



# *Sylvan Springs, Alabama*

## **Comprehensive Plan** **Update**

Prepared By  
The Sylvan Springs Planning Commission  
In Association With  
The Zoning Board of Adjustment and The Sylvan Springs Mayor & Council

Proposed Full Draft For Second Open House (April 14, 2016)

## PREFACE

TWENTY-SIX YEARS AGO, the Town of Sylvan Springs, Alabama, embarked upon a project to chart its *own* course into the future by establishing its own Planning Commission and developing its own comprehensive land use plan. Prior to that time, the Town had relied on Jefferson County boards and officials to oversee development in and around the Town. But on June 21, 1990, the Town officially adopted its own comprehensive plan – as well as its own zoning ordinance, which was developed concurrently with the comprehensive plan. And thus began a new era in the Town’s history, with the Town’s own people now guiding the development decisions that would paint the Town’s future.

Over the ensuing 26 years, many changes have swept through Jefferson County in general, as well as through Sylvan Springs in particular; and while the County had made staff available from its Planning Department to assist the Town in that original planning endeavor, so too would the County assist with the 2015 updates to those critical 1990 documents – including working through the same planner (now retired and working as a consultant for the Town) that directed the original project.

This document, then, is an update to the original 1990 Comprehensive Plan, not intended necessarily to *replace* the original, but more along the lines of carrying that original work *forward*. Generally, municipal plans look ahead 10 to 20 years – at which time they are adjusted to account for any unanticipated changes in conditions; to address any emerging trends or issues discovered during the past administration of the plan; and to adjust its goals, objectives and expectations for the “new” future. And that is the goal of this update.

Similarly, this updated Plan will also examine areas where the Zoning Ordinance should be updated, as changes in the Plan will likely necessitate changes in the Ordinance that will administer that Plan.

In preparation for this update project, work actually began back in May of 2014, when the Town’s Official Zoning Map was updated and converted to digital form, and will henceforth be maintained on Jefferson County’s Geographic Information System (GIS) – courtesy of the Department of Land Planning & Development Services. And then in July of that year, the Town hosted a training seminar for planning commission and board of adjustment members, as well as Town staff and council members, as things began to gear up for the Plan and Ordinance update project.

The update project began in earnest in August of 2015 – and the document that follows is the fruit of those labors, as the Town of Sylvan Springs continues ***Growing Into The Future...***

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## INTRODUCTION

As was the case in 1990, this Comprehensive Plan is the result of an extensive study of the Town of Sylvan Springs and its surroundings. The proposals presented herein are based on findings that came out of that study, while taking into account the development goals of the Town's officials, its planning and zoning boards, and the citizens who live and work here. With this update version, however, the process also involves looking back to the original plan, and how well those goals and objectives were accomplished over the past 26 years. The new Plan will examine the changes and the new needs, and then go on from there.

One of the most important tools in achieving the goals of the Comprehensive Plan is the Zoning Ordinance: and just as the original Ordinance was developed in conjunction with the original Plan, so did this process include an evaluation of how well that Ordinance did in helping the Town achieve the desired outcomes expressed in the original Plan. And so the new Plan will identify any items in the Zoning Ordinance that might also need to be "tweaked" in order to ensure that the good things that "are" Sylvan Springs are maintained; and that future growth and development takes place in a proper and orderly manner that will facilitate the long-term goals of the Town.

## DEVELOPMENT OF THE PLAN

Alabama state law charges a Town's Planning Commission with the responsibility for developing and adopting a comprehensive master plan for its development. But because the Comprehensive Plan is the key element in maintaining the Town's focus on its future; and because the Town's Zoning Board of Adjustment and the Town Council itself are every bit as instrumental to its success as the Planning Commission; *all three* of these bodies were involved, at least to some degree, from the very start of this project – and especially so with regard to adjustments to the Zoning Ordinance.

Further, since the citizens are the ones that will ultimately be most directly impacted by the decisions resulting from this planning process – and in fact, it is ultimately for the citizens' benefit that this process was undertaken in the first place – their input has been actively sought and highly valued throughout this project as well.

Thus, with the Planning Commission working with a professional planning consultant as lead, the Zoning Board of Adjustment was brought in to help analyze the existing state of the Town, and to draft the initial ideas as to the direction the new Plan should take, and the changes to the Zoning Ordinance that should be considered. The public was then invited in to review these ideas, and to submit ideas and thoughts of their own, before the Commission proceeded. And



though the Town made every effort to keep all aspects of this project available to the public, and to keep the lines of communication open *throughout* the process, the key points for citizen participation were two (2) publicly advertised “open houses”. All interested citizens were invited to come in – the second time by direct mail to all residents via the Town’s quarterly newsletter – and personally review and discuss the new Plan and tentative Zoning Ordinance amendments with the Planning Commission and Board of Adjustment members and staff; and then were asked to offer their own input and suggestions. The Town Council was encouraged to attend those sessions as well, so they, too, would be able to hear what their citizens – and their boards – were saying. In addition, all documents and maps were posted and regularly updated on the Town’s website and Facebook page, giving anyone who was interested immediate access to the status of the project and the current proposals.

Following those open houses, the Planning Commission and Zoning Board of Adjustment went back to work on the Plan, taking into serious and deliberate consideration all of the input they had received to that point – *all to the end that the new Plan would best reflect the entire Town’s conception of what their community should look like in the future*. A series of formal public hearings on the Plan and the Zoning Ordinance would then follow, offering yet another opportunity for public input before *anything* was actually adopted – and the rest, as they say, is history. Or rather, *future*...

## PURPOSE AND USE OF THE PLAN

The main and most obvious purpose of this Comprehensive Plan is to serve as a guide for the Planning Commission, the Zoning Board of Adjustment and the Town Council regarding the future development and use of properties within the Town of Sylvan Springs. But then, as a sort of fringe benefit, the Plan is *also* a guide for property owners, developers, realtors and anyone else interested in doing something in the Town – because it describes what the Town is (and is *not*) looking for, and even explains *why* certain positions have been taken on various matters and why certain ordinances have been adopted. So anyone who wants to know, *coming in*, what to expect when they get here... well, they can.

Secondly, this Plan is a yardstick of sorts, measuring how much the Town has changed and how well its initial goals have been accomplished since 1990 (when the original Plan was adopted). Of course, it also presents a picture of what the Town is like right now, and also what it will look like yet another 10 to 20 years into the future.

And finally, this Plan will present considerations for how the Town might proactively pursue its development goals – whether through amendments to existing ordinances and regulations, or by

adoption of some additional provisions and strategies... but *all* designed to help the Town achieve the desired end.

Adoption and use of these and any other similar or related documents is ultimately to create and maintain not only a healthy, safe and harmonious community environment, but also to ensure that *future* development is consistent in that regard as well. **This Plan is the “supporting documentation” for all of the ordinances and regulations that go with it – and so, whether it be the Planning Commission or the Zoning Board of Adjustment or the Town Council itself, should there ever arise any question or uncertainty as to the appropriateness of a given decision or action in a particular situation, this Plan should be consulted whenever additional guidance, justification or explanation is necessary.** The Comprehensive Plan – duly vetted through a public participation and hearing process – contains many, if not all, of the guiding principles used in developing the enforcing ordinances and regulations; and so, if any further guidance beyond the ordinance or regulation itself is needed, it should be *the Plan* that the community turns to.

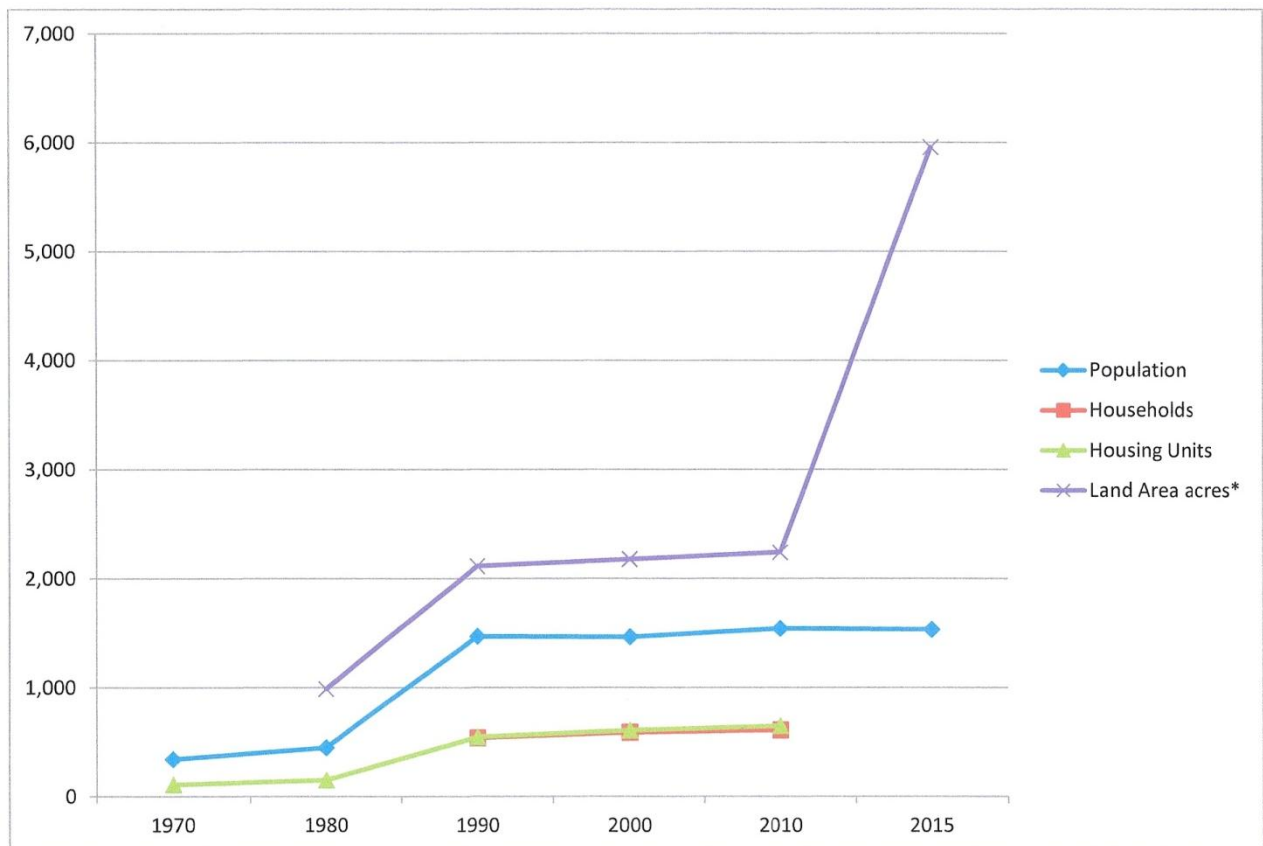
Conversely, it is a fact of life that things can change contrary to what one has anticipated; or things can sometimes not work exactly the way one might have expected them to. In the realm of planning and development, such instances are remedied through a structured amendment process. So whether it be the Plan itself, the Zoning Ordinance or any other development regulation, the same process by which they were adopted can be undertaken to amend them as necessary for the health, welfare and prosperity of the Town.

## THE TOWN TODAY...

The Sylvan Springs of the Year 2015 is quite similar in “feel” to the Sylvan Springs of 1990, but it is quite different *geographically*. While the Town’s population has remained about the same – hovering around the 1,500 mark – today’s Sylvan Springs encompasses almost 6,000 acres of land: a 180% increase over the amount of land that was inside the Town limits in 1990.

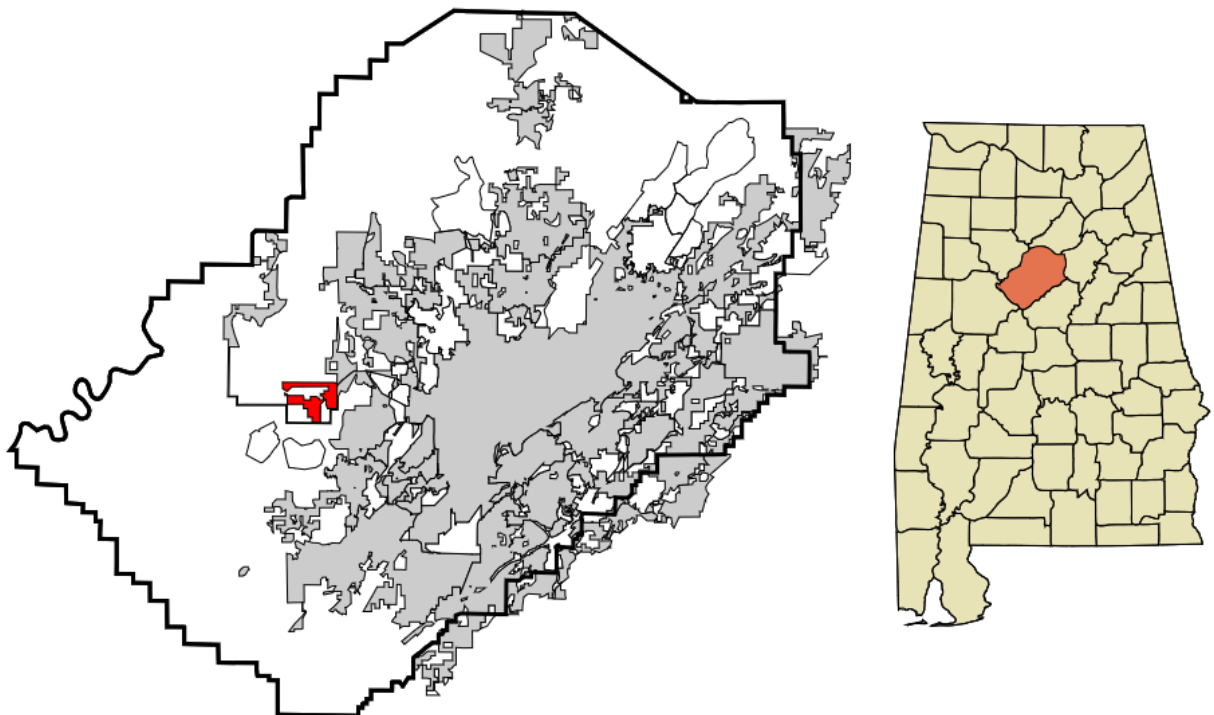
Historical Census Data for the Town of Sylvan Springs, Alabama						
	1970	1980	1990	2000	2010	2015
Population	344	450	1,470	1,465	1,542	1,533
Households			540	589	611	
Housing Units	110	152	548	610	650	
Land Area acres*		988.85	2,113.97	2,176.99	2,240.00	5,957.15
*1990 and 2015 Land Areas determined from GIS.						

Depicted graphically, these changes look like this:



The Town arose in an area where a few families had settled in the 1880's and built the Old Grove Methodist Church. The Town was first known as Hoagtown, for William T. Hogan, stepson of early Sylvan Springs Community Center settler Dudley Goolsby. The residents renamed it Sylvan Springs for a nearby source of fresh water. It was incorporated as Sylvan Springs on May 22, 1957.<sup>1</sup>

Sylvan Springs lies on the western edge of what is the largest congregation of municipalities in any one single county in the State of Alabama. Though the City of Birmingham dominates as the largest and best-known, Sylvan Springs is one of thirty-eight (38) other cities and towns that at least partially extend into Jefferson County.



June 2007 configuration.

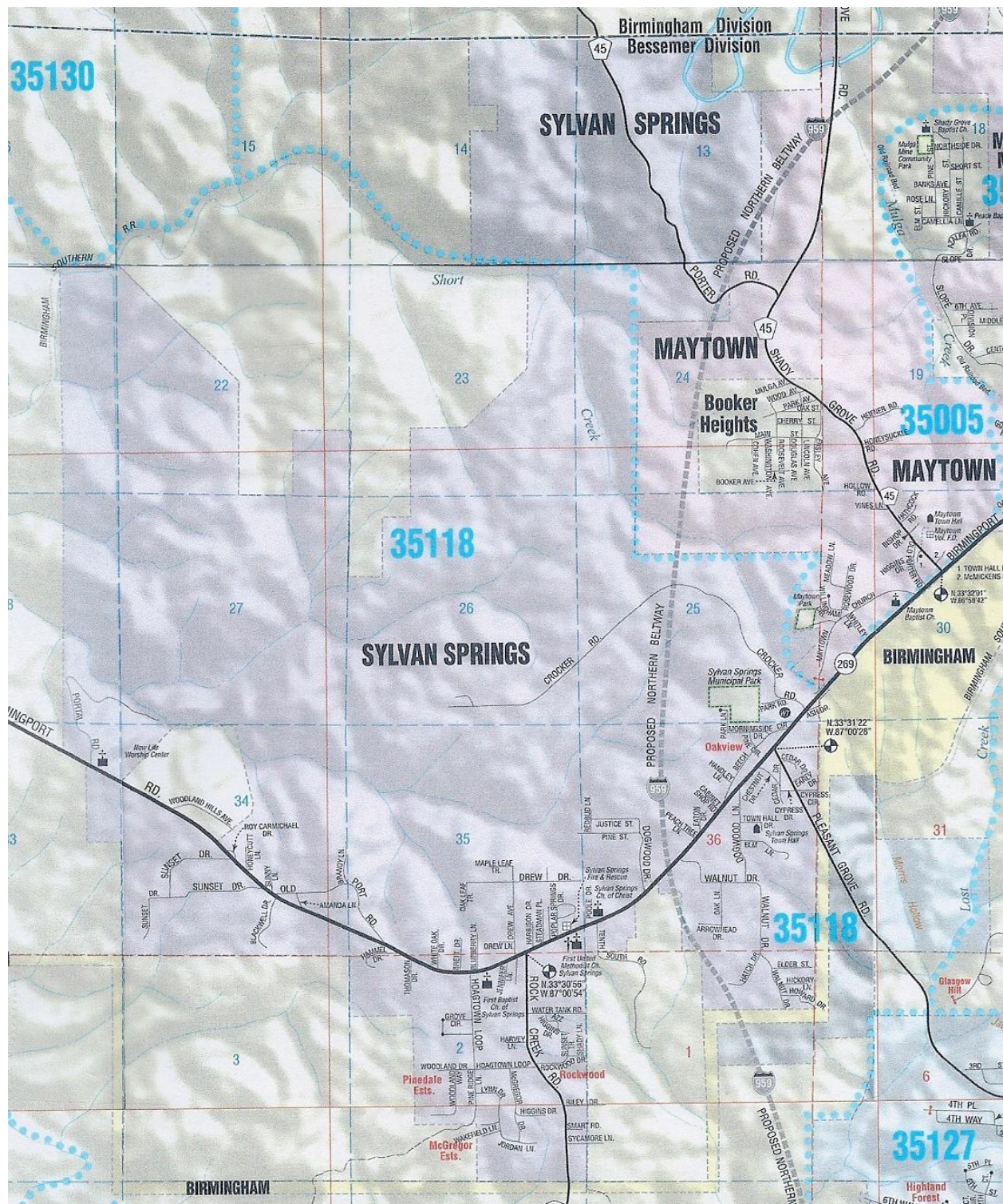
As such, Sylvan Springs clearly qualifies as a “bedroom community” within the Jefferson County metropolitan area. While itself a predominantly residential community, the Town has good access to Birmingham via Alabama Highway 269 (Birmingham Highway) and I-20/59. In fact, travel time to downtown Birmingham is only about 22 minutes (barring any accidents on the interstate, of course). Highway 269 remains the primary collector road to and through the Town, although Rock Creek Road provides a major secondary access due south to Warrior River Road – another major east-west conduit in western Jefferson County – and the unincorporated community of Concord.

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<sup>1</sup> Encyclopedia Of Alabama; Christopher Maloney, Auburn University



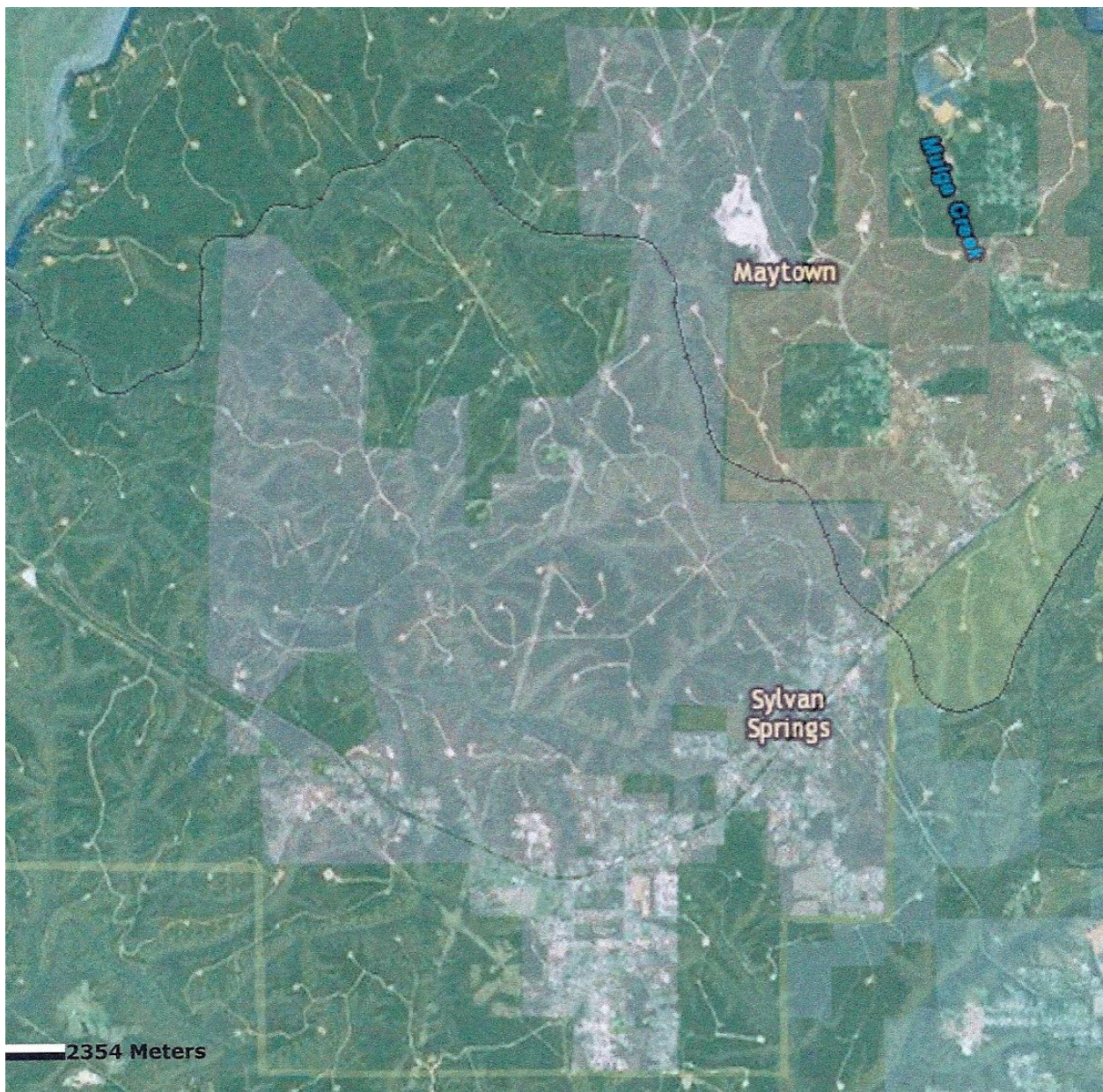
A third major collector road is Pleasant Grove Road, which connects the nearby City of Pleasant Grove to Highway 269 at the eastern edge of Town. The remainder of the Town's roads are local streets that either loop back to the major roads listed above, or simply branch out and/or come to a dead end.





One side note on the local street system is that one must actually leave and re-enter the Town limits in order to get to the most significant single new development change in Sylvan Springs since the 1990 Plan: the Matter Management landfill on the now-closed Porter Road (on the outskirts of Maytown to the north). The only access to that operation is by way of Shady Grove Road, *through* the adjoining Town of Maytown.

Sylvan Springs remains a relatively isolated community, with heavy woodland virtually surrounding the Town – woodlands broken only by a fairly substantial scattering of methane gas wells, giving the area a look somewhat akin to a computer circuit board:



The Town's other physical characteristics remain essentially the same as well, including a topography that is fairly level to moderately rolling – although there are some areas that “roll” a little more than others, and the area immediately surrounding the Town contains some steep ridges and valleys. The Town has no major bodies of water, though there are some small creeks in the area. There were no designated flood zones in the Town in 1990 either; and there would remain none until the relatively recent annexation of property to the north that brushes a loop of Village Creek. However, the floodplain associated with the Creek there is minimal, and is well-removed from the developed or “occupied” area of the Town; therefore, it does not pose any kind of hindrance or obstacle to any of the Town's existing development or future plans.

There is nothing particularly noteworthy or extraordinary about the soils underlying the Town either. Virtually the entire Town lies on soils of the Nauvoo-Townley-Montevallo complex, which are well-drained, slow-to-moderately permeable, and are generally suitable for urban, farming and woodland uses.

Sylvan Springs has all of the customary utility services except sanitary sewer, and there is no prospect for installation of such service any time in the foreseeable future. And while the 1990 study did note some deficiencies in the Town's public water service (provided by the Mulga Water System, which serves much of the larger surrounding area as well), Sylvan Springs' system was upgraded with a new water tower, and then further supplemented by a new pump station, in 1998.

## THE PEOPLE

According to the 2010 Census, there were 1,542 people, 611 households, and 463 families residing in the town at the time. The population density was 440.6 people per square mile (171.3/km<sup>2</sup>); and there were 650 housing units at an average density of 185.7 per square mile (72.2/km<sup>2</sup>). The racial makeup of the town was 97.3% White, 1.4% Black or African American, 0.5% Native American, 0.0% Asian, and 0.7% from two or more races. 0.5% of the population were Hispanic or Latino of any race.

There were 611 households, out of which 22.3% had children under the age of 18 living with them; 62.0% were married couple living together, 10.0% had a female householder with no husband present, and 24.2% were non-families. 21.6% of all households were made up of individuals and 12.6% had someone living alone who was 65 years of age or older. The average household size was 2.52 and the average family size was 2.92.

The age spread in the Town was 20.4% under the age of 18; 6.0% from 18 to 24; 23.5% from 25 to 44; 30.5% from 45 to 64; and 19.7% who were 65 years of age or older. The median age was



45.2 years. For every 100 females there were 87.6 males; and for every 100 females age 18 and over, there were 96.6 males. The detailed 2010 Demographic Profile is included in Appendix A.

The median income for a household in the town was \$60,938, and the median income for a family was \$71,944. Males had a median income of \$56,250 versus \$37,692 for females. The per capita income for the town was \$25,653. About 5.4% of families and 7.5% of the population were below the poverty line, including 12.0% of those under age 18 and 6.0% of those age 65 or over.<sup>2</sup>

## THE DEVELOPMENT

A complete new land use survey of all properties in and around the Town was conducted in September of 2015 – and cross-referenced with Jefferson County Board of Equalization and Tax Assessor data, aerial photography and the original 1990 survey. This information was then processed using the County’s GIS through the Department of Land Planning & Development Services, and has been further verified and refined over the course of the ensuing project to ensure the highest level of accuracy possible. The findings of the new survey can be tabulated as follows – with the one notation that the methane gas wells were only counted as such for the property that was actually disturbed to allow their installation (typically 1 acre per site). All of the land surrounding those wells that was *not* disturbed, even though traversed by a network of dirt roads accessing the wells, was classified as Vacant/Undeveloped.<sup>3</sup>

<i>total</i>	259,493,320.91	sq.ft.
	5,957.15	acres
Vacant/Undeveloped	211,126,901.30	81.36%
Agricultural	4,963,880.15	1.91%
Single Family	30,787,608.60	11.86%
Mobile Home	3,356,706.53	1.29%
Institutional	753,145.63	0.29%
Cultural/Recreational	1,305,657.48	0.50%
Office	25,935.74	0.01%
Light Commercial	16,022.26	0.01%
General Commercial	321,808.60	0.12%
Light Industry	438,547.13	0.17%
General Industry	271,604.36	0.10%
Heavy Industry	6,043,396.21	2.33%
Utility	82,106.93	0.03%
Total Developed Area	48,366,419.62	18.64%
	1,110.34	acres

And then, translating this data to the Town’s geography, the findings of the new land use survey can be depicted graphically as presented on the following page:

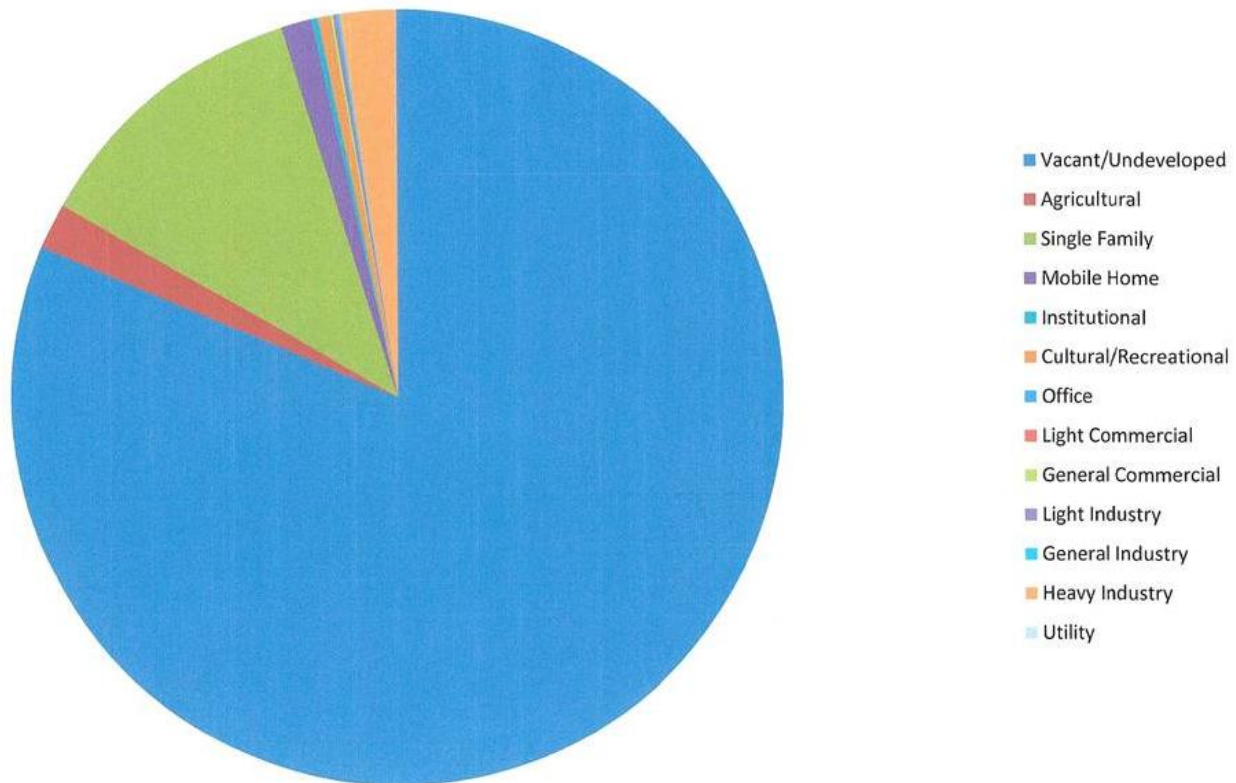
<sup>2</sup> 2010 Census, U.S. Census Bureau

<sup>3</sup> For both tax and storm water assessment purposes, only the land that has actually been disturbed and the natural vegetation removed is considered to be in “use”.





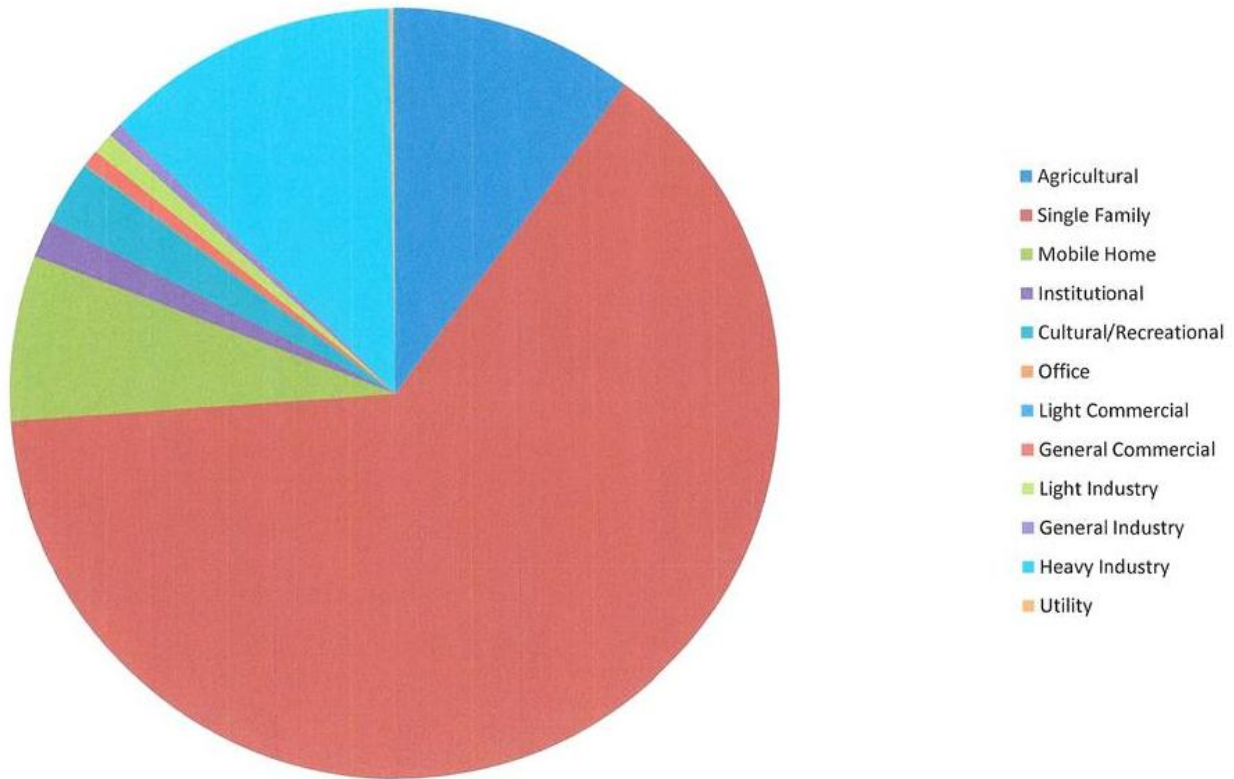
As was the case in 1990, the most significant number in the foregoing data is the percentage of vacant or undeveloped land in the Town: 81.36%, or 4,847 of the Town's total 5,957 acres.<sup>4</sup> And residential uses (including both houses and mobile homes) remain the dominant land use type in Sylvan Springs, occupying the next 13.16% of the Town's land. Combined, these two groups account for 94.52% of the Town, leaving only about 5% of the Town's property to account for all of the other land use types in Sylvan Springs – and half of *that* is the Heavy Industry classification corresponding to the aforementioned methane gas industry and the landfill.



But now, by *eliminating* the Vacant/Undeveloped category from the analysis, a more accurate assessment of the *character* of the Town can be made – by looking at the composition of only the developed properties within Sylvan Springs: wherein the dominance of the residential component is confirmed at 70.59%, between the houses and mobile homes. A graphic depiction of this table follows:

	% OF DEVELOPED SUB-AREA	
	ACRES	
Agricultural	113.96	10.26%
Single Family	706.79	63.65%
Mobile Home	77.06	6.94%
Institutional	17.29	1.56%
Cultural/Recreational	29.97	2.70%
Office	0.60	0.05%
Light Commercial	0.37	0.03%
General Commercial	7.39	0.67%
Light Industry	10.07	0.91%
General Industry	6.24	0.56%
Heavy Industry	138.74	12.50%
Utility	1.88	0.17%

<sup>4</sup> Due to the inclusion of unincorporated parcels that are either surrounded by or immediately adjacent to the Town limits, the total acreage of land use will be slightly more than the total amount of property actually covered by Sylvan Springs zoning. This is because the use of those properties will affect, and be affected by, the use of nearby properties that are in the Town.



NOTE: In order to help distinguish between the many (and often changing) colors on the pie charts, the legend starts at 12:00 (straight up) on the chart, and the categories move clockwise as you go down the legend. Thus, in the chart above, the blue for Agriculture runs from 12:00 to 1:00; Single Family swings all the way around to about 9:00; the green Mobile Home category is next; and so on, coming back to 11:59 with the light blue of Heavy Industry and finishing with the barely discernible Utility group.

And so again, the initial premise of both this and the 1990 Plan – that Sylvan Springs is a residential bedroom community to the Birmingham metropolitan area – is substantiated. Plus, given the stability of the Town’s population and housing stock over the past 25 years, it *remains* a viable and desirable place for people to live. The Town itself offers a number of different events and activities for its citizens throughout the year, taking advantage of their new civic complex adjacent to the community center and ballfields, and doing its part to enhance the quality of life for its citizenry.

In terms of the *non*-residential components, Sylvan Springs has a sufficient institutional component (churches and public facilities) to support its population (though the Town is not large enough to warrant a school). The commercial base is limited, however, and consists generally of businesses that draw the majority of their patronage from the community around them. And of the non-residential land use categories, there are more industrial uses than anything else – most of which can be attributed to the methane gas industry and the new landfill; however, there are *some* industrially-classified uses that may *not* be contributing the health, safety and general welfare of the community as a whole – as will be explained in the next section.

## THE ROAD SO FAR...

Among the changes that have occurred in Sylvan Springs' area of Jefferson County over the past 25 years, none was more sweeping than the F5 tornado of April 8, 1998.<sup>5</sup> Devastating not only to Sylvan Springs, but to a number of communities across the County, that storm system left large chunks of the Town – mainly its homes and subdivisions – in shambles. *But as has already been stated previously, Sylvan Springs is “a viable and desirable place” to live.* And so the folks built back, many even bigger and better than before.

In conducting the land use survey through the rebuilt – and newer – subdivisions, a new trend was noted: detached accessory structures. And fairly large ones at that, some being 2-story buildings. Many of these structures have garage apartment potential – as do a number of accessory buildings in the older neighborhoods – and a number of them are used for the owners' personal projects and hobbies. Or for a pool house, as swimming pools appear to have become popular as well.

The people of Sylvan Springs also like to spend time outside: even during the middle of the day, which is another “plus” for living in this Town. A lot of places put up “Neighborhood Watch” signs as a deterrent to theft and vandalism, but you never see a soul actually watching. Not so in Sylvan Springs! Signs here mean what they say, and a resident presence “on the street” is an excellent supplement to formal law enforcement (perhaps even better) in providing a safe environment to live in. In fact, having people out and about is one of the main driving principles behind the recent national trend in zoning: to create healthier, “walkable communities”. And a person must feel safe in order to want to be outside these days.

Another trend noted in the September 2015 land use survey was a *decline* in the incidence of agricultural uses in the Town. Horses are, by far, the most popular livestock animal in Sylvan Springs these days (in terms of the number of properties that have them), but agricultural uses in general appear to have given way to more traditional residential development in many areas.

So, condensing the land use categories of the 2015 survey to match those of the 1990 Plan, the following table gives the difference in the acreage actually being used for each type of use today, as compared with how much land was being used for that same type of use in 1990. And it documents an almost 45% *drop* in the amount of property now being used for agricultural purposes (whether livestock or hay/crops – personal vegetable gardens not included). In fact, Agricultural is the *only* land use category that has experienced a *reduction* in land coverage in the past 25 years. To the contrary, all of the other land use categories experienced an *increase* in

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<sup>5</sup> Sylvan Springs had previously experienced another F5 tornado in 1977 – and eerily enough, that was on April 4<sup>th</sup>.



land coverage of over 50% (save one: Light Industry only increased by 1.1%)-- and some experienced far more than that.

1990 Land Use Categories	% OF DEVELOPED AREA		% OF DEVELOPED AREA		% CHANGE	
	1989 ACRES		2015 ACRES		DIFFERENCE	
Agricultural	204.26	30.33%	113.96	10.26%	-90.30	-44.21%
Single Family	391.86	58.19%	706.79	63.66%	314.93	80.37%
Mobile Home	50.50	7.50%	77.06	6.94%	26.56	52.59%
Public/Semi-Pub/Cemetery	9.46	1.40%	47.26	4.26%	37.80	399.58%
Commercial	3.99	0.59%	8.36	0.75%	4.37	109.52%
Light Industry	9.96	1.48%	10.07	0.91%	0.11	1.10%
Heavy Industry	2.22	0.33%	138.74	12.50%	136.52	6149.55%
Utility	1.17	0.17%	1.88	0.17%	0.71	60.68%
Total Developed Area	673.42	31.83%	1,110.34	18.64%	436.92	64.88%
		(of total)		(of total)		
Vacant/Undeveloped Area	1,442.57	68.17%	4,846.81	81.36%	3,404.24	235.98%
		(of total)		(of total)		
Total Area	2,115.99 acres		5,957.15 acres		3,841.16	181.53%
	92,172,524.40 sq.ft.		259,493,320.91 sq.ft.		167,320,796.51	181.53%

And so Sylvan Springs is growing, both internally *and* externally. The difference in the total acreage is easy to see; but also of note is the increase in Vacant/Undeveloped land. As a comparison of the 1990 and 2015 land use maps will bear out, the additional acreage of new *development* has been primarily within the areas where development had *already* become established – i.e., “infill” development.<sup>6</sup> Which is not necessarily a bad thing, considering (A) the infrastructure is already there to accommodate new construction; and (B) there is still plenty of room to grow in those areas.

Here again, the largest (developed) *acreage* increase (not *percentage* increase, because it was already the highest) was in the residential categories. While houses and mobile homes may have only increased a combined 133%, their combined additional 341.49 *acres* is far and away the most for any of the land use categories.

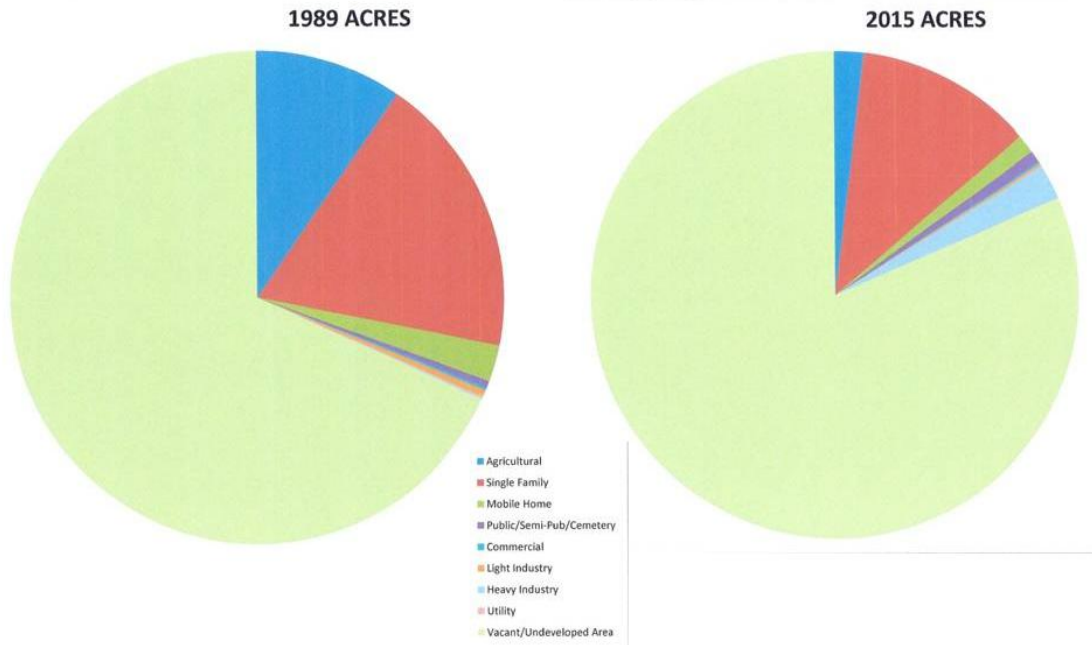
The most overwhelming number, however, is going to be the increase in Heavy Industry: a 6,149.55% increase certainly *sounds* like a lot. But considering there was not much Heavy Industry in the Town to begin with, and the annexation that brought in all of the new vacant land also brought in the numerous methane gas wells and the landfill, it is not surprising to see that the actual *acreage* in heavy industrial use is, in fact, somewhat *underwhelming* compared to the residential acreages.

And should there still be any concerns that Sylvan Springs might be “industrializing”, the uses in question are well removed and buffered from the “developed area” of Town, being fully

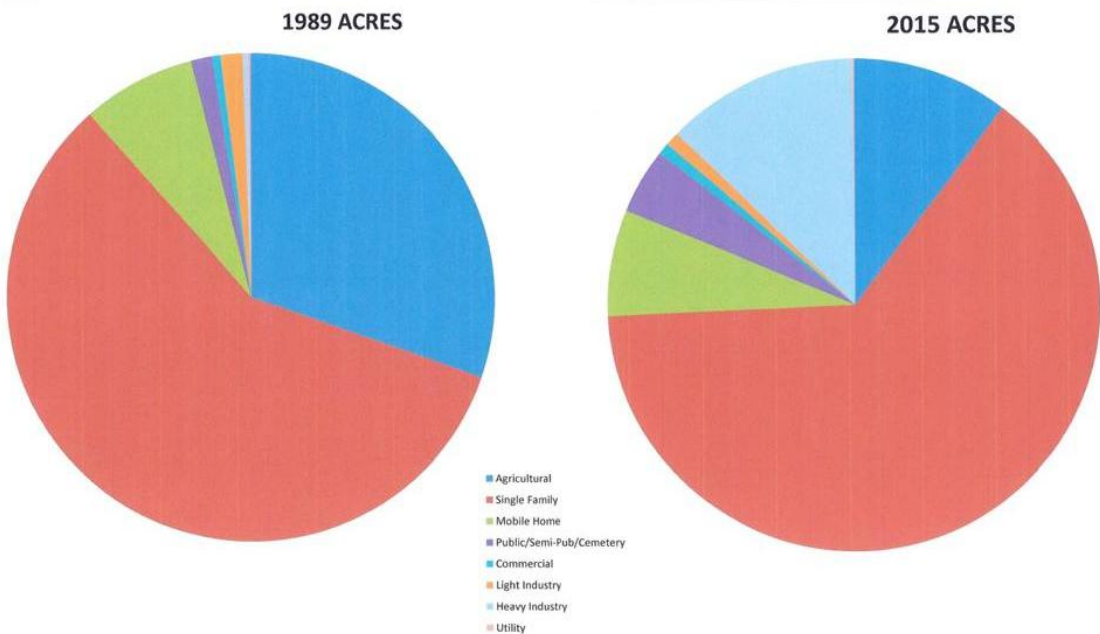
<sup>6</sup> The land use map from the 1990 Plan, though not the same format as the current map, is included in Appendix B for reference.

contained within the vacant woodland with which they were annexed. So much so, in fact, that neither people living in Sylvan Springs nor those passing through are even aware they are there. (It's the coal trucks and logging trucks racing down Highway 269 that people notice!)

## Land Use 25 Years Later

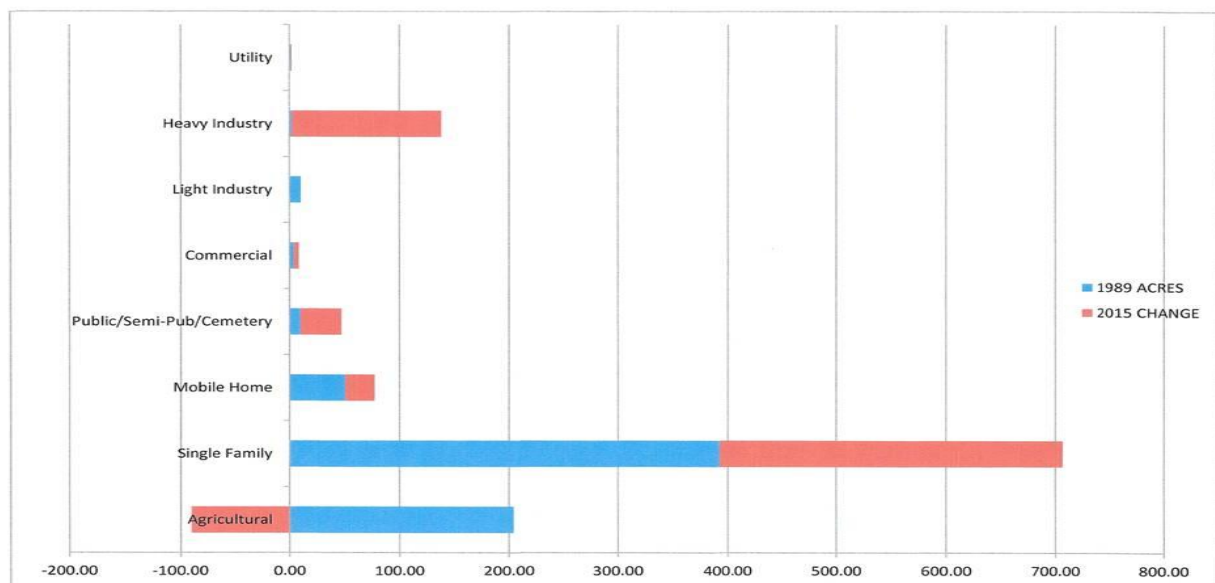
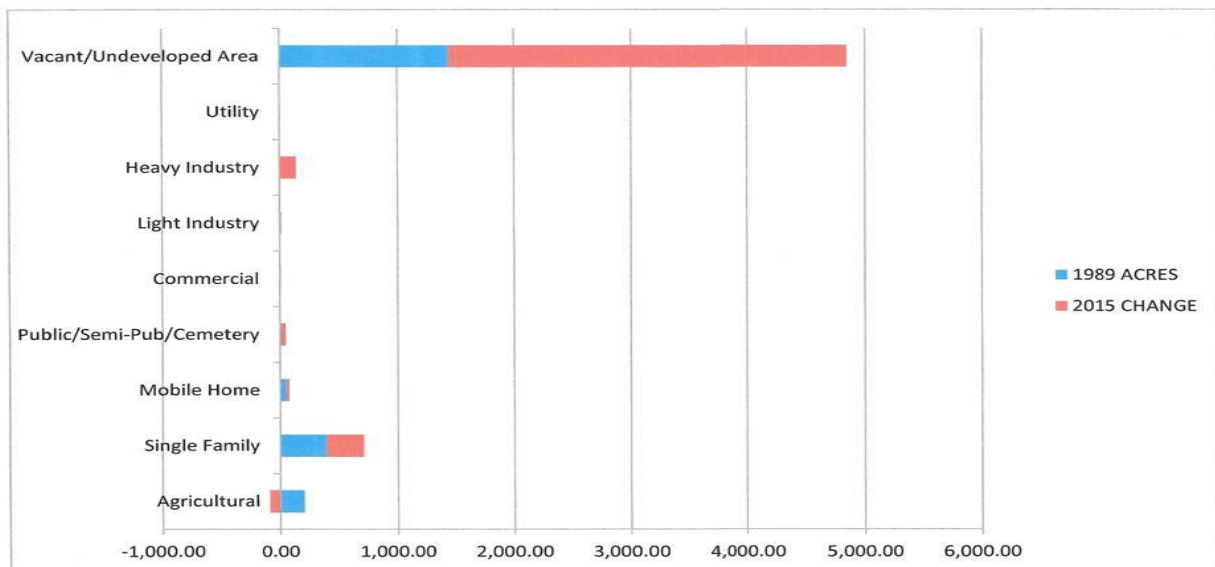


## Developed Area Only



The preceding charts visually depict the information from the foregoing table on the changes in land use since 1990. Most striking, of course, is the increase in Vacant/Undeveloped land in the top pair of charts; and then the decrease in Agricultural and the increase in Heavy Industrial evident in both sets of charts – all of which has already been explained.

Another way of looking at this information is with a bar that shows the total amount of land currently in use in each category, but broken down proportionally into how much was *already* there in 1990 and how much has been *added* since. Here again, the first chart includes the vacant land, while the second chart is just the *developed* area of Town.



(The “negative” red bar on Agricultural depicts the *decrease* in land used for that since 1990.)

Again, the top chart shows the huge acquisition of undeveloped land since 1990, while the lower chart shows virtually *all* of the Heavy Industry is new; Single Family almost *doubled*; *no* new Light Industry; *Commercial* doubled; and the new town hall complex helped boost the Public/Semi-Public group.

## ZONING

So having now looked at how Sylvan Springs has (or has *not*) changed in terms of the *use* of land within the Town, the next step is to compare the Town's *zoning* with those actual uses. As mentioned in the Preface, Sylvan Springs was operating under Jefferson County's zoning regulations prior to 1990, and those regulations were being administered *by* the County. But, having not performed any study or analysis of the Town, the County "defaulted" primarily to property ownership to determine the zoning – and so over half the Town ended up being zoned Agriculture and another 30% Heavy Industry. Only about 6% was zoned any kind of Residential, and there was no distinction or discretion regarding subdivisions or mobile homes (among other drawbacks inherent with an external agency controlling the Town's development).<sup>7</sup>

With adoption of the original Plan in 1990, however, the Town took a huge step toward taking control of its own destiny by becoming its *own* zoning authority. And with the Town's own new zoning ordinance – and in keeping with the character of the Town's actual development – Agricultural zones dropped to 11% of the total land area while Residential classifications (which now included distinctions regarding mobile homes) increased to 60%.

Something that would come later would be the annexation of a substantial amount of additional property. And since Jefferson County is one of the few counties in Alabama that exercises the zoning power; and since the Town did not have a plan in place by which to rezone those properties to a Town zoning classification; those properties retained their County zoning (pending the completion of the Town's Comprehensive Plan Update).

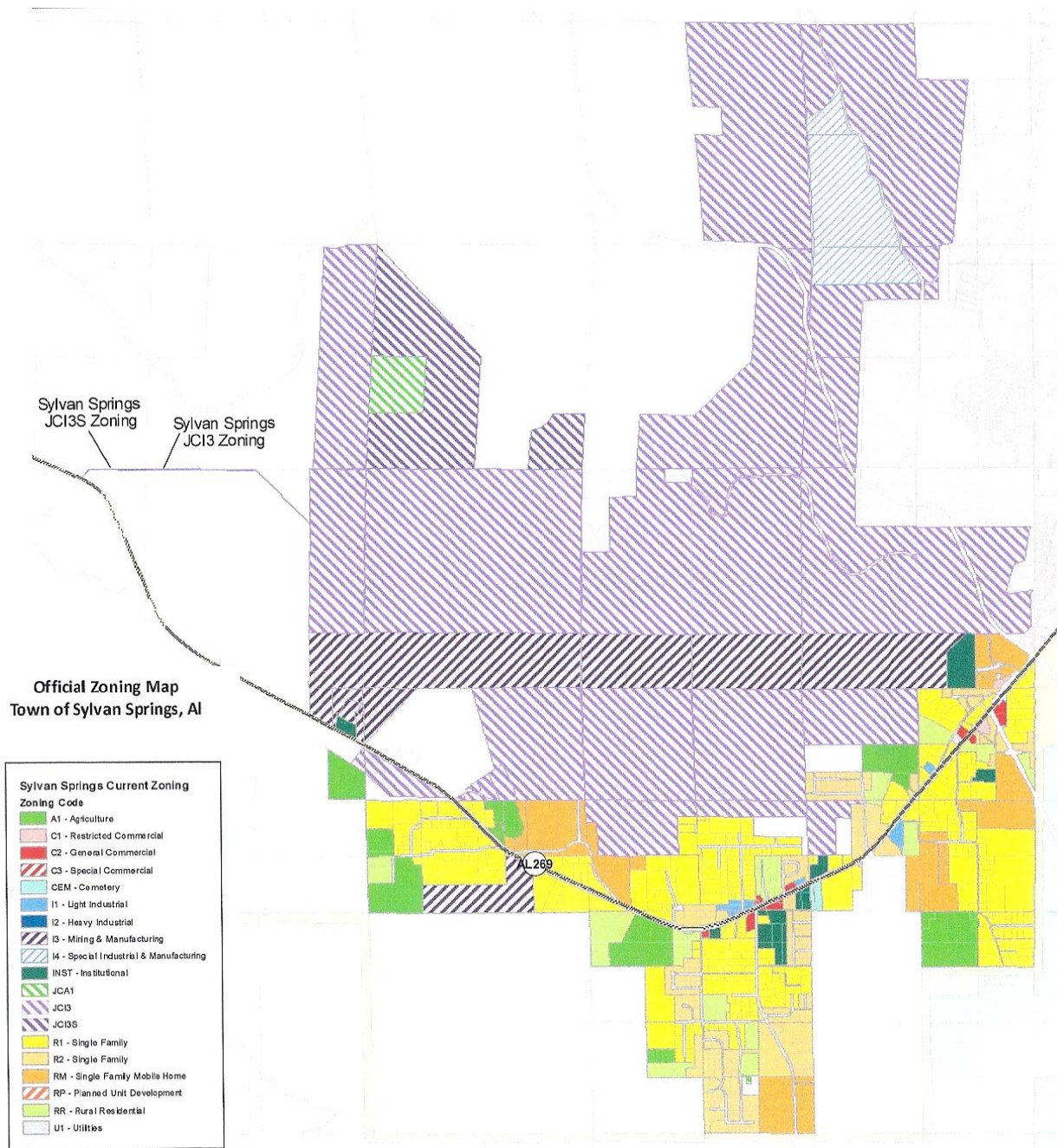
Fortunately, however, the existing uses as well as the Town's *intended* use for those properties were generally consistent with the County's industrial classification(s) that were brought in: so there was no real substantive effect on the relationship of the Town's zoning to its land uses as a result of those annexations. Nevertheless, the Town still seeks – by way of this Plan update – to consolidate those properties into the *Town's* zoning for consistency and easier administration.

After processing all of these events, the original zoning map (and all of the subsequent rezoning changes made thereto, including the annexed properties) was converted into a digital map of the Town's current zoning using the County's GIS – and the result is this:

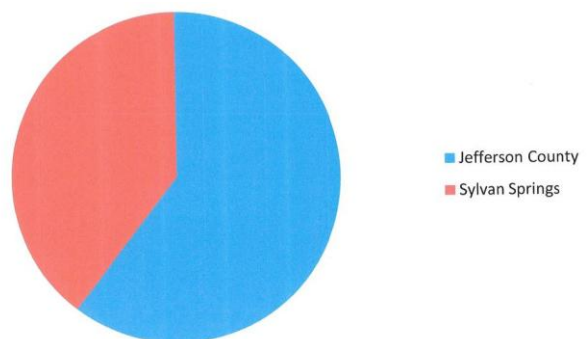
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<sup>7</sup> The complete tabulation and map of the old Jefferson County zoning is included in Appendix C.





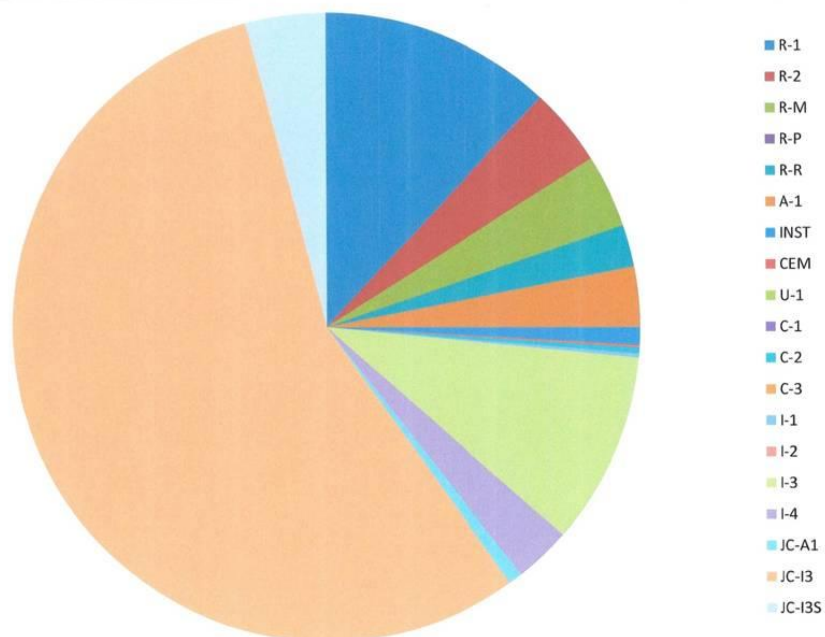
Obviously, the recently-annexed land significantly changes the original zoning district percentages cited earlier (for the 1990 zoning map). In fact, those newly-annexed properties – and their accompanying County zoning – account for about 60% of Sylvan Springs' current land area.



The “new” current zoning districts break down as follows:

2015 Zoning Districts	sq.ft.	% OF TOTAL		
total	252,376,402.71			
R-1	30,283,295.36	12.00%	Sylvan Springs	99,453,596.36
R-2	10,114,672.92	4.01%		39.41%
R-M	9,493,582.93	3.76%		
R-P	0.00	0.00%		
R-R	5,449,510.60	2.16%		
A-1	7,788,265.77	3.09%		
INST	2,289,027.76	0.91%		
CEM	190,404.68	0.08%		
U-1	82,106.93	0.03%		
C-1	144,764.74	0.06%		
C-2	682,903.85	0.27%		
C-3	0.00	0.00%		
I-1	520,094.58	0.21%		
I-2	0.00	0.00%		
I-3	25,063,963.68	9.93%		
I-4	7,351,002.56	2.91%		
JC-A1	1,778,476.77	0.70%	Jefferson County	152,922,806.34
JC-I3	140,758,678.68	55.77%		60.59%
JC-I3S	10,385,650.90	4.12%		

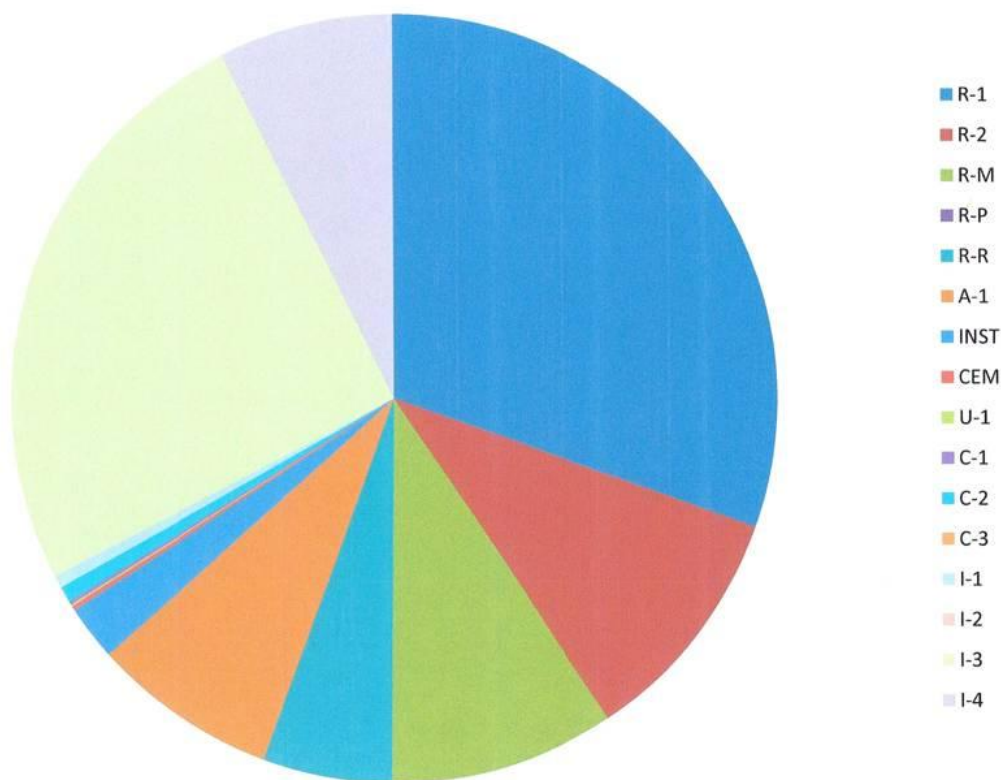
## Zoning District Distribution



But obviously, the County’s Industrial zoning now dominates the zoning map, which significantly skews the *perception* of the Town’s development and character as well as its zoning.

Thus, just as the undeveloped land area was omitted from the land use analysis in order to get a better picture of what the Town's actual development *really* looks like, so here can the *County* zoning be pulled out in order to get a better correlation of the Town's *current* zoning to the Town's actual *development* relative to the conceptualizations set forth in the 1990 Plan:

## Sylvan Springs Districts Only

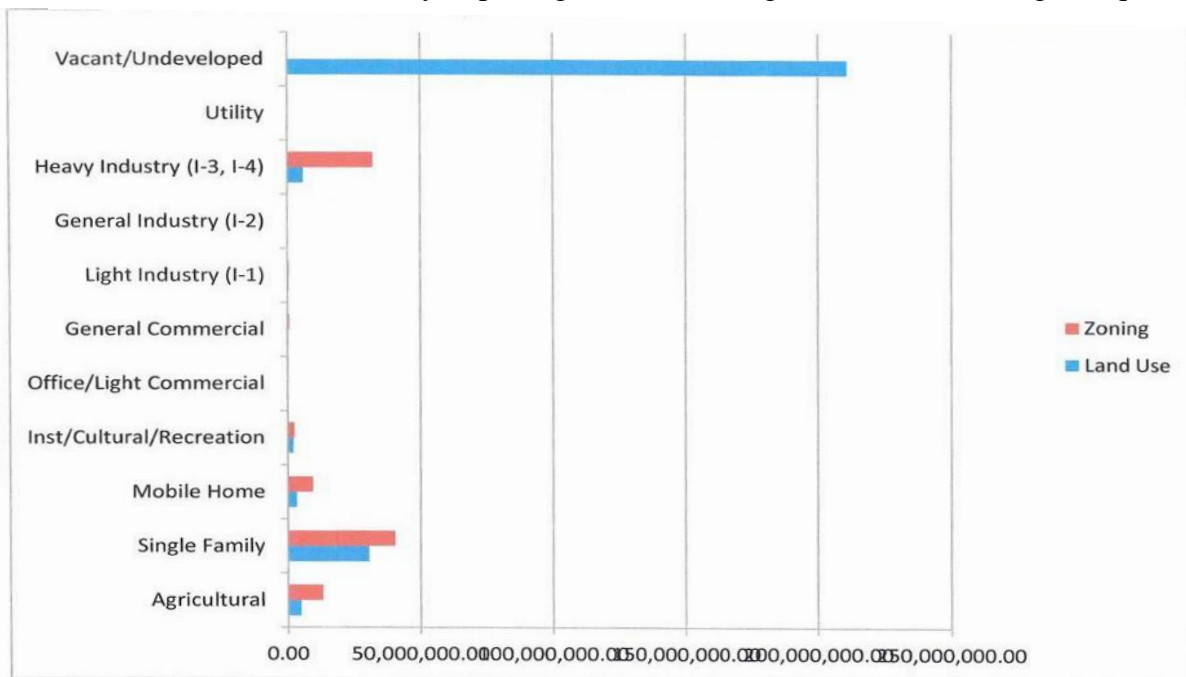


As expected, the picture of Sylvan Springs as a predominantly residential community is restored. And the percentages, even with the rezonings and other modifications that have been made to the Zoning Ordinance since 1990, still remain quite comparable to the original 1990 district distribution. Thus, it would appear that the Zoning Ordinance has adequately served the needs of the Town in both *maintaining* its original character and – as the increased land use acreages demonstrate – promoting additional *new* development that is *equally* in character.

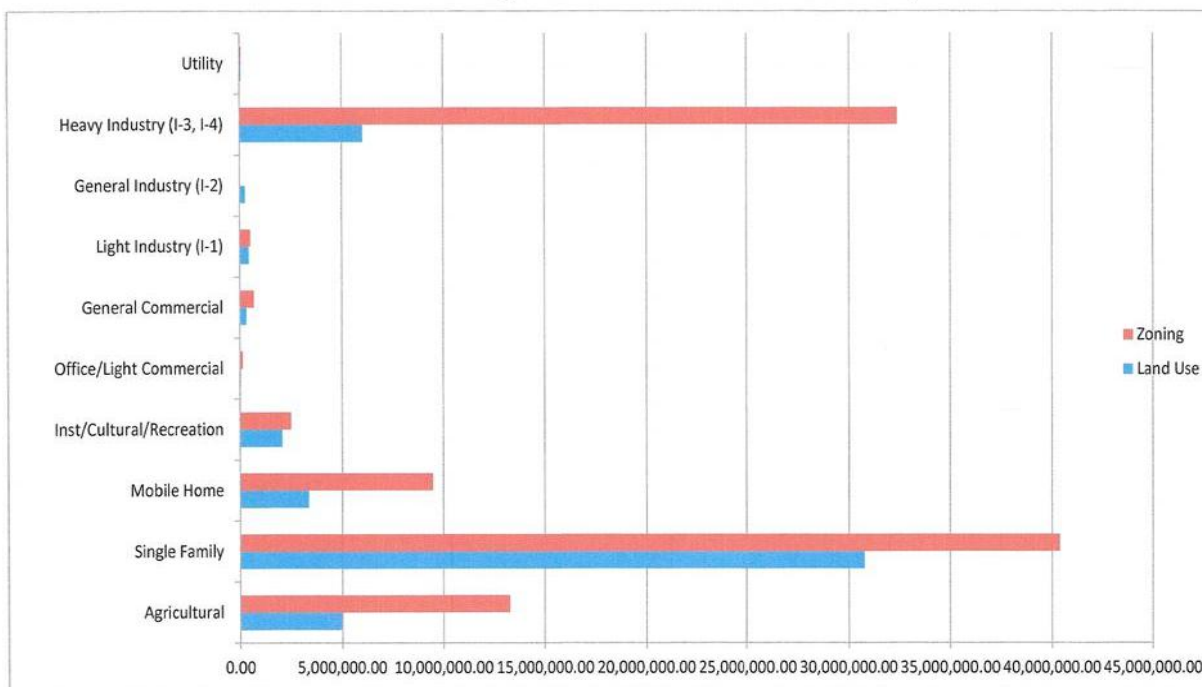
2015 Sylvan Springs	sq.ft.	% OF TOTAL
Districts Only		
total	99,453,596.36	
R-1	30,283,295.36	30.45%
R-2	10,114,672.92	10.17%
R-M	9,493,582.93	9.55%
R-P	0.00	0.00%
R-R	5,449,510.60	5.48%
A-1	7,788,265.77	7.83%
INST	2,289,027.76	2.30%
CEM	190,404.68	0.19%
U-1	82,106.93	0.08%
C-1	144,764.74	0.15%
C-2	682,903.85	0.69%
C-3	0.00	0.00%
I-1	520,094.58	0.52%
I-2	0.00	0.00%
I-3	25,063,963.68	25.20%
I-4	7,351,002.56	7.39%



But to confirm that, additional analysis putting the land use together *with* the zoning is required.



## Developed Area Only

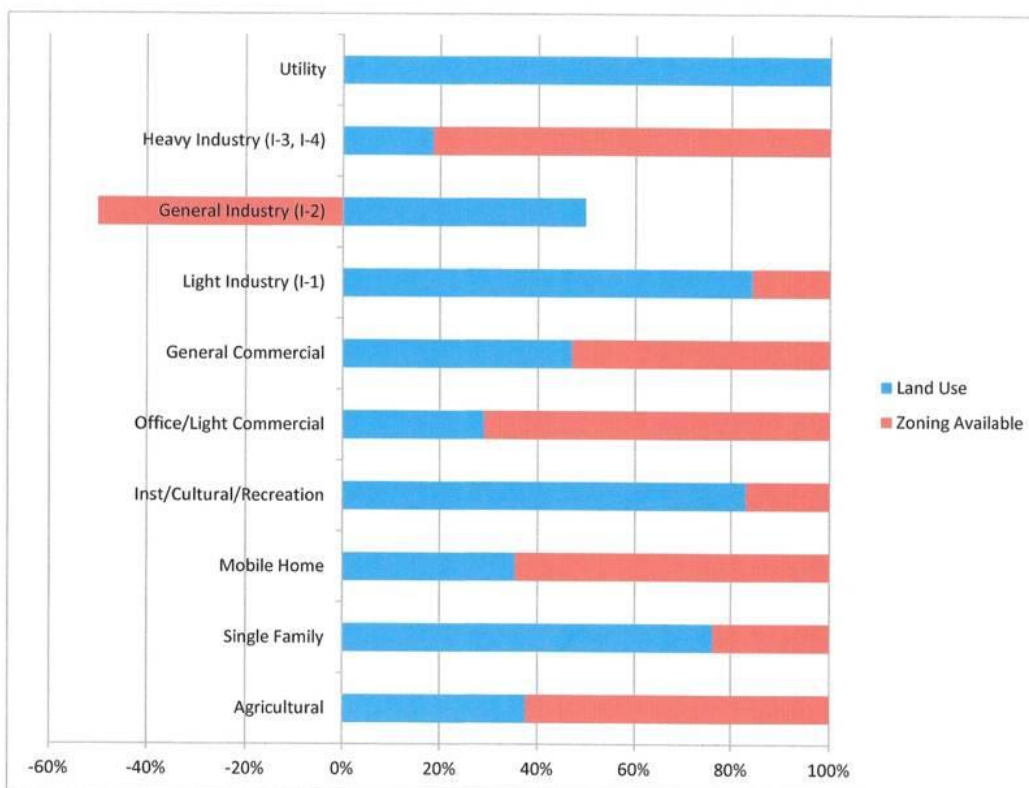


Here again, the upper chart includes the undeveloped land (*regardless* of zoning), while the lower one speaks solely to *actual development*. And whereas the blue represents the actual *use* and the red the *zoning* for said use, the Town's zoning does appear to be keeping a step ahead – and in line with – the Town's development (with only one exception...).

Appendix D has a similar chart comparing the 1989 zoning with the 1989 actual use of land.

However, even more interesting is the second rendering of the new (2015) data below – this time as a single *consolidated* bar overlaying the amount of land in actual use *atop* the amount of land that is *zoned* for each particular use – shows the availability or capacity of the Town’s existing zoning to accommodate *new* development of the various types of uses:

## Zoning Capacity & Utilization



Here, each bar represents *all* of the land in Town that is zoned for each category of land use. The blue part shows how much of that whatever-zoned land is currently in actual use, and the red part is how much land with that particular zoning is still vacant (and therefore available for development as such). So in every category but two, there is plenty of “room” before the existing zoning is used up. The exceptions are Utility, where the two water towers and the power substation already take up 100% of the Town’s U-1 zoning; and I-2 General Industry – where the red portion of the bar is actually “negative”.

Conversely, only about 20% of the Town’s I-3 and I-4 Industrial zoning is actually used, and about 80% of the Town’s I-3- and I-4-zoned land is currently undeveloped. There is also a good bit more “zoned” land available for mobile homes right now (about 65%) than there is for stick-

built homes (about 25%). And, there is an obvious excess of Agricultural zoning as well. The raw numbers in tabular form are provided below:

2015 Land Use & Zoning	Land Use sq.ft.	Zoning sq.ft.	Difference in zoning	Percentage of zoning used
Agricultural	4,963,880.15	13,237,776.37	8,273,896.22	37.50%
Single Family	30,787,608.60	40,397,968.28	9,610,359.68	76.21%
Mobile Home	3,356,706.53	9,493,582.93	6,136,876.40	35.36%
Inst/Cultural/Recreation	2,058,803.11	2,479,432.44	420,629.33	83.04%
Office/Light Commercial	41,957.99	144,764.74	102,806.75	28.98%
General Commercial	321,808.60	682,903.85	361,095.25	47.12%
Light Industry (I-1)	438,547.13	520,094.58	81,547.45	84.32%
General Industry (I-2)	271,604.36	0.00	-271,604.36	#DIV/0!
Heavy Industry (I-3, I-4)	6,043,396.21	32,414,966.24	26,371,570.03	18.64%
Utility	82,106.93	82,106.93	0.00	100.00%
Vacant/Undeveloped	211,126,901.30			

This, then, confirms that the Town’s zoning has served its purpose and accomplished its intent fairly well, and there is still room for growth in accordance with the goals of the 1990 Plan.

As for the two anomalies, the utility zoning is not an issue: it is typical of municipal planning to “plan” for future utilities, but not to actually “zone” for them until the time comes for actual installation (due to the specific site criteria that would be used by the utility company to identify the most suitable location).

The matter of the non-existent I-2 Industrial zoning, on the other hand, *does* present a problem (though not in and of itself). In going back to the original 1990 plan and zoning, *no* I-2 Industrial (or C-3 Special Commercial or R-P Planned Unit Development) was actually put in place “on the ground” because there were no such *uses* present at the time. However, the 2015 survey found that some such uses *have* materialized over the years – and have done so *without* the benefit of proper zoning. And as such, they are classified as “illegal non-conforming uses”.

In fact, a comparison of the Town’s existing (updated) zoning with its current (updated) land use reveals a number of non-conformities – of which there are three general categories:

1. **Legal Non-Conforming Uses.** Also sometimes called “grandfathered” uses, these are uses that were in place at the time the original zoning was established (or otherwise when the zoning of the property was changed to its current classification) and are no longer allowed in their current zoning district by right. These uses are allowed to remain as long as they don’t expand, or become in any way more permanent; and cannot be re-established if they are discontinued for six (6) months or more, or are destroyed by more than seventy-five percent (75%).<sup>8</sup>

<sup>8</sup> Zoning Ordinance for the Town of Sylvan Springs, Article 12.

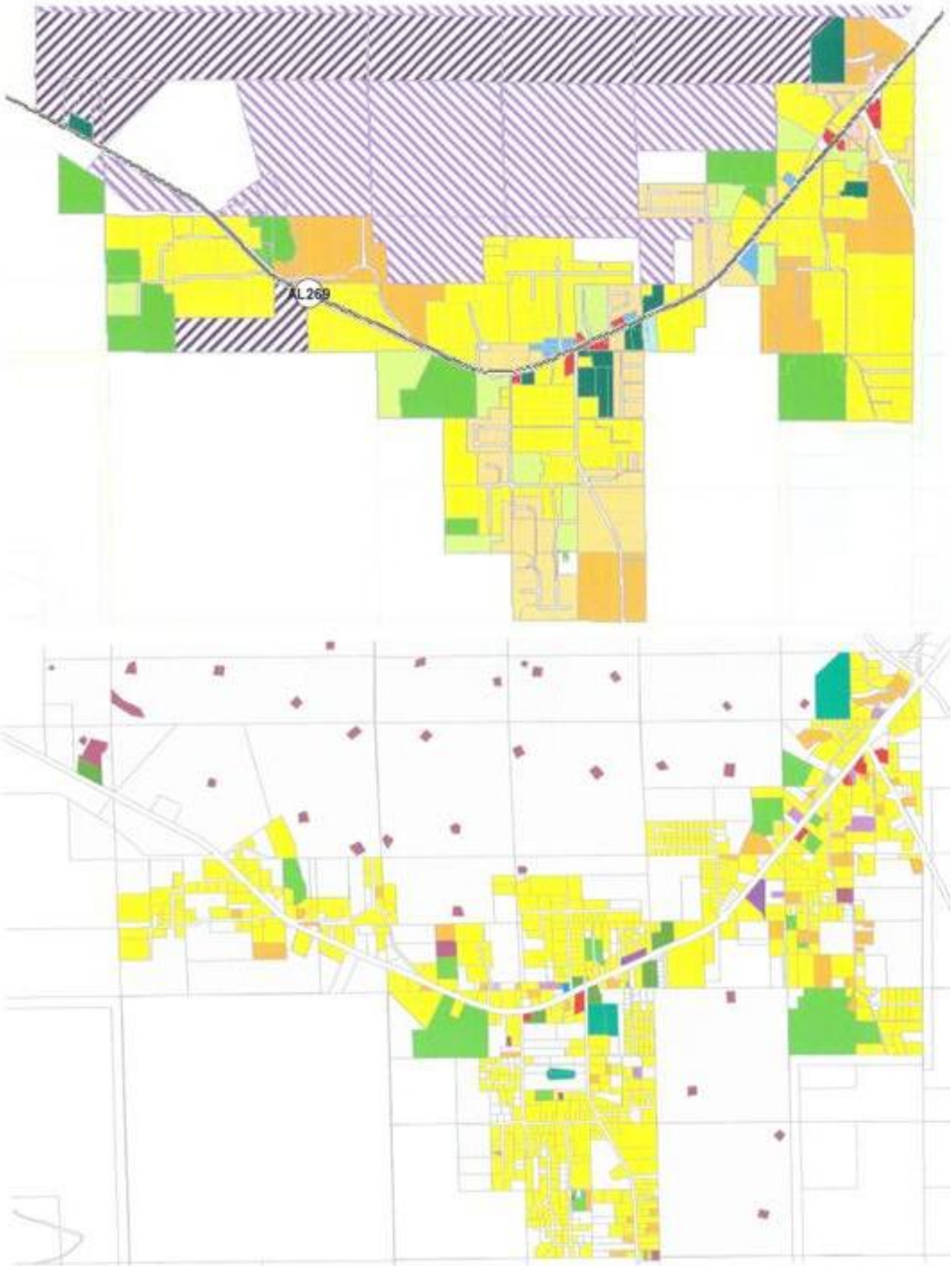
2. **Illegal Non-Conforming Uses.** These are uses that have been put in place *after* a property's zoning has already been established; uses for which the proper permit(s) have *not* been obtained from the Town; and uses that are specifically *not* allowed in the zoning district in which they are located. These instances are direct violations of the Zoning Ordinance, subject to Section 1611, Remedies And Penalties For Violation.
3. **Indirect Non-Conforming Uses.** These are *not* zoning violations, in that the uses themselves are allowed in the zoning district in which they are located. However, they are the subject of study with regard to the *planning* of the community because the zoning is not a "direct fit" for the current use. An example is a parcel that simply has a single family residence on it, but is zoned A-1 Agriculture – which would permit certain elements that *may* not be compatible if the surrounding area were to be developed as a traditional subdivision. As a general rule, zoning is granted based on the needs and parameters of a particular use: it should not exceed the need by being more permissive than necessary, nor should it inadvertently render a use "prohibited" by being too restrictive. So when requesting a rezoning, property owners should be clear to the Town as to *exactly* what their development and use intentions are.

The Industrial uses mentioned above, for which there is no I-2 Zoning currently available within the Town limits, fall into the *second* category: they are zoning violations, and should be remedied either through rezoning or discontinuation – *noting, however, that rezoning will require that the use in question (as well as the proposed zoning) be in compliance with this Comprehensive Plan.*

In order to identify *all* of the non-conforming uses in the Town, the existing land use and existing zoning is compared to check the geographic correspondence of one to the other physically on the ground. The discrepancies are then mapped and categorized to determine what, if any, further action is necessary; and then the current property owner is identified in the case that any further action is deemed appropriate.

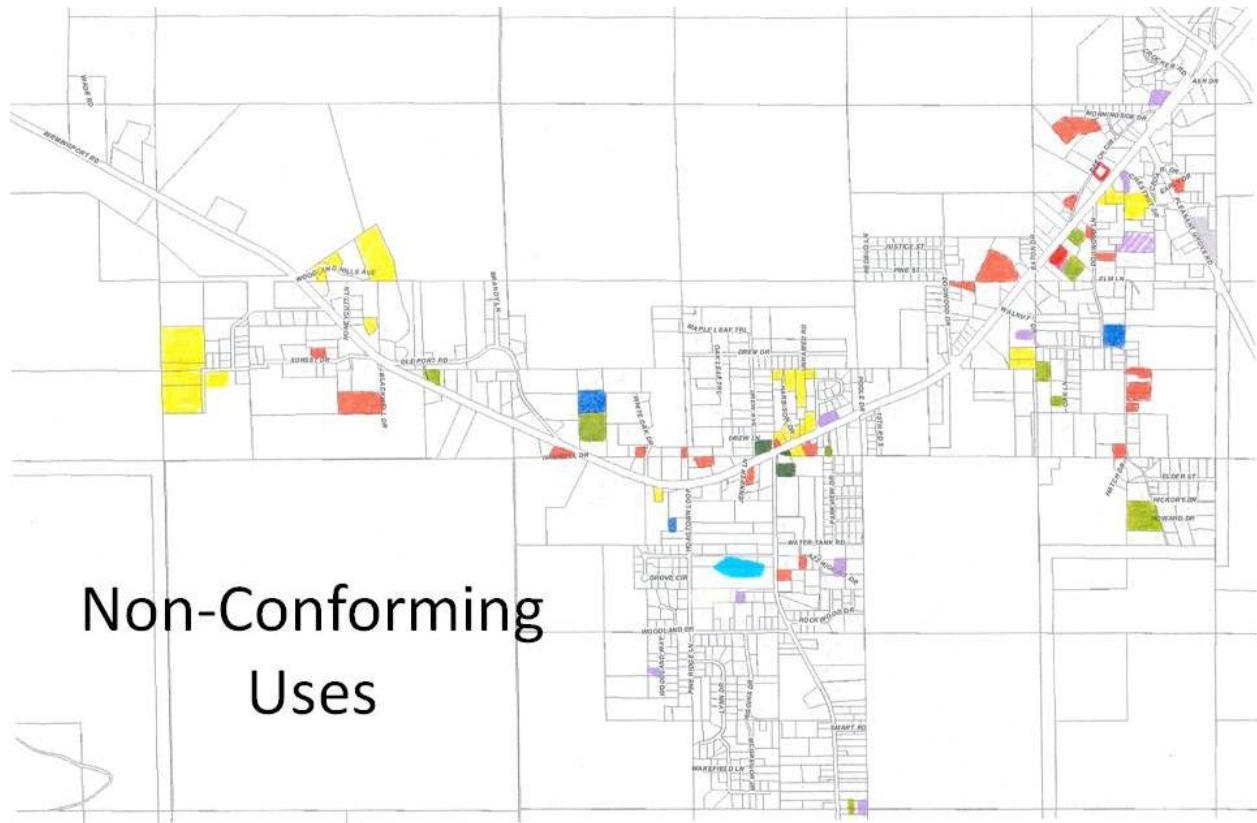
Also, since the large annexed area to the north is already known to be in compliance – containing industrial uses and all zoned accordingly – the focus of the following maps is on the "Town proper": the lower developed portion of the Town generally corresponding to the incorporated area at the time of the 1990.

Thus, the following page presents the current existing zoning map above the current existing land map immediately below for easy comparison...





Next, the resulting map of non-conformities, with the color codes generally corresponding to the colors for the land uses:



Breaking the map down for easier analysis and explanation, the yellow parcels in the two maps below are instances of Indirect Non-Conforming Uses: they are properties with single-family residences that are zoned either Agriculture or Rural Residential – but no evidence of livestock or crop-raising was observed. Many of these properties are likely too small to comfortably accommodate both a house and livestock, and so they are properties that *could* be zoned Single Family in order to be in more direct conformance with the zoning regulations; or, they *could* remain zoned as they are, in case there was ever a possibility that the property owners might *want* to have animals (or crops) at some point in the future.





The exception is the one area where the yellow properties front Highway 269: this group of properties is actually zoned C-2 General Commercial. And while planning for future commercial development along the Highway here may be appropriate, no structural repair or improvement can be made to the houses on these properties without a variance because of their non-conforming status: homes are not allowed in a C-2 District.



The other instance where attention to residential uses *does* need to be given is back at the western end of Town. These three houses are on properties that were annexed since 1990 and, as such, still carry the County's I-3 Heavy Industrial zoning – which means these



homeowners would have the same repair and improvement limitations as the C-2-zoned homeowners above. So in both of these areas, *but particularly this second one*, serious consideration should be given to changing these properties to a Single-Family Classification in order to be consistent with their actual uses.

Next, the parcels colored orange across the Town are mobile homes that are located in Single-Family (non-mobile home) zoning. *Almost all* of these mobile homes are “grandfathered” (i.e., legal non-conformities): and those that were pre-existing at the time of the original zoning are marked with a star.



This means that the Town has done a *good job* in administering its Zoning Ordinance over the years, as virtually *no* new mobile homes have been located in areas where the zoning did not allow for them.

There *was* one anomaly in the mobile home mix, however: the one that the former temporary post office was housed in is still there, and now stands vacant and unused in C-2 Commercial zoning.



Next up are agricultural uses, identified by the lighter green color. Pretty much all of these are in Residential districts – where livestock is not allowed – and most of them involve horses (though there are pigs, chickens and a donkey on one property right in the center of Town along the Highway). The large tract at the southeastern corner is a hay field (which is actually “grandfathered”), while the next spot moving toward the center of town houses a dog alone. These uses need to be evaluated in terms of their compatibility with surrounding residences, and – because of the surrounding residences (in most cases) – consideration should probably be for R-R Rural Residential zoning rather than outright Agricultural zoning.



Public/Institutional uses are in the dark green, where the Town Hall complex needs to be rezoned for compliance; and then there is a church that has taken up residence in a commercial strip that is actually zoned I-1 Light Industrial (on the north side of the Highway). Mixing institutional uses in with commercial and industrial uses (by right) is done in many cities around the country; however, there can be conflicts – which is why Sylvan Springs chose to have a separate district for institutional uses back in 1990. An alternative may be to allow them by Special Exception, so as not to preclude the establishment of a commercial or industrial use at some point in the future.







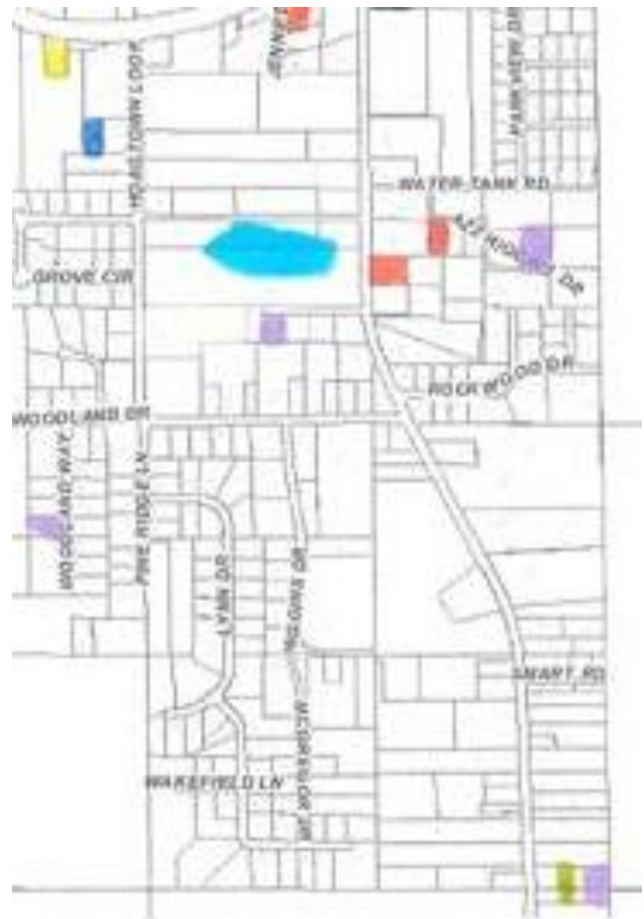
The small violet patch to the center-left is an accessory building located on the site of a former residence, and it is reportedly being used as a shop – however, the shop operator does not reside on the premises, thereby making this an industrial property.

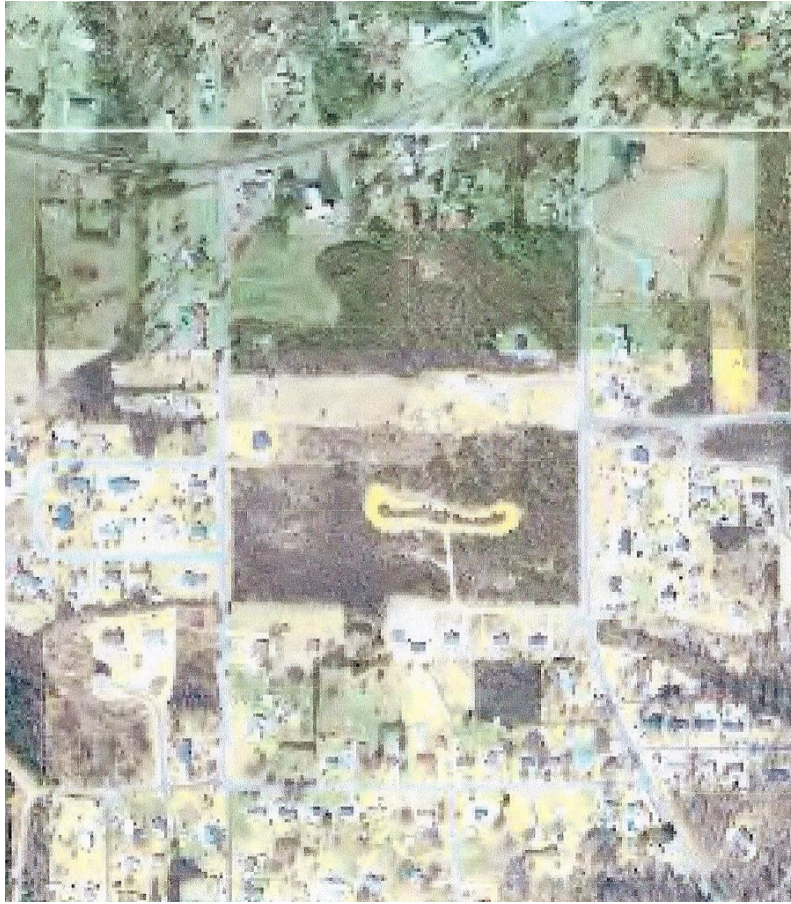
And finally, the parcel colored in blue is one of two large properties that are zoned for Single-Family Residential use only, but are being used for heavy industrial purposes. In this particular case, it is a substantial junk yard that has grown up around a single family residence, and now seriously compromises the integrity of the other residences around it.

Other industrial uses in residential zones include a woodworking shop that has been permitted as a home occupation (to the far right); Allstate Tree Service, which is operating illegally out of a house on Harvey Lane (in the center of the map to the right); and an apparent “shade tree mechanic” operating in a residential driveway (at the lower left edge of the map). The properties at the bottom of the map contain a house and mobile home, but also chickens and a walled-off junk car yard (also approved by variance).

The dark blue parcel at the upper left has a substantial amount of outside storage; and may be used in repair operations as well, given the configuration of the building with garages on either side.

And then perhaps the most interesting of the non-conforming uses is the dirt track laid out over 4 parcels in the center of the map (the light blue color). The following aerial photograph makes it pretty clear what it is going on here, although probably unbeknownst to the property owners...



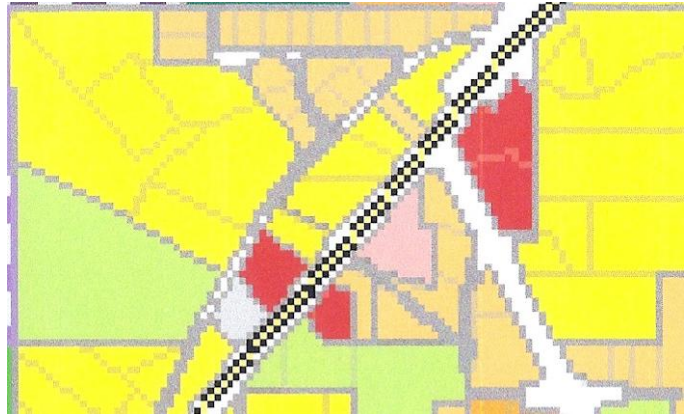


The last two industrial uses that need attention include the violet-colored one to the right (below), which is a boat business doing repairs and having outside storage – both of which constitute an industrial use – but is on property zoned C-2 General Commercial. And then the



blue property is the other major heavy-industrial non-conformity of note: an illegal landfill (on residentially-zoned property) that, at the time of the 2015 survey, had actually caught on fire. Thus, this property presents not only a land use conflict with the residences around it, but a health hazard for the entire Town.

The only other land use “anomaly” of note comes from the approval of a string of billboards – i.e., outdoor advertising signs – which was approved by variance on C-1 Restricted Commercial property (the pink color). Although the original Zoning Ordinance stated that outdoor advertising signs and billboards were prohibited in Sylvan Springs (Section 1303), the Ordinance was amended in 2012 in conjunction with this case.



Having now identified these zoning non-conformities, the Town – through its Planning Commission – is accordingly tasked with determining what course of action to take in addressing them, with attention not only to the effect on properties in and around the Town right now, but also with respect to the effect on the Town’s *long-term* hopes and aspirations.

To that end, the following section will chart Sylvan Springs’ future *beyond* this handful of zoning non-conformities, and take a *comprehensive* view of the Town’s future as it seeks to extend the vision of the 1990 Plan into the 2030’s and beyond.

And so what *was* that vision in 1990...?

## THE ORIGINAL VISION

The next section will examine the goals and objective of the 1990 Plan in more detail – with particular regard to how the Town now moves forward with (or without) them. But overall, that Plan’s goal was to promote both the continuation and expansion of the Town’s image as a residential community: check!

“The Plan” *then* was to guide development within the Town so as to (1) create and maintain cohesive areas of consistent and compatible land uses in terms of the type, nature and character of the uses; and (2) coordinate these areas in terms of facilitating smooth transitions from each area into the next, for the purpose of maximizing the potential benefits to *all* properties within the Town.

For example, one of the strategies employed by the 1990 Plan sought to set aside specific areas for strictly stick-built homes – and the non-conforming use map shows that the Town has been successful in restricting new mobile homes to the areas designated *for* them. Recognizing the desire for agricultural activities (e.g., livestock) was also a priority, and it too has been reflected

in the A-1 and R-R (Rural Residential) zoning that has been retained across the Town (in spite of the noted decrease in the incidence of actual *uses*).

In fact, upon further reflection, the only objective of the 1990 Plan that did *not* materialize as expected was the hope to group together – or cluster – the Town’s commercial uses into a sort of “central core” (or two). But historically, for communities established along major roads like Highway 269, this has proved difficult to do. Centering such uses around major intersections is one approach, however, that the Town *has* been able to accomplish with the Dollar General at Rock Creek Road and the commercial development at Pleasant Grove Road. So, though not a complete transformation, there *has* been *some* progress made toward establishing some core commercial areas.

As for the “bad news”, the emergence of certain industrial uses in less-than-desirable locations is probably the biggest issue that the Town will have to deal with. The 1990 Plan stated that there may be instances where certain industrial uses *could* be made acceptable in certain districts or locations without negatively impacting the use of adjacent properties. And while that was the case with *some* of the pre-existing industrial uses in Town, it has *not* been the case with some of the *new* industrial operations that have emerged. Again, the annexed properties and their accompanying uses have *not* been a problem for the Town or its residents; it has been the emergence of *other* uses, identified in the foregoing discussion of non-conforming uses, that has created conflicts for some of the Town’s residents – and perhaps for the whole Town – in terms of its future development potential...



## THE ROAD AHEAD...

Looking back over the past 25 years, the Town of Sylvan Springs has done a lot for itself and for its citizens. In fact, of the immediate “Needs” that were cited in the 1990 Comprehensive Plan, the Town has addressed them all:

- Sylvan Springs adopted a formal policy document on development (i.e., the Plan).
- It adopted more appropriate zoning regulations and drew out realistic districts that are directly applicable to the Town.
- It has established the necessary boards and employed staff to maintain an on-going planning function and administer the zoning ordinance.
- A new water tower was installed and a new pump station added to the system, upgrading the Town’s public water service and thereby enhancing its overall attractiveness to new development of all kinds.

So what is next for the Town of Sylvan Springs, Alabama?

As was stated at the outset, the purpose of this new Plan is not to *replace* the 1990 Plan, but to *carry forward* with the policies, goals, objectives and strategies that are still applicable; and then to make the necessary adjustments in this *new* Plan – and to the Zoning Ordinance and whatever other regulatory documents where changes may be necessary – that can best help the Town make its “updated” vision of itself become a reality.

Following, then, are the items from the Conclusions section and the Proposed Development Plan section of the 1990 Comprehensive Plan, each presented with corresponding observations from the 2015 update study to see in what ways they may still be applicable – and how they might be adjusted to fit into the Town’s “new vision”.<sup>9</sup>

*Sylvan Springs remains a primarily single family residential community that is slightly rural in character, and is relatively isolated due to its location and surrounding woodland.*

- Located only 22 minutes from downtown Birmingham with excellent road access, Sylvan Springs offers a quiet, attractive alternative to living in “the big city”.

*The Town’s highest development potential continues to lie in maintaining and enhancing its existing residential atmosphere, and promoting additional residential growth.*

- The Town sponsors several community activities for residents throughout the year.
- Active neighborhood watch provides safety and promotes community involvement.

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<sup>9</sup> It is worth repeating here that this Plan is not just a collection of thoughts and ideas from select individuals, Town officials and/or staff; rather, it is the culmination of a cooperative effort with the citizenry of the Town, all working together to form the vision of the Sylvan Springs of 2025 and beyond.

- Several vacant lots remain available for new homes in existing subdivisions.
- There remain several large properties with good potential for development as new subdivisions

*As the residential population of the Town increases, so may the attraction for additional commercial development.*

- Although the town's raw land area has jumped substantially, the population has remained fairly steady over the years since the 1990 Plan.
- Some new commercial development has still taken place, however, nevertheless.

*Foregoing issues with archaic, non-applicable zoning have been addressed; however,*

- Annexed properties need to be rezoned to be consistent with Town development policy.
- Some minor changes in use across Town have necessitated adjustments to the zoning map.

*The scattered location of isolated individual commercial and industrial uses (and zoning) continues to present the potential for conflict between both existing and future business uses and residential development.*

- Most of the non-residential development in the Town has taken place along Highway 269, as would be expected in communities along single major thoroughfares.
- The ideal situation would be to cluster commercial and industrial uses, preferably around the highway's intersection with the other two major collector roads – which, in fact, has been done to some extent (especially with the most recent new commercial businesses).
- Non-conforming industrial uses have arisen off of the Highway, however, creating the potentially serious conflicts with the surrounding residential areas.

*The lack of foreseeable sanitary sewer service will continue to restrict development to that of a relatively smaller scale.*

- This is actually a positive thing, since a “big box” retail establishment would not be in keeping with the established character of the community.

*Steps have also been taken to address the former inadequacies of the Town's public water supply, including the provision of a new water tower and supplemental pumping support.*

*By adopting the 1990 Comprehensive Plan, the Town addressed the lack of a formal set of policies, goals and objectives on which day-to-day development-related decisions can be based.*

*And since the adoption of the 1990 Plan and the new Zoning Ordinance that accompanied it, the Town has been fairly successful in taking control of its own destiny by correcting some of its pre-existing problems as well as heading off new ones.*

The overall intent of the 1990 Proposed Development Plan, as stated previously, was to *guide development within the Town of Sylvan Springs so as to (1) create and maintain cohesive areas of consistent and compatible land uses in terms of the type, nature and character of such uses; and (2) coordinate these areas in terms of facilitating smooth transitions from each area into its adjoining areas while maximizing the potential benefits to all properties within the Town.*

This remains a viable and applicable overall purpose for the 2015 Plan as well: only now, it should carry special emphasis on the Town’s residential component as being its most valuable asset. For without its residents, Sylvan Springs would have no real identity.

To that end, the vast majority of the Town will continue to be set aside strictly for single family residential uses exclusive of mobile homes. Through the Official Zoning Map, the single family areas will be delineated and protected, while at the same time, certain other areas will remain available for mobile homes – though carrying forward the one caveat from the 1990 Plan: *if a mobile home park is ever developed within the Town limits, all mobile homes would thereafter be restricted to that park (or parks) only, and no new mobile homes would be permitted on individual lots outside of said park(s) (up to the capacity of the park(s) in question).*<sup>10</sup>

An additional new policy regarding mobile homes addresses the intent of both the 1990 Plan and the current Update to eventually phase out the pre-existing mobile homes in single family districts, and/or to otherwise make their continued presence as compatible as possible with the other homes around them. While the Zoning Ordinance prohibits the “expansion” of a non-conforming use, it should also prohibit any increase in the *effect* of a given use’s non-conformity. Specifically, the replacement of any pre-existing mobile home in a single family district should constitute an upgrade or update, or otherwise improve the compatibility of said mobile home with surrounding residences.<sup>11</sup> In no case shall replacement with an older or structurally less-sound unit be allowed.

The Zoning Ordinance will also need to be updated to better define and distinguish between mobile homes, manufactured homes, modular homes and stick-built homes – and to identify those types that will be permitted in single family districts.

Agricultural uses, though part of the Town’s historical character, are still generally not “planned for” in studies such as this. However, those that are present should remain accounted for; and any existing uses that are not already accounted for should be considered for rezoning for

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<sup>10</sup> The Town’s planning and zoning boards would here clarify the potential for creating and/or allowing a mobile home park as (A) requiring rezoning and public hearings, and (B) being subject to design and operating guidelines (to be determined at rezoning) intended to maintain the park’s integrity and character over time.

<sup>11</sup> Acknowledging also, that if – in order to comply with this policy – the new unit or improvement results in a larger unit than what was already there, prior approval by the Zoning Board of Adjustment would be necessary.

compliance. To that end, the Zoning Ordinance already provides two options: the A-1 District which is essentially full-blown agriculture including crops and livestock (along with a single family residence); and then the R-R Rural Residential District, which seeks to be a more residentially-compatible option by restricting the “agricultural” element based on the size of the affected parcel. This second district would likely be a more appropriate choice for those properties on which the homeowners simply keep a horse or two for their own use and enjoyment.

But even in addition to that, the Town has also been reviewing the trend for “urban chickens” across the nation – i.e., allowing a limited number of chickens (for egg production and pets) on single family properties in residential subdivisions.

Utility and Institutional uses will continue to be appropriate, acceptable and even desirable amenities to the Town’s residential development. However, these uses too are generally not “planned for” because of their often unique location and site requirements. So here again, those that are already in existence should be considered for rezoning for compliance, while any new such uses should be evaluated on a case-by case basis.

With the exception of the gas wells and the landfill in the properly-zoned, recently-annexed lands north of the Town proper, Commercial and Industrial uses should continue to be limited to properties with Highway frontage; or at the very least, to major collector roadways. Overall, the 1990 Plan for the Town’s business districts still holds, *which takes into consideration:*

1. *Where the existing businesses are concentrated;*
2. *Where the potential for additional such development exists (or conversely, where there is little potential for residential or other types of development); and,*
3. *The general appropriateness of the business in terms of such things as accessibility and compatibility with development in adjacent areas.*

Again, the general intent of the Plan then – and of the Plan today – is to group commercial and (light) industrial uses together into clusters or “core” areas whenever possible, and preferably at major intersections (along the Highway). A proactive phasing-out of unused commercial or industrial properties, as well as any inappropriately-located existing uses, would be a good step in this direction – as well as a way of helping the Town achieve its *overall* development goals.

There is a second possibility, however, regarding non-residential uses: one that emanates from the existing provision for Restricted Commercial businesses in the Zoning Ordinance. While the C-1 District already could allow small, strictly neighborhood-oriented businesses to be located outside of the “core” commercial areas and/or away from the Highway, the Ordinance should be updated to be more detailed on this subject, and to pick up on the national trend in communities to return to a Traditional Neighborhood Development pattern – a.k.a. “walkable communities”.



Industrial uses, on the other hand, rarely have the characteristics that make them compatible *or* desirable in a non-business setting in general – and in residential areas in particular. Again, the policy of limiting these kinds of uses to along the Highway (save for the exceptions previously noted), and being further sited such that they do not pose any conflicts for other development, should prevail. Because of the likelihood of substantial land use conflicts, they should continue to be prohibited in residential areas; and, in the instances where such uses *have* materialized in residential areas since 1990 (as identified in the previous section), those uses need to be promptly abated.

Again, the Town’s Zoning Map, upon amendment and adoption through this planning process, will do much to identify the appropriate locations for the various kinds of land uses as they presently exist in Sylvan Springs today. It will then be up to the Town itself, through its planning commission and variance board, to ensure that future uses comply with the development policies and siting criteria set forth in this Plan if the integrity of the Town’s zoning map and ordinance – and indeed, of the Town itself – are to be maintained.

#### ADDITIONAL NEW POLICIES

Other policies or programs the Town should consider developing and implementing, as time and funding permits, include:

1. Conducting an inventory, and thereafter tracking, garage apartments. Most jurisdictions charge fees for such uses, and virtually all require prior ZBA approval. The purpose in Sylvan Springs, however, is more for public safety than monetary. The reason for ZBA approval is that it essentially establishes a second residence where only one is otherwise permitted under the zoning – thus, a public hearing to notify adjoining property owners is both justified and warranted. And the reason for *acknowledging* them is that, in the event of a fire or other disastrous event (i.e., tornado), emergency personnel will know that there may be people or pets present in an accessory structure that need assistance or to be evacuated.
2. Proactively remove, or cause to be removed, unoccupied and/or abandoned structures that are clearly not in active use, and that have deteriorated, become dilapidated, overgrown or otherwise been neglected to the point that they are a clear and present danger and/or hazard to anyone entering the premises – as well as constituting a detriment to the properties that surround them.
3. There is considerable concern, primarily on the grounds of preserving the health, safety and general welfare of individuals as well as the Town as a whole, about structures being

constructed on or transported to – without proper permits – land that is being leased to private individuals by large corporate landowners (“hunting clubs”, for example.) It is clear from the State enabling legislation that all structures, and the use thereof, should be properly permitted *prior to* the construction or location of any building, structure or mobile/portable unit on any property for even temporary occupancy and/or storage. In fact, permits *should* be obtained even before any clearing or other preparation of the site is initiated.<sup>12</sup>

## BEYOND POLICIES: GROWING THE TOWN

Given the fact that Sylvan Springs’ population has stayed about the same over the past 25 years, there has been some discussion of possibly annexing some nearby areas including the center core of the community of Short Creek (up Highway 269 to the northwest of Town), and a rather isolated group of residences to the west down William Howton Road.

Appendix E contains a complete overview and preliminary analysis of these potential annexations; however, annexations can be tricky, because there is much to consider – such as whether the proposed annexation would alter the character of the Town in any way... and whether that alteration would be for the good or not. Care should also be exercised to ensure that such additions do not jeopardize the quality of life for – or level of services provided to – the current Town residents. This Plan therefore calls for a *cost-benefit analysis* to be conducted prior to the annexation of any developed properties that are not contiguous with the existing Town limits: that is, a separate study to determine if the *benefits* to the Town of annexing whatever properties may be in question will outweigh the *costs* to the Town of providing municipal services to those properties.<sup>13</sup>

But now, one thing the Town *can do right now* to help grow itself – with little up-front investment or overhead – is to do more with the Town’s website: i.e., use the website to market itself to attract more residential *and* commercial development. There is much to be told about

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<sup>12</sup> It should be noted, however, that of the three (3) “hunting clubs” discussed in planning work sessions, none of them were actually located within the Town limits: they are on land that remains unincorporated, and are therefore under Jefferson County’s zoning and permitting authority. Furthermore, not all of these “clubs” entail an actual structure: some are simply individuals being allowed to hunt on undeveloped property. Nevertheless, the need for proper permitting remains valid, regardless of the jurisdiction.

<sup>13</sup> For example, extending the Town’s fire protection service to reach Short Creek may only seem like a matter of time and distance. However, there could be a risk that committing resources to the new area removes their availability to “original” Town properties. In other words, if the fire department were answering a call in Short Creek, could it also respond to a concurrent call from an original Town resident? There is also the consideration of fire insurance ratings: would the extension of the Town’s service to remote areas inadvertently raise the insurance rates (and/or the fire dues themselves) for the original Town residents? Establishing a second station in the remote area may be a solution; but again, a study should be made to compare the costs of building, staffing and maintaining the new station with the benefits derived from annexing the area to begin with.

Sylvan Springs in “the outside world” that could attract potential businesses and residents alike – if only they knew the Town was here!

Television, radio, billboards and paper print are one thing, but perhaps the most economical yet effective way to quickly get the word out (or *in*) to folks is through a municipal website. With modern technology, people on the internet don’t have to actually go looking “for” the Town: instead, folks just “Google” for certain key words, and suddenly your Town is on the list in front of them. The content can be changed daily if needed, it is interactive and it can be as powerful a tool as the Town wants to make it. But whether the aim is far-reaching (an outreach program publicizing the Town’s strengths, advertising business and residential opportunities, marketing vacant properties, etc.) or directed at the local citizenry (community happenings, opinion polls, or simply telling who to contact for what), the Town can do it all quickly and effectively through the internet.

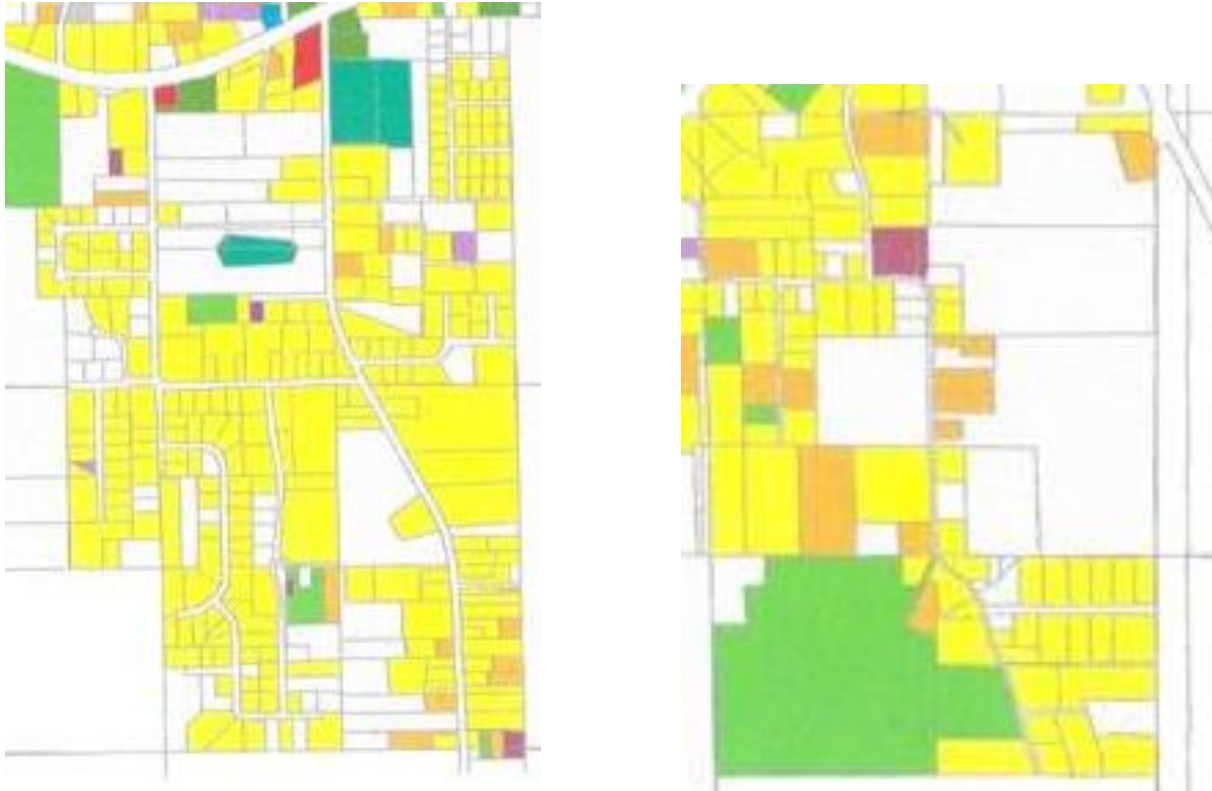
For example, the Town can “advertise” its residential desirability *and* availability by posting information like this:

Historical Census Data for the Town of Sylvan Springs, Alabama						
	1970	1980	1990	2000	2010	2015
Population	344	450	1,470	1,465	1,542	1,533
Households			540	589	611	
Housing Units	110	152	548	610	650	697
Land Area acres*		988.85	2,113.97	2,176.99	2,240.00	5,957.15
*1990 and 2015 Land Areas determined from GIS.						
2000 Land Area is estimated straight-line projection.						
2015 Housing Unit count is based on physical land use survey tabulated on GIS.						

These numbers show that the number of people *and* the number of homes has steadily increased over the past 25 years. No, they are not “big” numbers, but there *are* consistent gains – which demonstrate the Town’s desirability as a place to live in the Birmingham metropolitan area. What they demonstrate is (A) people who move here tend to *stay* here; and (B) new people are *still* moving in. The rebuilding after the 1998 tornado, mentioned earlier in the Plan, provides additional substantiation of this assertion as well.<sup>14</sup>

<sup>14</sup> In fact, the Plan itself is generally a good thing to have on a municipal website, because it tells people not only “who” the Town is, but “what” the Town wants to become.

Then there is the data – going back to the land use map from the 2015 survey – that shows prospective *new* residents that the Town *still* has room for *them*, too: because there are a number of vacant lots – within existing subdivisions where all of the necessary infrastructure is already available – that are ready and waiting to be built upon. Even if you’re looking to develop a whole new subdivision altogether, the availability of the land is here, in Sylvan Springs, to do it.



Just to document that last assertion a little bit, the map portions above show just a couple different parts of Town. The white indicates vacant subdivision lots (on the map to the left) and multiple-acreage tracts (the map to the right) that are available for development. The yellow indicates existing single family homes.

And, because having a strong local customer base is important for “business”, this kind of information is a good way of marketing the Town to new commercial prospects as well... along with a map of properties along the Highway that the Town (and even the current owners) would like to see a business located on.



## REGULATORY CHANGES<sup>15</sup>

Whereas the review and analysis in the preceding two sections indicated that the Zoning Ordinance, as adopted in 1990, has served its purpose and met the needs of the Town fairly successfully, this Plan does not call for any kind of major re-write at this time. There are, however, some minor adjustments that have been noted over the ensuing years that would help the Town to better achieve its development goals, including just a general review of format, structure and some language adjustments.

Some minor tweaking within the districts themselves will also be in order because of the addition of the I-4 Industrial District (for the landfill), and other amendments that have affected the potential use of properties across Town (such as the move to allow outdoor advertising). This also means that, ultimately, the entire document and its amendments (once all revisions have been approved and adopted) will be consolidated and re-codified into a single concise document, so it will be easy for the Town to administer as well as for a landowner or developer to understand and follow.

In addition, several more major specific changes to the Town's Zoning Ordinance have already been proposed earlier in this section:

1. More detail on “neighborhood commercial” zoning and traditional neighborhood developments...

Definitions and additional regulatory language will be incorporated into the Zoning Ordinance and the C-1 District Regulations themselves, however the narrative below shall constitute the policy position of the Town on locating non-residential uses adjacent to or within residential neighborhoods.

Every non-residential use proposed to be located in or adjacent to a residential area will be closely evaluated with regard to its relationship to the (existing and future) surrounding community. Not only must these uses be compatible in **scope** and **scale** with the surrounding residential development, but these uses – particularly *commercial* businesses – should rely *primarily on* the residents living *in* that neighborhood and its immediately surrounding area for the *majority* of their business. Large (“big box”) commercial retailers, and commercial ventures whose nature is to ‘draw in’ the majority of their customers from more distant locations – i.e., from *outside* the community – should be located in larger regional retail centers, malls, shopping centers, or other

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<sup>15</sup> As with the zoning map changes described in the following section, not all of the potential ordinance changes discussed herein will necessarily be implemented, while others (not already discussed herein) may come to light and be added over the course of this project. However, ALL zoning map and zoning ordinance changes will undergo additional public hearings for citizen comment, in addition to the comment period and hearing on this Plan.

general commercial areas where a constant flow of “non-local” traffic is better accommodated *without* imposing unnecessary adverse impacts on residential development. Thus, *these* types of businesses would *not* be acceptable as a neighborhood commercial use.

Another indicator of whether or not a particular business would be appropriate in a neighborhood setting is the **frequency of repeat customers** – which is often related to the type, size and/or expense of the items being sold, or the service being rendered. Thus, a business that could reasonably be expected to be patronized by the same people at least two or three times a month (if not two or three times a *week* or more), would be more appropriate than a business whose customers would be expected to visit once or twice a *year* (or less). And so a neighborhood-oriented business would generally be an establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption (such as food, beverages, limited household supplies and hardware); a personal service establishment, such as a fitness center, nail and hair salon, etc.; professional offices with a local clientele; or a specialty-type restaurant, coffee shop or market whose menus are suited to the tastes of the local residents and draw as much – if not more – walk-up patrons as drive-up. (Noting here, too, that “drive-up” is specifically *not* intended to be interpreted to include “drive-through”, as drive-through windows or not allowed in a Restricted Commercial District.) And this repeat patronage is not only an indicator of how well a business would fit in with the surrounding community – in the sense of being **a desirable and attractive addition to the local neighborhood** – but it would also likely be an indicator as to the viability of the business *itself* at that particular location.

Furthermore, in determining whether or not a particular business is acceptable as a neighborhood commercial use within the context of this Comprehensive Plan, it will *also* be assessed in terms of its “**disruption potential**” – i.e., activities that would detract from the residents’ safe and peaceful enjoyment of their neighborhood’s living environment. Thus, non-residential operations and facilities should not *only* be in keeping with the *character* of the neighborhood, but they should not be *disruptive* in terms of such things as the generation of dust, noise, light or traffic in excess of that otherwise normal to such neighborhood.

Finally, **design** – whether architectural or overall site design – will also be considered in the evaluation of whether or not a particular business or facility would be in keeping with the character of a particular neighborhood, and this includes keeping the overall **size** of the commercial area (as a whole) proportionately appropriate to the other uses within the village community. Nevertheless, in the final analysis, these commercial areas – *and* the individual businesses and facilities contained therein – should be envisioned as

**providing limited retail goods and services primarily *for* nearby residential customers.**

Some examples of businesses that would likely be considered appropriate within the commercial area of this village would be antique, art, or other specialty stores; bakery, markets or other specialty foods; professional offices as described above; small clothing stores; specialty item stores; fitness centers or day spas; banks (with no drive-through); and music, dance or other specialty instruction. It is also possible that many such uses could be “live-work units” – i.e., businesses with a dwelling unit attached. However, this is not, nor is it intended to be, an all-inclusive list of possible allowable uses; nor is it necessarily an exclusive list, in that there may very well be other businesses that would “fit” the village concept here. And it is also possible that even a business that *is* listed here might be determined to be inappropriate because of certain specific or unique circumstances.

2. Additional provisions regarding mobile homes, their replacement in single family areas and the distinction between them and modular homes...

Definitions will be added for “manufactured home or housing”, “mobile home park” and “modular home”, and the definition of “mobile home” will be updated. And modular homes, as defined therein and upon approval by the Zoning Board of Adjustment, will be permitted in otherwise single family districts because the standards and compatibility of their style and construction will be consistent with “stick-built” single family homes.

However, a different issue to be addressed in this area is with the replacement of non-conforming mobile homes. In some situations, bringing in another mobile home – or a another mobile home in particular – may simply not be appropriate because of its effect on the property values of surrounding single family residences. Therefore, specific requirements will be incorporated into the Zoning Ordinance that require any replacement of any pre-existing non-conforming mobile home be approved in advance by the Zoning Board of Adjustment to ensure that the effect of the existing nonconformity is not increased in any way to the detriment of surrounding properties and/or homeowners. As a general rule, therefore, the Board will require the replacement mobile home to be no more than five (5) years old, and to be at least as structurally sound as the mobile home being replaced.

3. Promoting the R-R Rural Residential District, making it more attractive in lieu of outright Agricultural zoning in otherwise residential areas...

The distinction between A-1 (Agriculture) and R-R (Rural Residential) zoning raised more issues than initially thought – and so not only were the purposes of the two Districts expanded to better

explain their intended application, but the regulations within those Districts were re-evaluated as well.

The first items of concern were the minimum lot sizes required in each of the two Districts. The 20,000 square foot minimum in R-R, for example, once the footprint of the house is taken out, leaves little room to accommodate much livestock comfortably – and without imposing adverse effects on neighboring property owners (given that R-R zoning is designed to be primarily a *residential* district, not an agricultural one). The A-1 District’s 1-acre minimum, on the other hand – combined with the ability there to have *unlimited* livestock – is also rather small when considering the animals’ welfare as well as the humans.

An inventory of all of the Town’s existing A-1- and R-R-zoned properties was conducted, finding 39 R-R-zoned parcels ranging from a third of an acre to 22 acres in size, with an average size of 2.82 acres and a median size of 1.36 acres. Similarly, there are 17 A-1-zoned properties ranging from a third of an acre to 37-1/3 acres, with an average size of 10 acres and a median size of 4 acres. Based on this information, then, and given the distinctly different purposes of the two Districts, the planning and zoning boards determined it appropriate to raise the R-R minimum lot size to 1 acre, and the A-1 minimum lot size to 5 acres – ***but to do so without adversely affecting any existing A-1- or R-R-zoned properties.***<sup>16</sup> The complete tabulation of the lot size data referred to herein is included in Appendix F.

The other item of reconsideration was to make adjustments to the “animal units” that determine the number of various animals that could be allowed in a R-R Rural Residential District – again, because of the size of the properties and their relatively closer proximity to other residents that may not have as high a tolerance for “animal effects”. This included reducing the number of swine, sheep and fowl (e.g., chickens) that would be allowed per acre (from 40 to 16, in the case of the fowl).<sup>17</sup> These reductions are again made in the interest of the welfare of the animals as well as surrounding property owners, and would also be consistent with the Town’s “urban chicken” allowance discussed next.

## ADDITIONAL ORDINANCE CHANGES

There were other aspects of the Zoning Ordinance that either required a certain amount of research and development, and/or generated extensive discussion among the staff and planning and zoning board members – and so the documentation of their study as part of this planning process is included here as well.

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<sup>16</sup> Everyone who has property that is already zoned A-1 or R-R at the time of the Ordinance amendment will continue to be able to have their livestock on those properties in accordance with the regulations and requirements of the applicable District.

<sup>17</sup> It should also be pointed out that while the number of certain animals permitted *per acre* on R-R properties will be reduced, the *overall total* allowed will be increased by an ‘acres-worth’. And there will remain no limit in A-1.



#### 4. Evaluating the other elements of the Ordinance that dealt with animals in the Town...

A whole section will be added that incorporated all of the more general animal-related items in the Ordinance, including the prohibiting of livestock except in A-1 (Agriculture) and R-R (Rural Residential) Districts as well as the limitation on the number of dogs that may be kept on a residentially-zoned property. And in the case of the latter, the number has been increased from two (2) to three (3) dogs allowed; more than that constitutes a “kennel” and requires A-1 zoning.

In addition, following an extensive review of “urban” or “backyard chicken” ordinances from across the country – including one adopted by Auburn, Alabama in 2011 – the planning and zoning boards have proposed a provision to allow a limited number of chickens (no roosters) to be kept in conjunction with a single family residence in any of the Town’s residential zoning districts. As was the case with the R-R Rural Residential District, Sylvan Springs’ “urban chicken” ordinance was crafted with the health and well-being of the chickens in mind, as well as the desires of the homeowner *and* the welfare of surrounding property owners.

It is expressly NOT the intent of this ordinance to allow a chicken “farm” – or a “fresh eggs stand” – in a residential district. The purpose is solely to allow the keeping of the chickens strictly as pets and/or for the production of eggs *for the resident family*. Various elements evaluated in the development of this ordinance included the number of eggs produced by a chicken,<sup>18</sup> the amount of land necessary for both human and fowl welfare, and the proper conditions in which chickens should be kept. The result is a provision that allows chickens in residential zones, but only under certain specific conditions and with explicit provisions for how they are to be housed and cared for.

A site plan demonstrating that all of the applicable conditions and requirements can and will be met is required in order to obtain a permit for “urban chickens”, along with a \$15.00 one-time permit fee; and violation or failure of a property owner to comply with any of the conditions, restrictions or requirements of the ordinance will result in revocation of the permit (and require subsequent removal of the chickens). Some of the background information used in the development of this ordinance is included in Appendix G, H, I and J.

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<sup>18</sup> The most common number of birds permitted was 3 or 4, which will supply on average between 1 and 2 dozen eggs per week. Depending on the size of the family in the household, this may be sufficient. In some cases however, 3 to 4 birds may not be enough for larger family sizes or allow for giving away eggs to neighbors. In cities where it is legal to sell your eggs at farmers markets, 3 or 4 birds would not be sufficient. So what is a good number of chickens to allow in residential backyards for home consumption? Thomas Kriese, an urban chicken keeper who writes online about chicken keeping and ordinances, feels that no more than 6 birds should be permitted. “That’s approximately 3 dozen eggs a week which is a LOT of eggs to consume, plus that’s a lot of food to go through, and excrement to clean up,” he stated in a personal correspondence. ([Residential Urban Chicken Keeping: An Examination Of 25 Cities](#), 2008)

5. Revisit the size limitation on accessory buildings...

Another item to address, as mentioned at the beginning of this document, is the “boom” in accessory structures – and in the general size thereof. One amendment has already been made in this respect (in 1999), but another look at the matter is in order. *As long as those buildings continue to be used strictly for personal use only* (and not for business purposes), it would be reasonable to again re-adjust the Zoning Ordinance’s size limitations on them. Furthermore, when the Board of Adjustment consistently hears and approves requests for larger-than-allowed accessory buildings, it is generally a sign that the Ordinance should be amended accordingly.

After further review, then, the planning and zoning boards have determined it to be appropriate to increase the allowable square footage for an accessory building from 850 square feet to 1,200 square feet – which matches the square footage that Jefferson County allows for accessory buildings in the unincorporated area of the County.

6. Develop a better way of addressing newly-annexed properties...

The Town will also add a “current use” district to the Ordinance – a need well-evidenced by the charts showing the amount of “legacy” County zoning currently in place due to the recent annexations. This would be a holding zone to provide for the regulation of all uses and structures immediately upon annexation of any property, or on land that has otherwise not yet been classified within the context of the Town’s Zoning Ordinance. It is a utility district that is designed to help the Town avoid the unnecessary, uncontrolled and/or scattered conversion of open space land to developed uses; to avoid the creation of land use and zoning conflicts arising in the future as a result of inappropriate zoning practices in the past and present (whether by the Town or by other jurisdictions); and to provide a means for more properly zoning land in accordance with its actual use, but still in consideration of its compatibility with the surrounding area and with proper regard to the Town's Comprehensive Plan.<sup>19</sup>

A special provision of this new District is that the owner of any property that becomes zoned C-U Current Use is allowed one subsequent request for “re-rezoning” to a district of their choosing at no cost to themselves. In this way, no one will be unnecessarily penalized (monetarily) for their property being in a state of uncertainty.

7. Revise the situation regarding “pyramiding uses” across the Town’s commercial and industrial zoning districts...

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<sup>19</sup> Thus, whenever the Town annexes property, the zoning on that land will automatically change to the Town’s current use district zoning, and remain so until such time as the proper Town zoning district is applied. The existing use on the property at the time of annexation will be allowed to continue, but any changes or expansion will be limited until “final” zoning is put in place.

The 1990 Zoning Ordinance contained a provision for the Zoning Officer to determine if a given use allowed in a higher class zoning district could be permitted in a lower class district of the same general category: e.g., whether or not a C-1 Restricted Commercial use could be permitted in a C-2 General Commercial District without having to rezone. The planning and zoning boards believed it more appropriate to solidify the parameters for “pyramiding” uses in this manner, and propose amending the C-2 District to allow any use permitted in a C-1 District by right; and the I-2 Heavy Industrial District to allow any use in an I-1 Light Industrial District by right. The I-3 Mining & Manufacturing District already allows any use permitted in an I-2 District, and the I-4 Special Industrial And Manufacturing District already allows any I-3 use as well. The boards do *not* propose to allow commercial uses in an industrial district, however, as the nature of the two types of uses are distinctly different and should be zoned accordingly.

8. Review as to the adequacy of the current zoning and permitting fee structure...

The Schedule Of Fees contained in the current Zoning Ordinance was established in 1990, and intended to cover the administrative costs of processing applications for rezoning, requests for variances and the variance permits that the Ordinance encompasses. As these fees are 25 years old, and do not cover the *current* costs of processing cases and issuing permits, an analysis of what it costs the Town to do all of these things *today* was performed, and the corresponding fees have been adjusted accordingly.<sup>20</sup>

9. Explore ways of bringing all properties in the Town into compliance with the Zoning Ordinance...

Determining it to be a more effective means to accomplishing the Town’s overall development goals as set forth in this Plan, the planning and zoning boards propose eliminating the 6-month grace period on the discontinuance of non-conforming uses in order to expedite the move toward more complete zoning conformity across the entire Town. Thus, *immediately* upon discontinuation of any non-conforming use – “grandfathered” or otherwise – such use may *not* be re-established on the same site, property or premises unless the property in question is first rezoned to a classification that allows said use; or, the property owner is granted a variance to allow the use in question.

10. Review previous amendments to the Zoning Ordinance made by the Town...

Finally, the boards’ discussion of permits and fees raised the question of how billboards/outdoor (off-premise) advertising signs should be assessed and permitted. After extensive review of the permitting matter, however, the focus shifted to the appropriateness of the Ordinance amendment

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<sup>20</sup> In addition, the provision for refunding Portable Sign Permit Fees is to be deleted – largely because of the excessive administrative procedures necessary to carry out that provision.

to allow billboards/outdoor advertising in the first place – billboards/outdoor advertising were prohibited in the original Ordinance. With only one property in Town having such a use – and that, in itself, being complicated by the horizontal display of multiple sign faces on a single continuous structure (rather than the standard single-board-on-a-pole type structure) – plus the fact that no other properties in the Town will be zoned for billboards/outdoor advertising, the boards determined that rather than create a fee and permitting process for a single individual, they should instead return the Ordinance to its original stand on such uses and let attrition take its course on those that the amendment allowed to be established. Thus, further believing it to be necessary in order to protect and preserve the character and aesthetics of the Town overall, the decision was made to delete the June 2012 amendment to allow billboards in C-1 (Restricted Commercial) Districts, and to once again prohibit them in the Town.

## OTHER CONSIDERATIONS

One topic that has come up with regard to the Town's zoning is that of minimum house sizes. The "catch" to changing elements like this is the potential for creating non-conforming uses – thereby inadvertently requiring some homeowners to have to go to the ZBA for a variance in order to make repairs or improvements to what would have previously been a conforming structure. The alternative is to allow private developers to implement minimum house size requirements of their own through deed restrictions or private subdivision covenants (to be enforced by the other residents of the subdivision, or a homeowners association); or, the Town itself can evaluate current conditions and trends in specific areas as part of the rezoning process, and appeal to the petitioner to set larger house requirements (than required by the Ordinance) as part of the rezoning act itself. The new requirements would become part of the land's new zoning, and would be enforced by the Town through the building permitting process.



## ZONING MAP CHANGES<sup>21</sup>

Probably the most impact to the development pattern of Sylvan Springs will come from the changes proposed herein to the Official Zoning Map itself. However, while this Plan will propose changes to the Map, such changes can only take effect *after* the adoption of this Plan *and* following the required public hearings on the zoning changes themselves. Any change of zoning is an act of the Council that is made separate and apart from this Plan – and, as such, may or may *not* be executed as prescribed herein. The Council will take into consideration the recommendations of this Plan/the Planning Commission; comments from the property owner; and comments from all other interested parties, through the prescribed public hearing process, before making any final decision on each such change.

The Town’s planning and zoning boards established two guiding principles, to be used in conjunction with the Non-Conforming Use map, to determine what properties should be considered for immediate rezoning as a part of the current planning process:

1. properties that contain a non-conforming use such that a variance or rezoning (and the associated public hearings) would be necessary before any structural repair or addition could be initiated; AND,
2. the use in question is determined to be appropriate both in terms of its location and its relationship to surrounding uses and properties.

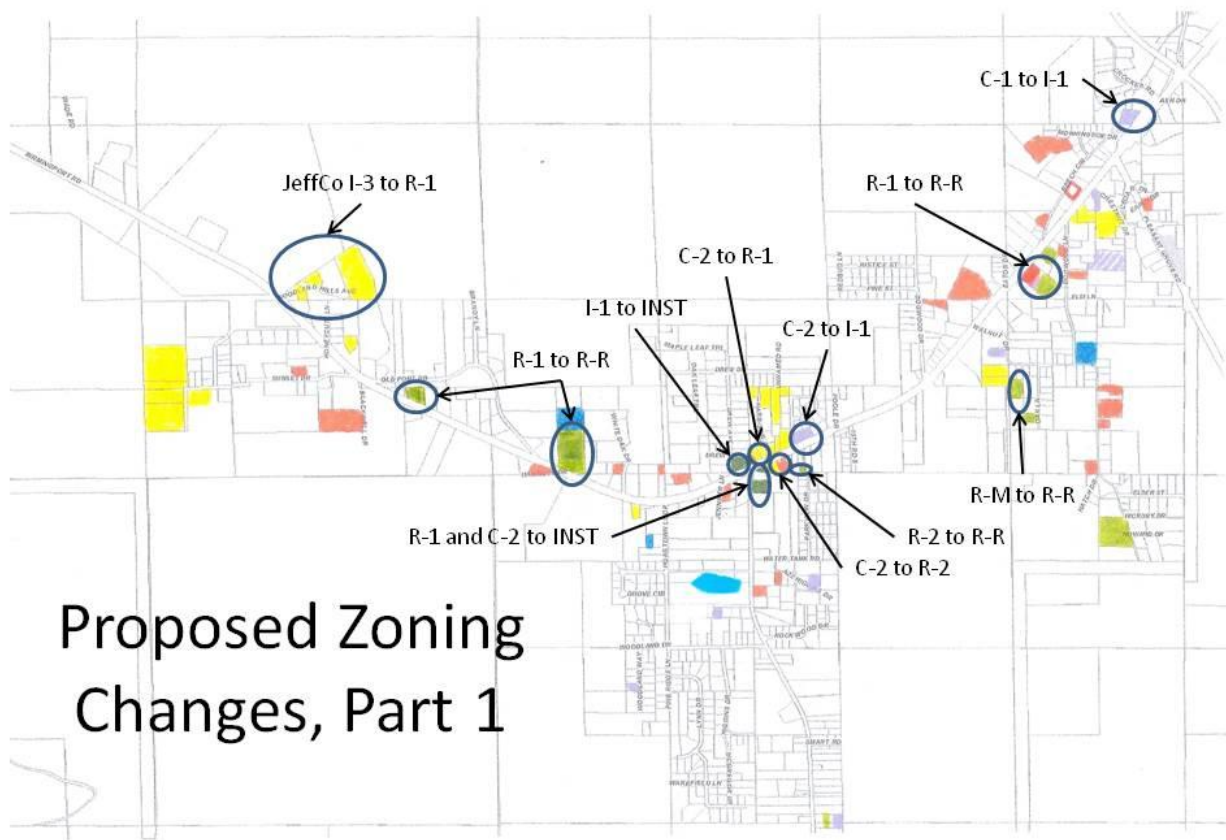
Non-conforming uses that are *not* shown proposed for rezoning will remain non-conforming, and will be subject to all of the restrictions and limitations of Article 12 of the Zoning Ordinance (Non-Conforming Uses). And as such, these uses – both Legal and Illegal Non-Conforming Uses as defined previously in this Plan – are expected to be eventually terminated, either by attrition or through enforcement action by the Town.<sup>22</sup>

However, additional zoning changes may be introduced (by citizens or board members) through the Open Houses and subsequent public hearings associated with this Plan, or later through the public hearings on the map amendments themselves; and even changes that are currently proposed herein may be withdrawn or otherwise altered over the course of this process as well, should the planning commission and/or council deem it appropriate to do so after hearing from property owners and other interested or concerned citizens.

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<sup>21</sup> Noting where zoning changes are not proposed to be made will also be an important part of the Town’s planning goals: nonconforming uses that are to remain nonconforming mean they are to either be phased out or proactively abated by action of the Town. Either way, they are *not* part of the Town’s long-term development vision.

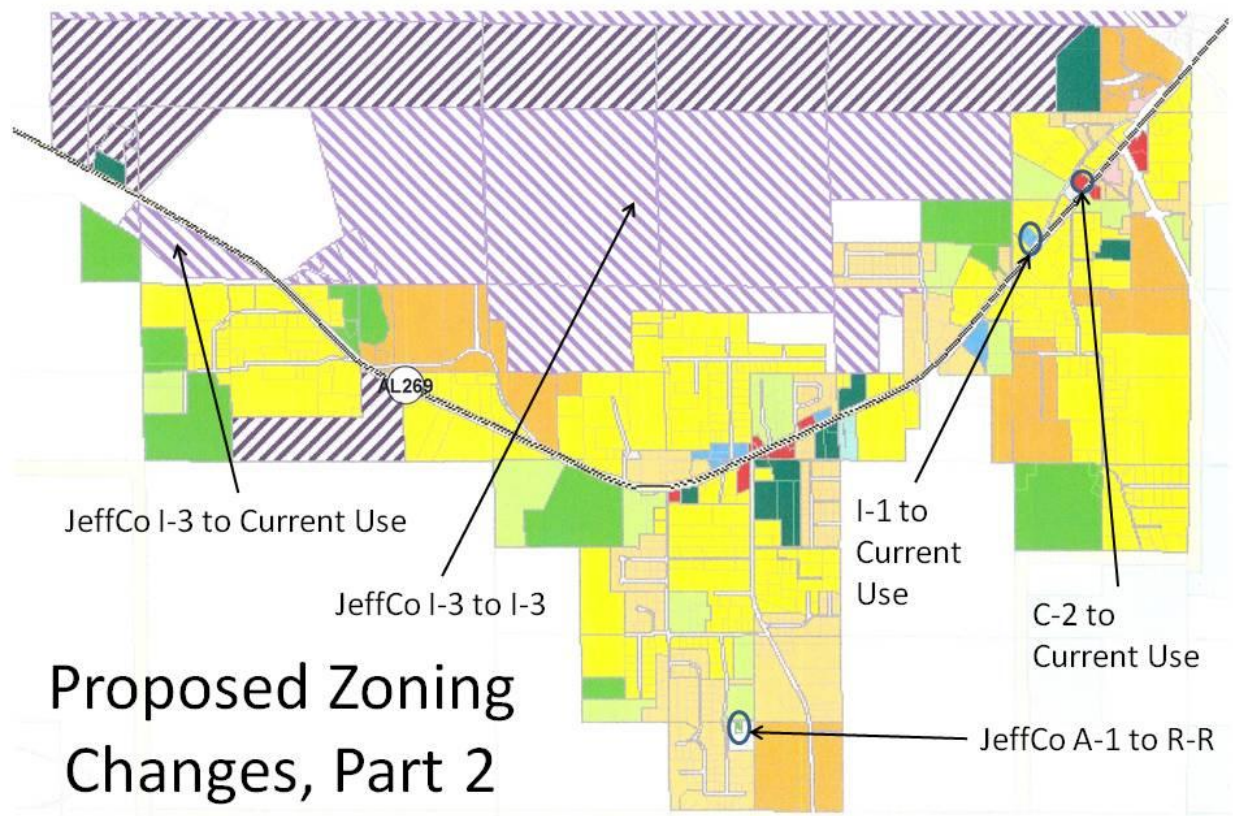
<sup>22</sup> Projected termination would not apply to Indirect Non-Conforming Uses – e.g., a house on A-1-zoned property – as, by previous definition, these are permitted uses within their existing zoning.



Detailed discussions on these non-conforming uses – whether proposed for rezoning here or not – has already been provided in the preceding section.

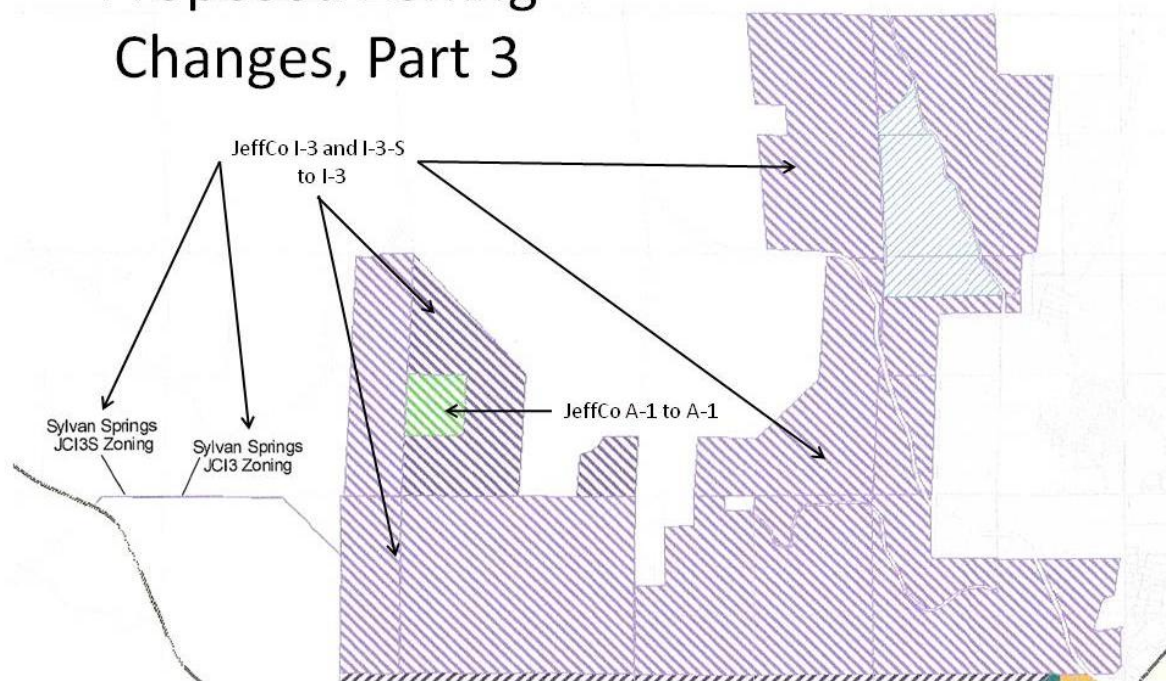
In addition, a second set of rezoning changes (Proposed Zoning Changes, Part 2 below) is proposed to deal with the “legacy” County zoning on property that has been annexed into the Town since 1990, and with potentially incompatible Town zonings that are not presently being used. Specifically, the latter refers to the C-2 General Commercial zoning on a small parcel that has never been developed and abuts a residential area; and a former cabinet shop with I-1 Light Industrial zoning that has suffered severe structural damage and has not been in operation for some time – and is also adjacent to a residential area.

The proposal for these latter two properties is to change their zoning to the new Current Use District to await a new development (or redevelopment) proposal that would be appropriate for the sites – at which time the property owner(s) will be allowed to request a rezoning at no charge.



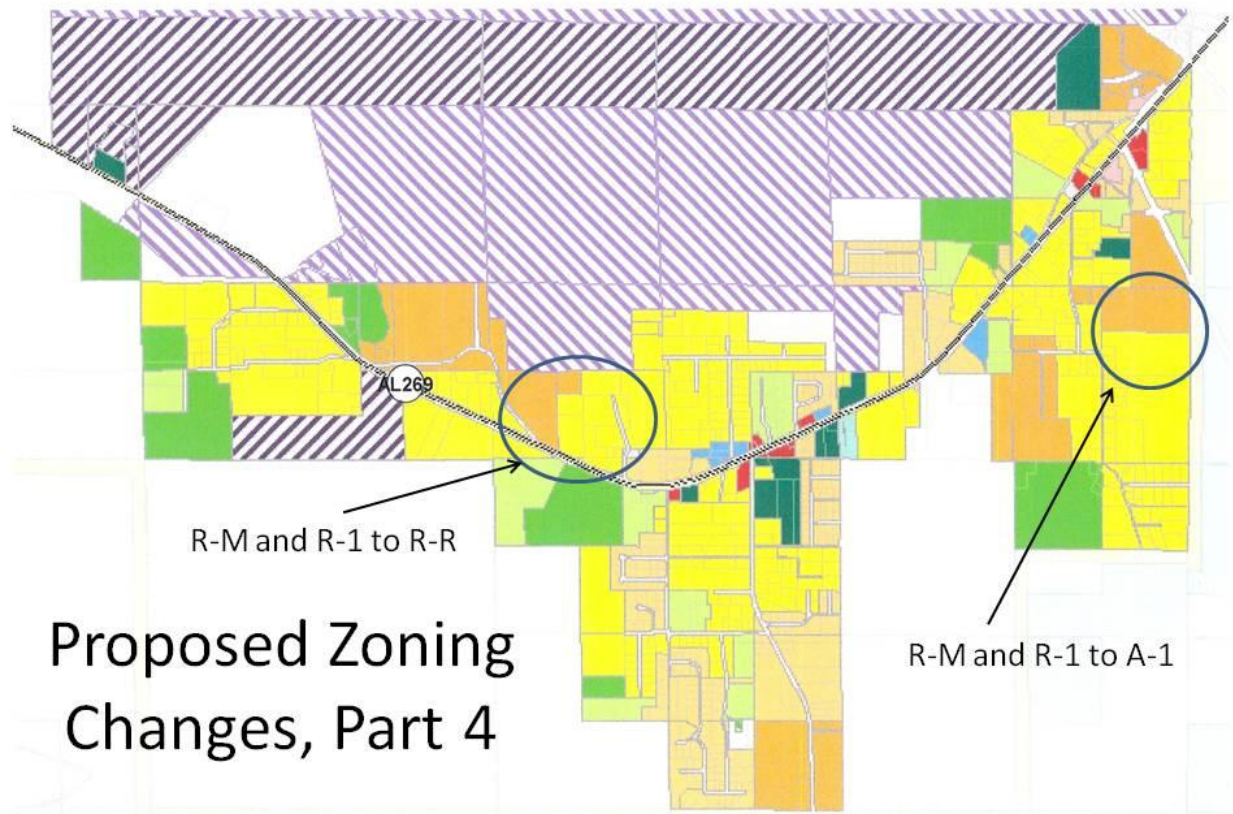
The third set of rezoning proposals addresses the “legacy” County zoning for the northern portion of the Town – leaving out only the landfill, which has already been rezoned to a Town classification.

## Proposed Zoning Changes, Part 3





And finally, a fourth set of zoning changes is proposed with regard to persons desiring to keep livestock on their properties – whether now or at some point in the future. After careful study of the location and sizes of these properties, the planning and zoning boards have determined which of the two “animal-friendly” zoning districts would be most appropriate for each, and propose the following zoning changes accordingly:



With all of the affected properties, a list of the owners of record (according to current Jefferson County Tax Assessor records) for each property – and the nature of the respective change of zoning being proposed – is included in Appendix K.



## CONCLUSION: POLICY SUMMARY...

As was stated at the outset, the purpose of this new Plan is not to *replace* the 1990 Plan, but to *carry forward* with the policies, goals, objectives and strategies that are still applicable; and then to make the necessary adjustments in this *new* Plan – and to the Zoning Ordinance and whatever other regulatory documents where changes may be necessary – that can best help the Town make its “updated” vision of itself become a reality.

Following, then, is a summary of the policies that the Town of Sylvan Springs, largely through its Planning Commission and Zoning Board of Adjustment, will use to “grow the Town into the future” the Town envisions.

Notwithstanding anything that follows, however, the overall intent of both the 1990 Proposed Development Plan and this updated Comprehensive Plan, as stated previously, shall be to guide development within the Town of Sylvan Springs so as to

- (1) create and maintain cohesive areas of consistent and compatible land uses in terms of the type, nature and character of such uses; and
- (2) coordinate these areas in terms of facilitating smooth transitions from each area into its adjoining areas while maximizing the potential benefits to all properties within the Town.

### GENERAL POLICIES

Retain the image and character of a primarily single family residential community that is slightly rural in character, relatively isolated due to its location and surrounding woodland, and offering a quiet, attractive alternative to living in “the big city”.

Continue to maintain and enhance the residential atmosphere, promoting additional residential growth with community activities for residents, neighborhood watch programs, and advertising lots and land available for new development.

Explore ways to attract additional commercial development to serve and support the Town’s residential base, with businesses that are appropriate in size, nature and character for the Town in general, and for each specific property in particular.

With the adjustment to the Town’s Official Zoning Map made through this Plan, Sylvan Spring can start afresh with the Town and citizens/property owners alike being more zoning-conscious and ordinance-compliant moving forward.

Neighborhood Commercial uses aside, since the scattered location of isolated individual commercial and industrial uses (and zoning) can still present the potential for conflict between both existing and future business uses and the Town's residential development, it remains a valid policy to try to cluster commercial and industrial uses – preferably around the highway's intersection with the other two major collector roads.

The lack of foreseeable sanitary sewer service will admittedly continue to restrict development to that of a relatively smaller scale, but will also be a positive thing, since a “big box” retail establishment and other more intense types of development would not be in keeping with the established character of the community – and maintaining the existing character and nature of the Town is one of the top priorities.

The Town will watch for opportunities to upgrade its infrastructure, whether it be utilities, streets, or anything else that will provide additional support, convenience or amenities to residents. Utility and Institutional uses will continue to be appropriate, acceptable and even desirable amenities to the Town's residential development and, because of their often unique location and site requirements, will be evaluated on a case-by case basis.

This Comprehensive Plan constitutes the formal set of policies, goals and objectives on which day-to-day development-related decisions will be based and, along with the Zoning Ordinance, will be the means by which Sylvan Springs will take control of its own destiny by correcting some of its pre-existing problems as well as heading off new ones.

Special emphasis will be placed on the Town's residential component as being its most valuable asset. For without its residents, Sylvan Springs would have no real identity.

Upon amendment and adoption of the Town' Official Zoning Map through this planning process, the appropriate locations for the various kinds of land uses as they presently exist in Sylvan Springs today have been identified. Now moving forward, the Town itself – through its Planning Commission and Zoning Board of Adjustment as well as the Council and administrative/enforcement staff – will attempt to ensure that future uses comply with the development policies and siting criteria set forth in this Plan in order to ensure that the integrity of the Town's zoning map and ordinance – and indeed, of the Town itself – are to be maintained.

## MOBILE HOMES, MANUFACTURED HOMES AND MODULAR HOMES

The vast majority of the Town will continue to be set aside strictly for single family residential uses exclusive of mobile homes. Through the Official Zoning Map, the single family areas will be delineated and protected, while at the same time, certain other areas will remain available for

mobile homes unless and until a mobile home park should ever be developed within the Town limits.

In order to protect against any increase in the *effect* of a given use's non-conformity, the replacement of any pre-existing non-conforming mobile home in a single family district should constitute an upgrade or update, or otherwise improve the compatibility of said mobile home with surrounding residences. In no case should replacement with an older or structurally less-sound unit be allowed.

Furthermore, any replacement of any pre-existing non-conforming mobile home must be approved in advance by the Zoning Board of Adjustment to ensure that the effect of the existing nonconformity is not increased in any way to the detriment of surrounding properties and/or homeowners. As a general rule, therefore, the Board will require the replacement mobile home to be no more than five (5) years old, and to be at least as structurally sound as the mobile home being replaced.

Modular homes, as defined in the Zoning Ordinance and upon approval by the Zoning Board of Adjustment, will be permitted in otherwise single family districts once confirmation that their design and architectural standards met the Ordinance's requirements, and the compatibility of their style and construction without surrounding homes has been affirmed.

## LIVESTOCK

Agricultural uses, though part of the Town's historical character, are still generally not "planned for" in studies such as this. The Zoning Ordinance provides two options: the A-1 District, which is essentially full-blown agriculture including crops and livestock (along with a single family residence); and the R-R Rural Residential District, which seeks to be a more residentially-compatible option by restricting the "agricultural" element based on the size of the affected parcel. This second district is a more appropriate choice for those properties on which the homeowners simply keep a horse or two for their own use and enjoyment. The Town's planning and zoning boards will apply the same criteria used in this Plan to determine which district is most appropriate for a given property.

In addition, the Town now provides for the allowance of chickens (for egg production and pets) on single family properties in residential subdivisions. This provision is not intended to allow a de facto (egg-production) "business" or a farm in a residential zone, but strictly to allow for the resident family's personal use and enjoyment.

Overall, though an accepted part of the Town's overall character, the agricultural components shall generally be considered secondary to the Town's more dominant residential component.

## COMMERCIAL AND INDUSTRIAL USES

With the exception of the gas wells and the landfill in the properly-zoned, recently-annexed lands north of the Town proper, Commercial and Industrial uses should continue to be limited to properties with Highway frontage; or at the very least, to major collector roadways. Overall, the 1990 Plan for the Town's business districts still holds, which takes into consideration:

- (1) Where the existing businesses are concentrated;
- (2) Where the potential for additional such development exists (or conversely, where there is little potential for residential or other types of development); and,
- (3) The general appropriateness of the business in terms of such things as accessibility and compatibility with development in adjacent areas.

Commercial and (light) industrial uses should be grouped together into clusters or "core" areas whenever possible, and preferably at major intersections (along the Highway).

The Town will look at undertaking a proactive phasing-out of unused commercial or industrial properties, as well as any inappropriately-located existing uses, as a way of helping the Town achieve not only its objectives with those specific uses, but with its *overall* development goal as well.

The C-1 (Restricted Commercial) District already could allow small, strictly neighborhood-oriented businesses to be located outside of the "core" commercial areas and/or away from the Highway; however, certain Ordinance updates now allow the Town to be more receptive neighborhood commercial uses (as defined in the Plan and the Ordinance) within the scope of Traditional Neighborhood Developments (a.k.a. "walkable communities").

Industrial uses, because of the likelihood of substantial land use conflicts, should continue to be prohibited in residential areas; and, in the instances where such uses *have* materialized (*without* the benefit of proper zoning and permitting) in residential areas since 1990, those uses should be promptly abated.

## GROWTH POLICIES

A *cost-benefit analysis* will be conducted prior to the annexation of any developed properties that are not contiguous with the existing Town limits: that is, a separate study to determine if the *benefits* to the Town of annexing whatever properties may be in question will outweigh the *costs* to the Town of providing municipal services to those properties.

The Town will develop its municipal website into a more comprehensive and interactive resource for not only its existing residents and businesses to stay aware of community matters, but also as a way of “marketing” itself to prospective future home-buyers and businesses.

#### ADDITIONAL NEW POLICIES

The Town will develop and maintain an inventory tracking **garage apartments**, “granny flats”, etc. for their occupants’ own protection. And because these units essentially establish a second residence where only one is otherwise permitted under the zoning, they must all be permitted through the Zoning Board of Adjustment by way of a public hearing.

The Town will seek to proactively remove, or cause to be removed, unoccupied and/or **abandoned structures** that are clearly not in active use, and that have deteriorated, become dilapidated, overgrown or otherwise been neglected to the point that they are a clear and present danger and/or hazard to anyone entering the premises – as well as constituting a detriment to the properties that surround them.

In fact, it should be understood that *all* structures, and the use thereof, should be **properly permitted** *prior to* the construction or location of any building, structure or mobile/portable unit on any property for even temporary occupancy and/or storage (and prior to any change in use thereof as well.) In fact, permits *should* be obtained even before any clearing or other preparation of the site is initiated.

Rather than (potentially) creating numerous non-conforming structures across the Town, the Town will not consider altering the **minimum house size requirements** of the Zoning Ordinance. Instead, should a private developer wish to require larger homes than the Ordinance requires, they should do so through deed restrictions or private subdivision covenants (to be enforced by the other residents of the subdivision, or a homeowners association). Or in the case of a rezoning, the Town itself may evaluate current conditions and trends in specific areas as part of the rezoning process, and appeal to the petitioner to set larger house requirements (than required by the Ordinance) as part of the rezoning act itself – in which case the new requirements would become part of the land’s new zoning, and would be enforced by the Town through the building permitting process.



## **APPENDICES...**

Appendix A – 2010 Demographic Profile Data

Appendix B – 1989 Land Use Map (from 1990 Plan)

Appendix C – 1989 Zoning Map And Distribution Table (Jefferson County Districts)

Appendix D – 1989 Zoning And Land Use Comparison

Appendix E – Short Creek/William Howton Road Annexation Analysis

Appendix F – Existing Sizes Of Properties With Zoning That Allows Livestock

Appendix G – Urban Chicken Ordinances – 25 Ordinances Analyzed

Appendix H – Example Ordinance from Rogers, AK

Appendix I – Auburn Zoning Ordinance – Provisions Regarding Animals

Appendix J – Housing And Shelter For Chickens (Source: [animalwelfareapproved.com](http://animalwelfareapproved.com))

Appendix K – Ownership Of Properties Proposed For Rezoning In This Plan

## APPENDIX A: 2010 DEMOGRAPHIC PROFILE DATA (U.S. Census)

### U.S. Census Bureau



DP-1 | Profile of General Population and Housing Characteristics: 2010  
2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

#### Geography: Sylvan Springs town, Alabama

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	1,542	100.0
Under 5 years	89	5.8
5 to 9 years	89	5.8
10 to 14 years	83	5.4
15 to 19 years	83	5.4
20 to 24 years	62	4.0
25 to 29 years	79	5.1
30 to 34 years	86	5.6
35 to 39 years	98	6.4
40 to 44 years	99	6.4
45 to 49 years	104	6.7
50 to 54 years	130	8.4
55 to 59 years	109	7.1
60 to 64 years	127	8.2
65 to 69 years	91	5.9
70 to 74 years	79	5.1
75 to 79 years	75	4.9
80 to 84 years	29	1.9
85 years and over	30	1.9
Median age (years)	45.2	( X )
16 years and over	1,262	81.8
18 years and over	1,228	79.6
21 years and over	1,179	76.5
62 years and over	375	24.3
65 years and over	304	19.7
Male population	720	46.7
Under 5 years	45	2.9
5 to 9 years	39	2.5
10 to 14 years	39	2.5
15 to 19 years	41	2.7
20 to 24 years	30	1.9
25 to 29 years	38	2.5
30 to 34 years	45	2.9
35 to 39 years	52	3.4
40 to 44 years	53	3.4
45 to 49 years	46	3.0
50 to 54 years	60	3.9
55 to 59 years	48	3.1
60 to 64 years	64	4.2
65 to 69 years	40	2.6
70 to 74 years	32	2.1

Subject	Number	Percent
75 to 79 years	32	2.1
80 to 84 years	9	0.6
85 years and over	7	0.5
Median age (years)	42.8	( X )
16 years and over	589	38.2
18 years and over	574	37.2
21 years and over	548	35.5
62 years and over	153	9.9
65 years and over	120	7.8
Female population	822	53.3
Under 5 years	44	2.9
5 to 9 years	50	3.2
10 to 14 years	44	2.9
15 to 19 years	42	2.7
20 to 24 years	32	2.1
25 to 29 years	41	2.7
30 to 34 years	41	2.7
35 to 39 years	46	3.0
40 to 44 years	46	3.0
45 to 49 years	58	3.8
50 to 54 years	70	4.5
55 to 59 years	61	4.0
60 to 64 years	63	4.1
65 to 69 years	51	3.3
70 to 74 years	47	3.0
75 to 79 years	43	2.8
80 to 84 years	20	1.3
85 years and over	23	1.5
Median age (years)	47.3	( X )
16 years and over	673	43.6
18 years and over	654	42.4
21 years and over	631	40.9
62 years and over	222	14.4
65 years and over	184	11.9
RACE		
Total population	1,542	100.0
One Race	1,531	99.3
White	1,500	97.3
Black or African American	21	1.4
American Indian and Alaska Native	8	0.5
Asian	0	0.0
Asian Indian	0	0.0
Chinese	0	0.0
Filipino	0	0.0
Japanese	0	0.0
Korean	0	0.0
Vietnamese	0	0.0
Other Asian [1]	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	2	0.1

Subject	Number	Percent
Two or More Races	11	0.7
White; American Indian and Alaska Native [3]	5	0.3
White; Asian [3]	1	0.1
White; Black or African American [3]	1	0.1
White; Some Other Race [3]	0	0.0
Race alone or in combination with one or more other races: [4]		
White	1,507	97.7
Black or African American	26	1.7
American Indian and Alaska Native	17	1.1
Asian	1	0.1
Native Hawaiian and Other Pacific Islander	0	0.0
Some Other Race	2	0.1
HISPANIC OR LATINO		
Total population	1,542	100.0
Hispanic or Latino (of any race)	8	0.5
Mexican	4	0.3
Puerto Rican	0	0.0
Cuban	0	0.0
Other Hispanic or Latino [5]	4	0.3
Not Hispanic or Latino	1,534	99.5
HISPANIC OR LATINO AND RACE		
Total population	1,542	100.0
Hispanic or Latino	8	0.5
White alone	6	0.4
Black or African American alone	0	0.0
American Indian and Alaska Native alone	0	0.0
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	2	0.1
Two or More Races	0	0.0
Not Hispanic or Latino	1,534	99.5
White alone	1,494	96.9
Black or African American alone	21	1.4
American Indian and Alaska Native alone	8	0.5
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	0	0.0
Two or More Races	11	0.7
RELATIONSHIP		
Total population	1,542	100.0
In households	1,542	100.0
Householder	611	39.6
Spouse [6]	379	24.6
Child	381	24.7
Own child under 18 years	243	15.8
Other relatives	129	8.4
Under 18 years	62	4.0
65 years and over	25	1.6
Nonrelatives	42	2.7
Under 18 years	9	0.6
65 years and over	4	0.3
Unmarried partner	23	1.5
In group quarters	0	0.0
Institutionalized population	0	0.0
Male	0	0.0

Subject	Number	Percent
Female	0	0.0
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
HOUSEHOLDS BY TYPE		
Total households	611	100.0
Family households (families) [7]	463	75.8
With own children under 18 years	136	22.3
Husband-wife family	379	62.0
With own children under 18 years	116	19.0
Male householder, no wife present	23	3.8
With own children under 18 years	8	1.3
Female householder, no husband present	61	10.0
With own children under 18 years	12	2.0
Nonfamily households [7]	148	24.2
Householder living alone	132	21.6
Male	41	6.7
65 years and over	14	2.3
Female	91	14.9
65 years and over	63	10.3
Households with individuals under 18 years	172	28.2
Households with individuals 65 years and over	222	36.3
Average household size	2.52	( X )
Average family size [7]	2.92	( X )
HOUSING OCCUPANCY		
Total housing units	650	100.0
Occupied housing units	611	94.0
Vacant housing units	39	6.0
For rent	1	0.2
Rented, not occupied	0	0.0
For sale only	9	1.4
Sold, not occupied	0	0.0
For seasonal, recreational, or occasional use	2	0.3
All other vacants	27	4.2
Homeowner vacancy rate (percent) [8]	1.6	( X )
Rental vacancy rate (percent) [9]	1.9	( X )
HOUSING TENURE		
Occupied housing units	611	100.0
Owner-occupied housing units	560	91.7
Population in owner-occupied housing units	1,422	( X )
Average household size of owner-occupied units	2.54	( X )
Renter-occupied housing units	51	8.3
Population in renter-occupied housing units	120	( X )
Average household size of renter-occupied units	2.35	( X )

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South



American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

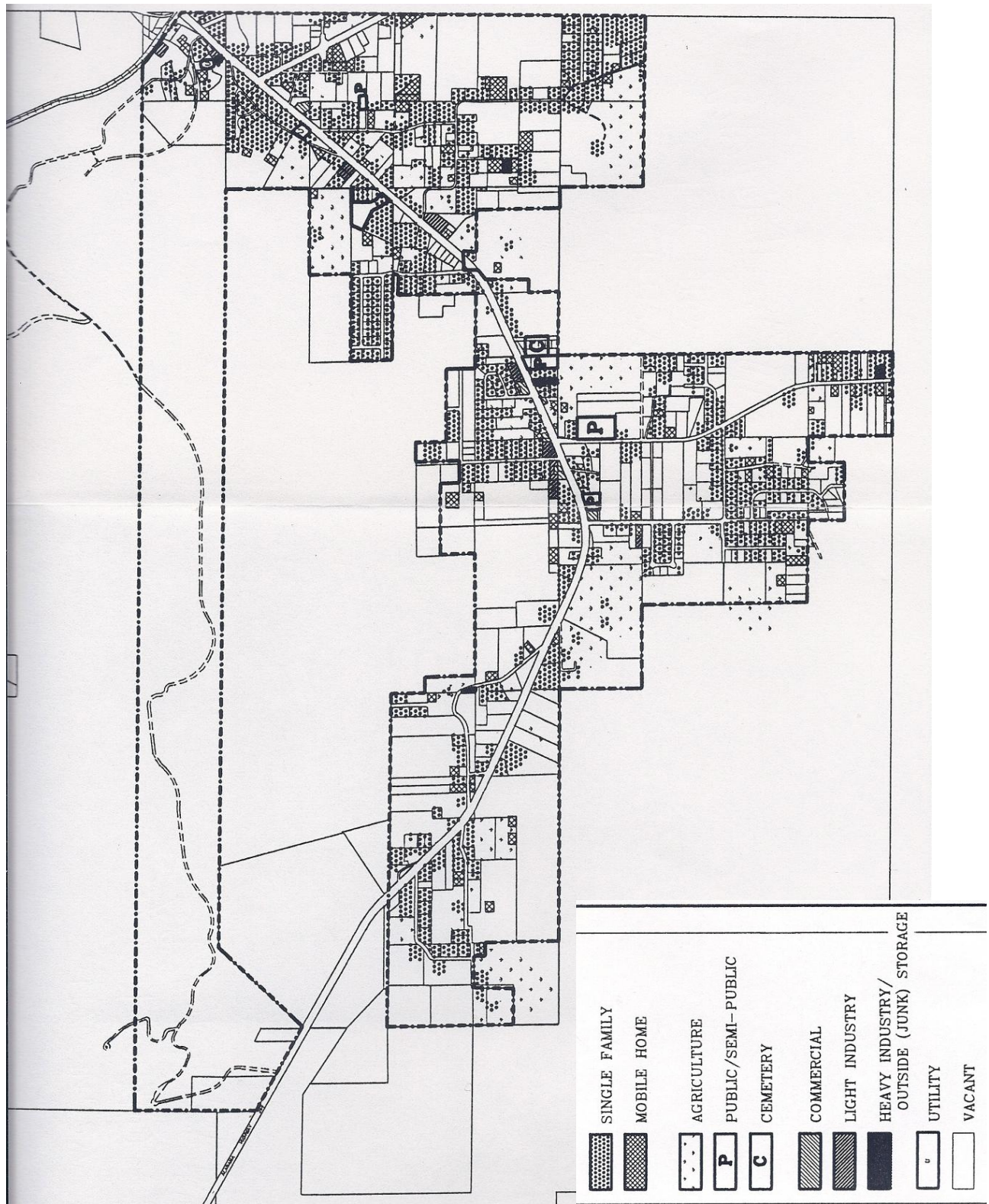
[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

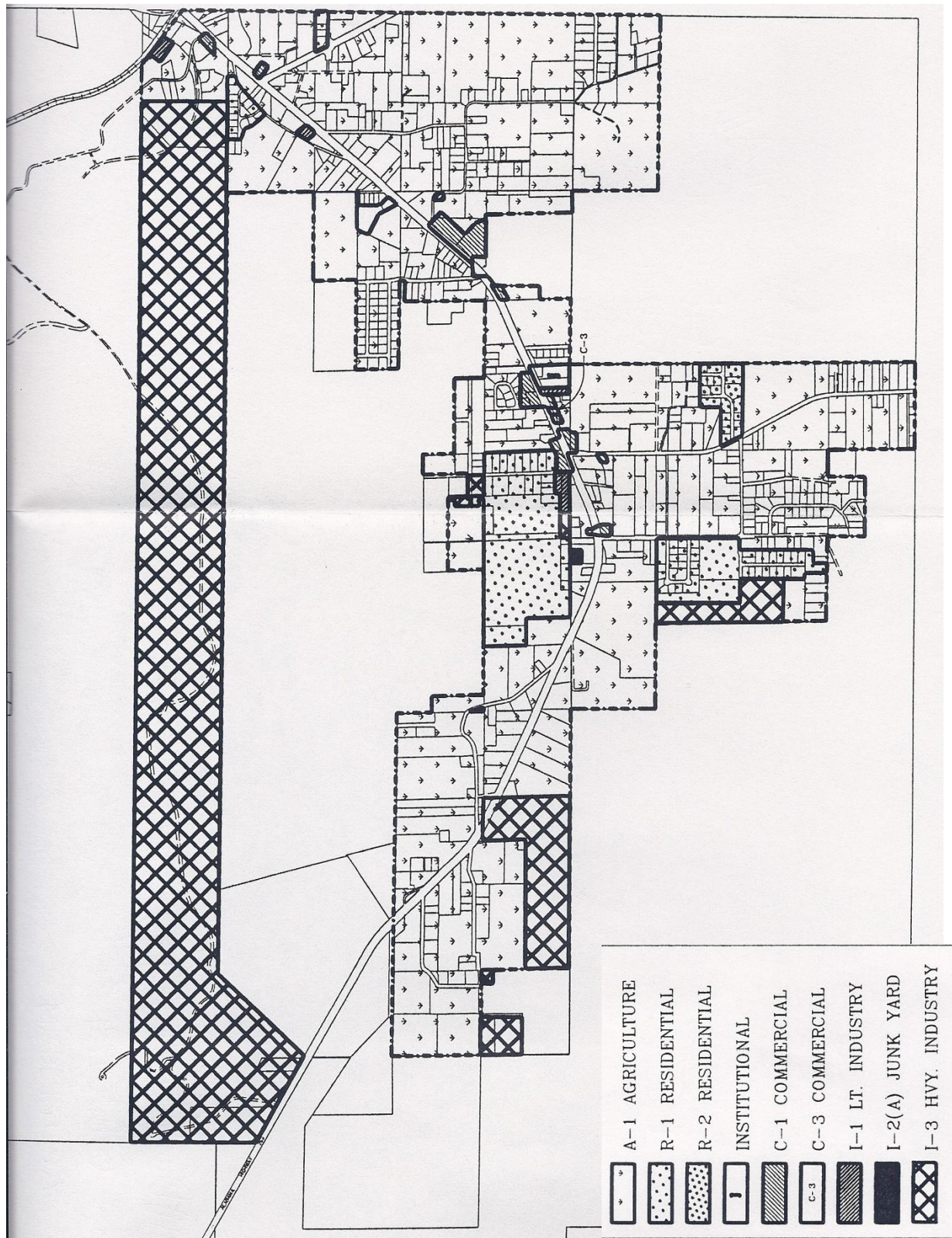
Source: U.S. Census Bureau, 2010 Census.

## APPENDIX B: 1989 LAND USE MAP



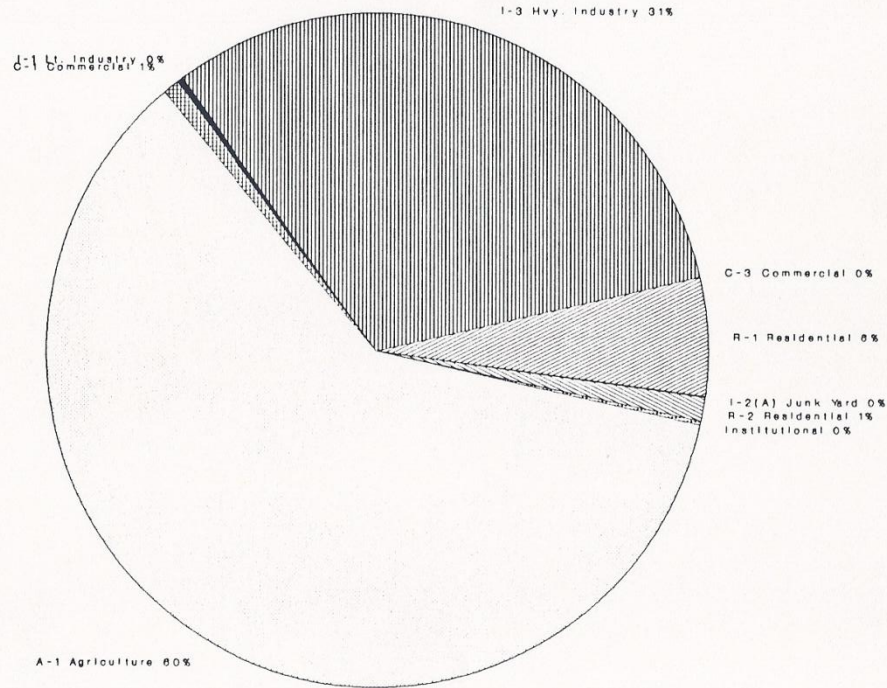


# APPENDIX C: 1989 ZONING MAP AND BREAKDOWN (Jefferson County Districts)



# ZONING DISTRIBUTION

## Sylvan Springs, Alabama



Current as of July, 1989

### ZONING CALCULATIONS FOR SYLVAN SPRINGS, ALABAMA

Prepared in July of 1989

Total Incorporated Area	2,114.82 acres	92,121,355.56 sq. feet
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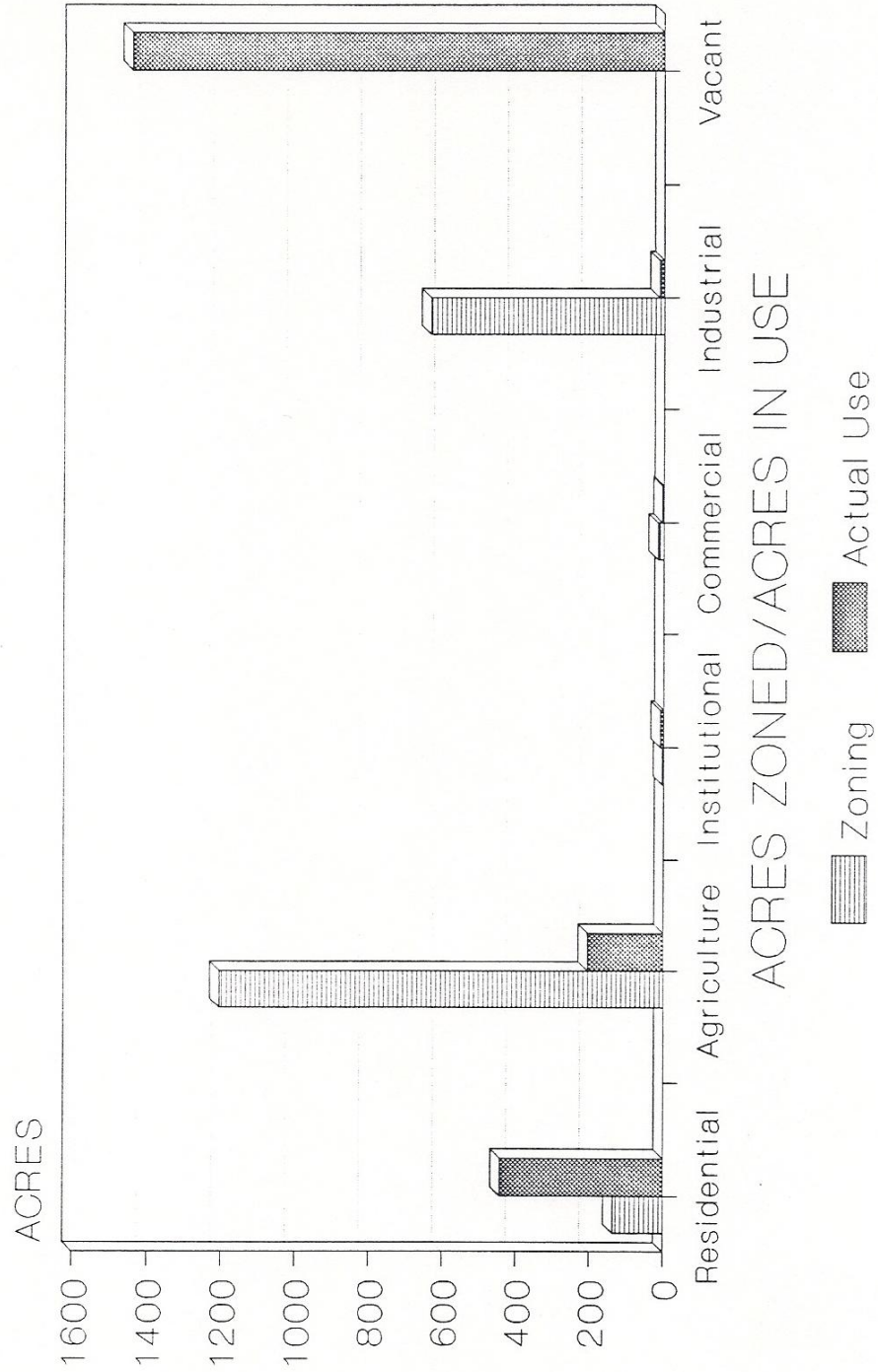
#### Current Zoning Districts:

56.91%	A-1 Agriculture	1,203.55 acres	52,426,599.32 sq. feet
5.37%	R-1 Residential	113.52 acres	4,944,862.69 sq. feet
1.06%	R-2 Residential	22.47 acres	978,590.76 sq. feet
0.19%	Institutional	4.05 acres	176,402.09 sq. feet
0.72%	C-1 Commercial	15.22 acres	663,059.54 sq. feet
0.01%	C-3 Commercial	0.20 acres	8,628.26 sq. feet
0.29%	I-1 Lt. Industry	6.15 acres	267,733.39 sq. feet
0.04%	I-2(A) Junk Yard	0.89 acres	38,957.13 sq. feet
29.62%	I-3 Hvy. Industry	626.42 acres	27,286,807.04 sq. feet



## APPENDIX D: 1989 ZONING AND LAND USE COMPARISON

### LAND USE COMPARED WITH ZONING General Categorization

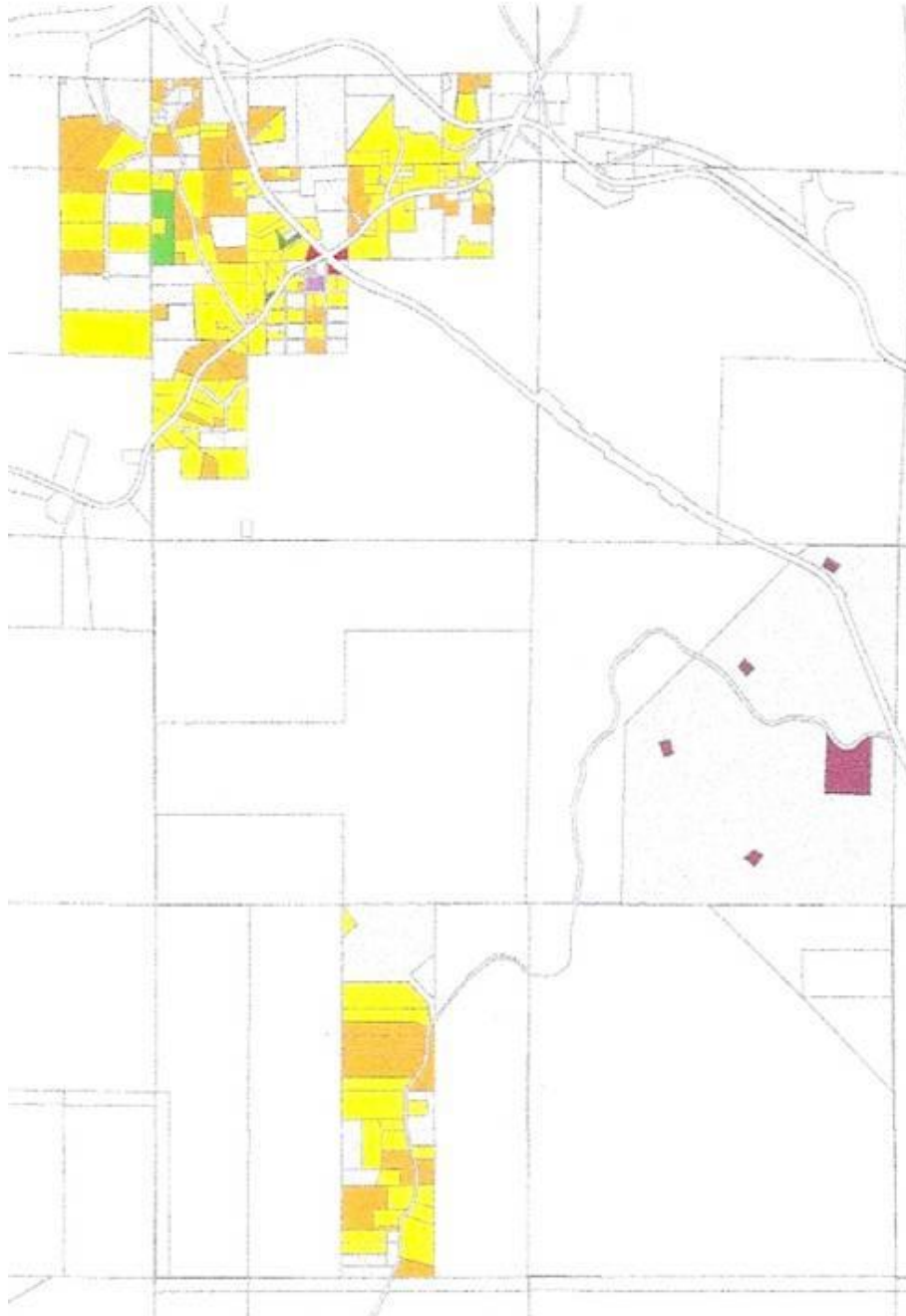


July, 1989



## APPENDIX E: SHORT CREEK/WILLIAM HOWTON ROAD ANNEXATION ANALYSIS

Given the fact that Sylvan Springs' population has stayed about the same over the past 25 years, there had been some discussion of possibly annexing some nearby areas identified below.

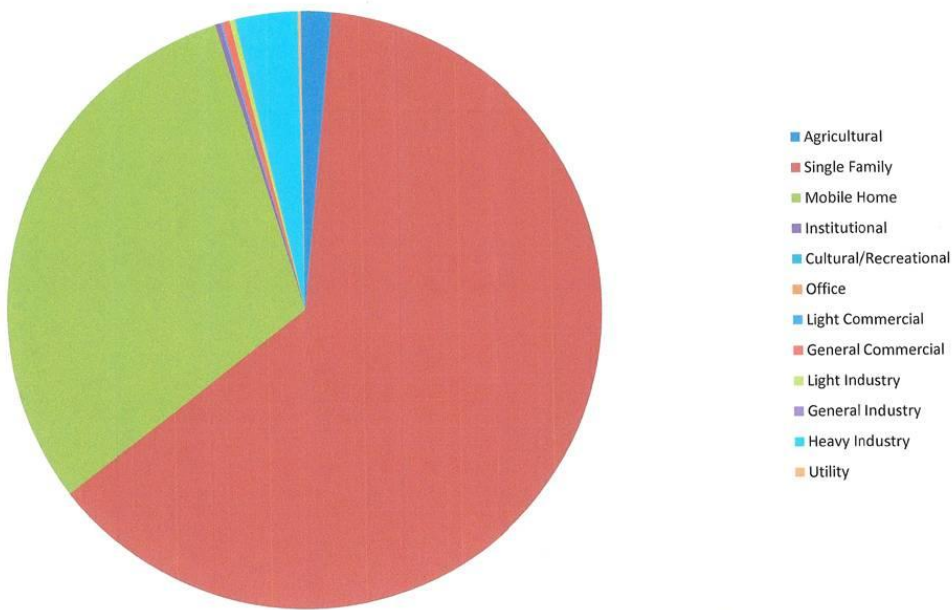


These areas include the center core of the community of Short Creek, up Highway 269 to the northwest of Town; and a rather isolated group of residences to the west down William Howton Road.

They lie approximately 3.94 and 4.13 miles from the edge of Town, respectively; and about 5.42 and 5.61 miles from the Town's existing fire station at Rock Creek Road. (Note that these are *driving* distances – along the road(s) – not “as the crow flies”.)

Just in the way of a preliminary assessment of the areas in question, the character of the development there looks something like the chart on the following page – noting, however, that the Heavy Industrial uses represent the methane gas facility *between* the Town and the two subject areas, which may or may not actually allow itself to be annexed...

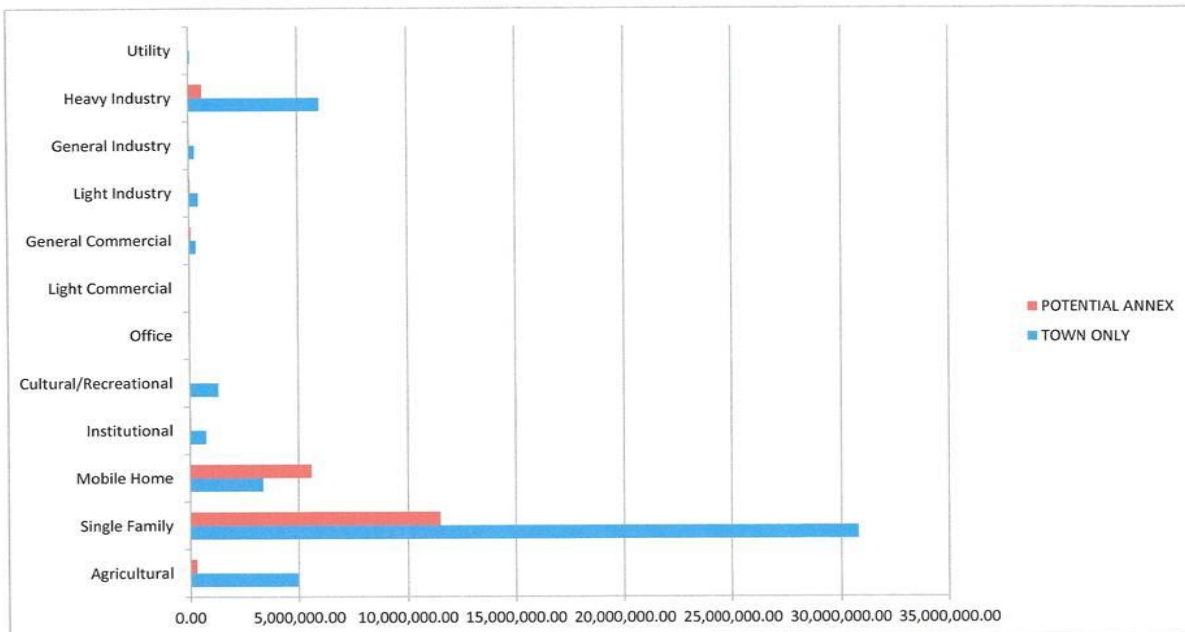
## Developed Areas Only



So by far, if annexed, the Town would be taking in more residential development than anything.

Another way of looking at this is how development in these areas compare with the Town's existing development: below, the red bars represent the subject areas and the blue bars the Town. Both of these charts measure the amount of land currently being used for each use category.

## Comparison Of Development Only



These charts are not surprising in that they show substantial amounts of residentially-developed land, given the general lack of operating businesses in the two subject areas. They *are* surprising, though, in the respect that annexing these properties would *add* almost *double* the amount of land currently being used (in the existing Town) for mobile homes.

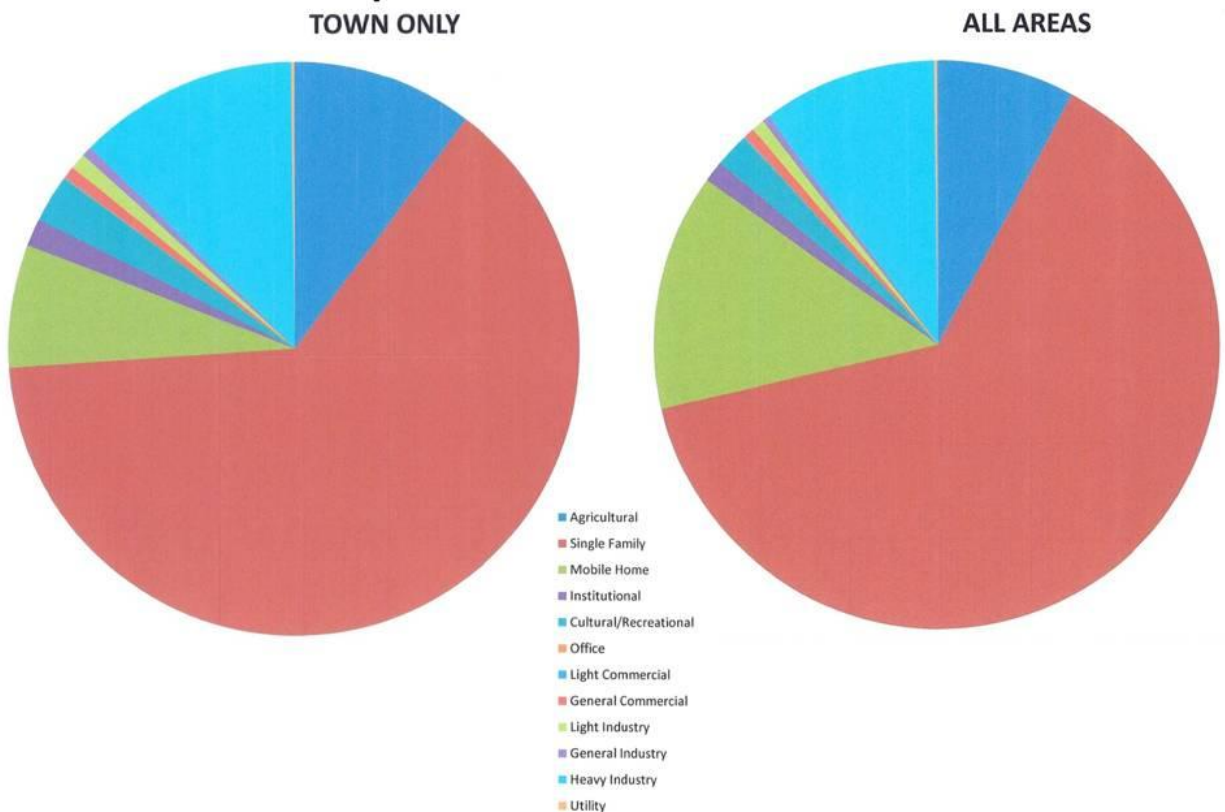
The raw numbers – again, in terms of usage of land – are presented in the expanded table below:

2015 Land Use Categories	ALL AREAS	% OF TOTAL	TOWN ONLY	% OF TOWN	POTENTIAL ANNEX	% OF ANNEX
<i>total</i>	319,777,288.12	sq.ft.	259,493,320.91	sq.ft.	60,283,967.20	sq.ft.
	7,341.08	acres	5,957.15	acres	1,383.93	acres
Vacant/Undeveloped	253,156,939.69	79.17%	211,126,901.30	81.36%	42,030,038.39	69.72%
Agricultural	5,266,342.42	1.65%	4,963,880.15	1.91%	302,462.27	0.50%
Single Family	42,292,588.83	13.23%	30,787,608.60	11.86%	11,504,980.23	19.08%
Mobile Home	8,959,848.71	2.80%	3,356,706.53	1.29%	5,603,142.17	9.29%
Institutional	801,824.33	0.25%	753,145.63	0.29%	48,678.70	0.08%
Cultural/Recreational	1,305,657.48	0.41%	1,305,657.48	0.50%	0.00	0.00%
Office	25,935.74	0.01%	25,935.74	0.01%	0.00	0.00%
Light Commercial	32,798.68	0.01%	16,022.26	0.01%	16,776.43	0.03%
General Commercial	397,503.50	0.12%	321,808.60	0.12%	75,694.90	0.13%
Light Industry	494,710.52	0.15%	438,547.13	0.17%	56,163.39	0.09%
General Industry	271,604.36	0.08%	271,604.36	0.10%	0.00	0.00%
Heavy Industry	6,660,337.69	2.08%	6,043,396.21	2.33%	616,941.48	1.02%
Utility	111,196.16	0.03%	82,106.93	0.03%	29,089.23	0.05%
Total Developed Area	66,620,348.43	20.83%	48,366,419.62	18.64%	18,253,928.81	30.28%
	1,529.39	acres	1,110.34	acres	419.05	acres
	% OF DEVELOPED AREA		% OF DEVELOPED SUB-AREA		% OF DEVELOPED SUB-AREA	
	ACRES		ACRES		ACRES	
Agricultural	120.90	7.91%	113.96	10.26%	6.94	1.66%
Single Family	970.90	63.48%	706.79	63.65%	264.12	63.03%
Mobile Home	205.69	13.45%	77.06	6.94%	128.63	30.70%
Institutional	18.41	1.20%	17.29	1.56%	1.12	0.27%
Cultural/Recreational	29.97	1.96%	29.97	2.70%	0.00	0.00%
Office	0.60	0.04%	0.60	0.05%	0.00	0.00%
Light Commercial	0.75	0.05%	0.37	0.03%	0.39	0.09%
General Commercial	9.13	0.60%	7.39	0.67%	1.74	0.41%
Light Industry	11.36	0.74%	10.07	0.91%	1.29	0.31%
General Industry	6.24	0.41%	6.24	0.56%	0.00	0.00%
Heavy Industry	152.90	10.00%	138.74	12.50%	14.16	3.38%
Utility	2.55	0.17%	1.88	0.17%	0.67	0.16%

Of the land being considered for annexation, about 30% is used for mobile homes, while under 7% of the land in the Town itself is currently being used for mobile homes. Coincidentally enough, on the other hand, the percentage of land used for single family homes in the Town and in the annex areas is virtually identical at 63%...

And this is how the Town's composition would compare before (left) and after annexation (right) – the main change being in the proportion held by the green mobile home category:

## New Composition After Annexation



All of the preceding data, of course, is in terms of the amounts of land being used for the various uses in each area. The other way to analyze the data is to look at actual counts: the actual number or occurrence of each land use that was counted in the 2015 survey:

POLYGON COUNTS: ACTUAL INDIVIDUAL LAND USES COUNTED IN 2015		
	Town	Annex
Vacant/Undeveloped Tracts or Parcels	311	102
Agriculture And Related Uses	20	2
Parcels With Single Family Residences	628	123
Parcels With Mobile Homes	69	52 *
Properties With Public/Semi-Public Uses	10	2
Parcels With Cultural Or Recreational Uses	7	0
Office Uses	2	0
Light Commercial Uses	2	1
General Commercial Uses	6	3
Light Industrial Uses	10	1
General Industry Businesses	4	0
Heavy Industrial Uses	84	5
Parcels With Utility Uses	3	2
Little River Estates mobile home park		33 *
actual TOTAL mobile home count		85 *



The anomaly here is that the Short Creek area has a mobile home park that contains 33 mobile homes on 2 parcels – which means a total of 85 mobile homes contrasted with 123 single family residences. The Town currently has only 69 mobile homes in contrast to 628 single family residences. That is a ratio of 9.1:1 (9.1 houses for every 1 mobile home) in Sylvan Springs, versus 1.45:1 (only 1.45 houses for every 1 mobile home) in the potential annex areas.

So with virtually no commercial base to speak of, the most significant change in the complexion of the Town – were the areas in question annexed – would be in the proportional increase in mobile homes, both in terms of land area as well the actual unit counts. But again, this is just a superficial overview of the areas in question, and their potential effect on the composition of the Town. Annexations can be tricky, because there is much to consider – such as whether the proposed annexation would alter the character of the Town in any way... and whether that alteration would be for the good or not.

On the other hand, adding residential development and then using it to “market” the Town to potential new commercial entrepreneurs is a reasonable strategy to consider as well. However, along with answering the question of potentially altering the Town’s overall character, care should also be exercised to ensure that such additions do not jeopardize the quality of life for – or level of services provided to – the current Town residents. This Plan therefore calls for a *cost-benefit analysis* to be conducted prior to the annexation of any developed properties that are not contiguous with the existing Town limits: a separate study to determine if the benefits to the Town of annexing the properties in question will outweigh the costs to the Town of providing municipal services to those properties.<sup>23</sup>

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<sup>23</sup> For example, extending the Town’s fire protection service to reach Short Creek may only seem like a matter of time and distance. However, there could be a risk that committing resources to the new area removes their availability to “original” Town properties. In other words, if the fire department were answering a call in Short Creek, could it also respond to a concurrent call from an original Town resident? There is also the consideration of fire insurance ratings: would the extension of the Town’s service to remote areas inadvertently raise the insurance rates (and/or the fire dues themselves) for the original Town residents? Establishing a second station in the remote area may be a solution; but again, a study should be made to compare the costs of building, staffing and maintaining the new station with the benefits derived from annexing the area to begin with.



## **APPENDIX F: EXISTING SIZES OF PROPERTIES WITH ZONING THAT ALLOWS LIVESTOCK**

R-R	A-1
22.83	37.33
9.62	33.14
6.02	30.61
5.80	21.25
5.80	19.25
5.51	8.27
5.00	7.97
4.94	6.22
4.08	4.94
3.80	3.10
3.50	2.53
2.99	1.79
2.69	0.97
2.56	0.61
2.30	0.47
2.20	0.46
1.94	0.34
1.67	
1.62	
1.38	
1.35	
1.33	
1.29	
1.20	
0.92	
0.91	
0.78	
0.65	
0.64	
0.63	
0.63	
0.54	
0.52	
0.51	
0.46	
0.45	
0.45	
0.40	
0.33	
110.24	179.25
TOTAL ACRES OF R-R ZONING	TOTAL ACRES OF A-1 ZONING

# APPENDIX G: Urban Chicken Ordinances (Source: [urbanchickens.org](http://urbanchickens.org))

## 25 Ordinances Analyzed

City/State	# of birds permitted	Roosters allowed	Permit/permit cost	Enclosure required	Nuisance clause	Slaughter permitted	Property line restrictions	Details or unique regulations
Los Angeles, CA	unclear	only if 100 ft from neighbors	unclear	unclear	Yes	unclear	20 ft from owners home, 35 ft from neighbors	
Rogers, AK	4	No	\$5/yr	Yes	Yes	inside only	25 ft from neighbors house	
Keywest, FL	unclear	Yes	None	Yes	Yes	No	No	Can't use droppings as fertilizer, feed must be stored in rat proof containers
Topeka, KS	unclear	unclear	unclear	Yes	Yes	unclear	50 ft from neighbors house	
South Portland, ME	6	No	\$25/yr	Yes, building permit required	Yes	unclear	Yes	On trial basis till November 2008, only 20 permits issued till yearly evaluation
Madison, WI	4	No	\$6/yr	Yes	Yes	No	25 ft from neighbors house	
New York, NY	No limit	No	Yes	No	Yes	unclear	No	
Albuquerque, NM	15	1 per household	None	No	Yes	Yes	No	
Portland, OR	3 without permit	unclear	\$31 one time fee for 4 +	Yes	Yes	unclear	unclear	
Seattle, WA	3	unclear	unclear	unclear	Yes	unclear	10 ft from property line	1 additional chicken per 1,000 sq ft of property above minimum
Spokane, WA	1 per 2,000 sq ft of land	unclear	unclear	unclear	unclear	unclear	90 ft from property line	Chickens allowed in multi-family zoned areas
San Antonio, TX	property line dependent	unclear	unclear	unclear	unclear	unclear	20 ft minimum from another dwelling	5 birds allowed 20 ft from home, 12 birds at 50 ft, 50 birds at 150 ft
Honolulu, HI	2	unclear	unclear	unclear	unclear	unclear	unclear	
Oakland, CA	unclear	No	unclear	unclear	unclear	unclear	20 ft minimum from another dwelling	
St. Louis, MO	4 max. without permit	unclear	\$40 permit for more than 4 birds	unclear	unclear	unclear	unclear	
San Diego, CA	25	unclear	unclear	unclear	Yes	unclear	50 ft from neighbors house	Feed must be stored in rat proof container
San Jose, CA	dependent on coop to property line	only roosters < 4 months old	permit needed for 6 or more birds	Yes	unclear	unclear	Ranges from 0 to 50 ft, determines # of birds	<15 ft = 0 birds allowed, 15 to 20 ft = 4 birds, etc, up to 50 ft = 25 birds
Austin, TX	unclear	unclear	unclear	unclear	unclear	Yes	50 ft from neighbors house	
Memphis, TN	unclear	unclear	unclear	Yes	Yes	Yes	unclear	Feed must be stored in rat proof container
Ft. Worth, TX	based on lot size	unclear	No	Yes	Yes	unclear	50 ft from neighbors house	<1/2 acre = 12 birds, >1/2 acre = 25 birds
Baltimore, MD	4	unclear	Must register with animal control and Dept of Ag.	Yes	Yes	unclear	25 ft from neighbors house	Coops must be mobile to prevent waste build up, minimum 2 sq ft/bird,
Charlotte, NC	based on lot size	unclear	\$40/yr	Yes	Yes	unclear	25 ft from property line	minimum 4 sq. ft/bird, no more than 20/acre
Missoula, MT	6	No	\$15 permit	Yes	Yes	unclear	20 ft from neighbors house	Feed must be stored in rat proof container
Boise, ID	3	No	unclear	Yes	unclear	unclear	unclear	
San Francisco, CA	4	Unclear	No	Yes	Yes	unclear	20 feet from door or window of residence	

**APPENDIX H:** Example Ordinance Rogers, AK (Source: [urbanchickens.org](http://urbanchickens.org))

ORDINANCE NO. 06- 100

AN ORDINANCE REGULATING THE CONTAINMENT OF FOWL AND OTHER ANIMALS WITHIN THE CORPORATE LIMITS OF THE CITY OF ROGERS; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS:

Section 1: It shall be unlawful for any person to permit or allow any domesticated fowl to run at large within the corporate limits of the city. It shall be lawful to keep poultry flocks of any size in A-I zones of the city, so long as they are confined.

Section 2: It shall be lawful for any person to keep, permit or allow any fowl within the corporate limits of the city in all other zones, except A-I, under the following terms and conditions:

- a. No more than four (4) hens shall be allowed for each single-family dwelling. No birds shall be allowed in multi-family complexes, including duplexes.
- b. No roosters shall be allowed.
- c. There shall be no outside slaughtering of birds.
- d. All fowl must be kept at all times in a secure enclosure constructed at least two feet above the surface of the ground.
- e. Enclosures must be situated at least 25 feet from the nearest neighbor's residence.
- f. Enclosures must be kept in a neat and sanitary condition at all times, and must be cleaned on a regular basis so as to prevent offensive odors.
- g. Persons wishing to keep fowl within the city must obtain a permit from the Office of the City Clerk, after an inspection and approval by the Office of Animal Control, and must pay a \$5.00 annual fee.

Section 3: The above Section 2 is not intended to apply to the 'ducks and geese in Lake Atalanta Park, nor to indoor birds kept as pets, such as, but not limited to, parrots or parakeets, nor to the lawful transportation of fowl through the corporate limits of the city. Neither shall it apply to poultry kept in areas of the City which are zoned A-I.

Section 4: Fowl currently existing in the city shall not be "grandfathered" or permitted to remain after the effective date of this Ordinance; however, owners of the poultry will have 90 days from the effective date to come into compliance with this ordinance.

## **APPENDIX I: Auburn Zoning Ordinance – Provisions Regarding Animals**

### **501.04. Limitations on Animals.**

A. No person shall keep or maintain in connection with any residential dwelling unit more than three (3) dogs aged six (6) months or older, except in the Rural (R) District.

B. The keeping or maintaining of horses, mules, cattle, sheep, goats, hogs, fowl or any other such animal shall be regulated under Section 4-2 of the Municipal Code of the City of Auburn. Said regulations shall apply within the stock district as established in Section 42(a) of the Code.

Inside and outside of the stock district, the keeping of chickens is allowed, provided:

1. the minimum lot size of the property is 10,000 square feet
2. the principal use of the property is a single family dwelling
3. the number of chickens does not exceed:
  - a. four (4) on lots 10,000 square feet to 19,999 square feet
  - b. six (6) on lots 20,000 square feet or greater
4. the chickens are kept in an enclosure or fenced area such as a henhouse, chicken coop, chicken tractor, etc. at all times
5. the chicken enclosure or fenced area is a minimum of six (6) square feet per chicken
6. the chickens are not kept in any location on the property other than in the backyard (the rear yard of the principal structure)
7. the covered enclosure or fenced area is a minimum of 10 feet to any property line of an adjacent property and 30 feet from neighboring dwellings, church, school, or place of business
8. the enclosures are kept in a clean, dry, odor-free, neat, and sanitary condition at all times
9. the chicken owner takes necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites

Roosters and the slaughtering of chickens are strictly prohibited inside of the stock district. It shall be unlawful to engage in the breeding of chickens or the production of fertilizer for commercial purposes.

It is unlawful for the owner of any chicken to allow the animal(s) to be a nuisance to any neighbors, including but not limited to: noxious odors from the animals or their enclosure; and noise of a loud and persistent and habitual nature.

Prior to construction of the chicken enclosure, a site plan shall be reviewed and approved pursuant to Section 804.

Outside the established stock district, mules, cattle, sheep, goats, hogs, fowl or any other such animal may only be maintained on lots of three (3) acres or more in the Rural (R) District.

Horses may be maintained only outside of the established stock district on lots of two (2) acres or more with a limit of one (1) horse per acre.

C. No person shall breed or maintain any wild animal or reptile that, in the opinion of the Environmental Services Director, poses a threat to human safety in Auburn. Excluded from this restriction are zoos, pet shops, animal shelters, medical or scientific facilities, or other locations where the showing or maintenance of such animals is a permitted use under the provisions of this Ordinance.



## **APPENDIX J: Housing And Shelter For Chickens (Source: [animalwelfareapproved.com](http://animalwelfareapproved.com))**

### **8.1 Housing and shelter for chickens**

Space allowances for housing and shelter have been set to allow all birds to move around freely and have sufficient space allowing for the behavioral structure of the flock.

8.1.1 The following space allowances are required in housing or shelter:

Chickens – minimum indoor area

<b>Type of bird</b>	<b>Space per bird</b>	<b>Space per bird</b>
Pullet	0.67 sq ft	0.06 sq meters
Laying hen	1.8 sq. ft	0.16 sq. meters
Breeder	1.8 sq. ft	0.16 sq. meters

Chickens – minimum additional foraging area when birds are excluded from a ranging and foraging area

<b>Type of bird</b>	<b>Space per bird</b>	<b>Space per bird</b>
Pullet	2.0 sq ft	0.18 sq meters
Laying hen	4.0 sq. ft	0.37 sq. meters
Breeder	4.0 sq. ft	0.37 sq. meters

## APPENDIX K: Ownership Of Properties Proposed For Rezoning In This Plan

PROPOSED ZONING CHANGES - PART 1					FROM	TO	PARCEL ID#	SITE ADDRESS	OWNER ADDRESS (if different)	ACRES
Gill, Jeffrey J & Cheree C	JeffCo I-3	R-1	20-34-0-000-001.003	6635 Woodland Hills Ave						0.99
Wakefield, Burke & Tammy L &	JeffCo I-3	R-1	20-34-0-000-001.004	6634 Woodland Hills Ave						0.63
Wakefield, Burke & Tammy L &	JeffCo I-3	R-1	20-34-0-000-001.005	6626 Woodland Hills Ave					244 McGregor Drive, Sylvan Springs, AL 35118	0.49
Wakefield, Burke & Tammy L &	JeffCo I-3	R-1	20-34-0-000-001.006	6650 Woodland Hills Ave					244 McGregor Drive, Sylvan Springs, AL 35118	1.51
Wakefield, Burke & Tammy L &	JeffCo I-3	R-1	20-34-0-000-001.001	6627 Woodland Hills Ave					244 McGregor Drive, Sylvan Springs, AL 35118	3.98
Wakefield, Brandon & Michelle	JeffCo I-3	R-1	20-34-0-000-001.002	6611 Woodland Hills Ave						7.63
Herren, Leon E & Marianne S	R-1	R-R	20-34-0-000-054.000	6007 Birmingham Rd						0.89
Herren, Leon E & Marianne S	R-1	R-R	20-34-0-000-055.000	6001 Birmingham Rd					6007 Birmingham Rd, Sylvan Springs, AL 35118	0.46
Kilgore, Debra	R-1	R-R	20-35-3-000-007.000	5815 Birmingham Rd						6.00
Love, Frank M & Carolyn J	I-1	INST	20-35-4-001-026.000	5625 Birmingham Rd					375 Bill Gross Camp Rd, Bessemer, AL 35023	1.09
Thompson, Blanche, Heirs Of	C-2	R-1	20-35-4-001-028.000	5599 Birmingham Rd					104 Harbinson Dr, Sylvan Springs, AL 35118	0.53
Sylvan Springs, Town Of	C-2	INST	31-02-1-001-001.020p	100 Rock Creek Rd					300 Town Hall Dr, Sylvan Springs, AL 35118	0.81
Sylvan Springs, Town Of	R-1	INST	31-02-1-001-003.000	120 Rock Creek Rd					114 Rock Creek Rd, Sylvan Springs, AL 35118	1.29
Thompson, Maxine J	C-2	R-2	20-35-4-003-007.000	5592 Birmingham Rd						1.68
Hilburn, Donald W & Margaret A	R-2	R-R	20-35-4-003-005.001	5538 Birmingham Rd					5554 Birmingham Rd, Sylvan Springs, AL 35118	0.55
Hilburn, Donald W & Margaret A	R-2	R-R	20-35-4-003-005.002	5540 Birmingham Rd					5554 Birmingham Rd, Sylvan Springs, AL 35118	0.24
Stuckey, Ralph W & Michael W	C-2	I-1	20-35-4-001-045.001	5549 Birmingham Rd						1.00
Cofield, Linda & Jimmy	R-M	R-R	20-36-4-002-004.004	5446 Walnut Dr					3038 Virginia Dr, Hueytown, AL 35023	1.39
Hogan, Gary & Cynthia	R-1	R-R	20-36-1-000-080.001	5214 Birmingham Rd						3.60
Weiler, William	C-1	I-1	20-25-4-000-014.012	4995 Birmingham Rd					2126 Lakeview Trace, Trussville, AL 35173	1.08
PROPOSED ZONING CHANGES - PART 2					FROM	TO	PARCEL ID#	SITE ADDRESS	OWNER ADDRESS (if different)	ACRES
Wakefield, Burke & Tammy L &	JeffCo I-3	C-U	20-34-0-000-002.002	6350 Birmingham Rd					294 Higgins Dr, Mulga, AL 35118-9669	22.99
Wakefield, Burke & Tammy L &	JeffCo I-3	C-U	20-33-0-000-002.001	6350 Birmingham Rd					542 Jordan Ln, Sylvan Springs, AL 35118	2.46
Alawest-Al LLC	JeffCo I-3	I-3	20-35-3-000-001.001	5862 Birmingham Rd					P.O. Box 412, Northport, AL 35476	66.57
Alawest-Al LLC	JeffCo I-3	I-3	20-34-0-000-001.000	6190 Birmingham Rd					P.O. Box 412, Northport, AL 35476	136.57
Alawest-Al LLC	JeffCo I-3	I-3	20-35-2-000-001.000	5985 Old Port Rd					P.O. Box 412, Northport, AL 35476	162.48
Alawest-Al LLC	JeffCo I-3	I-3	20-35-1-000-001.000	295 Drew Ave					P.O. Box 412, Northport, AL 35476	162.26
Alawest-Al LLC	JeffCo I-3	I-3	20-35-4-000-001.000	275 Drew Ave					P.O. Box 412, Northport, AL 35476	23.74
Alawest-Al LLC	JeffCo I-3	I-3	20-36-3-000-016.000	5424 Birmingham Rd					P.O. Box 412, Northport, AL 35476	24.55
Alawest-Al LLC	JeffCo I-3	I-3	20-36-2-001-001.000	360 Redbud Ln					P.O. Box 412, Northport, AL 35476	85.53
Naramore, Linda D	JeffCo A-1	R-R	31-02-4-000-026.002	315 Higgins Dr						0.34
Hatcher, Ollis V	I-1	C-U	20-36-1-000-076.000	5203 Birmingham Rd						0.63
Fitzgerald, Jon & Nancy	C-2	C-U	20-36-1-000-037.002	5069 Birmingham Rd						1.12
PROPOSED ZONING CHANGES - PART 3					FROM	TO	PARCEL ID#	SITE ADDRESS	OWNER ADDRESS (if different)	ACRES
McCay, Paul William & Diane B	JeffCo A-1	A-1	20-22-0-000-003.000	1290 Jett Rd					217 4th Court, Pleasant Grove, AL 35127	40.35
United States Steel Corp	JeffCo I-3	I-3	20-28-0-000-002.001	6635 Birmingham Rd					600 Grant St, Pittsburgh, PA 15219	1.17
United States Steel Corp	JeffCo I-3-S	I-3	20-29-0-000-002.001	6635 Birmingham Rd					600 Grant St, Pittsburgh, PA 15219	0.50
Alawest-Al LLC	JeffCo I-3	I-3	20-21-0-000-001.003	1250 Jett Town Rd					P.O. Box 412, Northport, AL 35476	158.26
Alawest-Al LLC	JeffCo I-3-S	I-3	20-22-0-000-002.000	1270 Jett Town Rd					P.O. Box 412, Northport, AL 35476	201.41
Alawest-Al LLC	JeffCo I-3-S	I-3	20-22-0-000-006.000	1850 Porter Rd					P.O. Box 412, Northport, AL 35476	36.60
Alawest-Al LLC	JeffCo I-3	I-3	20-27-0-000-001.000	720 Wade Rd					P.O. Box 412, Northport, AL 35476	468.94
Alawest-Al LLC	JeffCo I-3	I-3	20-28-0-000-001.002	610 Wade Rd					P.O. Box 412, Northport, AL 35476	120.97
Alawest-Al LLC	JeffCo I-3	I-3	20-26-3-000-001.000	1600 Crocker Rd					P.O. Box 412, Northport, AL 35476	79.85
Alawest-Al LLC	JeffCo I-3	I-3	20-26-2-000-002.000	1500 Crocker Rd					P.O. Box 412, Northport, AL 35476	114.26
Alawest-Al LLC	JeffCo I-3	I-3	20-26-4-000-001.000	1700 Crocker Rd					P.O. Box 412, Northport, AL 35476	79.97
Alawest-Al LLC	JeffCo I-3	I-3	20-26-1-000-001.000	1790 Crocker Rd					P.O. Box 412, Northport, AL 35476	156.12

Alawest-AI LLC	JeffCo I-3	I-3	20-25-2-000-001.000	1010 Crocker Rd	P.O. Box 412, Northport, AL 35476	116.04
Alawest-AI LLC	JeffCo I-3	I-3	20-25-3-000-001.001	900 Crocker Rd	P.O. Box 412, Northport, AL 35476	85.33
Alawest-AI LLC	JeffCo I-3	I-3	20-25-4-000-001.000	795 Crocker Rd	P.O. Box 412, Northport, AL 35476	74.28
Alawest-AI LLC	JeffCo I-3	I-3	20-25-1-000-001.001	5906 Maytown Church Rd	P.O. Box 412, Northport, AL 35476	68.34
Alawest-AI LLC	JeffCo I-3	I-3	20-24-3-000-001.001	5500 Main St	P.O. Box 412, Northport, AL 35476	72.83
Alawest-AI LLC	JeffCo I-3	I-3	20-23-0-000-001.000	1421 Crocker Rd	P.O. Box 412, Northport, AL 35476	257.35
Alawest-AI LLC	JeffCo I-3	I-3	20-24-2-000-001.004	1320 Porter Rd	P.O. Box 412, Northport, AL 35476	34.70
Alawest-AI LLC	JeffCo I-3	I-3	20-24-2-000-001.003p	1400 Porter Rd	P.O. Box 412, Northport, AL 35476	75.33
Alawest-AI LLC	JeffCo I-3	I-3	20-24-1-002-001.001	1200 Porter Rd	P.O. Box 412, Northport, AL 35476	10.60
Alawest-AI LLC	JeffCo I-3	I-3	20-24-2-000-001.000	1401 Porter Rd	P.O. Box 412, Northport, AL 35476	3.97
Alawest-AI LLC	JeffCo I-3	I-3	20-14-0-000-001.000	1720 Porter Rd	P.O. Box 412, Northport, AL 35476	315.17
Alawest-AI LLC	JeffCo I-3	I-3	20-13-3-000-001.000	1621 Porter Rd	P.O. Box 412, Northport, AL 35476	56.92
Alawest-AI LLC	JeffCo I-3	I-3	20-13-4-000-001.000	1621 Porter Rd	P.O. Box 412, Northport, AL 35476	54.64
Alawest-AI LLC	JeffCo I-3	I-3	20-13-2-000-001.000	1905 Porter Rd	P.O. Box 412, Northport, AL 35476	139.77
Alawest-AI LLC	JeffCo I-3	I-3	20-13-1-000-002.000	1827 Porter Rd	P.O. Box 412, Northport, AL 35476	32.98
Alawest-AI LLC	JeffCo I-3	I-3	20-13-4-000-001.000	1827 Porter Rd	P.O. Box 412, Northport, AL 35476	54.64
<b>PROPOSED ZONING CHANGES - PART 4</b>						
Jett, Jerry K & Julie K	R-M	R-R	20-35-3-000-005.000	5975 Old Port Rd	5982 Old Port Road, Mvulga, AL 35118-9661	7.34
McPhaul, John L III & Cassandra	R-M	R-R	20-35-3-000-006.000	5935 Old Port Rd		6.37
Wood, John Michael & Terri J	R-M	R-R	20-35-3-000-008.001	5909 Old Port Rd		0.77
Garner, Frances	R-M	R-R	20-35-3-000-008.000	5901 Old Port Rd		2.58
Hill, Bob & Ann	R-M	R-R	20-35-3-000-001.012	107 White Oak Dr		3.01
Lee, Walter E	R-1	R-R	20-35-3-000-001.011	115 White Oak Dr	490 Aviation Rd SE, Bessemer, AL 35022	3.11
Garrison, Earl W & Jacqueline W	R-1	R-R	20-35-3-000-001.009	101 White Oak Dr		4.94
Wright, Ralph S & Louise I	R-1	R-R	20-35-3-000-001.016	102 White Oak Dr		5.08
Wright, Ralph S & Louise I	R-1	R-R	20-35-3-000-001.018	62 White Oak Dr	102 White Oak Dr, Sylvan Springs, AL 35118	2.66
Miller, Pamela D & Randal S	R-1	R-R	20-35-3-000-001.017	68 White Oak Dr		3.01
Crumley, William Tim & Cherie M	R-1	R-R	20-35-3-000-001.010	58 White Oak Dr	311 Dorse Forest Trail, Lewisville, NC 27023-9412	0.52
Southerland, Susan L	R-1	R-R	20-35-3-000-001.006	50 White Oak Dr		0.50
Crenshaw, Carole T Parsons	R-1	R-R	31-02-2-001-001.000	5791 Birmingham Rd		1.36
Smith, Willowdean	R-1	R-R	31-02-2-001-002.000	5769 Birmingham Rd		1.09
Parsons, Jennifer Hatcher	R-M	A-1	20-36-4-001-018.000	285 Pleasant Grove Rd	5794 Birmingham Rd, Sylvan Springs, AL 35118	14.90
Parsons, Stevan Roger & Monique	R-1	A-1	20-36-4-001-018.001	283 Pleasant Grove Rd	5794 Birmingham Rd, Sylvan Springs, AL 35118	18.96