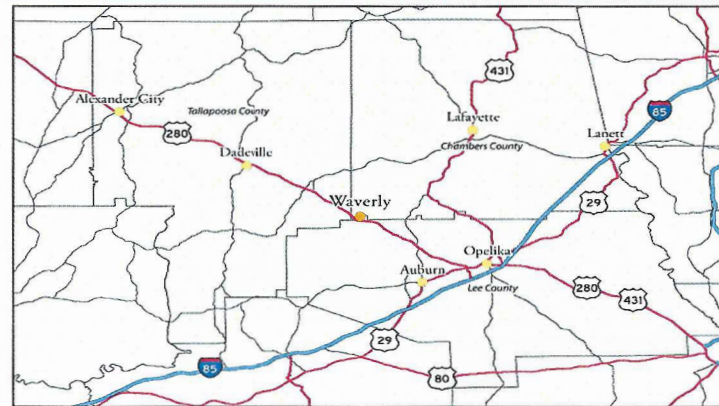


# WAVERLY, ALABAMA COMPREHENSIVE COMMUNITY MASTER PLAN

## VISION

The Vision is to preserve the unique small town charm and character of Waverly while taking advantage of new opportunities in the future that will enhance and complement these special qualities.



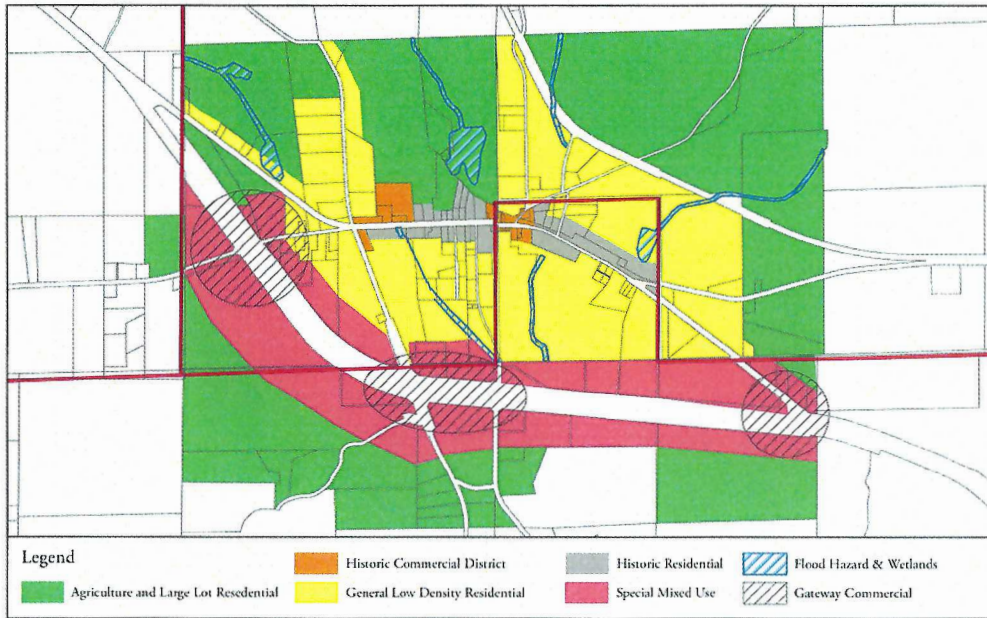
This Comprehensive Master Plan is the official plan for the town, which acts as a general guide to Waverly's physical development over the next ten to twenty years. The Plan includes a long-term Vision, Goals and Policies for Future Preservation and Development as well as specific Recommendations to be considered for implementation within the community.

Updating the Comprehensive Community Master Plan has involved a participatory and inclusive process, which included input from citizens, businesses, and others. The process began with an open house and visioning workshop in which individuals participated with everyone having an opportunity to provide their perspective.

The Comprehensive Community Master Plan update complies with State planning and zoning legislation and seeks to balance the rights and responsibilities of individual citizens with the Community's public health, safety and welfare. Fulfillment of the plan is, in part, the responsibility of elected representatives and the Planning Commission, but must also reflect a public-private partnership with property owners, business and community organizations. Planning for the community should be continuous – constantly adjusting for changing issues and conditions. The plan must also be an on-going process in which actions are measured against the longer term goals and policies adopted by the Town Council and Planning Commission.

Waverly is located in east-central Alabama. Its political boundaries cover parts of Chambers, Tallapoosa, and Lee Counties. The planning area extends outside of the town limits; however, this authority is limited to planning and not zoning, outside the town limits. Waverly is approximately 65 miles northeast of Montgomery and 100 miles southeast of Birmingham. Transportation access is provided by access to U.S. Highway 280, Patrick Street and other county, state and local roadways. The town is a part of the East Alabama Regional Planning and Development Commission (EARPDC) and a region strongly influenced by nearby Auburn, Auburn University, Opelika, Alexander City and Dadeville, especially with respect to its economy, jobs and regional services. The Town occupies an area of about three-square miles. Its current population is estimated to be about 145 persons. Although the population is modest, the community continues to attract individuals and families looking for its unique qualities and lifestyle.

## FUTURE LAND USE MAP



Waverly is a community with predominately agricultural roots. The Town has retained much of its original character and charm and is a good place to live. At the same time, Waverly, like many other small towns, reflects the challenges of a small community and population. The Town's future needs for jobs, services facilities and activities, are often provided for in the larger region.

Land use in the Town is predominately single-family residences and historic homes, with both urban and rural landscapes. The center of the community is pedestrian friendly as there is limited traffic. There is a large volume of traffic on U.S. Hwy 280. Commercial development is composed primarily of historic buildings in the core and a few businesses along US 280 and streets leading into town. The Town's Community Center is an important community asset, as is the adjacent park and all churches. Open land, including farmland, and the wooded areas are important features for the Town. The overall challenge to the Town of Waverly is its ability to maintain its positive character and identity, while continuing to be a viable community within an attractive, prosperous and growing region of East Alabama.

## KEY ISSUES AND OPPORTUNITIES

A critical part of the process in updating the comprehensive plan includes a review of key assets of opportunities. These assets and opportunities form the primary basis for future preservation and growth.

### ASSETS AND OPPORTUNITIES

During the visioning session and planning workshop, the following assets and opportunities were identified and are considered important input into the Community Master Plan.

- Historical presence and character of the community/ History of the town
- Historical area along Patrick Street in the heart of Waverly
- The People in Waverly
- The location of Post Office within the community
- The auditorium and other public properties
- Existing business buildings
- US Highway-280 Corridor and business opportunities
- Churches within the town limits
- Community pavilion for events, such as the Waverly BBQ
- Rural and laid back style of life
- Rural community activities, outdoor recreation and central community activities
- Marketability for those looking for unique housing
- Relatively quiet and safe community
- Waverly Community Club, community center, and active groups and community activities
- Business development opportunities including rural, town center & the volume of traffic on U.S. Highway 280
- All existing downtown buildings
- Auburn and Opelika's regional growth
- Attraction of high quality education in Auburn
- New special arts and business interests

### CORE VALUES

Core values are those features in Waverly that should not be lost or compromised. The following are some of these important features of the Town identified through the visioning process as important and worthy of preservation.

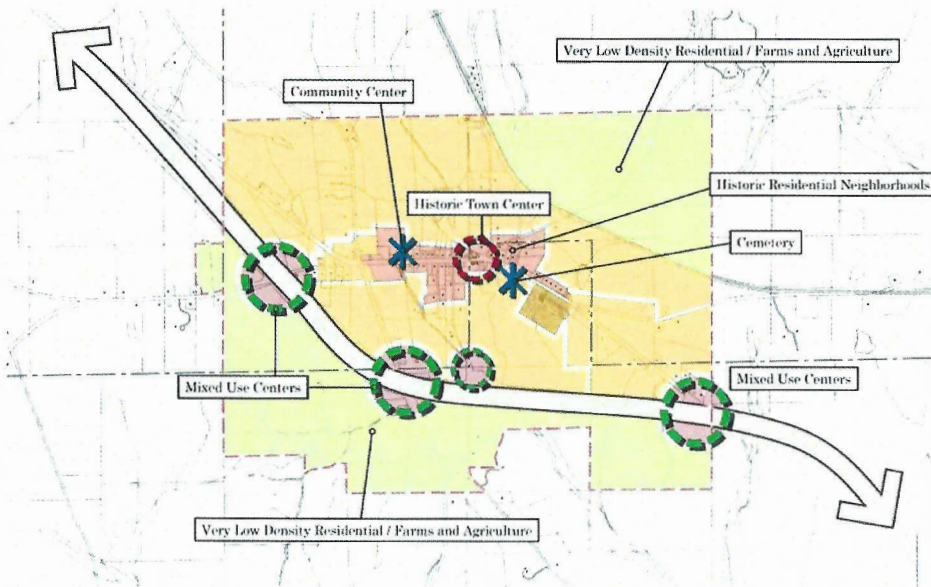
- The Central location of the Post Office
- Historical nature of the community
- Historical homes
- Quality of life: a very small town, relatively quiet and safe
- Presence of historic cemetery
- Architecture and presence of three historic churches
- Character of Patrick Street
- Character of commercial historic district
- Rural Landscapes, wooded areas and downtown trees

### CHALLENGES AND ISSUES

Certain threats or issues to be addressed were also identified in the planning workshop. The following are some of these threats and issues.

- US Highway 280 traffic and possible "strip commercial" development
- Potential loss of rural landscape
- Limited housing market/demand
- Encouraging town participation by all citizens
- Lack of schools within the Town
- Auburn's growth toward Waverly
- Limited attractions in the community for varying age groups
- Threats to preservation of housing quality; changes in home ownership and maintenance
- Old US Highway 280/Patrick Street and its future maintenance needs for repairs vs. paving over
- The Town being located within three counties
- Code enforcement issues and limitations with respect to staff, etc...
- Need for consistency in regulations and subsequent enforcement
- Speed of traffic through the community on occasions
- Lack of or the issue of sewer and other infrastructure and services
- Recent conflicts between long time residents, maintaining quiet neighborhoods and newer residents looking for opportunities to attract new opportunities, unique entertainment, tourism, arts, and special events.

## CONCEPTUAL PLAN



### TOWN PLAN CONCEPT

A Town Plan Concept, which illustrates the vision, goals, and policies for Waverly and its long term preservation and physical development includes the following:

- A town center, including the Historic District
- Adjoining Historic Mixed Use, Commercial, Residential and Institutional districts and corridors
- Major Gateway Commercial districts at key points and entrances to Waverly
- Historic Residential Neighborhoods adjacent to the town center
- A mixed Use Corridor along US 280 with access management and appropriate site development and preservation of natural resources and rural character
- Compatible Low Density Residential Neighborhoods near the historic center of town and neighborhoods
- Very Low Density Residential Neighborhoods and Agricultural areas further away from the core, but reflecting historical rural development patterns
- Areas preserved for open space, creeks and streams, flood protection, as well as preservation of natural environments

### GOALS AND POLICIES FOR FUTURE PRESERVATION AND DEVELOPMENT

The following goals and policies are considered integral to the vision for Waverly and should continue to guide the community master plan

- Preservation of Waverly's small town character, focused on its historic center, historic homes, and historic resources.
- Preserving and maintaining existing residential neighborhoods and housing, while encouraging moderate population growth
- Increasing new low density residential neighborhoods consistent with the master plan
- Supporting responsible and realistic land use and development controls
- Encouraging economic development through a focus on specialty arts, crafts, home occupations and entrepreneurial business consistent with historic character
- Supporting local businesses and services and the expansion of commercial activities in the historic center, along with responsible development on or near US 280, in appropriate locations and respecting the existing landscape
- Taking advantage of regional industrial development opportunities, including light industry, natural resource industry, tourism, innovative agricultural/food and green industries, to support Waverly residents and a sustainable economy
- Actively supporting conservation of Waverly's natural resources and environment, along with the expansion of recreation, outdoor activities, hunting, fishing
- Continuing to support and encourage civic and community based services, churches and positive community supported events
- Taking advantage of regional connections and participating in regional planning and development initiatives
- Maintaining safe streets, community traffic control and neighborhoods
- Supporting local community facilities, infrastructure and services consistent with sustainable costs and the vision for the town in the future
- Support such facilities and services that are provided on a regional basis and which help to meet the needs of Waverly residents

## PLAN RECOMMENDATIONS

In order to ensure consistency with the vision and realize the goals of the Community Master Plan, the following recommendations should be considered by the Town of Waverly. Although these recommendations generally fall under the Planning Commission jurisdiction, the cooperation of property owners, citizens, businesses, civic groups and other stake holders is critical.

### LAND USE AND ZONING

1. The Planning Commission should adopt the updated Comprehensive Community Master Plan.
2. The Planning Commission should adopt the updated and streamlined zoning map and ordinance and subdivision regulations, consistent with the master plan.
3. The Town should contract with an individual or organization to provide oversight and enforcement of the zoning regulations on an "as needed" basis.
4. The Planning Commission and Zoning Board of Adjustment should complete Planning Commission training through the Alabama Planning Institute or other training programs.

### HOUSING AND NEIGHBORHOODS

1. The Planning Commission and Council should consider having a liaison with the Alabama Historical Commission and utilize a Preservation Association or Society to promote tourism and leverage historic preservation programs to preserve and restore historic homes and buildings.
2. The Planning Commission and Council should enforce zoning protection of residential neighborhoods.
3. The Town of Waverly should consider supporting a housing or Community Development Corporation (CDC) to assist in housing repair and new housing construction compatible with the Town.
4. The Town of Waverly should maintain services, streets, public safety and protection of neighborhoods from undue conflicts, consistent with available resources.

### RECREATION AND ENTERTAINMENT

1. The Town of Waverly should continue to support park and community center events and improvements to facilities.
2. The Town of Waverly should promote and support outdoor recreation business opportunities such as hunting and fishing stores, etc.
3. The Town of Waverly and other groups should continue to support arts, cultural, craft and music events and facilities consistent with other master plan goals.
4. The Town of Waverly should expand park and recreational facilities.
5. A major focus should be placed on promotion of events of the town, community and churches and improvements to the auditorium.

### COMMUNITY FACILITIES, SERVICES AND INFRASTRUCTURE

1. The Town of Waverly should maintain and reinforce current civic facilities such as the area near the Community Center.
2. The Town of Waverly should work with civic groups, etc. to support civic club, community center and similar facilities and events.
3. The Town of Waverly should consider the location of volunteer Fire Department and Emergency Facilities in or near Waverly.
4. The Town of Waverly should continue to work with Sheriff Departments and utilize neighborhood watch programs to increase neighborhood safety.
5. A volunteer beautification committee should promote tree and flower planting and litter control citywide.

### BUSINESS AND ECONOMIC DEVELOPMENT

1. The Town of Waverly should support local community businesses and services, such as art and craft businesses, technology and on-line business, printing and publishing, bed and breakfasts, professional services and home occupations consistent with the master plan, and especially in the historic core, coordinated with modest improvements to sidewalks, signage, landscaping, and street trees, lighting, etc.
2. The Town of Waverly should recruit compatible businesses to the US Highway -280 corridor, consistent with master plan.
3. The Town of Waverly should identify and recruit local businesses into "centers" along the gateway corridor, principally at major intersections.
4. The Town of Waverly should support well-planned and coordinated special events that bring business and activities to town, consistent with the Town's vision and policies

### HISTORIC PRESERVATION AND COMMUNITY DESIGN

1. The Planning Commission should continue to utilize zoning and voluntary design guidelines to protect historic properties and consider a brochure or guideline to provide existing and prospective owners on how to rehabilitate historic homes.
2. The Town of Waverly should promote the use of historic buildings for business and housing opportunities, consistent with the historic nature of the town, through publicity, participation in historic tours, events, etc.
3. The Town of Waverly should work with ALDOT, property owners and others to support landscaping and way finding (banners) along the 280 corridor and from 280 into the town center.
4. The Planning Commission should consider tree planting and "Flower" trail along the Patrick Street.

### STREETS AND CIRCULATION

1. The Town of Waverly should work with ALDOT to maintain access management on US Highway-280.
2. The Town of Waverly should make provisions to ensure maintenance of local streets, and especially for maintaining and repairing the historic portion of old U.S. Highway 280.
3. The Town of Waverly should look for opportunities to make sidewalk and pedestrian safety improvements, especially in the core neighborhoods and historic commercial center.
4. The Town of Waverly should continue to be a part of a regional water system to provide water service. There should be some ongoing discussions of various alternatives to providing sewer service, subject to cost-benefit and sustainable financing.

### OTHER

1. The Planning Commission and Town Council should consider grant and other financial support for implementation of the Master Plan; should include town funds as available, grants, volunteer and private donations, etc.
2. The Town of Waverly and others should consider partnering with a regional community development corporation to support implementation of plan, especially in support of housing improvements and new housing.
3. The Town of Waverly should develop a relationship with the Alabama Department of Economic and Community Affairs and East Alabama Regional Commission to identify and apply for grant funds for housing rehabilitation, community facilities and improvements.
4. The Town of Waverly should strengthen its relationship with the Alabama State Arts Council, Alabama Historical Commission and Alabama Humanities Foundation to promote and take advantage of historic and cultural events, funding and promotion.

### August 2013

#### Mayor

Ronald W. Bashant

#### Town Council

Randal M. Cerovsky  
Susan H. Marshall  
Marcus D. Moreman  
Paula Frances Peek  
Owen Walton

#### Planning Commission

Danny H. Hilyer, P.E. Chair  
C. Douglas Marshall, Vice-Chair  
Ronald W. Bashant  
Becky S. Combs  
C. Douglas Marshall  
Barbara P. Steele  
Robert W. Stevens  
Amy Stewart  
Carolyn G. Stubbs  
Ailene Williams