

Chapter 14: Implementation

Introduction

This plan recommends an ambitious array of goals, objectives, and strategies for achieving its vision for the future. The Planning Commission and City Council recognize these recommendations cannot be implemented all at once. There are limitations of time and resources that must be weighed against the desire to accomplish so much. Therefore, this chapter of the plan sets priorities for the strategies that should be undertaken first – in the first five years after adoption of the plan. This chapter also addresses future amendment of this plan. Circumstances change and opportunities arise; therefore, to keep this plan vital and useful, it must be reviewed regularly, and citizens must be involved in those reviews



Adoption of and Amendments to the Comprehensive Plan

Adoption of and Amendments to Lincoln Comprehensive Plan will be governed by state law regarding this process within the Code of Alabama 1973, as amended. § 11-52-10. Master plan; adoption procedure.

The commission (Planning Commission) may adopt the plan as a whole by a single resolution or may by successive resolutions adopt successive parts of the plan, said parts corresponding with major geographical sections or divisions of the municipality or with functional subdivisions of the subject matter of the plan and may adopt any amendment or extension thereof or addition thereto.

Before the adoption of the plan or any such part, amendment, extension or addition, the commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the municipality and in the official gazette, if any, of the municipality; provided, that the planning commission may dispense with such public hearing prior to the approval or disapproval of a plan when the municipal governing body to whom the plan will be submitted will be required to hold a public hearing, and give notice thereof before the plan can be adopted by such municipality.

The adoption of the plan or of any such part or amendment or extension or addition shall be by resolution of the commission carried by the affirmative votes of not less than six members of the commission or, in any city having a 16-member planning commission as provided in subsection (a) of Section 11-52-3, by the affirmative votes of not less than 12 members of the commission. The resolution shall refer expressly to the

maps and descriptive and other matters intended by the commission to form the whole or part of the plan; and the action taken shall be recorded on the map and plan and descriptive matter by the identifying signature of the chairman or secretary of the commission. An attested copy of the plan or part thereof shall be certified to the governing body and to the City probate judge.

Implementation Actions

At the end of each plan element chapter goals, objectives and policies were identified as potential Implementation Actions. These Implementation Actions can be grouped into three categories: Regulatory Reform, Policy Decisions, and Programs. Each category is briefly described below.

- **Regulatory Reform**

In order for the Comprehensive Plan to be realized, the City's development regulations will need to be consistent with the goals and policies contained in the Plan. The City will need to revise the development regulations and standards in several instances to achieve these goals and policies. Some of these proposals may require new ordinances and/or voter referendum action. For example, the Plan recommends the adoption of several new programs that represent a departure from the City's existing programs. Generally, revisions of this nature should occur soon after adoption of the Plan; however, a phased approach may be appropriate in some instances.

- **Policy Decisions**

The Plan identifies a number of actions that will be carried out during day-to-day policy decisions made by City Staff, City Boards and City Council. The Planning Commission and/or Council will continually make decisions regarding development proposals and plan amendments and will use the Plan to guide such policy decisions as they occur.

- **Programs**

The Comprehensive Plan establishes a foundation for new programs necessary to carry out the goals of the Plan. For example, some policies involve participating in planning efforts with other jurisdictions, such as ongoing efforts to improve transportation. Programs have varying levels of priority, depending on the issues involved. Consequently, the City will initiate Programs at different timing intervals.

Implementation Key Elements

There are Implementation Key Elements that the community and policy makers need to keep in their "mind's eye" while working with the Comprehensive Plan.

- Keep this plan vital and useful by regularly reviewing its recommendations and the progress toward meeting them. (This is a living breathing document forever evolving.)
 - Review and update the comprehensive plan at least once every five years following a formal process.
 - Prepare and implement a schedule for regular plan updates.
- Use the comprehensive plan as a guide in land use and zoning decisions, capital improvements, budgeting, and other city actions.
- Address the conformance of rezonings, special use permits, the Capital Improvement Plan, and public facilities improvements with the comprehensive plan in staff reports.
- Implement a formal process for Planning Commission determination as to whether the general location and extent of each proposed public facility is in substantial accord with the adopted comprehensive plan.

Priority Implementation Strategies for the First Five Years: The 2015 – 2020 Action Plan

The following implementation strategies identified by the Citizen Committees and the Planning Commission by their frequency and consistency as an acknowledged priorities. These priorities should be implemented, studied, re-evaluated, re-classified and/or completed by the end of 2021.

- Development of newer development and regulatory standards to improve appearance of the community.
- Enforcement of all developmental regulations and ordinances.
- Removal of dilapidated buildings and structures.
- Promote and diversify commercial and retail development.
- Development of a public access point on the lake, with landing.
- Redevelopment and revitalization of the Historic Downtown and surrounding neighborhoods.
- Master plan and develop a trail system inter-connecting the parks, schools, neighborhoods, lake and governmental buildings.

- Master plan, redevelop and create gateways into Lincoln.
- Strengthen, enhance, develop and coordinate relationship with other entities to promote economic development, education, healthcare, lake front development, transportation and recreation.

Revisions to the Priority List of Implementation Strategies in the 2015 – 2020 Action Plan

The Lincoln Planning Commission reserves the right to change the priority list as strategies are completed, as circumstances change, and as new opportunities arise. It is difficult to predict the future. As the City pursues a strategy, it may find that upon detailed study, the strategy recommended is not advisable.

An alternative strategy to meet the objective and goal may be substituted. In addition, a strategy that seemed important may be reduced in importance because of a change in circumstance. Another strategy may be moved up on the priority list because a new funding source becomes available, an organization or group offers to carry it out, or a strong need arises. The list of priority strategies provided above is flexible and may be changed during the 2016-2021 timeframe.

It should also be noted that the inclusion of a strategy in this plan does not guarantee implementation. Council also reserves the right to evaluate the need and cost of implementing a strategy in light of current conditions and priorities as implementation proposals arise.

Implementation of Strategies not in the 2015 – 2020 Action Plan

The City will implement immediately some objectives and strategies that are not listed in the 2016-2021 Action Plan. These involve on-going activities, mandated activities, or activities already planned in the Capital Improvements Program.

This plan should be reviewed again in the 2020-2021 timeframe so that it does not become out of date. The review may be a complete rewrite of the plan, or it may involve just a review and revisions of this plan document. A process to involve the public must be implemented in the 2020-2021 review.