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
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Lee County, Alabama

“Lee County Comprehensive Master Plan”

Nominated by the Honorable Bill English

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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.

Lee County Master Plan
September 2010

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- Public Involvement
  Inclusive and educational
  "Three Leg Stool"
  Government/Business/Citizens

What are town hall meetings?

March 2, Monday
March 2, Monday
March 3, Tuesday
March 5, Thursday

Beauregard High School
Leodaphoe High School
Brewer High School
Southern Union CC—Oakesena campus
Smith Station High School

6 to 8 PM CST
6 to 8 PM CST
5 to 7 PM CST / 6 to 8 PM EST
8 to 8 PM CST
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 Swan at 334-737-3674, email her at wswan@lee.co.ua.us or visit the project website: www.lee.co.ua.us/masterplan/.

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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

Score: 4.0  Rank: 8 / 40
Score: 2.4  Rank: 30 / 33

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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
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Organization of the Plan

Executive Summary
County Assessment
Plan Elements/ Framework
Goals

- Land Use and Community Design
- Transportation
- Economic Development
- Housing and Neighborhoods

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

- Open Space, Green Infrastructure, Natural and Cultural Resources
- Community Facilities and Services
- Infrastructure
- Intergovernmental Coordination

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Framework Goals, Objectives and Recommendations

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 into subdivision plans

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

Lee County, Alabama

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Planning Areas:

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

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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 westernmost 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 the 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 designated 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 144, and Lee Road 127.

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 Rosana.

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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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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