



2011 ALAPA Awards

Outstanding Planning Award for a Comprehensive Plan

*Recognizes an outstanding comprehensive plan for a town,
city, county or region.*

*Alabama Chapter of the American
Planning Association*



2011 ALAPA Awards

Lee County, Alabama

*“Lee County Comprehensive Master
Plan”*

Nominated by the Honorable Bill English

*Alabama Chapter of the American
Planning Association*



2011 ALAPA Awards



Lee County Master Plan

2011 Outstanding Comprehensive Plan

Lee County Commission

Lee County, Alabama

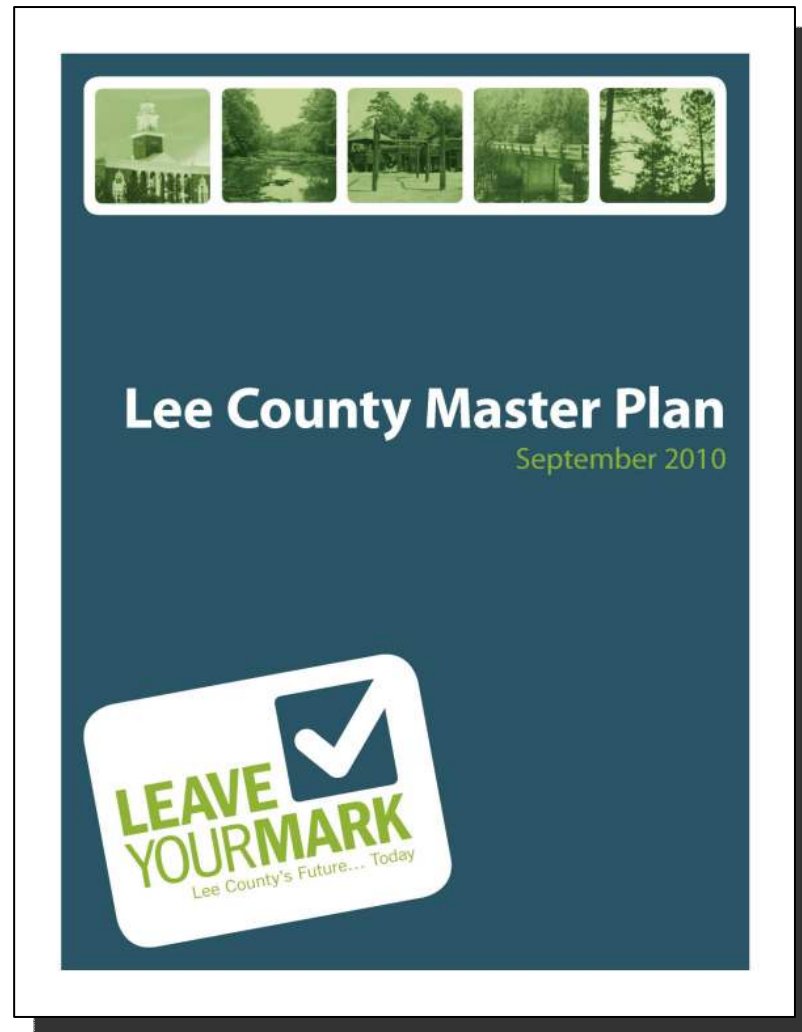
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Purpose

- Develops a consensus and clear vision for the future of the county addressing needs and aspirations.
- Provide a long-term guide for the physical development of the county.
- Define character areas in a county of contracts: urban-suburban-rural lifestyles
- **NOT** zoning.
- **DOES NOT** contain a zoning map.



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- **Public Involvement**
 Inclusive and educational
 “Three Leg Stool”
 Government/Business/Citizens



What are...

Join fellow county residents at one of the following Town Hall meetings.

March 2, Monday	Beauregard High School	6 to 8 PM CST
March 2, Monday	Loachapoka High School	6 to 8 PM CST
March 3, Tuesday	Beulah High School	5 to 7 PM CST / 6 to 8 PM EST
March 3, Tuesday	Southern Union CC—Opelika campus	6 to 8 PM CST
March 5, Thursday	Smiths Station High School	5 to 7 PM CST / 6 to 8 PM EST

The meetings will be open to all who live and/or work in Lee County. Attend a meeting that is most convenient to you. All meetings will be two hours long.

For further information about these meetings, call Wendy Swann at 334-737-3674, email her at wswann@leeco.us or visit the project web site: www.leeco.us/masterplan/.

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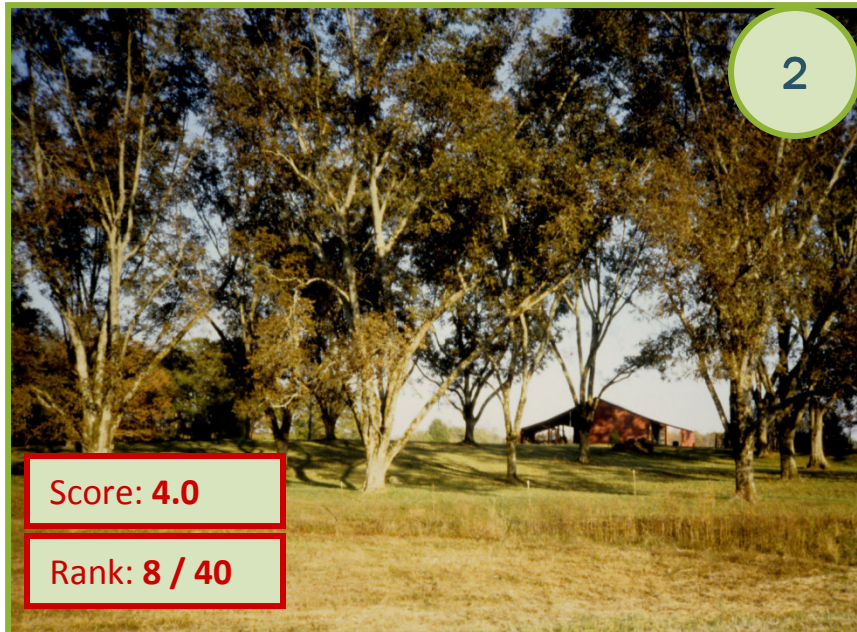
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Visual Preference Survey

- Series of 33 images of several types of physical conditions
- “How preferred is this condition for Lee County?”
 - Rated 1 (not preferred) to 5 (highly preferred)
 - Commented on reason for rating



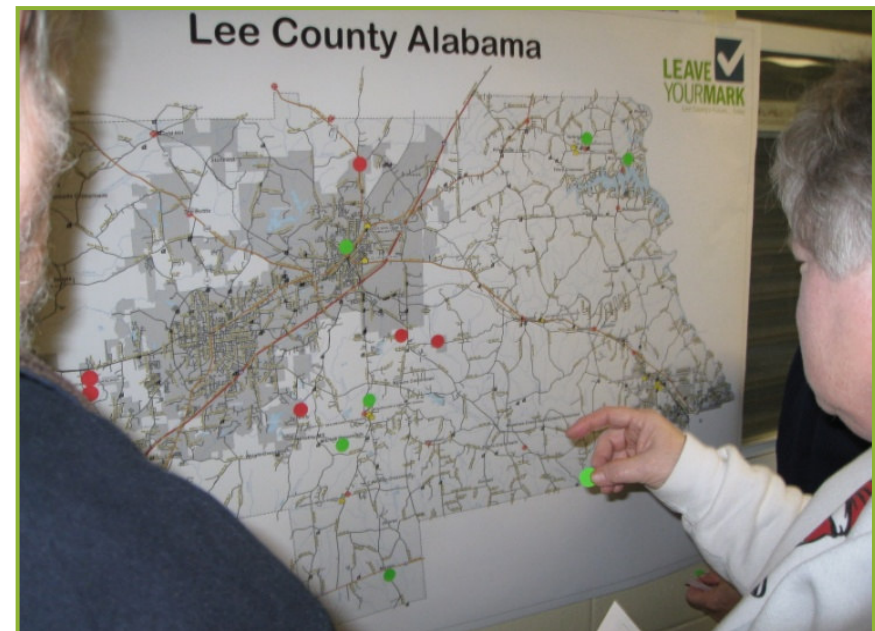
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Strong Place, Weak Places

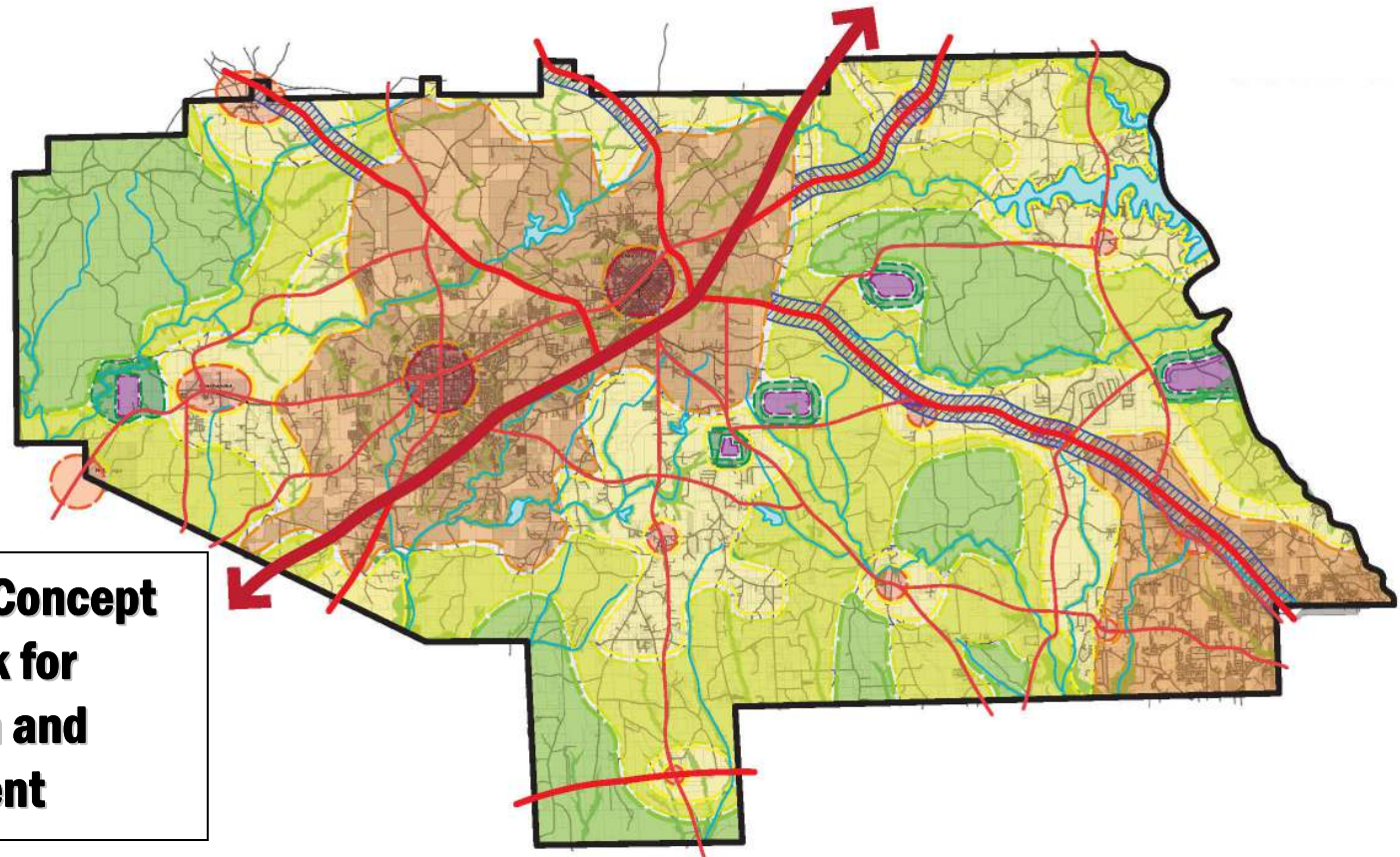
- Identification of Top Three Strong and Weak Places
 - Individual Maps
 - Group Maps
- Discussion of Top Three Strong and Weak Places



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**Vision and Plan Concept
A Framework for
Conservation and
Development**

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Character Areas

- These are the 11 unique character areas that are illustrated on the Conservation and Development Framework
- Character areas conceived as a modified transect

Lee County, Alabama

TABLE 2.1 – FRAMEWORK CHARACTER AREA DEFINITIONS

Urban Core An urbanized area which is the center of a municipality. This area is typically the most dense portion of the municipality. Composed of all typical urban services.
Suburban Center A mixed-use auto dependent center located in a low density suburban area. Suburban Centers are typically within or in close proximity to a municipality. Typical urban services are provided within a municipality.
Suburban Primarily low density residential which is dependent upon an urban area. Suburban areas are typically within or in close proximity to a municipality. Typical urban services are provided within a municipality.
Rural Center Areas of clustered commercial activities and increased density within the unincorporated areas of the county. Urban services are typically limited.
Rural Residential Low density residential pattern located in close proximity to rural centers or beyond the suburban areas in unincorporated portions of the county.
General Rural An area composed of large tracts of land that are used for agricultural purposes along with extremely low density limited residential.
Rural Agriculture Area in which the land is primarily used for agriculture or land is undeveloped for any purpose. Residential is very sparse within this area.
Conservation Transitional area away from a naturally occurring, environmentally sensitive, or other special areas. Development is limited in accordance with other regulations.
Preservation Areas where use should be strictly prohibited. Typically preservation surrounds noxious uses within the county such as special districts or environmentally sensitive areas.
Corridor A major linear transportation route, including mixed land uses and access management. Uses could, but are not limited to: businesses, residential, limited light industrial, and institutional.
Special District Areas defined by uses that require special considerations, design standards, etc. Typically large developments such as industrial facilities, landfills, quarries, which can conflict with other land uses but may include planned unit developments, large scale commercial or mixed use districts that can be complementary with other land uses.

1-8 Executive Summary



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Organization of the Plan

Executive Summary

County Assessment

Plan Elements/ Framework

Goals

- Plan Summary
- Conservation and Development Framework
- Vision, Goals, Objectives, Recommendations and Priorities
- Summary of the County Plan by Area

- Land Use and Community Design
- Transportation
- Economic Development
- Housing and Neighborhoods
- Open Space, Green Infrastructure, Natural and Cultural Resources
- Community Facilities and Services
- Infrastructure
- Intergovernmental Coordination



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Framework Goals, Objectives and Recommendations

Lee County, Alabama

Transportation

Transportation Goal
Transportation that is safe and efficient for all users, with roads that are regularly repaired and improved, with enhanced signage and lighting, and infrastructure for pedestrians, bicyclists, and transit riders.

Transportation Recommendations

Ongoing

1. Continue to support a county road and bridge improvement program based on priority, paving and safety needs
2. Continue to actively participate in MPO and seek funding for improvements to major state and federal routes in the County

Short Term (0-5 years)

1. Develop a functional classification system and hierarchy of roads specific to Lee County based on character areas defined by the Conservation and Development Framework
2. Consider a "checklist" of transportation needs for new developments and incorporate in to subdivision

Long-Term (10 or more years)

1. Develop a county-wide Bicycle and Pedestrian Circulation Plan
2. Establish standards for bicycle and pedestrian amenities tied to new commercial and housing developments

1-16 Executive Summary

Transportation Goal

Transportation that is safe and efficient for all users, with roads that are regularly repaired and improved, with enhanced signage and lighting, and infrastructure for pedestrians, bicyclists, and transit riders.



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Planning Areas

- “Summary of the County Plan by Area”
- Framework for Area Plans
- Citizen Driven

Lee County Master Plan

Planning Area: A

This planning area includes Loachapoka, portions of Notasulga and portions of Waverly. Both Notasulga and Waverly have areas within Lee County; the majority of their incorporated areas are in Macon and Chambers County, respectively. This area also includes portions of the western most limits of Auburn.

Typical characteristics of this planning area are large timber tracts and undeveloped land. On the east central portion of this planning area are a few suburban neighborhoods and development related to the growth of Auburn.

This planning area in relation to the Conservation and Development Framework contains a large segment of Rural Agriculture and General Rural character areas. There are also portions of Rural Residential located around Loachapoka and Waverly. All three communities in this planning area are designated as Rural Centers. A short segment of US Highway-280 crosses this planning area near Waverly as is designated as a corridor character area.

Within this planning area the only major transportation route is a small segment of US Highway-280 in the Waverly area. This segment of US Highway-280 has been designed as a Corridor character area by the Conservation and Development Framework, and as such should have careful consideration for any future transportation improvements.

Other important transportation routes in this planning area include Alabama Highway-14, Lee Road-188, and Lee Road-137.

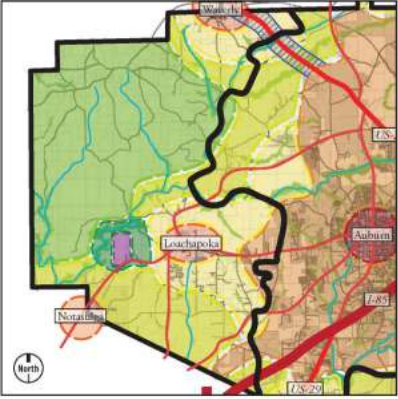


FIGURE 1.12 - PLANNING AREA: A

The western portion of Lee County, includes the towns of Notasulga, Loachapoka and Waverly along with the unincorporated community of Roxana.

Executive Summary 1-37



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Implementation Strategy – The Beginning Not the End

Action Items

Responsibility,
Governance,
organization and
Cooperation

The Importance of
Legislative Authority

Priorities and Time
Frame

Financing, Funding
and Public/Private
Investments

Capital Improvement
Planning and
Budgeting

Regulatory Tools

Ongoing and Project
Planning

Coordination of the
Plan
Recommendations
and Action Items

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2011 ALAPA Awards

Lee County, Alabama

“Lee County Comprehensive Master Plan”

Accepting

Accepting on behalf of Lee County

Honorable Robert Ham, Member, Lee County Commission

Ms. Wendy Swann, Governmental Relations Coordinator for the Lee County Commission and project coordinator.

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