

CITY OF TROY, ALABAMA

Citizen Participation Documentation for the Comprehensive Plan

Adopted 2009

The following documentation chronicles the efforts of the City of Troy to have a wide-ranging and diverse public input into the planning of a new 25-year program of community growth and development.

The opportunity offered by the Southeast Alabama Economic Recovery Project: Troy East-West Traffic Corridor will fulfill a significant portion of the long-range vision and planning of the contributors to the City Comprehensive Plan, which was anticipated to be a much longer and more incremental process to implement the traffic-related proposals.

Beginning in June 2007 through to the final presentation to the Troy City Council in March 2009, the following material is a chronological record of the inclusive planning and participation of the residents, businesses, organizations, government representatives, Troy University representatives, and all stakeholders with an interest in the long-range planning of the City of Troy.

Troy Public Input Documentation

The Troy Comprehensive Planning process was citizen driven and included extensive public involvement.

The process included:

- A Steering committee representing stakeholders from throughout the community and subcommittees for various topics, including among them, a transportation sub-committee. The Steering Committee and subcommittees met numerous times during the planning process to assist with input and to review the draft plan as it progressed.

- A visioning process that included a facilitated community meeting with well over a hundred people attending. The purpose of this visioning session was to gather ideas from citizens about the future of Troy, including transportation and access to the University and central part of the city. This meeting was publicized and attended by print and TV media.

- When a draft plan was formulated, a community wide meeting was reconvened to review plan proposals and solicit input on recommendations to that point. This meeting was well attended and everyone attending had an opportunity to provide input. Public information was included in newspaper reports and other media about this meeting, as well.

- Input from the community meeting on the draft plan was considered and a final draft was prepared for presentation to the Planning Commission.

- A final community meeting was conducted by the Planning Commission in 2008, with notification provided to the public as an official public hearing; The Planning Commission reviewed all comments from community meeting/public hearing and approved the plan at a public meeting of the Planning Commission

- The final plan was presented at a City Council public hearing in May 2009 and approved by the Council at the same meeting.

Throughout the planning process, the Planning Commission staff, with the assistance of Goodwyn, Mills and Cawood Inc. maintained notices of meetings, agendas and draft material including the draft plan, in its various statuses.

In summary, Citizen input, participation, and transparency were integral to the planning process. Citizens had substantial opportunities to provide input and respond to recommendations in the plan.

Troy Development Plan-Status Report and Revised Schedule

June-Sept 2007	Base Assessment-In progress Infrastructure Systems Assessment-In progress; separate sewer study pending Focus Groups, Interviews and Coordinating Committee Meetings-partially complete Open House- to be scheduled
Oct- Nov 2007	Early Action Plan-TBD Draft Transportation and Master Street Plan Component Draft Land Use Plan Component Draft Neighborhood and Housing Component Draft Facilities Plan Component Draft Capital Improvements Plan Open House
Dec 2007-Feb 08	Zoning Ordinance Review-In Progress/Map being reviewed Zoning Ordinance Case Studies-In Progress Subdivision Regulation Review
Feb 08-March 08	Final Plan Capital Improvements Plan Implementation Plan Final Zoning and subdivision Regulations Planning Commission Hearing City Council Hearing Public Review and Adoption (Time required for City review and adoption, subject to Planning Commission/Council)

Comprehensive Plan Steering Committee

The Steering Committee is expected to:

In general, the committee is expected to help ensure communication with and input from citizens, businesses and others with the planning process.

The process will begin with a visioning open house and workshop, with everyone invited. Individuals and organizations are encouraged to attend and participate in this community-wide meeting to ensure that everyone has an opportunity to express their ideas about a vision for Troy-together and in a positive environment. The committee will participate in this session.

-Participate in two open house type community meetings and a final meeting for presenting the plan; this participation will involve serving as facilitators in small groups, with the assistance of the planning team, to encourage discussion of “good ideas”; the Steering Committee will assist small groups in getting questions answered about the proposals that are made by the planning team.

-In addition to the community meetings, the Steering Committee is expected to meet with the consultants to discuss ideas and recommendations and provide feedback.

-Individuals on the Steering Committee are expected to identify additional contacts, information that is important to the planning process.

Troy Steering Committee List

Charlie (Sarge) Dunn
PO Box 549
Troy, Alabama 36081

Charles Meeks
PO Box 549
Troy, Alabama 36081

Wanda Moultry
PO Box 549
Troy, Alabama 36081

Jason Reeves
PO Box 549
Troy, Alabama 36081

Johnny Witherington (President)
PO Box 549
Troy, Alabama 36081

Bill Hopper
932 University Ave.
Troy, Alabama 36081

William Earl Griswald
204 Shadow Lane
Troy, Alabama 36079

Tom Murphree
105 Forest Terrace
Troy, Alabama 36081

Jim Roling
108 Hampton Avenue
Troy, Alabama 36081

Dr. Alicia Whatley
Biology Dept. 2100MSC9
Troy University
Troy, Alabama 36081

Greg Wilkes
PO Box 1329
Troy, Alabama 36081

Marsha Gaylord
PO Box 249
Troy, Alabama 36081

Dist. (2) Mr. Norman Rape
207 Old Cabin Road
Troy, AL 36081
Phone 566-0372 (H)

And/Or Designees for:

Marsha Gaylord, Director
Economic Development Center and Troy Industrial Development Board
PO Box 249
Troy, Alabama 36081

John W. Schmidt
Senior Vice Chancellor
Adams Administration Building
Troy, Alabama 36082

Alex Whaley, Jr.
Chamber of Commerce
Whaley Construction CO.
P.O. Box 768
Troy, Alabama 36081

Earl Ellis
Landmark Realty
P.O. Box 1234
Troy, Alabama 36081

Mike Griffin
Division Engineer
Seventh Division
ALDOT
P.O. Box 647
Troy, Alabama 36081

Linda Felton-Smith
Superintendent
Troy City Board of Education
P.O. Box 529
Troy, Alabama 36081

Troy Development Plan-Steering Committee Meeting

August 30, 2007

1. Call to Order and Introductions-Bill Hopper

2. Progress to date-Larry Watts

Base Mapping

Interviews

Data Collection

3. Preliminary Assessment-Larry Watts

4. Early Action Plan

5. Community Workshop

6. Next Steps

Notice!

CITY OF TROY COMPREHENSIVE PLAN

The Comprehensive Plan for the City of Troy is underway. The Plan will provide a long term vision for Troy and include recommendations for land use, community design, housing, streets, access and community facilities. In addition to a vision for the future, the Plan will set out the nuts and bolts of implementing the Plan, through day to day and annual progress towards the City's goals. The Plan will emphasize the important connections between the City's assets, current and future projects and the involvement of citizens, business, civic organizations and government.

YOUR INPUT IS NEEDED!

The Plan depends upon an inclusive process, involving citizens, the business community, city agencies and other organizations. The process includes a community workshop, with everyone invited. It is critical that individuals and organizations attend and participate in this community-wide meeting to ensure that everyone has an opportunity to express their goals for the Plan and ideas about how to achieve them. This input, along with other information, will form the basis of the planning recommendations, which will be reviewed at a follow up workshop, as the process continues.

Please Attend the Community Workshop on the City of Troy Comprehensive Plan

September 25, 2007

5:30 P.M.

_____Gymnasium

**Please Contact Lisa Holmes in the City Planning Department the
If You Have Any Questions and to RSVP for the Workshop
334.566.0177 phone or lisaholmes@troycable.net**

We Look Forward to You Being a Part of the Workshop!

Workshop Attendees

Cathea Cook	
Carol Amos	
Otis Stone	
Tim Brady	
Dennis Hagler	
Laura Beeler	566-3850
Edward Telfair	566-8189
Simon Pavlenko	
Beth Butler	
Tommy Duke	566-4297
Margaret Wambles	
Mike & Connie Tatom	
Beth Rose	
Earl Fain	
Larry Watts	
Calvin Lott	
Lisa Holmes	
Bill Hopper	
Tyson Howard	
Mayor Lunsford	
Diane Ferguson	

Troy Comprehensive Plan

Community Workshop-September 27, 2007

Agenda

Sign In and Participant Assignments

Welcome and Introductions-Bill Hopper Mayor, City Council, Steering Committee,
Planning Commission

Introduce Planning Team
Larry Watts, SCADC

Workshop Orientation-Larry Watts
Assets Survey
Work Group Assignments

Work Group Sessions-Facilitators, Recorders, Participants

Work Groups Report Back to All Participants

Next Steps-Larry Watts

Thank You-Bill Hopper

Adjourn

Troy Comprehensive Plan

Community Workshop-September 27, 2007

Workshop Instructions

1. Set Up

Chairs should be set up in main room, other rooms
Sign In table set up with room for four people to help people sign
Agendas and index cards on table
Flip charts/marker pads set up in main room and other rooms

Refreshments set up (Soft drinks and coffee)

Chairs and table for Bill Hopper and Planning team

2. Sign In

Sign In will be set up to start at 4:45 pm
4 people (students or committee) will assist people in signing in
Each Person signing in will be given a colored paper agenda and an index card for assets and challenges survey/the color of the agenda will signify the work group assignment for that person

3. Workshop Meeting

Workshop Session will start promptly at 5:30
Bill Hopper Welcomes and introduces Mayor, Council, the Steering Committee and Planning Commission
Bill introduces planning team

Larry Watts will provide an overview and purpose of the workshop in context of the planning process

Larry Watts will instruct and lead participants in brief Assets Survey
Participants will make a list of assets and challenges on index cards and be asked to read aloud a few examples and put their names and contact info on the agenda they received; cards will be taken up by committee members

Participants will be given work group assignments and divide into groups based on the color of their agenda

4. Visioning and Idea Gathering Exercise

Each break out group will need a facilitator, recorder, volunteer time keeper

Recorders Assignments

- Make sure marker pad and markers are set up
- Make sure you have tape, index cards and markers

Facilitator will

- Convene the group, on time, get everyone seated
- Introduce the recorder/ask for a volunteer timekeeper
- Go over rules and process/give instructions

Rules

Everyone must have a chance to talk; participants may pass; no more than one Person talks at a time

No Idea is a Bad Idea

Responses must be brief; no speeches or debates or comments off the subject, which is responding to the question posed by the facilitator

Questions for clarification may be allowed, but no long explanations or sales Pitches

Think outside the box and “shoot higher, rather than lower”

Visioning Response-Idea Gathering

- Introduce the visioning question (see attached example)
- The break out group will be given the question to answer; they will use index cards to write their own notes; the question is:

When I envision the community of Troy in twenty years, I see a place where (or that or that is)

Each participant will be asked by the facilitator for their idea in response to the question; the idea will be recorded by the recorder on the marker pad; this process will be repeated, in order, as long as there is time; participants turn in their cards

- Ask folks to think of their responses and to write them down on one of the cards front and back; ask someone to be the time keeper on the visioning response; give people 3-5 minutes to start writing; then set time for asking participants for ideas at 25 minutes
- Start with first person and go around the group, asking each person for a response and have the recorder write them on the marker pad
- After the last person has given a response, go around the room at least one more time and keep going as long as you have time
- Recorder will write down each idea as stated by participant as facilitator goes around the Room; leave space on each line to add scores later
- Idea gathering has to be stopped at the allotted time

Priorities

- Facilitator will ask each participant to look at the ideas that have been recorded on the marker pad write down on their card the top four Ideas, in their opinion, giving a score of 4 to the best idea, 3 to the next best idea, 2 to the next and 1 to the next; give the participants 10 minutes to write down the top four ideas, in their opinion, and call time; take up cards.
- Facilitator will take up cards from participants and call out the ideas and scores from the cards; recorder will write scores on the marker pad; tally the scores and the facilitator will identify the four ideas with most votes; 10 minutes should be allowed for this tallying

Reporting to All Participants

- Facilitator or someone from each work will write down the groups top four ideas and report back to the meeting of all participants by just reading those top four ideas from their group

“A”

Troy Comprehensive Plan, Community Workshop, September 27, 2007

Preliminary Stakeholders to Include

Business Representatives and Organizations

Chamber of Commerce
Economic Development Authority
Downtown Business Representatives
Real Estate Developers/Architects/Engineers
Homebuilders and Contractors
Banks and Financial Organizations
Major Industries
Small Business/retail representatives
231 corridor businesses

Citizen and Civic Organizations

Citizens and property owners in each City council District
Youth Organizations/Troy students
Civic Clubs (Rotary, Lions, Kiwanis, other)
Beautification Clubs and garden clubs/Tree City Organizations
Leadership Program
Public Housing Tenants
Historic Preservation Associations (city or county)
Citizen advocacy groups of any type
Sports associations and leagues

Government agencies/semi public organizations

Mayor's office
City council
Planning commission and Zoning Board of Adjustment
Pike county Commission and Departments
County Engineer
Police and fire departments
Park and recreation Board and staff
Utilities Board and staff/Public Works staff
Emergency management agency
Department of Human Resources (DHR)/social service agencies
ALDOT
Housing Authority

Other Business, Citizen and Government Interests

Troy University Board, President, staff and faculty and students/housing and planning staff
Arts and cultural Organizations
Library staff and Board
School Board and staff, teachers and students/Private school representatives
Hospital Board and staff
Other health care organizations
Senior services organizations and centers
Churches and Church Associations

“B”

Focus Groups/Committees

Land Use and Zoning

Transportation and A Walkable Community

Housing

Community Facilities

Recreation, Open space and Conservation

Infrastructure (water, sewer, electrical, telecommunications, storm drainage)

City Services and Safety (Fire, Police, etc)

Historic Preservation and Heritage Tourism/Arts and Culture

Economic, Community Development and Tourism

Intergovernmental Cooperation/Coordination/Leadership

Schools and Education

Health Care and Hospital

Downtown/other Business Districts/231 Business District

Troy University and Campus

Neighborhoods

Capital Improvements, Financing and Grants

To: Troy Comprehensive Community Master Plan Steering Committee
From: Bill Hopper and Larry Watts
Subject: Next Meeting

The next Steering Committee meeting on the Troy Comprehensive Community Master Plan will be April 21 at 5:15 at the Pike County Economic Development Authority Center.

This is an important meeting in that we will be discussing the preparation of the draft plan with the input of the Planning Commission and the results of the recommendations from the study group meetings we completed in January/February.

Please RSVP to Lisa Holmes at _____, to confirm your attendance.

Thank you in advance for your assistance and cooperation.

CC. Mayor Lunsford
Calvin Lott, Planning Director

Troy Community Master Plan Meeting

Planning Commission Meeting

April 21, 2008

1. Opening Remarks-Bill Hopper
2. Review planning status/progress to date/next steps-Larry Watts
3. Overview of plan concept
4. PC comments and discussion
5. Finalize schedule

Troy Community Master Plan Meeting

Steering Committee and Planning Commission Meeting

May 29, 2008

1. Status/progress report
2. Overview of Draft Plan
2. Review of issues remaining
3. Schedule Planning Commission Hearing

Comprehensive Plan Steering Committee

The Steering Committee is expected to:

-In general, the committee is expected to help ensure communication with and input from citizens, businesses and others with the planning process.

The process will begin with a visioning open house and workshop, with everyone invited. Individuals and organizations are encouraged to attend and participate in this community-wide meeting to ensure that everyone has an opportunity to express their ideas about a vision for Troy-together and in a positive environment. The committee will participate in this session.

-Participate in two open house type community meetings and a final meeting for presenting the plan; this participation will involve serving as facilitators in small groups, with the assistance of the planning team, to encourage discussion of “good ideas”; the Steering Committee will assist small groups in getting questions answered about the proposals that are made by the planning team.

-In addition to the community meetings, the Steering Committee is expected to meet with the consultants to discuss ideas and recommendations and provide feedback.

-Individuals on the Steering Committee are expected to identify additional contacts, information that is important to the planning process. It is impractical to have a committee that is too large and it is important that the role of the committee is to help with communication, not substitute for it.

Troy Comprehensive Community Plan Study Meeting

29-May-08

5:15 p.m.

Attendance:

Charlie Dunn	No
Charles Meeks	No
Wanda Moultry	Yes
Jason Reeves	Yes
Johnny Witherington	Yes
Bill Hopper	Yes
William Earl Griswald	No
Tom Murphree	Yes
Marv Dillard	
Dr. Alicia Whatley	
Greg Wilkes	No
Marsha Gaylard	Yes
Norman Rape	
Greg Anderson	
Stacy Graning	
Cassandra Williams	
Rev. Larry Bland	
Butch Foster	Yes
James Flowers	
Mike Davis	
Mayor Lunsford	
Dan Smith	No
Kim Edwards	
Herb Reeves	Yes
Earl Ellis	
Mike Griffin	Yes
Linda Felton-Smith	
Alex Whaley II	Yes

To: Study Group Participant
From: Bill Hopper and Larry Watts
Subject: Troy Comprehensive Plan study group meetings

Following the community meeting seeking input for the Troy Comprehensive Plan, a number of study groups were identified on several important topics. You have been identified as someone critical to one or more of these topics. This letter is to request your participation in the designated group at the times allotted for each group. Attached you will find a listing of all study group members and a schedule of the proposed meetings. Each meeting will last for 1 ½ hour only, and may require a follow up meeting later. The meetings will be held at the Pike County Economic Development Center, located on Hwy. 231 South. We will have some ideas for the groups to consider, starting the discussion; however, it is very important that we have your input as a follow up to what we heard at the earlier community meeting. This input is critical, as this will be reflected in the draft plan that will be presented in February and March.

Please RSVP to Lisa Holmes or ask questions you have at lisaholmes@troycable.net or 670-6058.

Thank you in advance for participating in this important part of planning Troy's future!

Tentative meeting dates and times for Troy Master Plan Study Groups

Neighborhood and Housing	Jan 23, 3:00-4:30 pm
Economic and Community Development	Jan 23, 4:45-6:15 pm
Land Use and Zoning	Jan 23, 6:30-8:00 pm
Transportation and Infrastructure and services (includes fire, police and safety)	Jan 24, 3:00-4:30 pm
University and city Interface	Jan 24, 4:45-6:15 pm
Healthcare and Social Services	Jan 24, 6:30-8:00 pm
Downtown and Commercial/Retail Development	Feb 4, 1:00-2:45 pm
Education and Schools	Feb 4, 3:00-4:30 pm
Historic Preservation, Arts and Culture	Feb 4, 4:45-6:15 pm
Recreation, Parks and Conservation	Feb 4, 6:30-8:00 pm

Troy Master Plan - Study Groups	
Neighborhoods & Housing	
Ken Vaughn	
David Ingram	
George Gilmore	
Earl Ellis	
Larry Hancock	
Mary Shirley	
Butch Foster	
Charlie Dunn	
Larry Bland	
Herb Reeves	
Jimmy Barron	
Michael Alsup	
Economic & Community Development	
Kenny Campbell	
Fred Gouge	
Alec Whaley, Jr.	
Jack Rainey	
Johnny Witherington	
Judson Edwards	
Tyson Howard	
Burton Green	
Shelia Jackson	
Col. John Schmidt	
Marsha Gaylard	
Hugh Wheelless	
Sherrill Crowe	
Bob Mills	
Danny Sikes	
Land Use & Zoning/Property Maintenance	
Charlie Botts	
Maxine Hollis	
Jim Golden	
Walt Stell	
Jack Norton	
Doug Patterson	
Bill Hopper	

Calvin Lott	
Greg Anderson	
Pete Howard	
Tom Murphree	
Bobby Brown	
Micheal Alsup	
Transportation, Infrastructure & Services	
(Fire, police & safety)	
Mike Griffin - ALDOT	
Herb Huner	
James Flowers	
Chief Everage	
Chief Outlaw	
EMA - Larry Davis	
William Griswald	
Greg Meeks	
Max Davis	
Pike Co. Water Authority	
Dante Frazier	
Mark Salmon	
Homer Reeves	
Jason Reeves	
Dick Freeman	
Russell Thomas	
Humane Society - Jack Rainey	
Rod Anderson	
Marsha Gaylard	
University/City Interface	
Mayor Lunsford	
Andrea Roberts, SGA President	
Doug Patterson	
John Schmidt	
Bill Hopper	
Healthcare & Social Services	
Sheryl Harrison	
CHCHC - Jimmy Floyd	
Jimmy Law - Noble Manor	
Jerry Williams	
Troy Health & Rehabilitation - Warren Kelley	
Judge Stone	

School of Nursing - Dr. Burnita Hamilton	
Greg Wilkes	
Joel Williams	
Trinity Fitness	
Janet Motes	
Hassie Green	
Dr. Mark Griffin	
Dr. Christina Zanakis	
Parks, Recreation, Open Space & Conservation	
Dan Smith, Troy Recreation	
Alicia Whatley	
Mike Mullins	
Sam Kitchens	
Randy Hale	
Charles Meeks	
Garden Club President	
Ron Pierce	
Jarrad Cartie (FBC)	
Education & schools	
Hank Jones	
Dr. Linda Felton-Smith	
Ron Pierce	
Ceil Sikes	
New Life Christian Academy	
Wanda Moultry	
Richelle Jefcoat	
Sheila Deveridge	
Shelby Tuck	
Geoffrey Spann	
Troy Vocational School	
Historic Preservation, Arts & Culture	
Richard Metzger	
Pete Howard	
Mac Gibson	
Wiley White	
Kristy Drinkwater	
Susan Murphree	
Ray Smith	

Don Crapps	
Ann Williams	
William White	
Lindsay Hopper	
Robin Sullivan	
Catherine Jordan	
Mary Williams	
Downtown Revitalization & commercial/retail development (includes 231 businesses)	
Marsha Gaylard	
Jennifer Barner	
Richard Metzger	
Kim Edwards	
Tim Oliver	
Ken Cox	
Scherr Qualls	
Donna Horn	
Dr. Chandler	
Georgia Ziglar	
John Parker	
Mattie McGrady	
Ms. Bobbie J. Croswell	
Anne Thompson	
Earl Ellis	

MEMORANDUM

TO: Planning Commission
FROM: Calvin Lott, Secretary
DATE: September 8, 2008
SUBJECT: Meeting

We will hold a community meeting October 2, 2008 from 4 p.m. until 6:30 p.m. at the Troy Parks and Recreation Center located at 601 Enzor Road. All Troy citizens will be invited to attend this meeting of the Comprehensive Plan.

Mr. Larry Watts has provided us with copies of the Master Plan (draft) and we will have those at City Hall in the Planning Office for anyone that would like to come and review them during regularly scheduled hours. The Master Plan will also be available at www.troyalabama.com. You should have a copy of the draft plan as well, if not please contact us.

For additional information please call the Planning Department at 670-6058. Please RSVP to either Calvin at 670-6006 or Erin at 670-6058.

September 10, 2008
SPECIAL NOTICE
Troy Planning Commission
Community Meeting
October 2, 2008

At a special called meeting of the Troy Planning Commission on October 2, 2008, from 4:00 p.m. until 6:30 p.m., a community meeting will be held at the Troy Parks and Recreation Center located at 601 Enzor Road for the consideration of the City of Troy Comprehensive Community Master Plan (Draft Plan). All Troy citizens are urged to attend this community meeting and express themselves concerning the City Master Plan. Copies of the plan will be located in the Planning Office in City Hall for public review during regular working hours after September 10, 2008. For additional information call the City of Troy Planning Department or go to www.troyalabama.com to review the City Master Plan and make comments.

Troy Planning Department 566-0177

Herman C. Lott
Secretary

Please publish in your legal section September 10, 14, 18, 21, 28, 2008.
Thank you!

Troy Development Plan- Grant Proposal
CDBG No. LR-PF-PL-06-005
December 23, 2008
3:00 P.M.

Attendance:

Larry Watts
Calvin Lott- City Planner/ Administrator
Alton Starling- City Clerk/ Treasurer
Erin Wood- Planning Assistant
Earl Ellis-Public Citizen

Larry Watts opened the meeting at 3:00 P.M. on December 22, 2008. Mr. Watts explained that the purpose of the meeting was to close out the grant portion used to fund the Troy Comprehensive Community Plan. The plan has been submitted to the Planning Commission for overview. The final steps of the plan include the Planning Commission Public Hearing as well as the City Council Public Hearing.

The CDBG grant was in the amount of \$50,000. The close out date will be December 31, 2008. The grant time frame for the project was from August 2006-2008. The project also included \$38,500 from the City of Troy general fund.

Mr. Watts asked for any comments from the floor. Mr. Earl Ellis asked if he should express his areas of concern at the Public Hearing for the Planning Commission or at this time. Mr. Watts expressed the Planning Commission Public Hearing would be the time for more thorough discussion on the plan but he was able to share any thoughts at this time. Mr. Ellis discussed his thoughts on the Highway Commercial Zoning areas on Hwy 231 and Hwy 87. Mr. Watts explained that those areas had been brought up in the Planning Commission work session and those changes were under revision. Mr. Watts also expressed that the Planning Commission needed more time to review the plan and a date would be set for the Public Hearing when they were ready. Mr. Alton Starling had no comments, other than the money was well spent on the project.

Mr. Watts concluded the meeting at 3:05 P.M.

Troy Draft Comments Name List

Comment

- 1 Robert Stewart
- 2 Jane Kendrick
- 3 John Witherington
- 4 Robert Stewart
- 5 Gayle Foster
- 6 Richard Knotts
- 7 Marsha Gaylard
- 8 Eloise Kirk
- 9 Carol Amos
- 10 David Barnes
- 11 Bob Lambert
- 12 John Jinright
- 13 Larry Aldridge
- 14 Joan Word
- 15 Anne Thompson
- 16 Linda Amos
- 17 JoAnn Bentley
- 18 Jerry & Betty Spann
- 19 Kenneth Carter
- 20 Deedie Carter
- 21 Larry Aldridge
- 22 Corley Chapman, Jr.
- 23 K T Cole
- 24 Bert Fridlin
- 25 Recommendation of the Downtown Troy Revitalization Committee of the Pike County Chamber of Commerce to be placed in the Comprehensive Community Master Plan – City of Troy – 10/13/08
- 26 Joyce Law
- 27 Anonymous
- 28 Bob Lambert
- 29 Peter & Ephy Howard
- 30 Beth & Chris Rose
- 31 Concerned Citizens Community Focus Group for Highland and University Avenue down to Franklin Avenue
- 32 Propositions of the University/Highland Community Focus Group
- 33 Concerned Citizens Community Focus Group for Highland and University Avenue down to Franklin Avenue

Comment 1

When there has been so much opposition from the homeowners in the only historic district in Troy to a business license being issued to a Bed and Breakfast, why is there so much language in the plan supporting Bed and Breakfasts in the historic districts?

Thank you for your comment and concern. It is not the intent of this plan to have any business located in the R-1 zoned area of the Historic District. That would only be permitted in the Central Business District. This will be addressed in the final draft of the plan.

Comment 2

I saw no mention of crime prevention and the need for a new county jail. I suggest a plan to develop and construct a jail that would be “state-of-the-art” in term of encouraging behavior that society desires. This matter is a broad subject, but the cost of penning up more and more people in prison is enormous.

1. With regard to attracting retirees:
 - A. You might encourage Troy U. to offer free or half price auditing of courses.
 - B. Have a central location where retirees could inquire about volunteering.
 - C. Give continued support and recognition to existing Senior Center.
2. Your park plans gave few details. I offer one – that a park where people could bring their dogs for walks and interaction be included.
3. You mentioned train travel. Since we are stuck with these tracks through town, it would be great if people could travel from outlying areas to downtown by train – as was done when tracks were first introduced here. Going to Dothan or Montgomery by rail would be terrific if gas keeps going up.
4. Thank you for the opportunity to review this plan. It is thoughtful and detailed. The implementation will be quite a challenge.

Comment 3

On page 7 in my draft copy of the Community Master Plan, under the heading “Housing and Neighborhoods,” there is a line stating “Historic neighborhoods are important resource, providing close in housing; potential bed and breakfast.”

We need to remove the portion of the article that reads, “potential bed and breakfast.” I understand your statement to me that it applied to the downtown business district area zone only (and not R-1 zoning areas), but that is not the way it reads. I should be removed to avoid any misunderstanding later on. Thank you!

Comment 4

I am glad to hear it is not the intent of the plan to have any business located in the R-1 zoned area of our historic district. However, the language of the plan does not state this clearly. Part K-4 can only be referring to our historic district on College Street as I know of no other historic district in existence presently. This statement is definitely threatening to our neighborhood.

I trust that the final language of the plan will specifically state what you have stated in your reply to me. Thank you for all your work and your concern for your city.

We are in the process of organizing our historic district homeowners association.

Comment 5

I am unequivocally opposed to businesses in our historic district – the Walnut-College-Murphree St. neighborhood. We are zoned R1 and have been for decades; on this basis, the residents of this neighborhood have spent hundred of thousands of dollars on individual houses. We want to preserve the sanctity of our neighborhood and assure that the value of our property will be protected.

The businesses that have come into our neighborhood have come in defiance of existing law and the wishes of the neighborhood. Please respect the laws of the city and the general good of our historic district.

Comment 6

I have lived at 930 University Avenue for 30 years. Recently, I have noticed increased traffic along University from George Wallace to Franklin. Part of this is due to cut throughs from University area and Elm Street to Bypass. Apartments on Highland would greatly add to this. Apartments on Highland will greatly decrease my quality of life due to increased noise, littering, and I think increase potential for crime.

I also believe zoning change on Highland will spread as time goes on taking over my neighborhood.

I do not believe this would be discussed now if the zoning ordinance had been enforced.

Comment 7

1. Before the ID Park proposed at the Troy Airport is adopted, there should be a meeting set up with the Pike County Economic Development Corp. and City of Troy officials to determine the feasibility in terms of infrastructure concerns in this area.
2. There should be meetings to discuss the feasibility of the proposed expansion of the existing ID Park off the Henderson Highway concerning the availability of surrounding land.
3. There should be consideration to a future ID Park site that would have good access to the proposed Toll Road that is being discussed.

Comment 8

Yes – library downtown

No – to Highland Ave changes

No – to Bed and Breakfast in Historic District

Enforce zoning policies

Employ enforcement officer

Comment 9

1. The yellow traditional neighborhood indication on the north side of Elm on each side of George Wallace is currently zoned commercial and should be downtown University development.
2. Extend commercial on 231N all the way to Orion St entrance.
3. Right side of Gibbs across from apartments and could have a strip for downtown University development.
4. Residential area off Elm past Crow Lake is a possible site for downtown University development. No existing houses in area. Natural boundary separation of traditional neighborhood by lake and topography joining Barron Road neighborhood. If University growth areas are needed, this is close and not developed.

Comment 10

The Historic Preservation policies section allow for Bed and Breakfast(s) to increase vitality. The residents of this area have already exposed and overturned recommendations to the zoning board to that end. We vehemently oppose rezoning to allow B&Bs or any other multi-family or light commercial utilization.

Comment 11

We have already battled the concept of allowing Bed and Breakfast operations in the historic downtown area. Why are we (you) considering revisiting this very unpopular idea? We already have decided that we don't want this! And, we were supported in this by the variance board.

Comment 12

We need a "Good Neighbor" ordinance similar to West Lafayette, IN.

The Highland Ave. disease will progress unless the city seals off married student apartments and routes that traffic through the physical plant/armory property street. Seal off access to Highland from George Wallace and protect the Presbyterian School and Church environment from further decline. Highland is R1 and the codes haven't been enforced. If the city will enforce the code, you don't need a "buffer" zone.

There is no mention of Culture in the vision statement. Add it.

There is no mention of the Arts in plan concepts.

There is no mention of an Arts facility in the Community Facility Policy.

As Troy University grows, the city is losing its ability to "share" its cultural/arts facilities due to priority booking of University events. We need a concert/performing space so that we can provide more cultural events. An outdoor amphitheater similar to the one The Pioneer Museum owns would be nice. We need the Walnut Creek Reservoir.

Comment 13

Highland Avenue is a very wide street. I live on the 100 block of Highland. I am for the rezoning of the 100 Block of Highland Avenue to R-3. Highland Avenue is a very busy street. Even late at night many cars go by my house at a high rate of speed. They go from the north side of Troy to the south side of Highland as a short cut. Someday, Troy University will close University Avenue from George Wallace Street to Park Street. This will be for safety reasons. If Franklin Avenue is extended to Elm Street, (or if it is not) I think that Highland Avenue should be changed to a one-way towards the University and University Avenue from George Wallace to Franklin changed to a one-way to Franklin. I think that the 100 Block of Highland be designated a gateway area to Troy University. Both blocks of Highland and University should be changed to R-3 Conservation – Revitalization. In this way people can drive down Highland from Franklin, turn left on George Wallace, drop students off at the football stadium and then go back out University, in sort of a circle.

My question is, if Highland is zoned R-1 what kind of enforcement will be created to keep multi-student housing out? Now, almost every house has ten cars parked in the yards every night. It does not take an Einstein to figure out who lives there now. The 100 Block of Highland is already an R-3 neighborhood.

Comment 14

I feel that W. Orange Street from the intersection of Orange and Orion St. should be a preservation street because of its history and the character of the neighborhood. It is the only street left in Troy that has well kept houses from the cottage era of American domestic building – craftsman and English styles. It is zoned for single family dwellings, and residents feel passionately about keeping this zoning and preserving the character of the neighborhood. Many of the houses were built by citizens prominent in Troy in their day; moreover, it is a good neighborhood for walking. Houses in this neighborhood usually sell well because of the nature of the street.

Comment 15

The wording in “the plan” is not correct! The people in this area do not want a bed and breakfast or any other business. We want to read the final wording. We do want improved sidewalks and improved lights.

Library – Please build the new library around the Square.

Comment 16

Rethink the classification from West Fairview St., West Orange St., and Maple Street to Preservation.

Orange Street is one of the oldest streets in Troy and this area is also enticing younger couples because of its safety and quality built homes.

You need to look at this neighborhood by approaching by Pine Street not by 3 Notch. Clean up 3 Notch.

Comment 17

Plan made assuming current life style of 1 person in gas guzzlers can continue. No provision for the need to reduce global warming 80% by 2050. No emphasis on global warming and traffic. No emphasis on public transportation. Everything seems to be leaning toward needs and desires of University. Neighbors like Orange/Pine/Fairview/Maple don't want more density or retail institutions – we want to be preserved. What about the poor, black, elderly? Will they be rezoned into high crime, high density apartments?

Comment 18

We are very interested in the Historic Preservation Policies. We've had the B&B issue before and highly oppose having one on our street. Our home in which we have lived over 38 years, is on the National Register of Historic Places. We would like to have improved sidewalks and lighting.

Comment 19

Rethink the classification of Maple, Orange, and Fairview Streets to a preservation neighborhood. This is one of the oldest neighborhoods in Troy.

Also, follow Andalusia, AL lead in what they did with 3 Notch St. in Troy. 3 Notch St., South 3 Notch St. and Montgomery St.. They are the first view of Troy. Once Andalusia reworked 3 Notch St. with pavement, sidewalks, and lighting – the whole neighborhood changed.

Comment 20

I would like see proposal change to include W. Orange Street and Fairview St. in Preservation area instead of Revitalization.

Comment 21

This email is in support of The City of Troy Comprehensive Community Master Plan. Please encourage the City council to pass this Plan. We need to help Troy University to grow. Troy University is the economic backbone of the City of Troy, Pike County, and the Southeast part of the State. Troy University owns the lot at the end of Highland and they have already opened an Alumni Hall there. They plan to expand that center in their usual fantastic gigantic ways. The Master Plan calls for changing the 100 block of Highland to R-3. I support this change.

With the married student apartment at practically one end of Highland and the Alumni Hall at the other, the homeowners who own property on Highland are already sandwiched between these two R-3 type of establishments. The 100 block of Highland has a majority of College students living in the houses that are on both sides of the street. It is clear that the home owners have voiced their desires to have this block changed to R-3.

The change of the 100 block of Highland to R-3 will assist in the development of the University, the City of Troy, and the State of Alabama.

Comment 22

Page 4, A Land Use

Revitalization of downtown area that will include a library and municipal auditorium to complement the cultural arts center and other municipal buildings so that parking and security are shared and with the other downtown businesses, they will draw more citizens and tourist into the area.

Page 4, D1 a Historic Preservation Districts

This good and well placed but even in the recommendations needs to be more specific and identify.

College street historic district as an existing residential (r-1) with private homes listed on the National Register.

New areas that include historic buildings and homes that should be preserved even though they are in mixed use areas. This includes downtown, 3 Notch St., Brundidge St., as well as others that could be designated as historic districts. Zoning would vary from area to area.

Page 4, B Downtown Revitalization Policies

Zoning ordinances, subdivision regulations, and a community Master Plan and the time and money to establish them has been wasted and will continue to be without code enforcement. Depending on neighbors to complain to the city or to the various commissions serves no purpose. After or at one of the meetings several years ago, a speculator who bought a home in an R-1 neighborhood announced that rather than renting to a family for \$600 a month, he would rent to students for \$900. He correctly assumed nothing would be done about it and that is why there are now more mixed occupancy neighborhoods. Had he been forced to evict the tenants, many other speculators would have started buying homes that were already zoned R-3. There are a number of those near the University and would have helped clean up properties that deteriorated for a number of reasons.

Page 4, C Transportation and Access

US 29 Northern Bypass was not mentioned here but the log, chicken, and other trucks create health and traffic and other problems. Only a Bypass will solve that problem improving or widening some streets will help with cross-town traffic. It is a shame that with US 231 and US 29 going right through commercial as well as residential areas for years, that nothing was ever done to change the set-back for new construction along those routes. Also the parking that was eliminated was not replaced. This is not having 20-20 vision. There were many discussions of these problems but nothing was done. We waited for the 231 Bypass and still have our problems downtown. Some businesses moved out of downtown for these reasons and we again look at the old problem. The success and growth of these areas depends on all of this. Shopping center developers must provide their own parking and unloading areas and the downtown merchants must also assume some responsibility.

Page 6 K Historic Preservation Policies

Work with owners to protect and maintain college street historic district as R-1 (Private Residences) and work with others to establish new mixed use residential and commercial districts which include historic properties that will support those unique neighborhoods as well as provide viable financial uses of the properties. The types of residences and businesses will vary from district to district depending on the type zoning that is established for the new mixed-use area.

Because of verbage above, it is obvious that #4 of the original plan would not be necessary and would be eliminated from the recommendations.

Page 10 Housing and Neighborhoods

Un-numbered 4th item is misleading and not even correct. It should be eliminated or use verbage on my page 1, regarding information on your page 4, D1a, my third paragraph.

Page 3 (Your 7th item) Plan Concept

There is nothing wrong with the list and Troy has all of them. Not only in the downtown area, but all over town, there has not been adequate planning for parking for any of these types of housing. Up to this time, the lofts have only appealed to students and they have not been at all satisfactory to the landlords or the neighbors. Parking was just one of the issues. The growth of the full-time student body who live in Troy and are consumers who stay for 3 or 4 years is not as high as is generally advertised. There are some vacancies in every type of rental including on the University Campus. There are at least 3 residential projects that have been put on hold or scaled back dramatically. The “plan” is for the future but we must be careful not to “build and they will come” at a bad time because in this economy, it will just not happen that way.

Troy has a good City Government and most of the residents are here to make it a good place to work and retire. The University is and can be a major player in the future. Construction and other expansion faster than real population growth is not good for the City or the University.

To point a finger and blame an individual or group accomplishes nothing, but I know that failing to admit and try to capitalize from the mistakes will compromise the future growth of our fine city.

Comment 23

Are you aware of the plans with regards to the Adams Armory on University across from Highland Ave. and the Armory on Highway 87?

If not, it might be interesting to look at it as Troy has been looking for a place to put a large multiplex basketball arena and all purpose building. Word has it a swap may be in play with the 2 above mentioned armories. That really changes Highland Ave. completely. I am meeting Troy U. officials next week to discuss Highland and the University’s plans and how it impacts Highland Avenue and my properties.

Drive by Highland Ave. on game day and have a look. Most of the picture P> Howard has of Highland Ave are after a football game and he is right if it is a mess. If you went by today, it is clean and nice looking. You can not even drive down Highland on game day. Congestion to the max.

Any questions about Highland from any property owners let me know. They are all behind your proposal to gradually change Highland starting with the 100 block. I would be glad to provide any info you might need.

Comment 24

Attached is the recommendation of the Downtown Troy Revitalization Committee of the Pike County Chamber of Commerce for the Downtown Development Policies section to be included in the proposed City of Troy Comprehensive Community Master Plan.

Ann Thompson, Chair of the Committee, asked me to send it to you on behalf of the committee.

We would appreciate your consideration of our recommendation and the placement of it in the Plan.

I would be glad to answer any questions you might have. My cell is 334-782-3500, home is 674-1370, shop is 770-7000.

Comment 25

Downtown Development Policies

Support the preservation, revitalization, and future development of Downtown to serve the citizens of Troy and visitors of Troy

Recommendations:

1. Establish a comprehensive downtown development program, such as Mainstreet.
2. Develop a population increase goal for Troy and implement programs to achieve the goal to provide more opportunity for more sales to downtown businesses, existing business expansion, and attraction of new businesses.
3. Establish and implement a way-finding signage system to downtown from US-231, US-29, Troy University, Brundidge St., Elm St., and other access routes to downtown.
4. Locate and link important city, county, and state public facilities downtown.
5. Redevelop the edges of downtown to include:
 - A. Census of empty lots and buildings and identification of potential uses
 - B. Work with the property owners to recover brownfield and vacant/abandoned sites
 - C. New public library
 - D. Overnight hotel or motel accommodations
 - E. Meeting space in the new library or a multi-use, civic center-type facility
 - F. Re-use of former high school site
 - G. Board of education and mental health authority property

- H. Bed and breakfast
- I. Lofts in existing buildings
- J. Housing
- K. Greenway/park facilities for individual and family activities in greenspace areas located off 3-Notch Street north of the railroad, next to the County Courthouse and next to Piggly Wiggly
- L. Family-oriented businesses and activities that will bring more parents and children downtown such as bowling alley, children's theater, skating rink
- M. Troy history center/museum to display Troy memorabilia and tell Troy history
- N. Folk art center for display and sales of local artisans and to attract additional artists, potters, woodworkers, and other artisans to Troy
- O. Multi-use, civic center-type facility to include meeting space, Troy history center/museum, and folk art center
- P. Child care centers
- Q. Brundidge Street Historical Business District to preserve and maintain old homes for bed and breakfast or businesses when the homes are available for those uses
- R. More permanent Farmers' Market in season and possibly year round
- S. Updated zoning and design guidelines
- 6. Explore creation of a university/downtown district to include redevelopment of sites to attract students, improved transit to link downtown and university, sidewalks, greenway, lighting, and signage.
- 7. Promote downtown as the arts and cultural center of Troy and as a tourist destination through marketing programs to include development of a downtown Troy and a City of Troy brochure/rack card for placement in Alabama welcome centers
- 8. Determine Troy resident and visitor buy or no-buy patterns of downtown goods and services and develop programs to create more resident and visitor sales in downtown
- 9. Develop and implement a plan for new businesses in the 3-Notch Street corridor from US 231 and US 29 North to make it a major gateway to downtown
- 10. Develop vehicle parking plan around square – possible 2-hour limit; determine need for additional off and on street parking

Comment 26

I attended the Thursday afternoon planning meeting, but did not locate a comment sheet as I left. I planned to commit on the website, but was told this morning that it is not up and running. Therefore, it was suggested that I send my comments to your e-mail address.

I am a 72-year old female resident of 200 Hampton Avenue. I have resided here since 1987. Prior to that time, my husband Kenneth and I lived on Richmond Avenue since 1979. You can see that I have a longtime appreciation for this neighborhood and its reputation.

The remarks by the planner as to the transition from the tall stadium structure to the much-lower height of the private homes on Highland were not relevant as far as

homeowners are concerned. That is of interest to those foreseeing 20-50 years in the future, but the immediate future of this plan is of concern to me and many of my neighbors. That is why we continue to attend zoning meetings to protest this change.

I feel that the rezoning of Highland Avenue would set a bad precedent. We know that multiple dwellings in an area bring large numbers of carefree college students who look at Troy as a temporary home for four or five years. They bring their money and their enthusiastic lifestyle which gives us loud nighttime parties and much litter. They would be better served by housing on University property such as the golf course area where they would be subject to University Police supervision and trash collection.

I realize that any property owner such as Mr. Cole would want to get the best deal financially for his investment; however, the planning and zoning committees would do well to carefully consider his argument that displeases so many upstanding citizens. The future of Troy and the University are of utmost interest to us as well. I feel that property values would decrease and our area would become less desirable. Most of the residents take pride in maintaining their homes and keeping their lawns well manicured.

Comment 27

Improvements to 3-Notch (North?)
Downtown connector/churches
Neighborhood connector to town

Comment 28

(In reference to Bed & Breakfast)
Just curious as to why this was even mentioned in the Comprehensive Plan since as a community we killed this thing off at a very contentious Variance Board meeting last year?

Comment 29

I am sure you are monitoring the ongoing discussion about designating part of Highland Avenue as a “transition” zone. Since you have already viewed the situation from many vantage points, I won’t burden you with yet another.

I think that recommending the “transition” alternative as part of the plan would at this time be ill-advised. Such a recommendation might be construed by many as the condonement of a situation that has been brought about by illegal actions. Whatever the recommendation, the argument will continue. I suggest simply that you drop this “hot potato” and leave the community to wrestle with it on its own terms. I would hate to see this one small point of contention cast aspersions on the entire project.

I appreciate very much your taking the hits and want to thank you for performing this very important work. I applaud the process and, with but one exception, the product. In the grand scheme of things, this study promises to bear much good fruit in our community for many years to come.

Comment 30

Please see our attached Community Focus Group Letters related to our meetings as a 4-block community. We have 51 petitions of 65 properties signed requesting we be included with the 100 block of Highland Avenue as a University Development/Revitalization Neighborhood. Please see the attached propositions we are requesting as a solidified group!

We are a “gateway” thoroughfare from University Avenue (700 & 800 blocks), Highland Avenue (100 & 200 blocks) all the way down Franklin Avenue to Highway 231.

We are currently a “R-1 neighborhood living in an R-3 world” as Ms. Jenright has said. This we request that our 4 blocks be included as University Development/Revitalization areas on the future land usage plan so our properties can eventually be re-zoned to high density. This will protect our land values and keep them from being de-valued. Please hear our Voices!!!!

Comment 31

The following are questions or comments from the concerned citizens of the community focus group for 100 & 200 blocks of Highland Avenue and 700 & 800 blocks of University Avenue in concern about the draft for future land usage plan for the City of Troy.

1. The City of Troy Comprehensive Community Master Plan states in “GOALS III & V” that “consistent land use, zoning policies and enforcement of a balance of development” as well as “healthy and stable neighborhoods” are the desired end states for future Troy development. However, the proposed zoning change on Highland Avenue goes contrary to both of these written goals. A piecemeal zoning change to a small portion of Highland Avenue will catastrophically impact the bordering residential community on Highland and University Avenues. If the goal of this Highland Ave. zoning change is revitalization of a blighted portion of Highland then do not rezone, just enforce the zoning/property laws currently on the books. The City of Troy could and should force landlords to abide by the restrictions to the number of residents occupying a rented residence. Over a short time, this enforcement of current rental law would improve the neighborhood’s curb appeal on the currently congested portion of Highland Ave. Consequently, my question is: What is the purpose of the proposed change in zoning to Highland?
2. A zoning change to a portion of Highland is the first baby step in transforming the currently residential community of Highland-University Avenues into a high density area that will eventually be some configuration of Troy University development. Look one or two blocks from Auburn University and the University of Alabama in Tuscaloosa! Approve this Highland Ave zoning change and that will be the future for the Highland-University residential area. The currently proposed small piecemeal rezoning of a portion of Highland will cause

the community residents to experience a prolonged street by street disturbance as the neighborhood's identity slowly changes from R1 to R3 commercial. Per the diagram on page 10 of the City of Troy Comprehensive Community Master Plan it appears the city plans to allow the currently residential Highland and University area to be transformed at some later date into "Downtown/University Development". If that is the case and the transformation is inevitable, would the City of Troy consider rezoning not a small portion of Highland but the entire Highland 700-800 block of University Ave area to R3 commercial to more quickly make the conversion rather than prolong the agony of a slow change? If zoning changes are inevitable, the residents of this Highland/University Community Focus Group are better served by a multi-street rezoning to R3 commercial rather than a prolonged conversion half a street rezoning at a time.

3. Will property owners have to vote unanimously for a zoning change from R1 to R3? Does majority determine a vote?
4. If the vote says R1, how will it be reinforced and how will we be assured the issue won't come back up?
5. Has the City consulted the University on what their plans are for growth?
6. Why does the plan show growth towards west, but not east and west as the Troy University Master Plan indicated per Herb Reeves?
7. If our four-block area is changed to a Revitalization/Conservation area, can standards be established for future growth?
8. Can the change in the land usage either be no change, mixed use, have all high-density multifaceted usage with the assurance that it won't be something in between?
9. Our neighborhood, as a majority, wants to go to High Density/Revitalization district mixed-use development and to include all blocks of 100-200 Highland and 700-800 blocks of University Ave, not just partial blocks.
10. What are the definitions/future definitions of the R1, R2, and R3?
11. We do not want spot zoning or any future plan that would facilitate that.

Comment 32

1. **We do not support** the current draft of the Master Land Usage Plan which designates the upper block of Highland Avenue only as a Conservation/Revitalization Neighborhood.
2. **We request** that the Master Land Usage Plan be redrafted to include the 700/800 blocks of University (both sides of the street) and the 100/200 blocks of Highland (both sides of the street) as Revitalization and Development neighborhoods.

3. **We request the establishment** of a positive Revitalization/Conservation line/area to promote the Conservation Neighborhoods beyond these four blocks.
4. **We request evaluation be given** of existing road structures/access (Magnolia Avenue) for creating restricted access in the Conservation Neighborhoods beyond these four blocks of University and Highland Avenue.
5. **We request that architectural standards be established** that will promote development along with protecting Conservation neighborhoods, and that these standards be adopted by city ordinances and enforceable by city building requirements.
6. **We request acknowledgement and acceptance of the present petitions that have been submitted for the revision of the Master Land Usage Plan.**

Comment 33

We want to apprise all of you of our efforts and our current united desires for our properties on the four blocks of University and Highland Avenues down to their intersections with Franklin Avenue. We will have met three times as an organized group and had multiple smaller meetings and conversations before the October 2, 2008 City-wide meeting for the purpose of reviewing the hired consultants draft plan for future land usage. I have attached letters sent out to all property owners subsequent to those meetings.

Based on these meetings and multiple discussions, our Focus Group, consisting of property owners in these four blocks, have gathered an overwhelming majority of petitions and/or signed rezoning request asking the City Planning Commission and the City of Troy along with the hired Consultant to include all four blocks as Revitalization Districts for the Future Land Usage Plan. We do not desire to see only the upper block of Highland be reclassified as a Revitalization Area without including the other three blocks, since this will devalue properties already unable to be resold a R1 type traditional homes, and keep land owners from selling their properties at an appreciated amount. The neighborhood has already been in a mode of change for years, especially since the extension of Franklin Avenue occurred joining it with Highway 231. University Avenue is seen as a main artery of traffic through the City especially for those wanting to connect with Franklin Avenue and travel out to Highway 231. Highland Avenue has a high amount of traffic for this reason too. We are no longer a traditional neighborhood and should be seen as other main artery streets in Troy in light of future land use for high density purposes. Also, the University can easily benefit and include these blocks in its future land usage for nicer housing as developers are allowed with architectural standards to develop these blocks. **Please support us** in including all four blocks as Revitalization Area for futures zoning issues and do not support only rezoning one upper block of Highland Avenue for Revitalization Area since this will kill our property values in an already changed area.

We have attached copies of signed petitions and rezoning request which represents an overwhelming majority of the property owners in these four blocks. We have also attached questions and comments we compiled from our group meetings.

Comment 34 (Paraphrased)

School system does well, students represent Troy at statewide events, etc. City schools compete with private schools for students and support. Everyone would like improvement, however, facilities are good and well maintained, students do well.

CITY OF TROY

Closing Public Hearing Notice

CDBG No. LR-PF-PL-06-005

The City of Troy will hold a final public hearing on December 23 rd, 2008 at 4:00 p.m. at Troy City Hall to receive comments and assess the performance of the Troy Development Plan.

Any citizen who requires special assistance in attending and participating in the hearing should contact the City Clerk at (334) 566-0177 at least 48 hours prior to the hearing date for arrangements to be made to accommodate specific needs including interpreters, sign language provision or physical limitations in attending the hearing.

Jimmy C. Lunsford
Mayor

Please run the above ad in the Troy Messenger once on December 18 th, 2008 in the least expensive format possible with as large as normal newspaper print. Please mail invoice with the affidavit to the following:

Larry Watts
South Central Alabama Development Commission
5900 Carmichael Place
Montgomery, Alabama 36117

City of Troy

Close Out Public Hearing CDBG No.LR-PF-PL-06-005

December 23, 2008

3:00 P.M.

Troy City Hall

Purpose of the Project

The purpose of the project is to complete a Comprehensive Plan and Development Guide for the City of Troy, including an assessment of current assets and opportunities and recommendations for land use, transportation, community facilities, housing and revitalization. The Plan and Guide will be used by the City of Troy in determining long term implementation and immediate improvements in zoning, development and infrastructure. Coordination of future development of the City as it relates to continued growth and development of the University is an integral part of the plan.

Funding

Funding for the project included \$50,000 CDBG Planning Funds and \$38,500 from the City of Troy General Fund.

Time Frame

The time frame for the project was from August 2006-2008.

Comprehensive Community Master Plan

City of Troy

Troy City Planning Commission Public Hearing

February 26, 2009

5:30 PM

Agenda

Please Sign In-Include Contact Info

- | | |
|---|------------------------|
| 1. Welcome, Convene Public Hearing and Opening Remarks | Chairman |
| 2. Review the Agenda and Public Hearing Process | Chairman |
| 3. Overview of major Plan components and key responses to previous comments from community meetings | GMC staff |
| 4. Receive Public comments | Chairman
Commission |
| 5. Closing remarks and summary of next steps | Chairman |

Adjourn

February 5, 2009

SPECIAL NOTICE

Troy Planning Commission
Community Meeting
February 26, 2009

At a special called meeting of the Troy Planning Commission on February 26, 2009, from 5:30 p.m. until 7:00 p.m. ,a community meeting will be held at the Troy Parks and Recreation Center located at 601 Enzor Road for the consideration of the final Public Hearing held by the Planning Commission on the proposed Comprehensive Community Master Plan. All Troy citizens are urged to attend this community meeting and express themselves concerning the City Master Plan.

For additional information call the City of Troy Planning Department or go to www.troyalabama.com to review the City Master Plan and make comments. The copies of the Master Plan will also be available for review at City Hall. You may also phone Mr. Larry Watts, with Goodwyn Mills and Cawood, consultant on the Plan, at 205-879-4462 or email at larry.watts@gmxnetwork.com. Mr. Watts, will also be available at City Hall to answer questions about the Plan from 9 am until 12, February 19, on a drop in basis (not an official meeting).

Troy Planning Department 566-0177

Herman C. Lott
Secretary

Please publish in your legal section on February 8, 12, and 15, 2009.
Thank you!

**Master Plan Public Hearing
February 26, 2009
5:30 P.M.
@ Troy Parks and Recreation Center**

Sign In

<u>Name:</u>	<u>Contact Information:</u>
1. Alice Williford	
2. Shirley Barron	566-3374, 566-4738
3. Gwen Barron	566-0692
4. Peter Howard	566-2400
5. Jimmy Lunsford	
6. Anida Stubbs	566-1489
7. Beth Rose	372-0288
8. Larry and Joan Aldridge	566-5897
9. Holli Keaton	670-6313
10. R.S. Johnson	
11. Bill and Anne Thompson	670-9968
12. Geraldine Knotts	
13. Joyce Sorrell	
14. Michael Alsup	566-0817
15. Paul and Joan Word	566-0528
16. Richard Knotts	
17. Dr. Linda Felton-Smith	566-3741
18. John W. McGinn	
19. Al Johnson	807-8309
20. Bert Fridlin	674-1370
21. Corley Chapman Jr.	566-2106
22. Billy and Joan Carter	566-3205
23. Carol and Pete Wilkes	807-8377
24. Juanita Upshaw	566-2811
25. Gladys C. Ray	
26. Jill Johnson	807-8309
27. Nancy Rogers	