



ARGO COMPREHENSIVE PLAN & ZONING

January 26th, 2022

GMC



WELCOME BACK!

MEETING #2



- 
- 1. Last Meeting's Minutes**
 - 2. Process Update**
 - 3. Online Presence**
 - 4. Community Factbook**
 - 5. Zoning Commission Overview**
 - 6. Upcoming Community Meeting**

AGENDA



- Argo has a “Small Town Charm” that we need to protect.
- The Comprehensive Plan needs to strategically assist the city with successful grant applications.
- Road infrastructure needs to be upgraded to keep up with the population growth.

LAST MEETING *BIG PICTURE*



- The HWY 11 and Argo Margaret RD intersection is a critical transportation choke point and needs to be improved for higher traffic volume.
- The city needs a new interstate exit at HWY 11 and Pigeon Farm RD.
- HWY 11 needs beautification.
- A 27-acre development opportunity on HWY 11 near the exit 148.
- Resolve HWY 11 flooding issues.
- The city needs to develop a strategic annexation strategy.
- Potential Water/Sewer expansion.

LAST MEETING *SPECIFIC*





PROCESS OVERVIEW

PLAN AND ZONING



- **Engaging the community**
- **Developing a common vision that reflects the true values of Argo**
- **Taking advantage of opportunities while tackling challenges**
- **Create an actionable plan for both short term and long term**
- **Create a seamless plan for zoning to implement**

PLAN GOALS



Land Use

**Community
Design**

**Parks &
Recreation**

**Economic
Development**

Housing

**Hwy 11
Corridor**

**Future
Land Use
Plan**

Transportation

TOPICS OF THE PLAN





1. Understand the Details of Argo

2. Define a Vision for the Future of Argo

3. Define Actions to achieve Our Vision

4. Implement the Argo Vision

CITYWIDE ZONING CODE

PLAN OUTLINE



- Detailed Process Guidance (Timeline, Legal Notices, Public Hearings)
- Start Planning Commission Meetings (Appointments, Work Sessions)
- Previous Zoning Analysis
- Outline New Zoning (Guided by Comp. Plan)
- Staff Meetings
- Public Meeting
- Draft Zoning Ordinance
- Legal Review
- Public Meeting #2 (Public Hearing)
- Final Zoning Ordinance
- Zoning Adoption

ZONING TASKS





ONLINE PRESENCE

WEBSITE, FACEBOOK, SURVEY



[TAKE SURVEY](#)[Home](#)[Participate](#)[Process](#)[Partners](#)[MORE](#)

ARGO ALIVE

2022 COMPREHENSIVE PLAN

The City of Argo initiated a process in the Spring of 2021 to generate a comprehensive plan and a new zoning ordinance to guide the future development of this growing suburban community. This process, called **Argo ALIVE**, will draw upon data analytics, community and stakeholder vision, and methodical recommendations to create an action plan for Argo to use for growth management, funding requests, and community marketing. The final product will be a living document forged by and for the Argo community.

[Take Our Argo Community Survey](#)

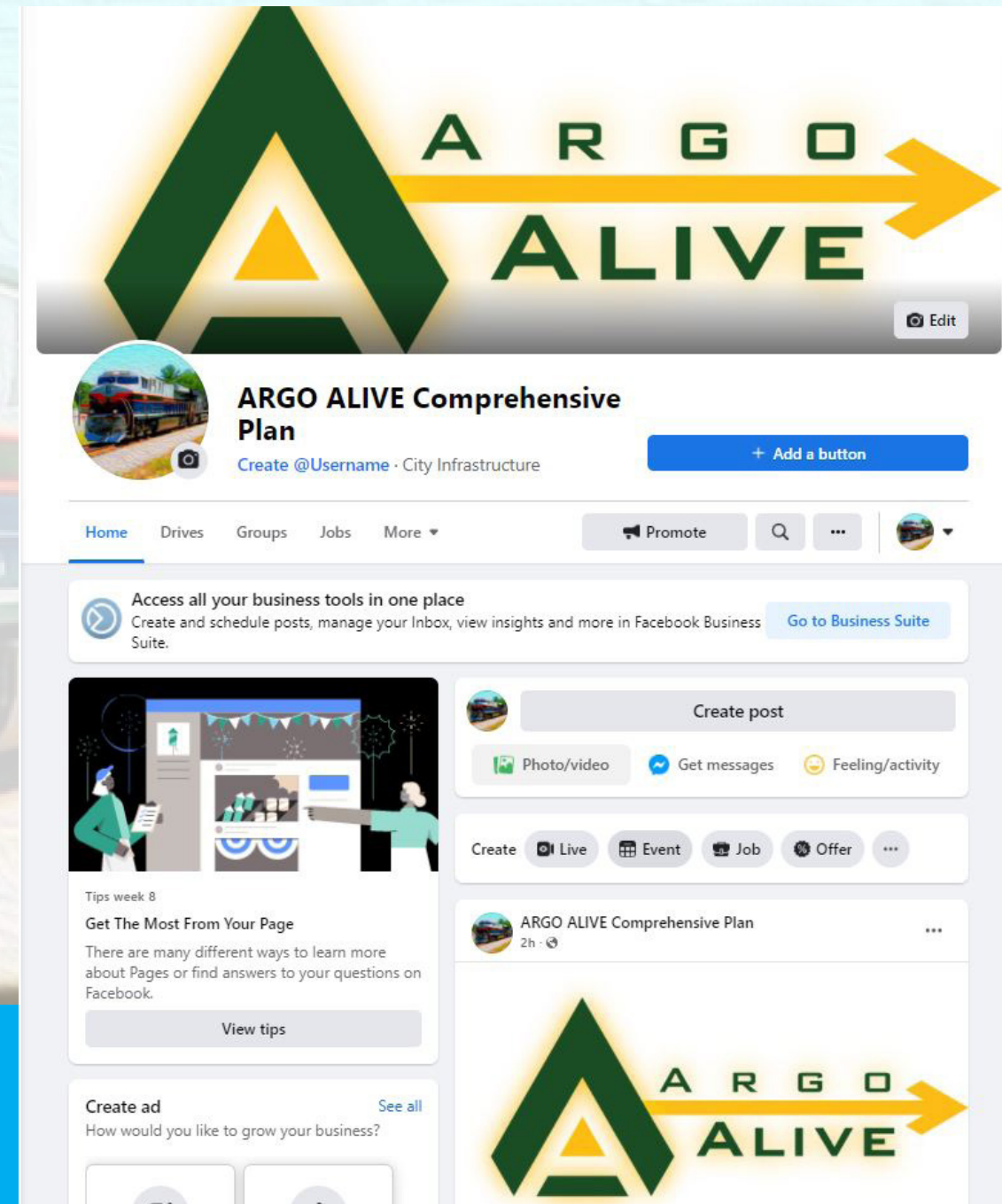
WEBSITE [ARGOALIVE.COM](https://argoalive.com)



- **Promote through existing community accounts**

- Updates
- Dates
- Website
- Survey

FACEBOOK



- **34 Questions**
- **Less Than 10 Minutes**
- **Strategic Questions**
- **We Will Document and Refine Results**

Argo ALIVE

First, a little about you...

* 1. What is your relationship to the City of Argo? (check all that apply)

- ☐ I live in Argo
- ☐ I work in Argo
- ☐ I worship in Argo
- ☐ I own property in Argo
- ☐ I own a business in Argo
- ☐ I live nearby
- ☐ I often visit Argo for recreational purposes
- ☐ Other (please specify)

* 2. If you are a resident, how long have you lived in Argo?

☐ 0 to 5 years



ONLINE SURVEY



COMMUNITY FACTBOOK

EXISTING CONDITIONS ANALYSIS



ARGO, AL

JANUARY 2022

COMMUNITY FACTBOOK

A SUMMARY OF EXISTING TRENDS & CONDITIONS



SUMMARY



SUMMARY

SUMMARY OF EXISTING TRENDS AND CONDITIONS

This report is structured as a categorical analysis of the current demographic context in which the Argo ALIVE planning process takes place and identifies opportunities and issues to address in the final plan. Data is divided into three classes: People, Prosperity, and Place. Below are the key findings for each class:



1. PEOPLE (pg. 3)

Population and household characteristics and demographic trends.

Key Findings:

Growing Population...

City Population

4,368

Between 2000 and 2020, the population of Argo grew by 2,588 people, or 145%.

Young Population...

Median Age

34.3

Since 2000, the median age in Argo fell 1.2 years, defying state & national trends.

Diversifying Population...

Non White Residents

+ 3,220%

From 2000 to 2020, the non white population grew by 644 people.

2. PROSPERITY (pg. 8)

Economy and employment, income, poverty, housing costs, and education.

Key Findings:

Decreasing Poverty...

Poverty Rate

7.5%

The poverty rate increased from 8.6% to 9.2% in the 2000s but fell to 7.5% by 2019.

Higher Incomes...

Median Household Income

\$73,550

Argo's median household income in 2019 was higher than the state's and nation's.

High Rental Cost Burden...

50%+ of Income for Rent

36.2%

4.9% of Argo's renters spend 30%-50% of income on rent while 36.2% spend 50%+.

3. PLACE (pg. 14)

Development, land use and character, housing, transportation, and environment.

Key Findings:

Very Little Housing Diversity...

Single-Family Detached Homes

71.4%

There are not currently any multi-family housing options located in Argo.

Increasing Vacancy...

Housing Vacancy Rate

11.7%

In the 2000's, vacancy rose from 8.5% to 14.8%, then fell slightly to 11.7% by 2019.

Few Local Employment Options...

Local Jobs in Argo

398

As of 2018, Argo had just under 400 jobs, of which, 96% were held by out-of-towners.



PLANNING COMMISSION

DETAILED ZONING PROCESS



- Draft Step By Step Legal Checklist

- We Are Still Drafting This Document.

CHECKLIST

Argo Master Plan and Zoning Ordinance Checklist

**please note that additional relevant information is included in Alabama Code and the document "summary of legal requirements organized by topic"*

- ☐ 1. An Argo Planning and Zoning Commission must be authorized through a municipal ordinance passed by popular vote of the city council
(see example ordinance)
- ☐ 2. Once authorized by the Argo city council, the Argo Planning and Zoning Commission must adopt its own bylaws and rules of order in accordance with the requirements set forth in the Alabama Code Title 11, Chapter 52.
 - a. As a Class 8 city, Argo's Planning and Zoning Commission must have 9 members:
 - i. Mayor or his/ her designee
 - 1. Term on planning commission concurrent w/ term as mayor
 - ii. 1 administrative city official selected by the mayor
 - 1. Term on planning commission concurrent w/ term of appointing mayor
 - iii. 1 member of the city council selected by the council
 - 1. Term on planning commission concurrent w/ term as councilor
 - iv. 6 individuals selected by the mayor
 - 1. These individuals may not hold another municipal office, except for 1 person who may also be a member of the zoning board of adjustment
 - 2. 6-year terms (initial 5 appointees to serve 1, 2, 3, 4, or 5 years, respectively)
 - b. Members of the planning commission are eligible for reappointment
 - c. Members of the planning commission must serve without compensation
 - d. After a public hearing, members of the planning commission may be removed for cause by the mayor, unless the member is on the city council, in which case only the council can remove said member for cause
 - e. Vacancies that arise before the end of a term must be filled only for the remainder of that term and be appointed by whichever authority made the original appointment
(see example bylaws and rules of order)
(see summary of legal requirements organized by topic)
(see actual text of relevant sections in Alabama Code Title 11, Chapter 52)
- ☐ 3. The Argo Planning and Zoning Commission must perform the following functions:
 - a. **Master Plan** – The primary function and duty of the planning commission is to make and adopt a master plan for the physical development of the municipality, including any unincorporated areas within 5 miles of its corporate limits that the commission deems relevant to the planning of the municipality



QUESTIONS COMMENTS





1ST COMMUNITY MEETING





THANK YOU!



GMC