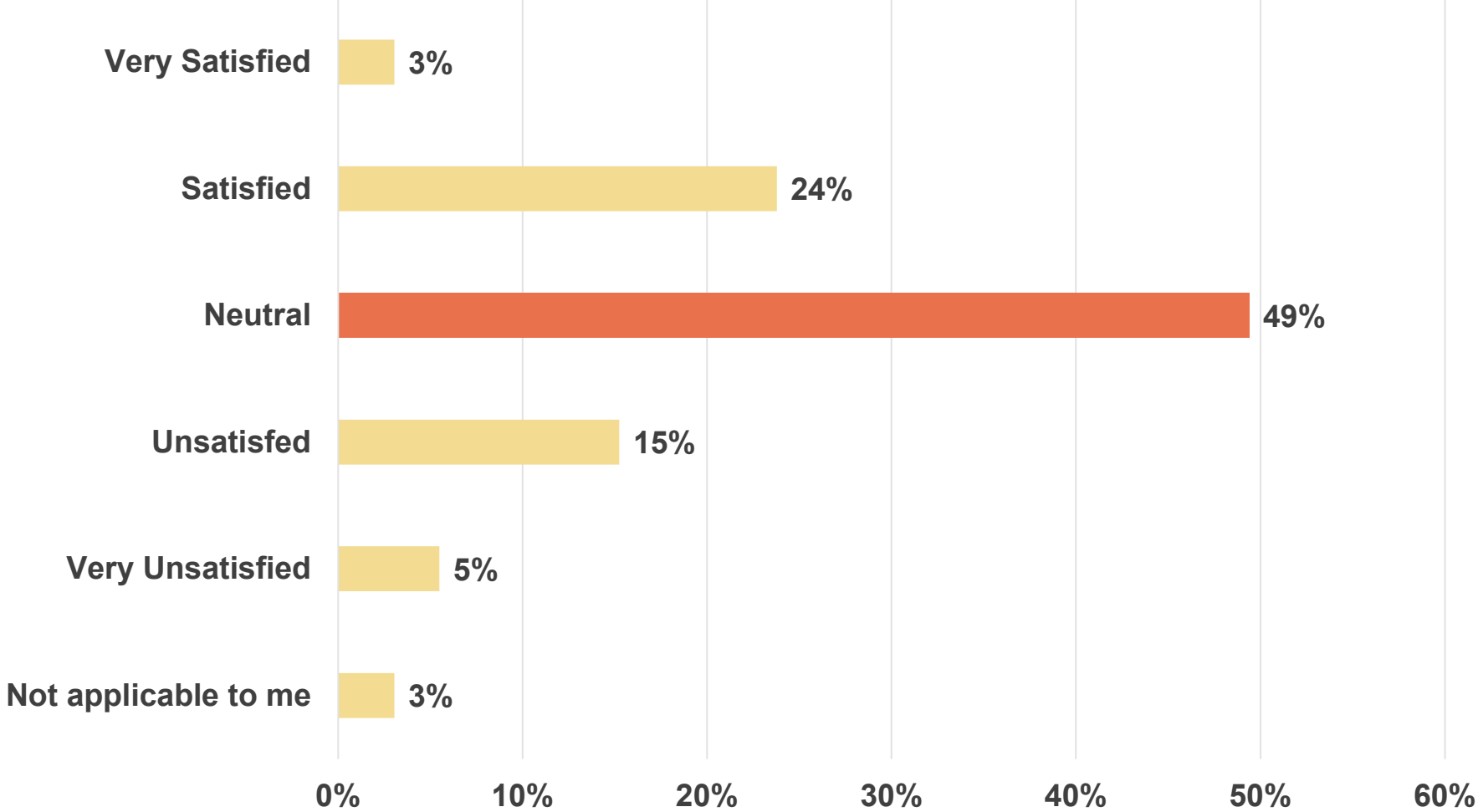


Q13: Please rate your satisfaction with the following public services. Senior and children's programs



Q13: Please rate your satisfaction with the following public services.

City website / online services



Q14: Please feel free to elaborate on your satisfaction with public services here:

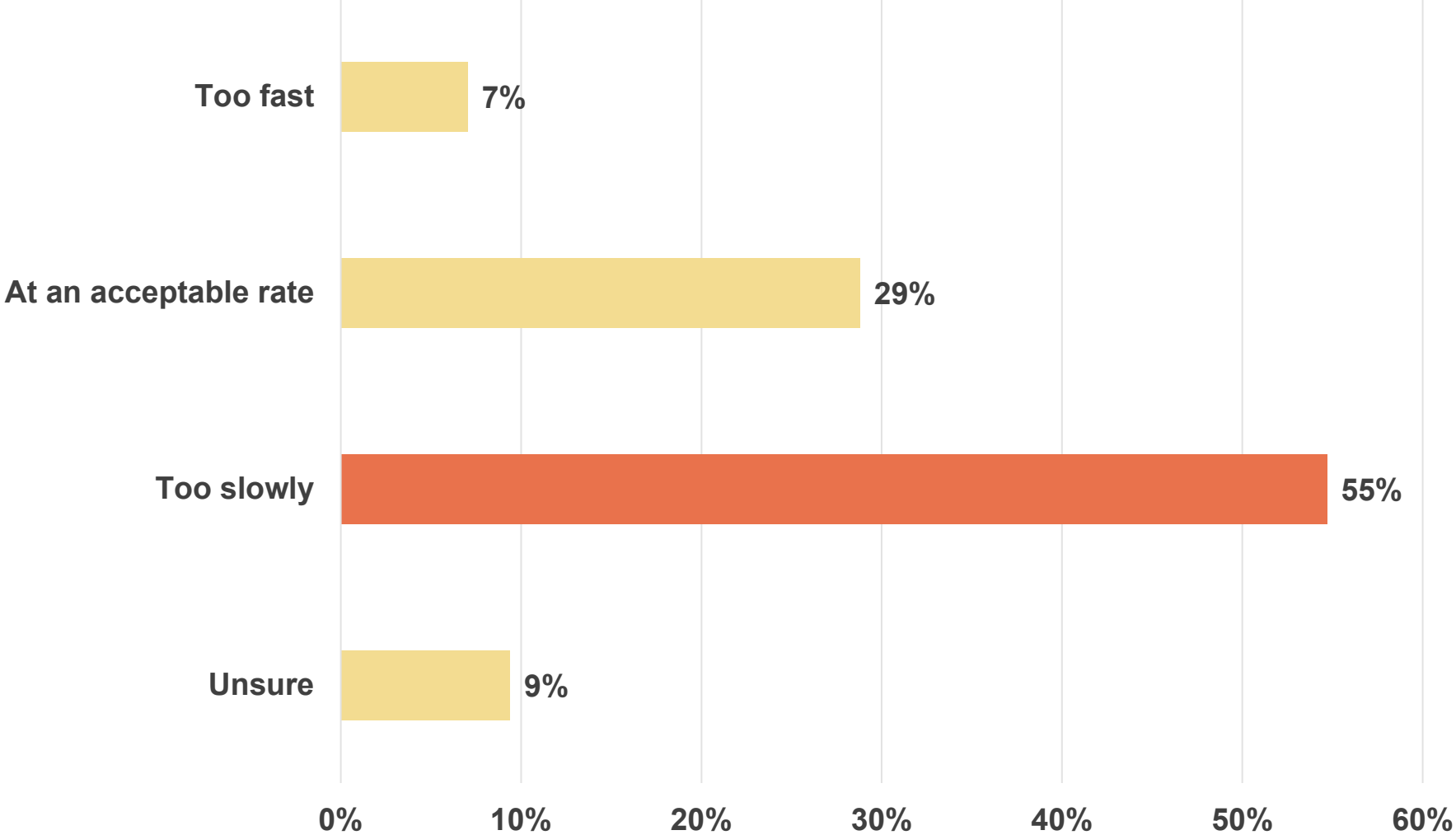
- Glad that Shelby County Sheriffs Department is involved, but desire to see police department reestablished
 - Need for more speeding enforcement
- Appreciative for volunteer fire service, but desire for full-time fire department
- Desire for code enforcement to be increased
- Desire to see meeting minutes for all public meetings posted online
- Desire for municipal trash service and return of recycling service
- Thankful for SROs in schools
- Thankful for parks and downtown sidewalks

Q15: Based on your experience, what is working well or not working well regarding the City's zoning regulations? What needs to change?

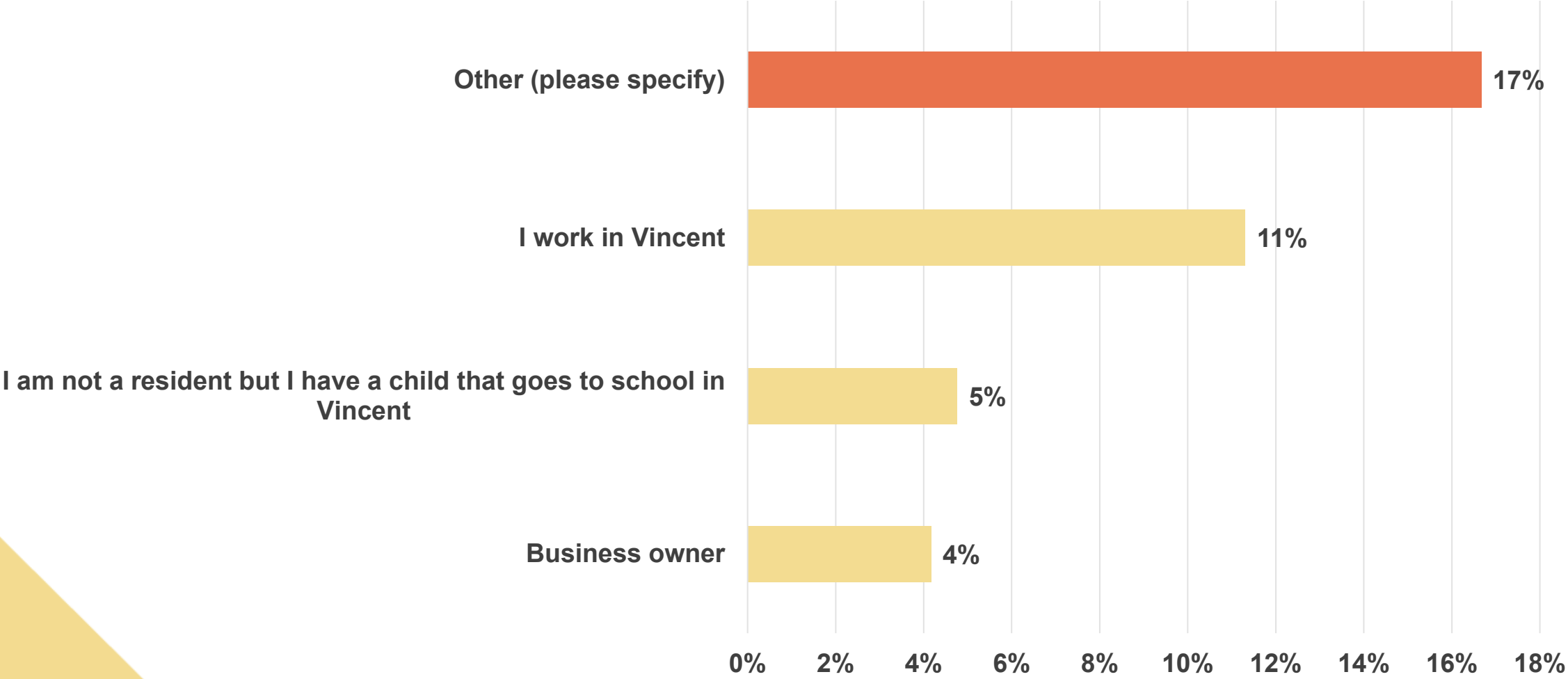
- Desire for more local control of zoning independent from Shelby County
 - Including municipal staff
- Desire for improved code enforcement
- Would like to see rezoning process prohibit “reckless development”
- Suggest mandatory educational programs for Planning & Zoning or Board of Adjustment members
- Quarry and historical purchases / rezoning
- Desire to see more industrial and commercial to help Vincent grow
- Desire to see less industrial and commercial permitted to preserve rural nature

Orange = lack of consensus

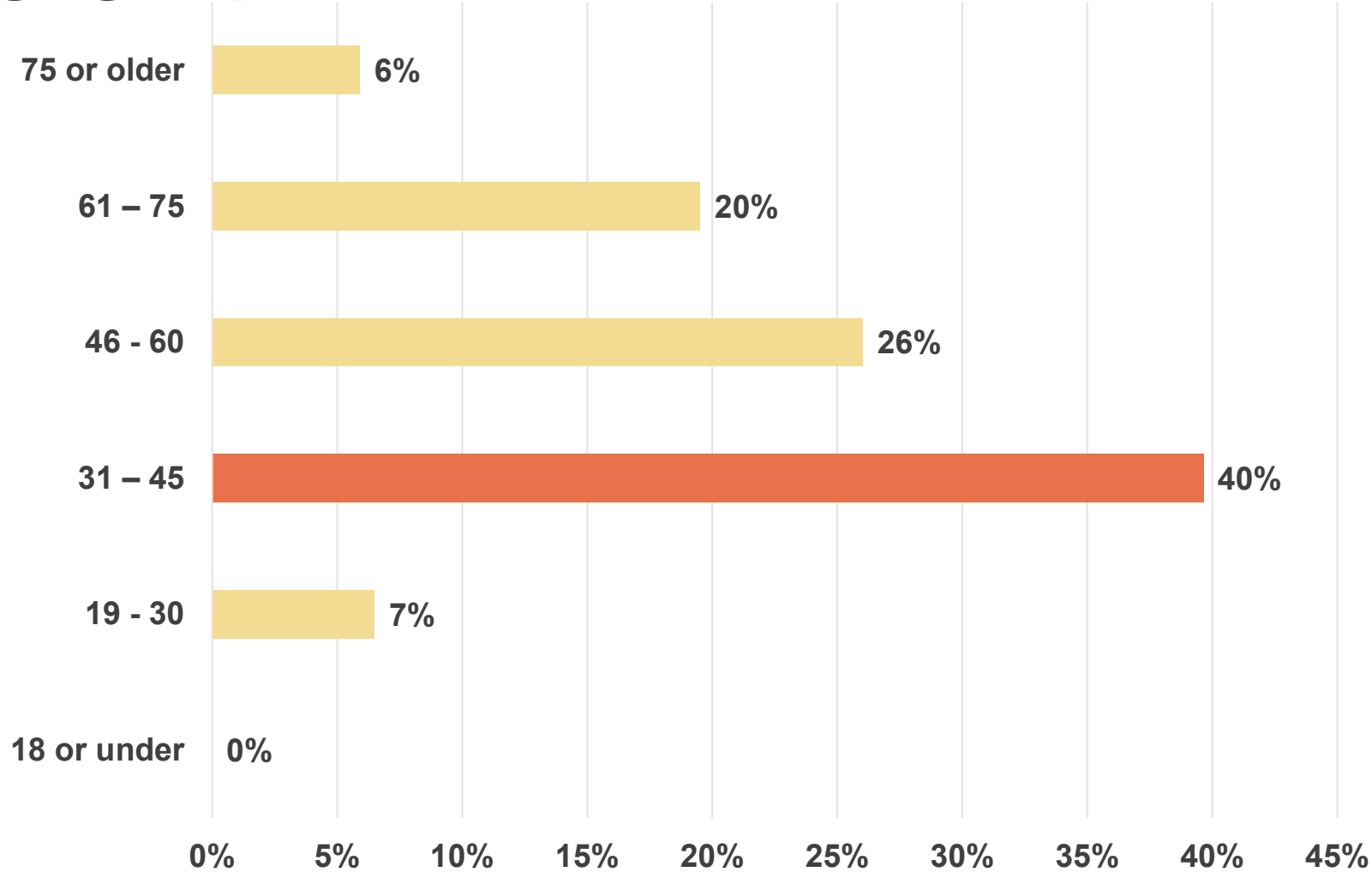
Q16: Vincent is growing....



Q17: Please describe your relationship with the City of Vincent. (Choose all that apply)

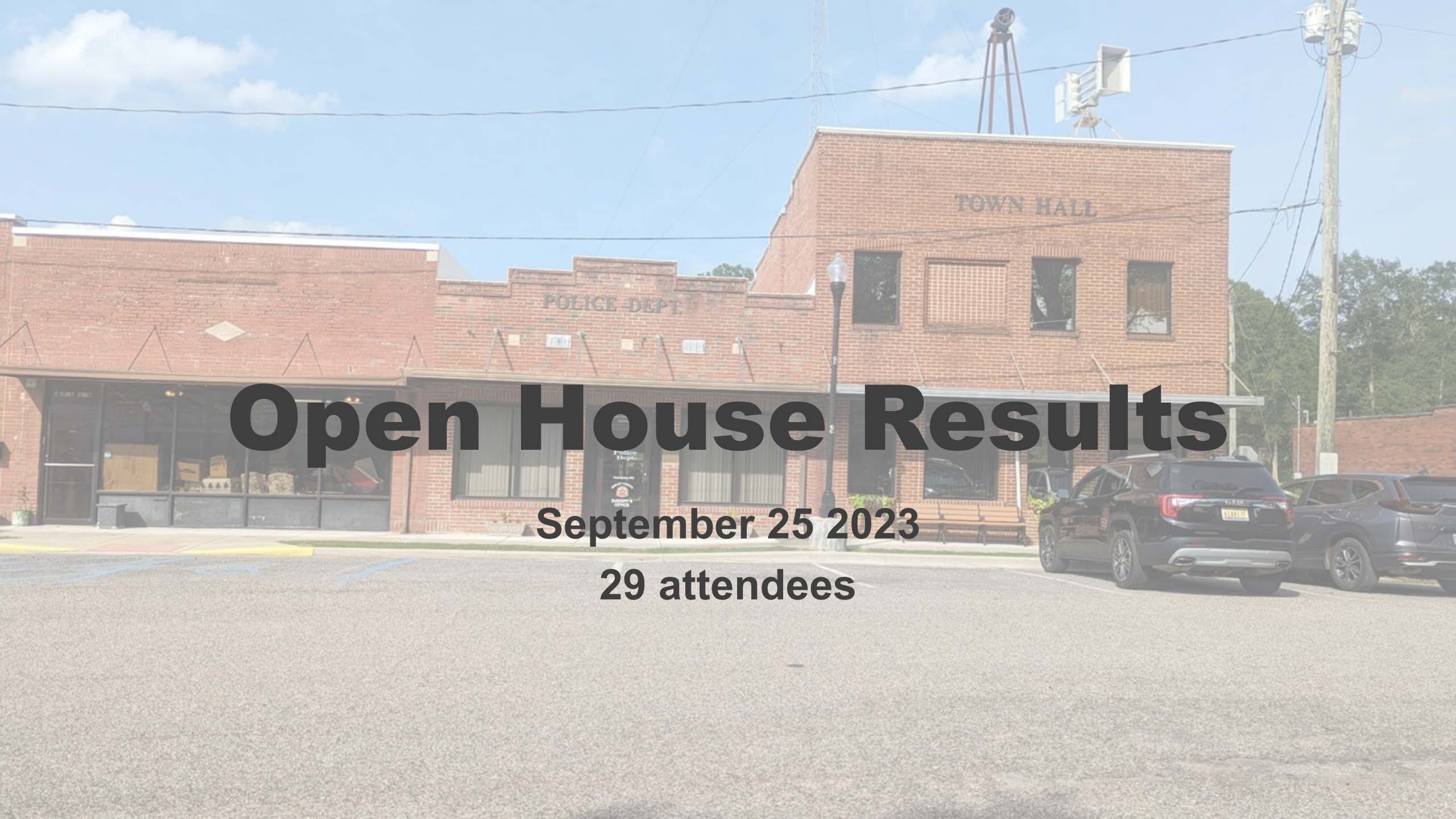


Q18: What is your age group?



Q19: Do you have any other comments, ideas, suggestions, or recommendations that you would like to share with the planning team?

- Code enforcement, including property and animal control
- Additional communication from the City
- More attention to stormwater management
- Downtown sewer system
- Reestablished police department
- Full-time fire department
- Expand municipal staff, e.g., inspections
- Coordinate growth with school population
- Annex outlying areas
 - Calcis
 - Martin Town



Open House Results

September 25 2023

29 attendees

Issues & Opportunities Banners

Participants were asked to write, in their own words:

- What is working
- What is not working
- What is needed

Regarding the following topics:

- Economic development
- Quality of life
- Community development
- Transportation & infrastructure

ECONOMIC DEVELOPMENT

ELEMENTS	WHAT'S WORKING?	WHAT'S NOT WORKING?	WHAT'S NEEDED?
<p>Business Opportunities (What types of businesses is Vincent best positioned to attract? What new types of businesses would you like to see?)</p>	<ul style="list-style-type: none"> • Small businesses 	<ul style="list-style-type: none"> • Need property for development 	<ul style="list-style-type: none"> • Industrial and business parks. • Industrial land
<p>Partnerships & Organizations</p>			<ul style="list-style-type: none"> • Community center • Youth recreation or senior center
<p>Local Government Support (Financial incentives, permitting process, tax credits, regulatory assistance, etc.)</p>			
<p>Business Recruitment / Retention Efforts</p>			
<p>Workforce Development (Is there a sufficient talent pool for companies in Vincent? How can Vincent residents become more competitive employees?)</p>			

QUALITY OF LIFE

ELEMENTS	WHAT'S WORKING?	WHAT'S NOT WORKING?	WHAT'S NEEDED?
<p>Placemaking</p> <p>(What's missing that would make Vincent even better? I.e., gathering places, wayfinding, streetscaping, street furniture)</p>			<ul style="list-style-type: none"> • Community gathering other than Parks • Community center at old med building
<p>Community Facilities</p> <p>(City Hall, Library, storm shelters, etc.)</p>			<ul style="list-style-type: none"> • City hall needs an upgrade • Storm shelters
<p>Municipal Services</p> <p>(Water Department, garbage and debris removal, stormwater management, etc.)</p>			<ul style="list-style-type: none"> • Sewer downtown
<p>Parks & Recreation</p> <p>(Vincent Municipal Park and Baseball Complex, Vincent Middle High School Ballfields, Gorman Park, Glovers Point Park, park maintenance, senior and children programming, etc.)</p>		<ul style="list-style-type: none"> • Cleaner bathrooms at the park. 	<ul style="list-style-type: none"> • Community building for meetings, for parties, for senior activities. It would be cool for it to have a basement pool, splash pad, and more
<p>Entertainment, Shopping, and Dining Opportunities</p>			<ul style="list-style-type: none"> • Restaurants • Boutiques • Meat and 3 type restaurants (no fast food)
<p>Access to Childcare and Healthcare Services</p>			

COMMUNITY DEVELOPMENT

ELEMENTS	WHAT'S WORKING?	WHAT'S NOT WORKING?	WHAT'S NEEDED?
<p>Housing</p> <p>(Diversity of housing sizes, prices, etc. What new types are desired and where?)</p>		<ul style="list-style-type: none"> No developers have interest as far as I know 	<ul style="list-style-type: none"> Residential development (2) Smaller residential lots, residents need to feel safer in "small" cities
<p>Senior Housing</p> <p>(Is senior housing needed? What kind? I.e., assisted living, 55+ communities, etc.)</p>			
<p>Code Enforcement: Residential Areas</p> <p>(Are there issues with how property maintenance codes are enforced?)</p>		<ul style="list-style-type: none"> Not working. 	<ul style="list-style-type: none"> Enforce trash rules - keep it clean Need abatement ordinance for clean-up at delapidated and unkempt properties. Enforce regulations! Keep residential areas nice. Problem area - Rolling Meadows
<p>Code Enforcement: Commercial Areas</p> <p>(Are there issues with how property maintenance codes are enforced?)</p>			
<p>Public Safety, Police, Fire & Municipal Court</p>	<ul style="list-style-type: none"> Sheriff's department 		

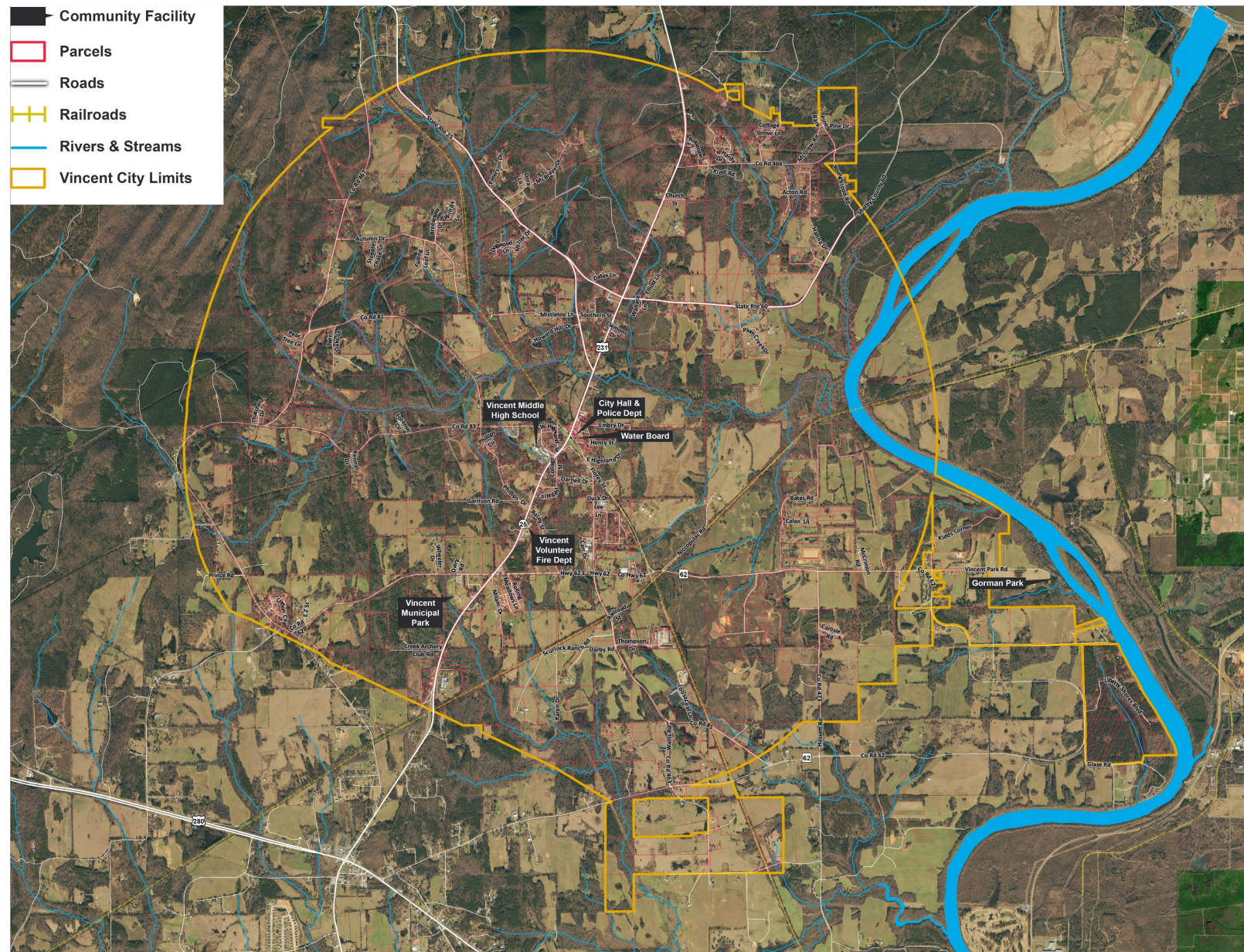
TRANSPORTATION & INFRASTRUCTURE

ELEMENTS	WHAT'S WORKING?	WHAT'S NOT WORKING?	WHAT'S NEEDED?
<p>Mobility Options (Where are new sidewalks and bicycle facilities needed?)</p>	<ul style="list-style-type: none"> New sidewalks - from Downtown to the park. 		<ul style="list-style-type: none"> Downtown rail along the sidewalk needs to have an opening so that pedestrians can pass through.
<p>Street Maintenance (Note areas where improvements are needed, bad pavement conditions, etc.)</p>			<ul style="list-style-type: none"> Streetlights on Highway 62.
<p>Other Traffic Issues (Please be specific)</p>		<ul style="list-style-type: none"> Flooding under railroad bridge stalls traffic. 	
<p>Speeding Areas & Other Traffic Issues</p>	<ul style="list-style-type: none"> Its hard not to speed in Vincent. County Road 83 from Vincent Middle High School to Gallops Crossroads to park needs more control. 	<ul style="list-style-type: none"> Speeding is not enforced enough. 	
<p>Utilities & Internet Access</p>		<ul style="list-style-type: none"> Not enough broadband internet. 	<ul style="list-style-type: none"> It would be nice to have internet thoroughout the city.

Aerial Mapping Activity

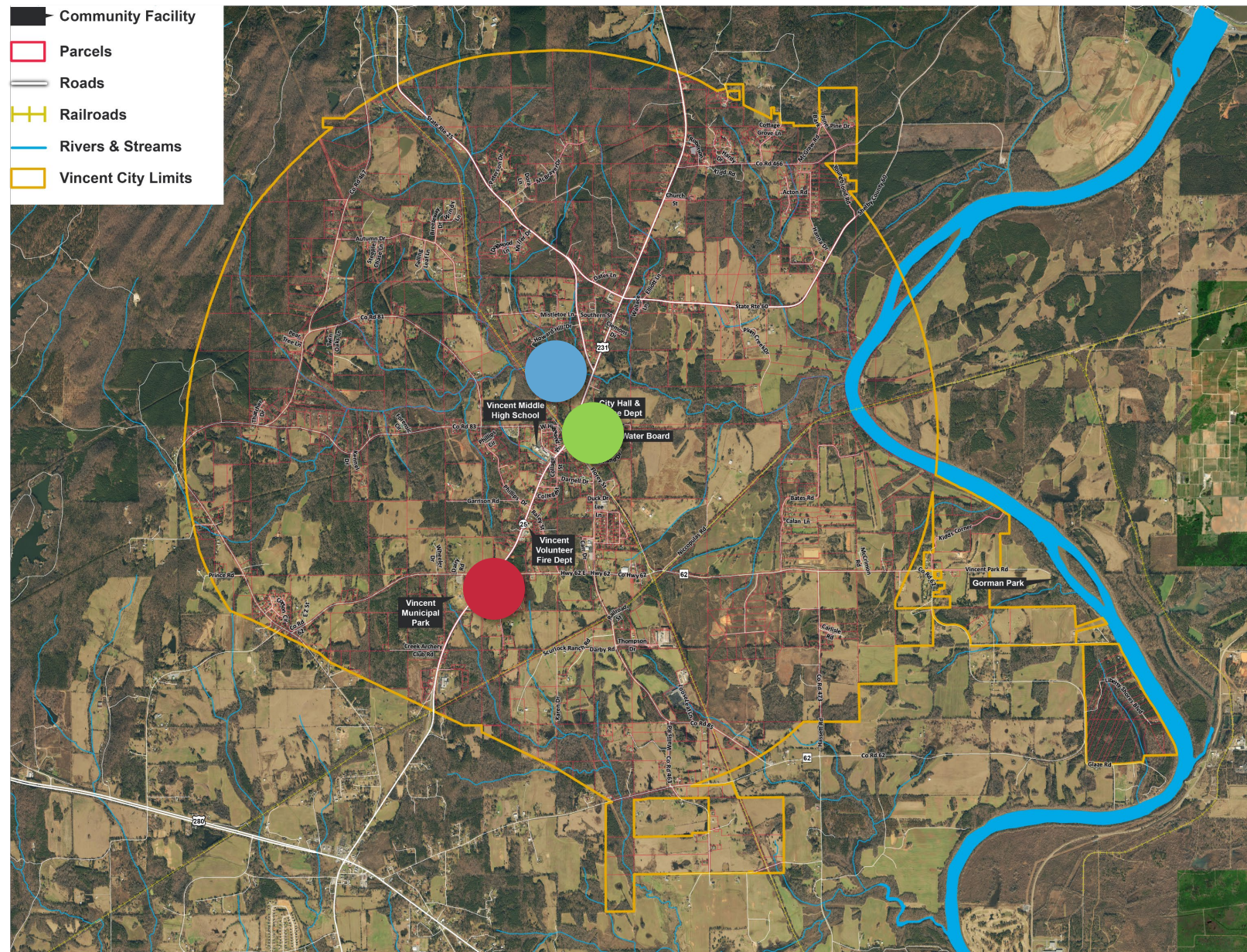
Using a large aerial map of Vincent, participants were asked to identify sites or areas that:

-  Are assets
-  Have issues
-  Present an opportunity
-  Need improvement



Aerial Mapping Activity

- Assets: Downtown and local businesses.
- Have issues: More code enforcement is needed in this neighborhood.
- Presents an opportunity: Community recreation center needed.



Aerial Mapping Activity

- 1 Presents an opportunity: Improve gateways in and out of the city.
- 2 Presents an opportunity: Presents an opportunity for residential development.
- Needs improvement: Residents would like to see the properties across from Vincent Middle High School developed into a use that is appropriate for the area (a low-intensity use).

