



VINCENT COMPREHENSIVE PLAN

# **PLAN OVERVIEW PRESENTATION**

**Regional Planning Commission of Greater Birmingham  
February 26, 2024**

# 4-Phase Plan Development Process

## Phase 1: Kickoff Phase & Existing Conditions

- Data collection, field review and analysis
- Existing Conditions and Trends Analysis
- Public survey, Kickoff Community Meeting
- Stakeholder interviews

## Phase 2: Plan Development & Recommendations

- Drafting the new Future Land Use Map
- Drafting of the plan's recommended actions

## Phase 3: Plan Documentation & Publication

- Writing and formatting of the Draft Plan components
- Draft Plan Reveal Community Meeting
- Release of the Draft Plan for a 21-day public comment period

## Phase 4: Plan Finalization & Adoption

- Final revisions to Plan
- Planning Commission public hearing for Plan adoption (according to AL Code of Law 11-52-10)
- Plan endorsement by the Council

# WHY IS THE COMPREHENSIVE PLAN NEEDED?

- To assist elected officials and city leaders with decision-making over the next 5-15 years based on the citizen's vision for growth and investment.
- To prepare for future growth, development and redevelopment and to proactively consider new opportunities to enhance quality of life.
- To provide a set of recommended actions that are feasible for implementation or adoption.
- The existing Vincent Comprehensive Plan was adopted in 2008.



**Chapter 1**

Plan Overview

**Chapter 2**

Future Land Use

**Chapter 3**

Livability & Public Services

**Chapter 4**

Mobility

**Chapter 5**

Code Enforcement & Reform

**Chapter 6**

Recreation & Green Systems

**Chapter 7**

Implementation

**Appendix A**

Appendix A: Public Involvement Summary

**Appendix B**

Appendix B: Existing Conditions and Trends



Adopted by the City of Vincent  
Planning & Zoning Commission on  
Month Day, Year

# The Vincent Comprehensive Plan

A Comprehensive guide for the  
City of Vincent for the next 15  
to 20 years

**2024**

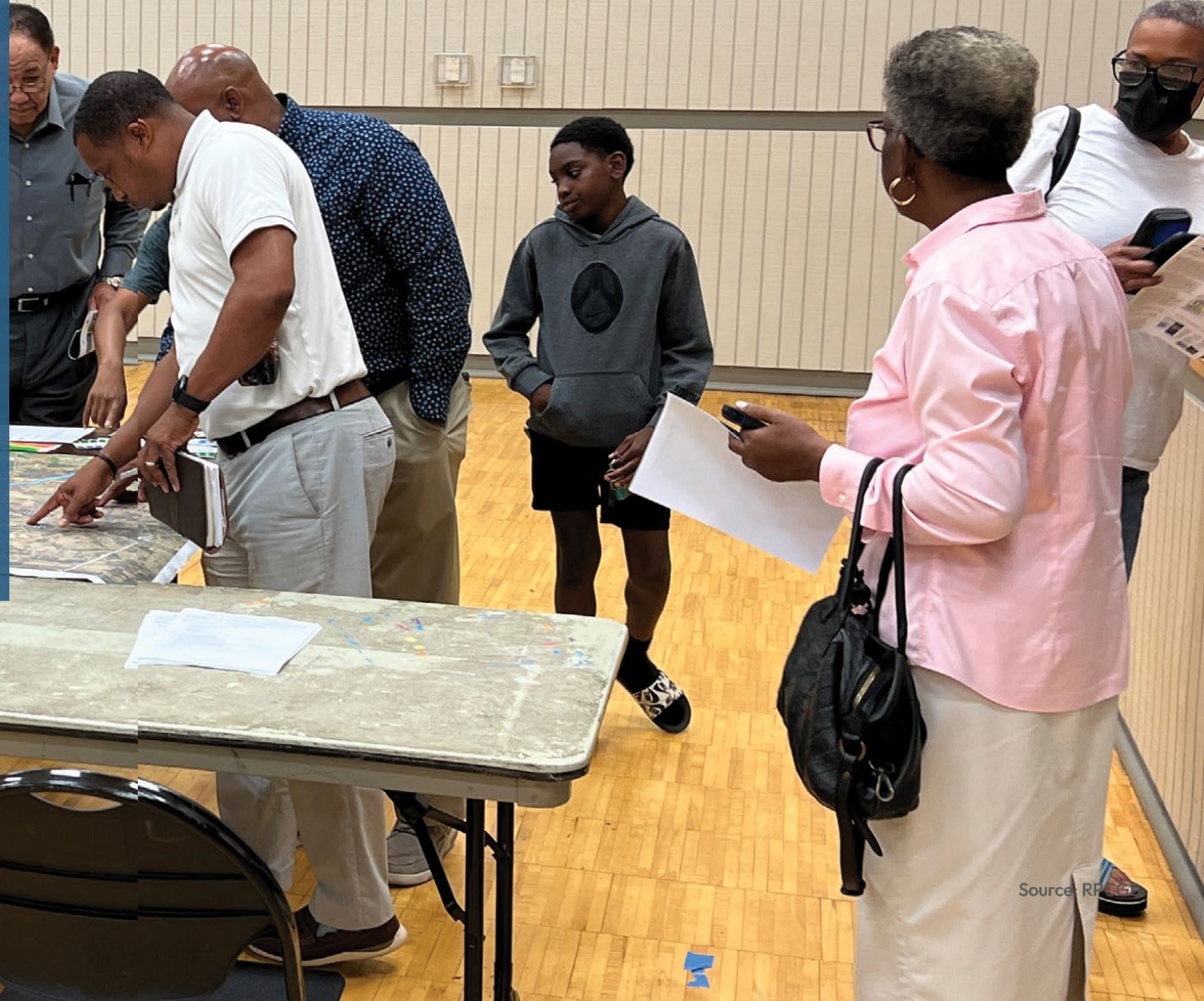


**The contents of this Comprehensive Plan reflect the City of Vincent's community values. The Plan serves as a guide to interpreting citizen values into future land use decisions, capital investments and public policies. As such, this Comprehensive Plan is not legally binding upon the City of Vincent.**

**Statement on the inside of the cover page**

# Chapter 1: Plan Overview

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# PLAN ORGANIZATION

The Comprehensive Plan contains seven Chapters and two Appendices. The first chapter (Plan Overview) is followed by Chapters 2-7, which are organized by the following topics: Future Land Use, Livability & Public Services, Mobility, Code Enforcement & Reform, and Recreation & Green Systems. Each thematic chapter has a list of recommended actions that can be implemented in the future.

**Table 1.2: Plan Organization**

Plan Chapters		Description
1	Plan Overview	This chapter includes the purpose of the plan, the legal foundation for planning in Alabama, a summary of how the plan is organized, and a high-level summary of the public involvement process.
2	Future Land Use	This chapter presents the Future Land Use Map, which will guide the City's future zoning and land use decisions. Descriptions of the future land use categories and the future land use goals are also provided.
3	Livability & Public Services	This chapter provides guidance to make enhancements to community facilities and services, suggestions for improvements to the public realm, and strategies to promote economic vitality.
4	Mobility	This chapter provides recommended actions pertaining to expanding mobility options throughout the City and transportation infrastructure improvements and maintenance.
5	Code Enforcement and Reform	This chapter provides recommended actions pertaining to code enforcement and recommended revisions needed to the City's Zoning Ordinance, Subdivision Regulations and other codes and ordinances.
6	Recreation & Green Systems	This chapter provides recommended actions pertaining to enhancements to existing parks and recreational facilities, planning for future parks and recreational facilities, and incorporating resiliency best practices.
7	Implementation	This chapter includes the detailed implementation matrix for the Plan's recommended actions and describes lead partners that should help with implementing each of the actions.
A	Appendix A: Public Involvement Summary	The appendix includes detailed documentation of the public involvement process associated with the development of this Plan. Each of the outreach methods are detailed (project website, surveys, open houses, etc.), along with participation rates, survey results and information gathered through the outreach activities.
B	Appendix B: Existing Conditions and Trends	This appendix briefly highlights existing conditions and trends in Vincent. Topics presented include socioeconomic data, housing data, an inventory of existing infrastructure and community facilities, as well as existing land use and zoning data.

# PUBLIC INVOLVEMENT #s

## Community Survey

**170** Responses

## September 25, 2023 Kickoff Community Meeting

**29** Attendees

## Stakeholder Interviews and Questionnaires

**7** Completed questionnaires

## E-BLAST NOTIFICATIONS

**548** Email subscribers



# 657 unique website visitors www.PlanVincent.com

MENU

VINCENT COMPREHENSIVE PLAN



## THE CITY OF VINCENT'S COMPREHENSIVE PLAN KICKED OFF ON SEPTEMBER 25, 2023!

To stay in the loop, sign-up for emails using the form to the right! We promise not to share your information.

### Subscribe

\* indicates required

Email Address \*

Subscribe

## REVIEW THE KICKOFF PHASE PUBLIC INVOLVEMENT RESULTS

Public involvement outreach undertaken during the plan's Kickoff Phase included an online survey and an in-person open house. Along with the Existing Conditions & Trends Summary, the results of these public involvement activities will form the basis of the recommended goals and actions in the Comprehensive Plan. Click the button below or the image on the right to start reviewing it!



# Chapter 2: Future Land Use

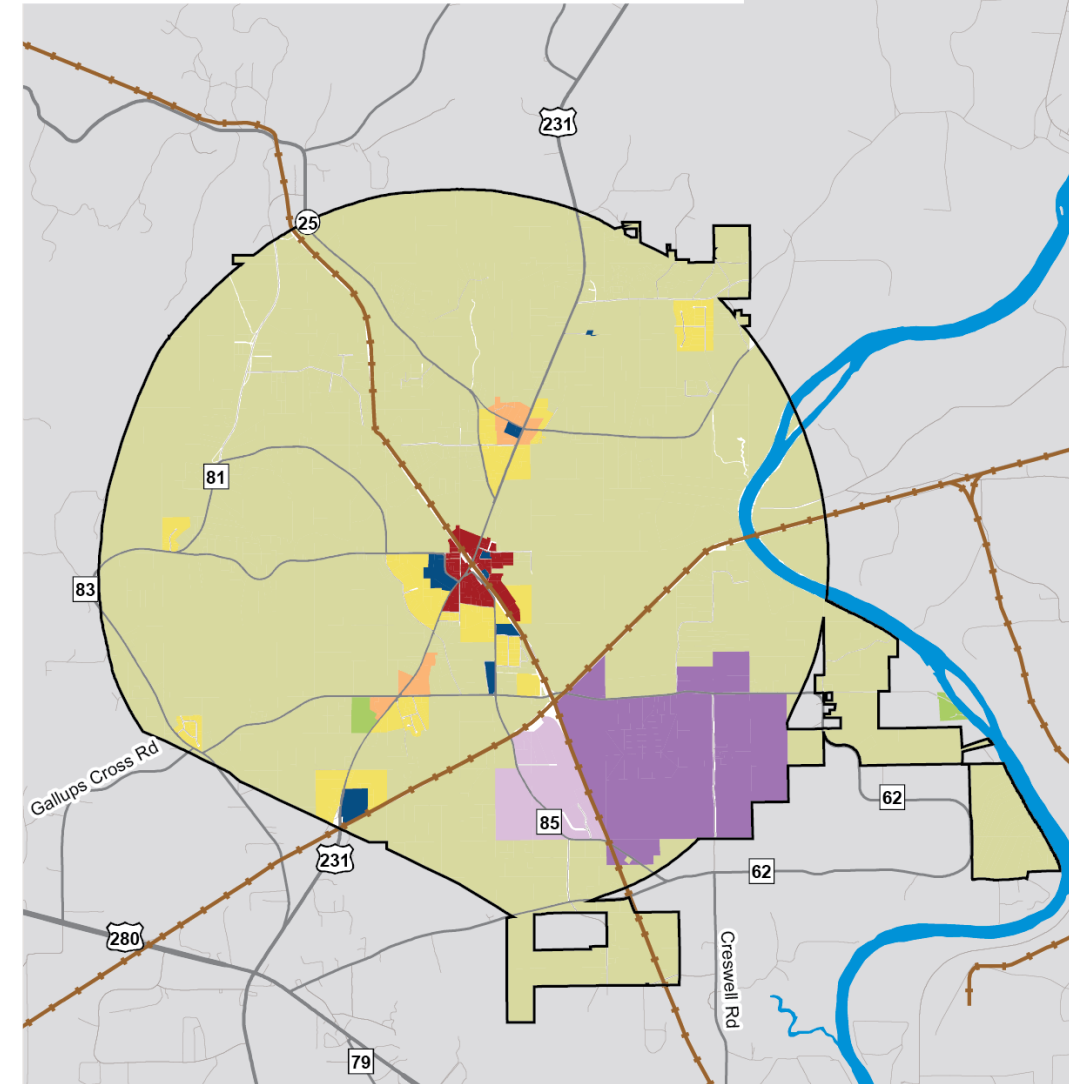
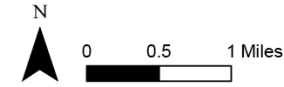
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# What is the Future Land Use Map?

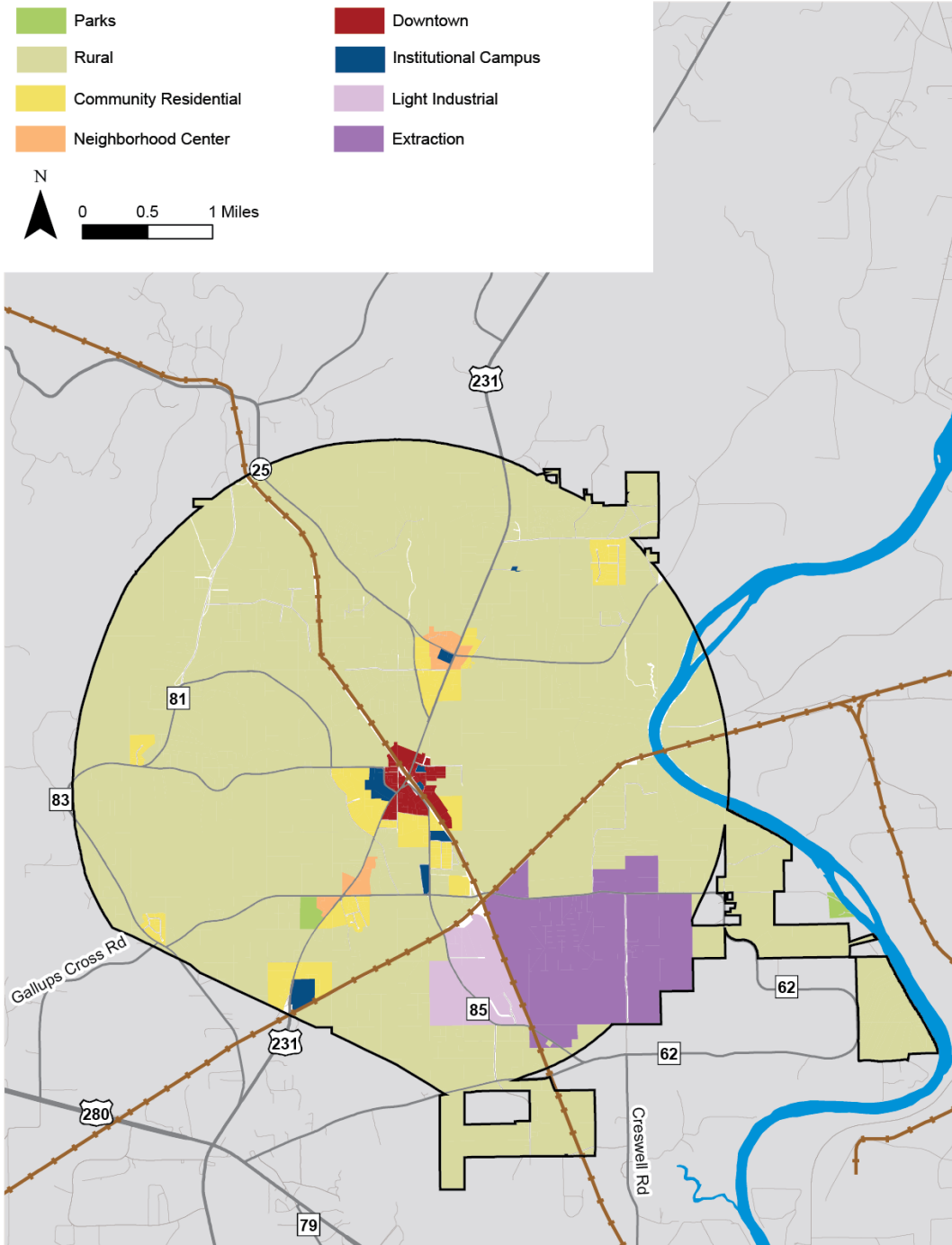
The Future Land use Map is the primary guide for the desired future physical development and character of the City:

- How to grow and where
- What to preserve and where
- Illustrates what the City should look like in 15 years



# What is the Future Land Use Map?

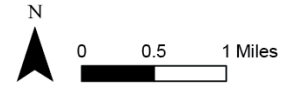
- The Future Land Use Map is a long-range tool intended to guide decisions about future zoning, development and infrastructure investments.
- It is **not a zoning map**.
- It does **NOT** change property rights allowed by zoning in place today.



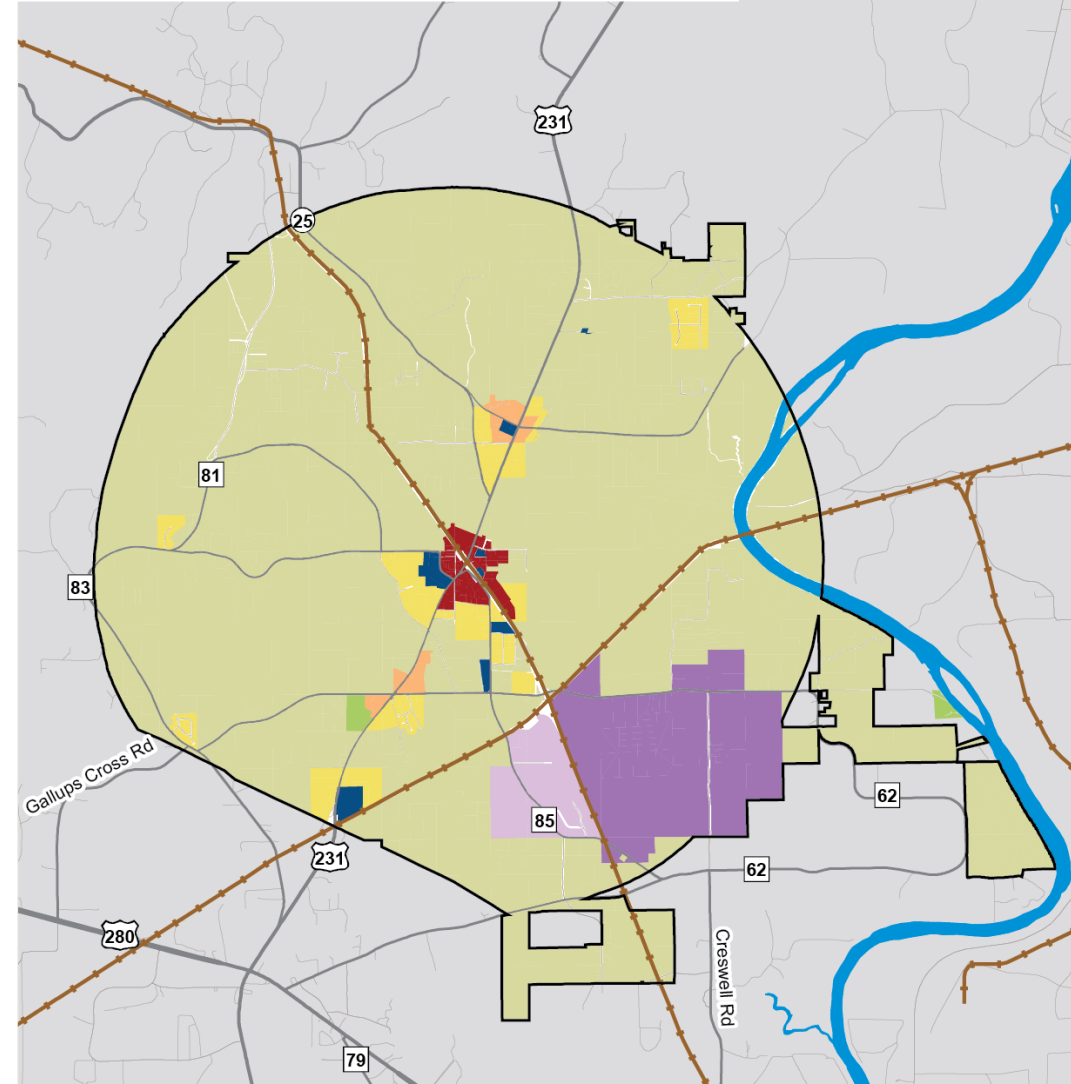
# Proposed Future Land Use Map

## 8 categories

- Parks
- Rural
- Community Residential
- Neighborhood Center
- Downtown
- Institutional Campus
- Light Industrial
- Extraction



- Parks
- Rural
- Community Residential
- Neighborhood Center
- Downtown
- Institutional Campus
- Light Industrial
- Extraction





# Future Land Use Categories – Example Page

## DOWNTOWN

The Downtown category is intended to provide an integrated mix of commercial, retail, residential, civic and institutional land uses within a pedestrian-oriented environment. The goal is to promote the great potential of establishing an attractive, vibrant, mixed-use Downtown Vincent centered on US-231 in the vicinity of Florey Street and Embry Drive to expand upon existing community facilities and businesses. Infill development on vacant properties is encouraged. Walkability is a primary objective in Downtown, and a “park once and walk” approach is encouraged, as well as pedestrian access from nearby residential areas.



Source: Practive Farmers of Iowa



Source: Westhaven Town Center

### Primary Land Uses

- Artisan production (all work and material storage must be within a building)
- Live-work units
- Personal service establishments
- Professional offices
- Restaurants and coffee shops
- Retail (small or larger scale)
- Shopping center

### Secondary Land Uses

- Childcare center
- Community facilities
- Parks and outdoor recreation
- Places of worship
- Transportation, communications, and utility facilities

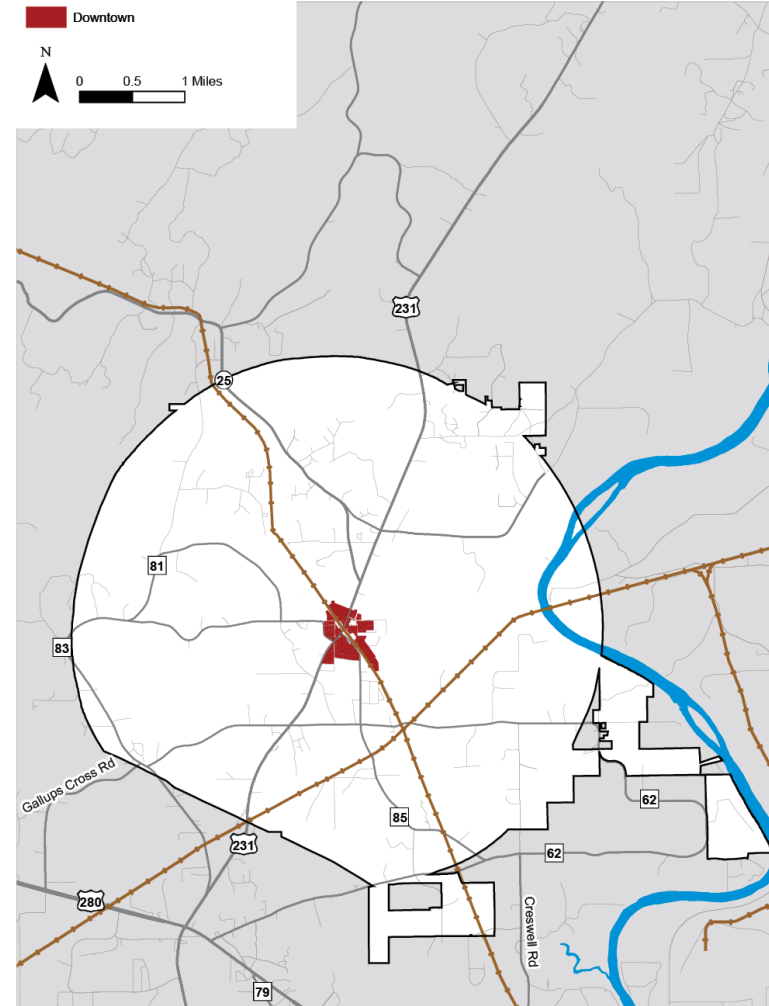
### General Characteristics

- The inclusion of public amenities such as pedestrian plazas, sidewalks, and landscaping that help to create a walkable and cohesive development.
- A higher intensity mix of uses is intended to create a small-scale urban center.
- Future development, where feasible, should create a small-scale street grid to allow a live-work-play environment free of conflicts from US-231.
- Stormwater management facilities are integrated into the landscaped environment.

### Potentially Related Zoning Districts

- B-1 Local Business District
- B-2 General Business District
- SD Special District

Figure 2.7: Future Land Use Map - Downtown



**How should the Vincent Planning Commission  
evaluate development proposals for consistency  
with the Future Land Use Map and  
Comprehensive Plan?**

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# The Planning Commission should answer the following three questions:

1. **Is the development proposal consistent with the Future Land Use Map? Does the proposal align with the suggested land uses within the designated Future Land Use Map category?**



# The Planning Commission should answer the following three questions:

1. **Is the development proposal consistent with the Future Land Use Map? Does the proposal align with the suggested land uses within the designated Future Land Use Map category?**
2. **Is the proposed development compatible with the existing or planned character of the adjacent area? Or will it create substantial adverse impacts to the adjacent area?**



# The Planning Commission should answer the following three questions:

- 1. Is the development proposal consistent with the Future Land Use Map? Does the proposal align with the suggested land uses within the designated Future Land Use Map category?**
- 2. Is the proposed development compatible with the existing or planned character of the adjacent area? Or will it create substantial adverse impacts to the adjacent area?**
- 3. Is the proposal consistent with the recommendations in the Comprehensive Plan?**



**Future Land Use Goal 1:**  
**Encourage sustainable long-term development patterns.**



**Enhance Downtown Vincent as the heart of the community.**

# Future Land Use Goal 1: Encourage sustainable long-term development patterns.



**Encourage mixed-use development in Downtown Vincent.**

# Future Land Use Goal 2: Balance growth and development with protection for Vincent's unique natural resources.

- Promote the use of conservation easements to preserve environmentally sensitive land.
- Create promotional brochures to promote the City as an agritourism and eco-tourism destination.



Source: Greater Birmingham MLS

## Freshwater Land Trust

The Freshwater Land Trust is a 501(c)(3) conservation non-profit organization whose mission is to conserve, connect, and care for land and water in Central Alabama, creating dynamic green spaces for future generations. They work to conserve land in the following eleven Alabama counties: Bibb, Blount, Choctaw, Coosa, Dallas, Etowah, Jefferson, Shelby, St. Clair, Tuscaloosa, and Walker. When considering new lands for protection, a property must rank high in each of the following categories:

- Water quality protection (areas with high risk of erosion)
- Biological conservation (sites that contain rare species & biological communities)
- Recreational potential (open spaces within or near population centers)
- Important connectors (linkages between existing conservation areas)
- Community conservation priorities

# Future Land Use Goal 2: Balance growth and development with protection for Vincent's unique natural resources.

## Develop and adopt an annexation policy.

### SAMPLE ANNEXATION POLICY

#### I. PURPOSE.

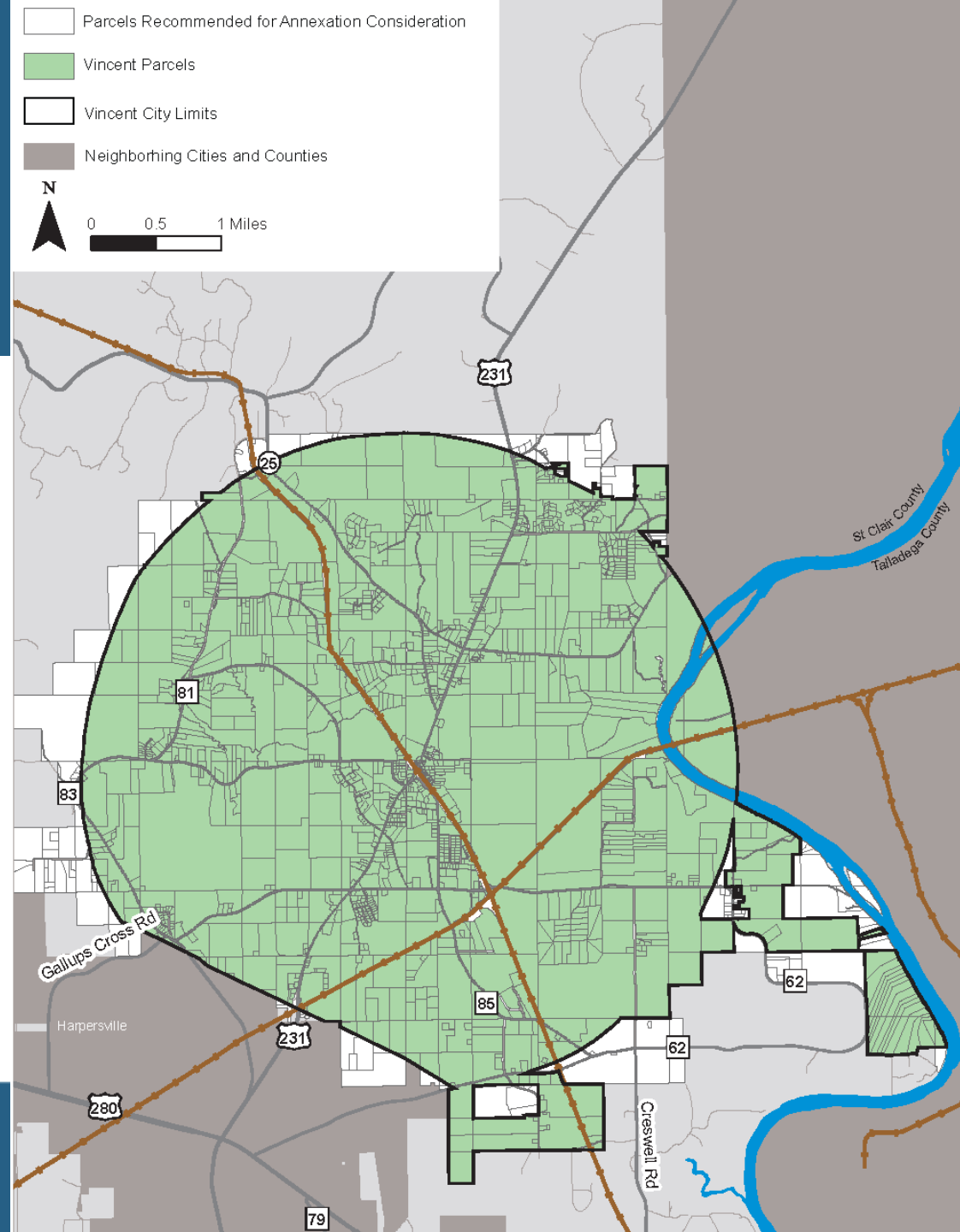
To establish the City's official policy position when considering future petitions for annexation or City referenda for annexation.

#### II. POLICY.

- The City will only approve annexation which would result in a demonstrable advantage to the City. Ensure consistency with the City's Comprehensive Plan.
- The City will consider each subdivision as a whole entity. No lots in a subdivision will be annexed without the annexation of the entire subdivision.
- Annexation petitions for territory eligible for annexation will be considered on a priority basis as follows:
  - Enclaves surrounded by the City's corporate limits.
  - Those areas which are already served by municipal services.
  - Those areas to which municipal services can be economically extended.
- Annexation conditions, such as:
  - Pre-zoning shall be required prior to annexation, per the Zoning Ordinance.
  - The City shall require annexation as a condition of extending municipal services into the extraterritorial jurisdiction.
- Annexed land shall receive an equal level of municipal services as other territory within the City's corporate limits.
- If a majority of subdivision residents wish to be annexed, they may file a petition with the City Clerk signed by a majority of property owners in the subdivision.
- The City Clerk will investigate such petitions in consultation with City staff and present a recommendation to the Mayor and City Council.
- If the City concurs by resolution, then the Mayor will certify a copy of such resolution to the judge of probate of the county where the land is situated. Said certified resolution shall have attached a plat or map of such area. The judge of probate will then hold an election. See Alabama Code of Law Section 11-42-2 for more information.

#### III. RESERVATION OF AUTHORITY.

The City reserves the authority to amend, modify or change this policy.



# Future Land Use Goal 3: Foster housing equity by encouraging a wide range of housing types.

Integrate a mix of densities, styles, and price ranges within residential neighborhoods to serve a range of ages, incomes, lifestyles, and housing preferences.





# Chapter 3: Livability & Public Services

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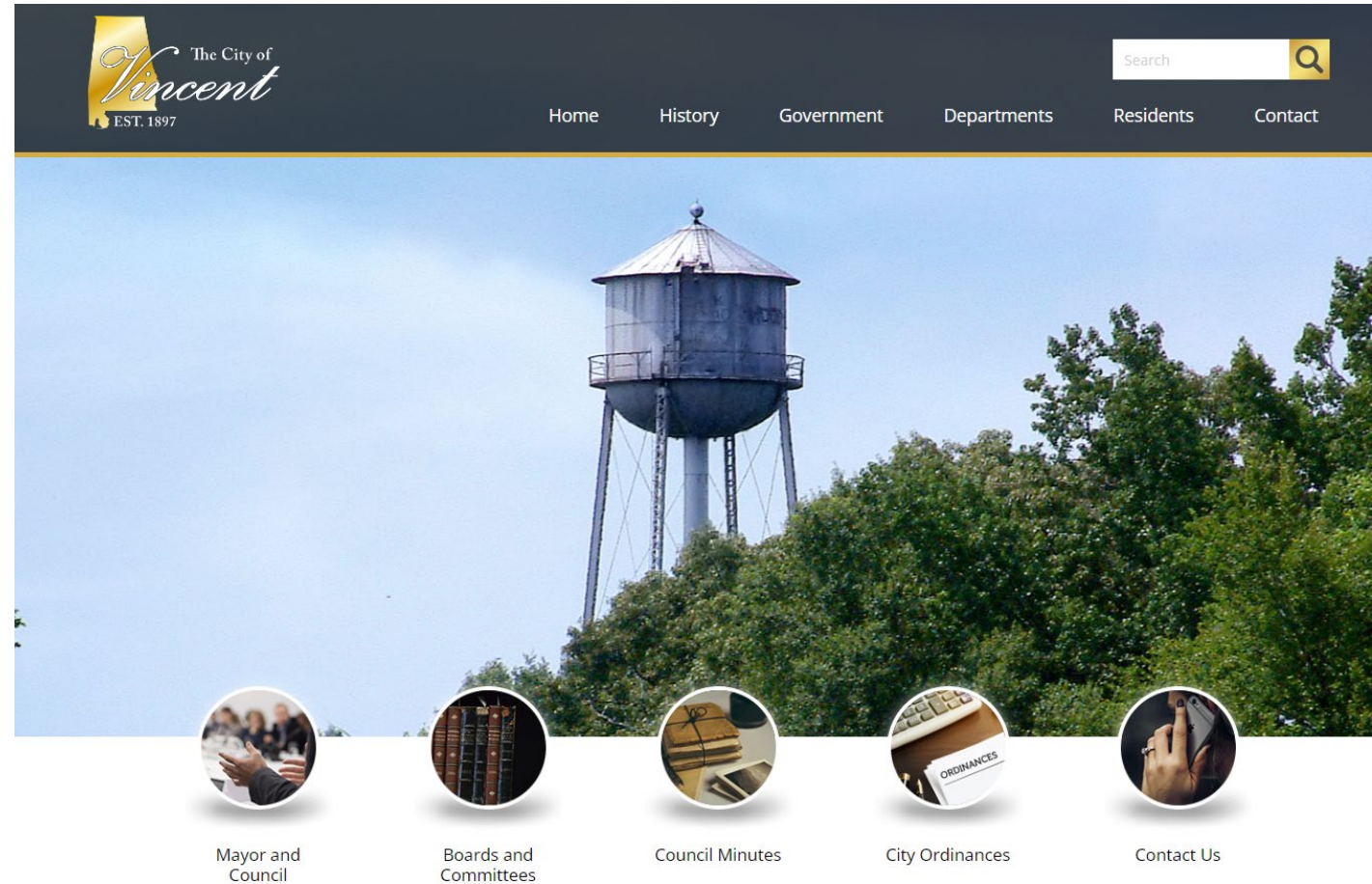
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# Community Engagement

**Increase the communications capacity of the City government, boards, and commissions by regularly updating the City's website and social media presence.**



# Public Safety



**Explore the benefits and costs of reestablishing the Vincent Police Department and creating a non-volunteer fire department.**

# Public Services & Infrastructure

Pursue funding sources to expand broadband infrastructure throughout the City, especially in under-served areas.



**Table 3.1: Federal and State Funding Sources for Broadband Projects**

Funding Agency	Funding Program	Funding Range	Match Requirements	Typical Due Date / Month
<b>U.S. Dept. of Agriculture Rural Development (USDA-RD)</b>	Community Connect Grant Program	Up to \$3,000,000	15% match required	December
<b>U.S. Dept. of Agriculture Rural Development (USDA-RD)</b>	ReConnect Loan and Grant Program	Up to \$25,000,000	25% match required	November
<b>Alabama Department of Economic and Community Affairs (ADECA)</b>	Alabama Broadband Accessibility Fund Grant*	Up to \$5,000,000	20% match required	November

\*Eligible applicants for the Alabama Broadband Accessibility Fund Grant are cooperatives, corporations, limited liability companies, partnerships, or other private business entities or unit of governments that currently provide broadband services.

## SHELBY COUNTY BROADBAND FEASIBILITY STUDY

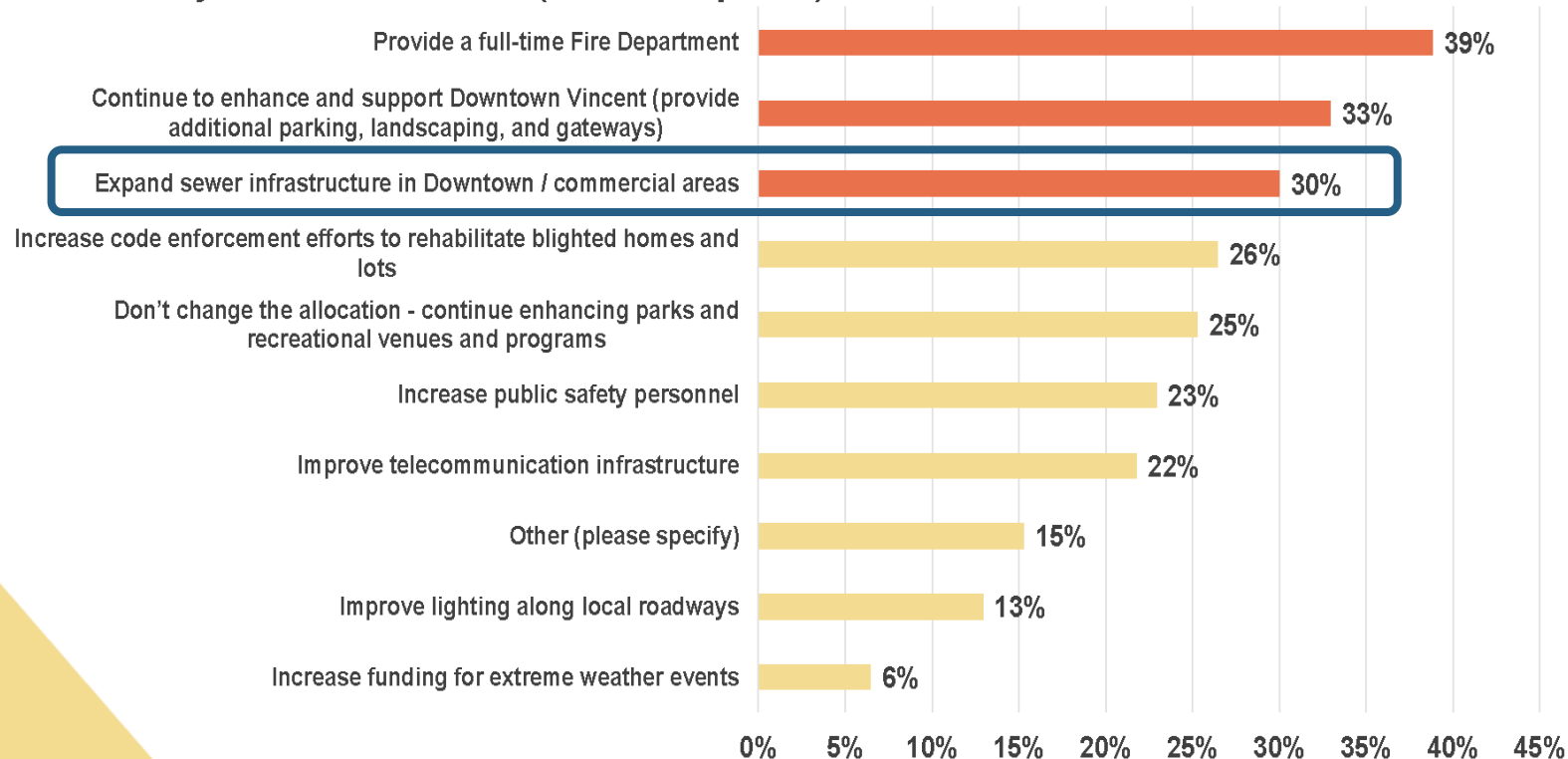
In 2023, the Shelby County Commission and 58 INC worked with Sain Associates to conduct a Broadband Feasibility Study to understand broadband connectivity issues in the County. Utilizing the results, the County will be able to make informed decisions, obtain grants, and develop partnerships with local internet providers. For more information, please see <https://www.sain.com/shelby-county-broadband/>.



Source: South Dakota Network, LLC

# Public Services & Infrastructure

**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)**



**Explore the feasibility of securing utility easements to facilitate the development of a sewer system in Downtown Vincent.**

# Public Services & Infrastructure

Explore the benefits and costs of re-establishing municipal trash pickup and a recycling service or drop-off area.



# Public Services & Infrastructure

**Ensure that library staff have adequate resources.**



# Chapter 4: Mobility

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## Prioritize safety by continuing to install traffic calming infrastructure and adjust speed limits on City-owned roadways.

## TRAFFIC CALMING

The key to slowing traffic is street design, not speed limit signs. Motorists will drive as fast as a road's design allows. Speed limit signage requests slower driving, but street design requires it. Inappropriate high speeds lead not only to more frequent and severe crashes for motorists, they also endanger pedestrians and other vulnerable road users. City officials can utilize traffic calming to improve safety by reducing vehicle speeds. Traffic calming refers to a collection of primarily physical measures that reduce (i.e., "calm") negative effects of motor vehicle use. Restricting the speed and volume of traffic to appropriate levels helps reduce crashes, collisions, noise, vibration, and pollution.

Traffic calming measures include both intrusive and non-intrusive strategies. Intrusive strategies involve an alteration to the physical environment that constrain driver behavior, such as horizontal shifts (chicanes and median islands), vertical deflections (speed tables, speed bumps and raised intersections) and turn restrictions, which reduce cut-through traffic. Non-intrusive strategies involve administrative or operational improvements, such as traffic cameras, radar speed display signs and pavement re-stripping.

Certain traffic calming measures are better suited to some street types than others. The City should work with traffic engineers to evaluate its streets where residents have expressed safety concerns, and determine whether traffic calming and what type of measures are warranted.



Source: LADOT



Source: raSmith



Source: TrafficCalm

# Roadway Maintenance

**Conduct a local street needs assessment to create a prioritized list of improvements and consider the use of a pavement management program.**



# Connectivity

Encourage and enforce the pedestrian and bicycle requirements listed in the Vincent Subdivision Regulations to provide better non-vehicle connectivity.

**Table 4.2: Pedestrian and Bicycle Facility Requirements from the Vincent Subdivision Regulations**

Street Functional Classification	Arterial Street	Collector Street	Local Street
Residential Streets	Less than 1 dwelling unit per acre	Not required	Not required
	1 to 4 dwelling units per acre	4' path (both sides); or 10' to 12' pedestrian/bicycle trail (one side)	5' sidewalk (one side); or 10' to 12' pedestrian/bicycle trail (one side)
	4 to 8 dwelling units per acre	6' path (both sides); or 10' to 12' pedestrian/bicycle trail (one side)	5' sidewalk (one side)
	Greater than 8 dwelling units per acre	10' sidewalk (one side)	8' sidewalk (one side)
Non-Residential Streets	Requirements to be determined by the Vincent Planning Commission, in consultation with staff, consistent with the goals, objectives and policies of the Comprehensive Plan.		

Expand sidewalk coverage outside of Downtown Vincent.



# Roadway Safety

**Advocate that Shelby County and ALDOT address safety concerns along roadways within Vincent under their jurisdictions.**



State Route Sign



US Highway Sign



County Road Sign



Local Street Sign

## ROADWAY JURISDICTION: WHOSE ROAD IS IT TO MAINTAIN?

Properly maintained roads are essential to residents, businesses, schools and emergency service providers. Numerous government agencies construct, maintain and repair roads in Vincent.

### US HIGHWAYS & STATE ROUTES

US Highway and State Routes are under the authority of the Alabama Department of Transportation (ALDOT) to maintain. Visit the ALDOT website at <https://www.dot.state.al.us/reportaconcern.html> or call (334) 353-6554 to report a concern along these routes.

### COUNTY ROADS

This blue and gold sign identifies numbered County Routes such as County Road 62 and County Road 83. The Shelby County Highway Department is responsible for planning, designing, constructing and maintaining county roads. Visit the County website at <https://www.shelbyal.com/272/Highway> or call (205) 669-3880 to learn more or report a concern.

### LOCAL ROADS

Municipal streets are located within municipal corporate limits that are not state highways or part of the county highway system. Most municipal streets provide access to residential areas or within subdivisions. Each municipality, like Vincent, responsible for the construction, maintenance and repair of the streets within their municipal limits.

Call (205) 672-2261 or visit <https://www.cityofvincental.com/ReportaConcern.aspx> to report a concern.



# Chapter 5: Code Enforcement & Reform

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# Code Enforcement



**Consider hiring a full-time or part-time code enforcement officer to improve code enforcement efforts.**

## AN ORDINANCE CONCERNING UNSAFE STRUCTURES AND DANGEROUS BUILDINGS

**WHEREAS**, within the City of Center Point, Alabama (“the City”), there exists and/or may exist in the future parcels of real property that due to poor design, obsolescence, or neglect, have become unsafe to the extent of becoming public nuisances, and;

**WHEREAS**, much of this property is vacant or in a state of disrepair and is causing or may cause a blight or blighting influence on the City and the neighborhoods in which the property is located, and;

**WHEREAS**, such property constitutes a threat to the health, safety, and welfare to the citizens of the City and is an impediment to economic development within the City, and;

**WHEREAS**, in compliance with Sections 11-40-30 through 11-40-36, inclusive, of the *Code of Alabama 1975* and in compliance with Sections 11-53B-1 through 11-53B-16, inclusive, of the *Code of Alabama 1975*, the Council of Center Point, Alabama (“the Council”) desires to amend its policies and procedures for repairing, moving or demolishing buildings and structures, or parts of buildings and structures, party walls, and foundations when found to be unsafe to the extent of being a public nuisance from any cause; and

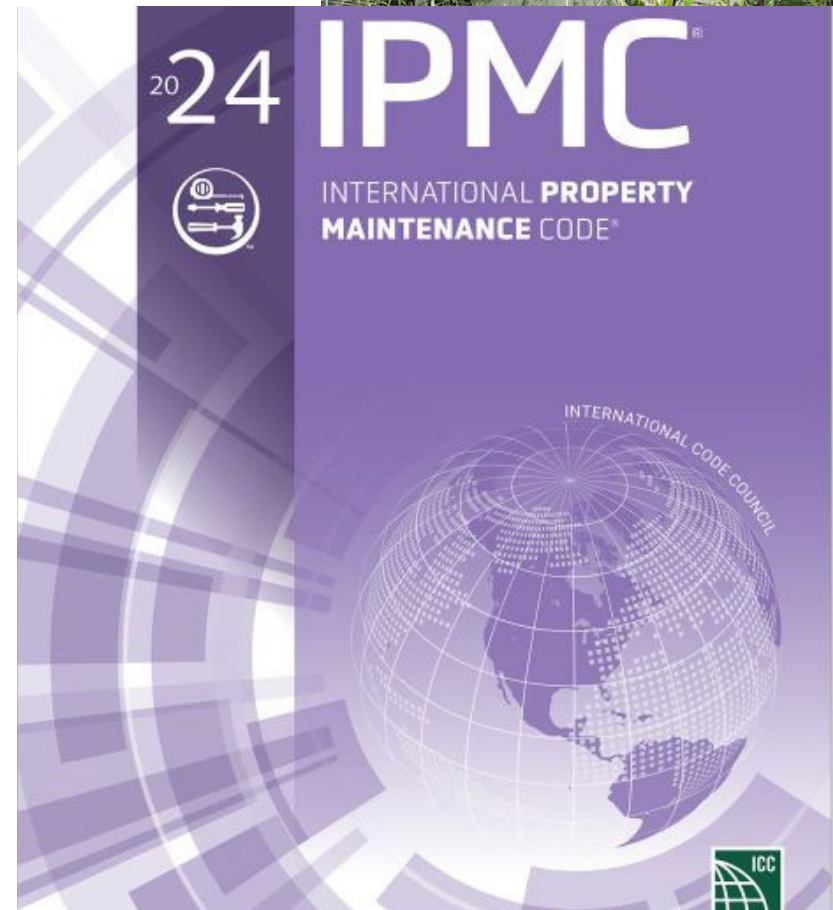
**WHEREAS**, the Council desires that the City employ, alternatively, all tools provided by law to the City for the fixing of costs, creation of liens, making of assessments, and collection of costs associated with repairing, moving or demolishing buildings and structures, or parts of buildings and structures, party walls, and foundations when found to be unsafe to the extent of being a public nuisance from any cause, including but not limited to Section 6-5-122 of the *Code*

**Consider adopting an Unsafe Structures and Dangerous Building Ordinance.**

# Code Enforcement

## Adopt the International Property Maintenance Code:

- Enables the City to address properties that contribute to blight.
- Gives the City the legal means to quickly and efficiently correct violations.



# Code Enforcement

## Consider adopting a Vacant Property Registration Ordinance.

### Vacant Property Registration

On October 9, 2021, the Anniston City Council passed Ordinance #21-0-16 requiring the registration of vacant and abandoned properties within the City. This vacant property registry will provide our municipal government with contact information relative to the responsible parties of abandoned, foreclosed and vacant properties. The associated vacancy registration fees required by this ordinance will also help offset the cost incurred by our Building and Safety Division in their efforts to monitor and address these vacant properties. Ultimately, the utilization of this vacant property registry will greatly aid in encouraging the repair and rehabilitation of vacant and abandoned properties, thus contributing to the stabilization of surrounding property values and the public safety of our communities.

The vacant property ordinance allows for the city to contract with a third-party company in order to administer the vacant registry program. The third-party company will contact all vacant property owners/creditors, obtain their registration details, and collect the required fees on behalf of the city. On October 20, 2021, city leadership contracted out this process to **MuniReg, LLC** (<https://bit.ly/3KuGp5G>) to administer the registry on the city's behalf. Upon receiving email or phone contact from MuniReg, LLC, should you have any concerns, or would like to request an exemption, or would like to dispute your property being vacant, please contact MuniReg, LLC directly at [yshifrin@munireg.com](mailto:yshifrin@munireg.com) or **866-686-4734** extension 1. You may also contact the City of Anniston's Code Enforcement Department with questions at:

- Tana Bryant | Senior Code Enforcement Officer | 256-231-7733 | [tbryant@anniston.al.gov](mailto:tbryant@anniston.al.gov)
- Tristen Taylor | Code Enforcement Officer | 256-241-7161 | [tristen.taylor@anniston.al.gov](mailto:tristen.taylor@anniston.al.gov).

To review the full ordinance, please follow this link: <https://bit.ly/3KvqXq3>.

An overview of vacant property registration requirements may be viewed below:

- Upon knowledge of a commercial or industrial building or residential property being vacant, the owner and/or creditor shall within fifteen (15) days register the property as a vacant property with the Building and Safety Division of the City of Anniston.
- Upon initiating the legal process to foreclose real property, but no later than upon filing a complaint of foreclosure, or upon executing a deed in lieu of foreclosure on a commercial or industrial building or residential property, a creditor shall within seven (7) days register the property as a property in foreclosure with the Building and Safety Division of the City of Anniston.
- Registration shall include the address of the property, the name and contact information of the agent for the creditor, if applicable, the name and contact information for a property preservation company or property manager, if applicable, along with any additional information deemed necessary by the fire marshal or his/her designee, in his capacity as director of the Building and Safety Division.
- A creditor is required to update the registration form with all pertinent information when a commercial or industrial building or residential property becomes vacant at any time after submission of their initial registration.



# Residential Code Reform



**Continue to prevent the encroachment of heavy industrial uses near incompatible land uses (like residential properties).**

# Commercial Code Reform

**Modify the Zoning Ordinance to include a definition for artisan production and revise the permitted uses in the B-2 and M-1 Districts.**





# Chapter 6: Recreation & Green Systems

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# Enhancements to Parks & Recreational Facilities



## **Continue to make improvements to Vincent Municipal Park.**

- Continued maintenance
- Upgrading the playground equipment
- Improved lighting
- Bathroom facilities
- Programing improvements

# Enhancements to Parks & Recreational Facilities

**Explore the feasibility and funding needs of co-locating an athletic complex and community center for multi-generational residents.**



# Enhancements to Parks & Recreational Facilities



**Explore the feasibility of constructing a dog park.**



**Explore the feasibility of constructing city-owned tennis courts and pickleball courts.**

# Resiliency

**Utilize a range of regulatory tools to protect vital natural resources, sensitive lands, and water quality and from future development.**

- Add Low Impact Development provisions to the Subdivision Regulations.
- Encourage landowners to partner with the Freshwater Land Trust to conserve sensitive land through conservation easements and land donations.





# Chapter 7: Implementation

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# Implementation Matrix

Should be used as a guide for how the recommended actions can be implemented and tracked:

- Action description and page #
- Suggested implementation timeframe:
  - Short-term (1-5 years)
  - Long-term (more than 5 years)
  - On-going
- Potential lead partners

#	Action	Page #	Priority	Timeframe	Potential Partners
<b>Chapter 4: Mobility</b>					
<b>Roadway Maintenance</b>					
1	Conduct a local street needs assessment to create a prioritized list of improvements and consider the use of a pavement management program.	81	High	Ongoing	Mayor, City Council, and Street Department
2	Annually adopt and update a Local Transportation Plan to receive Rebuild Alabama Act funds.	81	High	Ongoing	Mayor, City Council, and Street Department
3	Continue to improve stormwater management throughout Vincent.	82	Medium	Short term	Mayor and City Council
<b>Roadway Safety</b>					
4	Advocate that Shelby County and ALDOT address safety concerns along roadways under their jurisdictions.	83	High	Ongoing	Mayor, City Council, ALDOT, Shelby County Highway Department
5	Utilize the RPCGB's Advanced Planning, Programming and Logical Engineering (APPLE) program to help develop and advance transportation projects.	83	High	Short term	Mayor, City Council, and RPCGB
6	Utilize RPCGB's safety assistance programs to analyze roadways and intersections that have safety concerns and identify potential funding sources for improvements.	86	High	Short term	Mayor, City Council, and RPCGB
7	Prioritize safety by continuing to install traffic calming infrastructure and adjust speed limits on City-owned roadways.	86	High	Ongoing	Mayor and City Council
<b>Connectivity</b>					
8	Consider a policy requiring that new residential developments include easements for multi-use trails to connect residents to Vincent.	90	Medium	Short term	Mayor, City Council, and Shelby County Department of Development Services
9	Encourage and enforce the pedestrian and bicycle requirements listed in the Vincent Subdivision Regulations to provide better non-vehicle connectivity.	90	Medium	Short term	Mayor, City Council, and Shelby County Department of Development Services
10	Expand sidewalk coverage outside of Downtown Vincent.	91			Mayor and City Council
11	Install wayfinding signage at the city limits along US-231 directing visitors to Downtown Vincent.	91	Medium	Short term	Mayor and City Council

## Appendix A

- Description of the public involvement methods
- Detailed results from the Community Survey and other public input activities



Adopted by the City of Vincent  
Planning Commission on  
Month Day, Year

# The Vincent Comprehensive Plan

Appendix A: Public Involvement Summary

2024



## Appendix B

- Provides a summary of existing conditions and trends in Vincent:
  - Demographics
  - Existing Land Use
  - Housing
  - Transportation & Infrastructure
  - Environment
  - Community Facilities



Adopted by the City of Vincent  
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# The Vincent Comprehensive Plan

Appendix B: Existing Conditions and Trends

2024



An aerial photograph of a rural landscape. In the foreground, there is a large pond on the left side, surrounded by dense green trees. To the right of the pond, there are several buildings, including a large barn with a green roof and a smaller structure. The background shows a vast expanse of green forest and rolling hills under a clear sky. The text "Tonight's Activity and the Public Comment Period" is overlaid in the center in a large, white, bold font.

# **Tonight's Activity and the Public Comment Period**

# Tonight's Activity

At the chapter topic tables, tell us what your priorities are by ranking each recommended action on a scale of 1 to 3.

A score of 3 indicates that you believe there is great need for that action to be implemented.

## FUTURE LAND USE

	HELP US PRIORITIZE THE ACTIONS IN THE COMPREHENSIVE PLAN	RANK ON A SCALE OF 1 TO 3, WITH 3 INDICATING THE GREATEST NEED	COMMENTS
Encourage sustainable long-term development patterns.			
1	Enhance Downtown Vincent as the heart of the community.		
2	Encourage mixed-use development in Downtown Vincent.		
3	Pursue the development of a Main Street Program in Downtown Vincent.		
4	Encourage the development of additional neighborhood commercial properties.		
5	Encourage infill development of vacant sites and redevelopment of older structures.		
6	Continue to work with 58INC to identify and improve areas suitable for industrial facilities.		
7	Implement policies to ensure that new industrial development respects Vincent's small-town character, natural resources, and open spaces.		
8	Ensure future developments improve pedestrian and vehicular connectivity.		
9	Preserve and protect existing residential and natural areas from adjacent development.		

# Next Steps Toward Plan Adoption

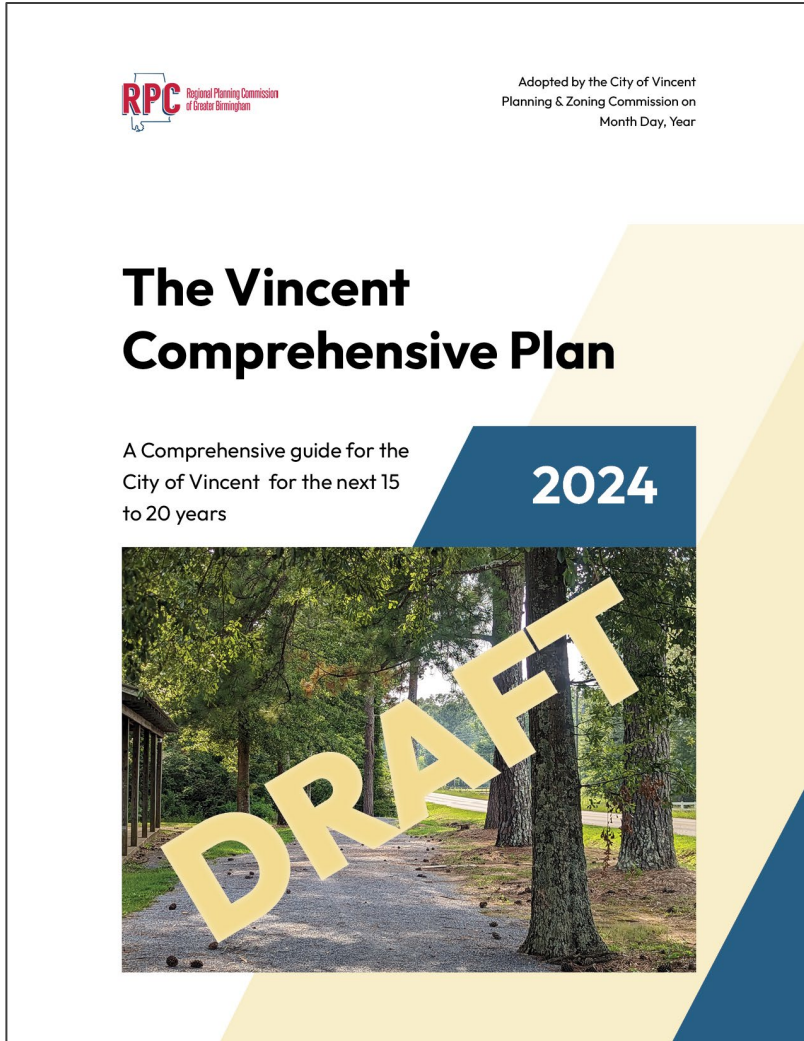
**A 21-day public comment period will be open through March 18 via the project website.**

**Draft Plan gets revised after the public comment period closes.**

**Vincent Planning Commission will hold a public hearing and vote to adopt the Plan.**

**Vincent City Council will vote endorse the Plan.**

# SUBMIT COMMENTS VIA THE PROJECT WEBSITE UNTIL MARCH 18



## Share your thoughts, comment below!

We value your perspective! Use the comment form below to submit your feedback, suggestions, and comments directly to the planning team.

Have more than one comment? Feel free to type up your comments and email them directly to the planning team ([communityplanning@rpcgb.org](mailto:communityplanning@rpcgb.org)). Your input will help shape the final version of the Vincent Comprehensive Plan.

*\* Indicates required field*

Name \*

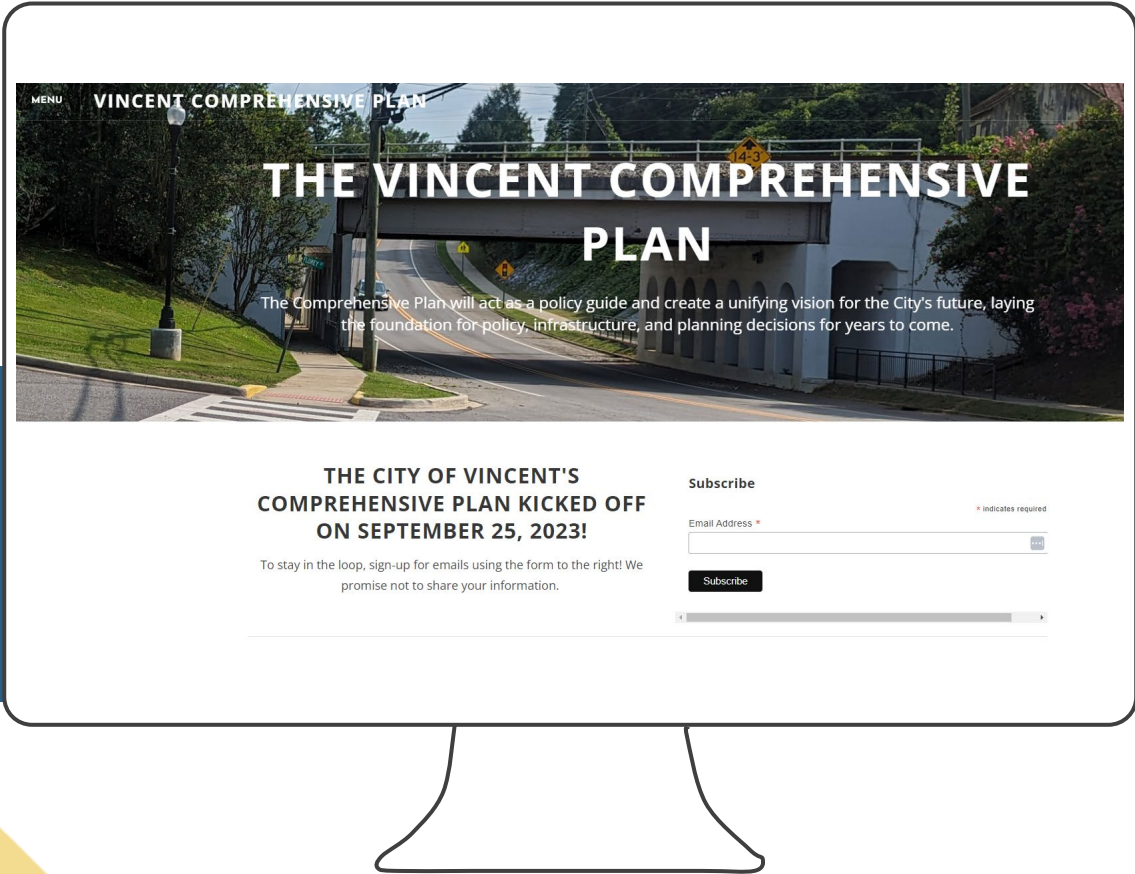
Email \*

Page # \* ⓘ

Action # (if applicable)

Comment \*

SUBMIT



For more information, visit  
[www.PlanVincent.com](http://www.PlanVincent.com)

QUESTIONS?  
THANK YOU!