

# Shelby County Comprehensive Plan

## Why is a new Comprehensive Plan needed for Shelby County?

- A Comprehensive Plan is an adopted policy document intended to assist elected officials and county leaders with decision-making over the next 5-15 years. The development of the new Shelby County Comprehensive Plan will be a community-driven process to create a unifying vision for the future of Shelby County.
- It will be an action-based plan of topical goals and policies to be adopted or implemented that will focus on addressing issues regarding residential development, parks and recreation, land use, transportation, natural resources, economic development, quality of life and public facilities.
- The existing Shelby County Comprehensive Plan was adopted in 2004. As one of the fastest growing counties in the state of Alabama, a lot has changed in 17 years. Planning is essential to prepare for future growth and development and the inevitable changes in our communities.
- A new and refined Future Development Plan and Map will be created to replace the Strategic Development Concept from the previous 2004 Plan.

## Public Outreach Methods

The process to develop the new Comprehensive Plan will be an open and collaborative process that will solicit input from business leaders, community leaders, county staff, elected officials, the public, and any other interested parties. The public involvement process aims to meet the outreach objectives of “Inform, Listen, Education and Reach” through the following methods:

- **Dedicated project website** – The website will be updated at milestones and will provide a wide range of project information. Visit [www.PlanShelbyAL.com](http://www.PlanShelbyAL.com)
- **E-mail Distribution** – Sign up for project updates by visiting <https://www.planshelbyal.com/sign-up.html>
- **Online Survey** – An online survey was created using the Public Input platform and was open for citizen input from August 26 – December 1, 2021. The survey closed with 2,095 participants.
- **Public Meetings** - A series of public meetings will be held during the planning process to inform, educate and collect feedback from the public and Shelby County Planning Commissioners.
- **Focus Groups and Stakeholder Interviews** – These will be directed toward very specific segments or groups and are primarily designed to enhance the understanding of key issues and trends shaping the County.
- **Steering Committee** – The steering committee is comprised of business leaders, community leaders, and elected officials. Their role is to champion the plan by providing input to the planning team, reviewing and commenting on draft documents, and

offering expertise when needed.

- **Pop-Up Meet and Greets** - Shelby County Development Services staff attended community events to encourage participation in the online survey, and will continue to use this method to encourage participation at different milestones in the development of the Plan.
- **Social Media** – The County’s social media accounts such as Facebook, Instagram and Twitter will deliver updated information regarding Plan updates, public meetings, and will direct citizens to the project website for information.
- **Speaker’s Bureau** – As the development of the Plan progresses, Shelby County Development Services staff will be available to speak at established groups and organizations throughout the County, including civic groups, chambers, school groups, etc.



## Project Timeline

The Comprehensive Plan typically takes between 12 - 14 months to complete.



### What will be included in the new Comprehensive Plan document?

- **An Existing Conditions and Trends Analysis** - The analysis will contain data and trends for subjects such as population, demographics, housing and employment, and will inventory topics such as existing land use, zoning, regional attractions, parks and trails, environmental features and local transportation system components.
- **Scenario Planning / Understanding the Impacts of Growth** - The purpose of this task is not to recommend a preferred scenario, but rather to provide valuable insights into how changes in density, location and/or mix of land uses can influence infrastructure, travel behavior, land consumption, public service costs, etc.
- **A list of guiding principles / common themes** - These will articulate the citizen's shared values and aspirations for the County's future based on the results of the public involvement methods.
- **A Future Development Plan and Map** - The development of a new and refined Future Development Plan and Map will replace the 2004 Strategic Development Map. This new Map will be very important because it will be used as the primary policy guide by which the Shelby County Planning Commission can assess new development proposals and make rezoning recommendations. It will be created based on a thorough examination of existing land uses, current zoning designations, public input, and the most likely and/or best potential future land use for undeveloped areas.
- **A topical list goals and recommended actions for implementation** - Crafted based on existing conditions and public input received, the range of topic areas to be addressed will include residential areas, housing, parks and green systems, economic development, community facilities, public services and infrastructure, trails, and the transportation system.

- **Recommendations for underutilized sites and infill development sites.**
- **Recommendations for capital investments / improvements.**
- **Intergovernmental coordination strategies** - Recommendations will be made on how to better coordinate government planning and decisions about such things as land use and transportation between Shelby County and the incorporated towns and cities.
- **A set of implementation strategies.**

### Who's leading the development of the new Comprehensive Plan?

Shelby County Department of Development Services staff is working in partnership with planners from the Regional Planning Commission of Greater Birmingham (RPCGB) to develop the new countywide Comprehensive Plan. Their expertise, along with guidance from elected officials, the steering committee, stakeholders, and the public make this plan feasible.

