

“Moscow on the Cahaba” Part IV



Boris the “Professional Planner” says “if you don’t play you can’t loose – Lotto for Land – Keep Shelby County solvent – Buy a plot of land today, and let the game begin.”

As we read this Epic Episode, the announcer is summarizing, for the few that do not read this column, the highlights of prior Episodes: “Intrepid Boris the “Professional Planner” seeking temporary employment, - (Appointed Professional Planner APP with Shelby County) full benefits, (SSI, Medicare/Medicaid, and unspecified unearned income credits) has permanently relocated to the Neo-Red Square – the New Kremlin of the South, Shelby County, Alabama. Overtures to Natasha, award winning “Supreme-Soviet Socialist Social Planner” (SSSSP) for the Fatherland’s Population Gulag Number 66, to relocate with him have failed. Undaunted he continues to send her enticing and informative letters.

We join Boris as he strolls around Mt Laurel’s “Urban Growth Boundary” UGB¹, studying the county’s “Strategic Development Map”^{1a}. Mt Laurel is a “Traditional Neighborhood Development”² TND located in the eastern area of the county. As Boris strolls he is composing a letter to Natasha.

Dearest Natasha,

The establishment of a gulag system is in the open and advancing quickly. Each community on the county map is marked with an outer boundary. The boundary is called a “Transition Area”. The boundary sets “...the limits of water and sewer extension, police and fire protection, planning boundaries and mark the edge of future municipal limits.³” If you live on the outside of the “Transition Area”, you don’t get any of the utilities needed for a modern life style. Hence – no, “certificate of occupancy” will be issued outside of the “Transition Area”. Nice way of saying - you live where we want you to – don’t you think?

Every community will have an inner circle, with two components: “Community Core” and the “Community Focus Area”. The County intends to “infill” the “Community Focus Area” – How”? - with - "out-of-the box" methods, tools and techniques, ...to harness the power of "the market" to advance the development of traditional communities, and stem the tide of sprawl. Rather than reacting to development as it happens - as has largely been the case to date - Shelby County intends to proactively direct where, when and how development occurs following the goals and vision of the Plan.”³

What’s that! Did I hear my little poopcie ask – what is “infill”? Dearest Natasha, tell me, as you read the following quote, did you get the warm green feeling of hot cash across your body as I did?

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With the overcrowded conditions, tempers will no doubt flare, - a condition that just begs for the expertise of an award winning “Supreme-Soviet Socialist Social Planner” (SSSSP). And with your experience at the Fatherland’s Population Gulag Number 66, employment will be a sure thing. Remember Boris is waiting for your reply.

Well, Natasha I have to close, but before I do, that long worded announcer has something to say – its in his contract – he gets paid by the word.

*!*** You little runt – is this mike hot?

As night falls on Mt. Laurel, will our intrepid Boris the “Professional Planner” find transportation through the dark, wooded country-side of Shelby County? Or will he have to wait for the multi Billion dollar subsidized government transportation system? Stay tuned for the next exciting episode of “Moscow on the Cahaba” subtitled “Will Boris Find His Way Home?”

Footnotes:

1. University of South Florida - GUIDES FOR SUSTAINABLE COMMUNITY DEVELOPMENT (Create urban growth boundaries around all metropolitan areas.)

<http://www.fccdr.usf.edu/upload/projects/tlushtml/tlus120.htm>

AND

From Policy to Reality: Model Ordinances for Sustainable Development – Growth Management page 2 - published by the State of Minnesota

1a. Shelby County Comprehensive Plan Section II page 51 <http://www.shelbycountyalabama.com/>

2. The Sustainable Germantown (Tennessee) <http://www.asu.edu/caed/proceedings97/boatwig.html>

3. Shelby County Comprehensive Plan Section III page 1 <http://www.shelbycountyalabama.com/>

“Guides for Sustainable Community Development” <http://www.fccdr.usf.edu/upload/projects/tlushtml/tlus120.htm>

4. Shelby County Comprehensive Plan Section II page 17

5. Pictures are from Portland Or.

Picture top left

Picture top right <http://home.comcast.net/~r5zone/wsb/html/view.cgi-photo.html--SiteID-779727.html>

Picture bottom left

Picture bottom right <http://home.comcast.net/~r5zone/wsb/html/view.cgi-photo.html--SiteID-842308.html>