

COMPREHENSIVE PLAN

OF

JEFFERSON COUNTY, ALABAMA

Prepared by the

Jefferson County Planning & Zoning Commission

through the

Jefferson County Department of Land Development

First Installment adopted by the Planning & Zoning Commission on August 14, 2008,
and updated September 11, 2008, December 11, 2008 and December 8, 2011.

SECTION 1: PLAN & PROCESS

1a. The Planning Program

Jefferson County and Its Charge to Plan

Why do we want to do this?

What is a Comprehensive Plan, and how would it relate to us?

The End Product

Background: History of Jefferson County's Land Use Plan

1b. The Planning Process

The Comprehensive Planning Process

The County's Plan Today

The Plan for the Plan: A Two-Prong Approach

Prong 1: The Policy Side

Prong 2: The Geography Side

Putting Policy and Geography Together... Elements Notwithstanding

Planning the Future Development of Jefferson County

Developing The Watershed Development Plan Map

1c. Plan Mapping and Implementation

General Implementation of the Comprehensive Plan

Deviations From, and Amendments To, The Plan

SECTION 2: PLAN OVERVIEW & PURPOSE

2a. Overview

Introduction

The County

Resources

Evolution of the Plan

The New Plan

The Current State and Applicability of the Plans

2b. Purpose of the Plan

Purpose and Intent

Goals And Objectives

County-Wide Goals

County-Wide Objectives

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General Development/Land Use Policies

- Infrastructure
- Transit-Oriented Development
- Residential Land Uses
- Institutional and Utility Uses
- Commercial Land Uses
- Industrial Land Uses
- Development In Rural Areas

Other General Policies and Policy Issues

- Zoning
- Aesthetic Standards
- Surface Water, Erosion, Sedimentation and Grading
- Stormwater Management
- Floodplains
- Steep Slopes
- Recreation, Natural Resources and Conservation
- Open Space in New Developments

SECTION 3: THE POLICY SIDE – PLAN ELEMENTS

Element 1: Streets and Roads

- Existing Development Policies

Element 2: Sanitary Sewer

- Existing Development Policies

Element 3: Land Use

- General Development and Land Use Policies

Element 4: Community & Neighborhood Planning

- Overview
- Building Sustainable Neighborhoods and Communities
- Non-Residential Uses in Villages
- Preview of a New District

SECTION 4: THE GEOGRAPHY SIDE – WATERSHED PLANS

Shades Creek Watershed Plan

SECTION 5: VILLAGE & COMMUNITY PLANS

Eastern Valley/Pocahontas Road Urban Village Plan (adopted 12/11/2008)

Concord Community Plan (both community plans adopted 12/8/2011)

McDonald Chapel Community Plan & Long-Term Recovery Action Plan

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