CHAPTER I: INTRODUCTION

Purpose of the Comprehensive Plan

The primary purpose of the comprehensive plan is to provide direction for local public policy and planning implementation necessary for increasing quality of life and livability for a community's residents and visitors both presently and in the future. The comprehensive plan, also called a master plan, is the most basic public policy guide for a community and its development. All other plans, studies, and land use codes and ordinances should be adopted in accordance with the comprehensive plan and toward the promotion and advancement of its goals and objectives. A comprehensive plan consists of the following components:

1. an inventory and assessment of population and economic trends and community resources (such as schools, roads, public buildings, undeveloped land, constrained land, and natural resources);
2. a summary of community needs and goals; and
3. a coordinated strategy for the management or improvement of community resources and the future growth and development of the city.

The comprehensive plan serves two major purposes: to help local officials better understand growth and development trends and community problems; and to develop strategies to use available resources effectively when addressing local problems and building capacity for future growth. If the growth and development of a city can be compared to the construction of a house, then the comprehensive plan is the blueprint. It contains a list of building tools and materials (the inventory and assessment component), instructions on how to put the pieces together and in what order (the statement of goals, objectives, and policy recommendations, and implementation schedule), and a picture or image of the desired product (the conceptual future land use map).

The Benefits of the Comprehensive Plan

A plan can provide many benefits to a community. For example, a comprehensive plan can and does:

1. draw attention to important community problems or needs;
2. promote the city to outside development interests;
3. communicate public policies to residents of the community;
4. help prioritize and coordinate investments in public improvements;
5. help minimize wasteful spending of tax dollars;
6. identify sources of funds that can be used to address local needs; and
7. serve as a guide for local zoning ordinances and other development codes.

Although a plan can offer many benefits to a community, it is important to remember that the plan is only as good as the information it contains, and can only benefit the community if it is used by the city and updated regularly to reflect changing needs and conditions. It is recommended that a community adopt a new comprehensive plan once every 10 years in order to accommodate changes in growth and development patterns and the most recent needs and desires for the community.

Legal Authority

Alabama law requires that every municipal planning commission prepare and adopt a plan for the community (Title 11, Chapter 52, Section 8 of the Code of Alabama, 1975). Although the comprehensive plan is adopted by the planning commission, it should serve as the primary guide for the formulation of local public policy and for coordinating the future growth and development of the community. Therefore, the governing body of the community should be involved in the plan preparation process, or should be afforded an opportunity to review and comment on the draft plan before its adoption by the planning commission. In some communities, the city council also has adopted the plan after its adoption by the planning commission. However, Alabama law recognizes only the planning commission's action on the plan, so adoption of the plan by a city council cannot substitute for adoption by the planning commission.

According to Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975, the planning commission may adopt a comprehensive plan in its entirety, or it may adopt individual sections or chapters of the plan as they are prepared. Before the plan or any section or portion of it may be adopted by the planning commission, a public hearing must be conducted. Alabama law does allow the planning commission to dispense with the public hearing, if the city council conducts a public hearing on the plan or plan section prior to its adoption by the planning commission. Once the comprehensive plan has been adopted by the planning commission, an attested copy of the plan must be certified to the city council and the Probate Judge.

The law also requires local zoning to be prepared in accordance with the comprehensive plan (Title 11, Chapter 52, Section 72 of the Code of Alabama, 1975). Some communities interpret this provision of law to mean that the zoning map and the future land use map in the comprehensive plan must be identical. However, this interpretation of the relationship between the zoning map and the comprehensive plan only constrains the plan's ability to guide future growth and development. The future land use map contained in the plan should be developed as a general depiction of desired local development patterns at the end of the planning period, which may be ten to twenty years into the future. Therefore, it should identify areas that will be more desirable for more intensive development after the supporting infrastructure improvements have been completed to allow such development. On the other hand, zoning should guide land uses and development to occur in areas that are suitable given existing conditions and limitations. This distinction between the future land use map contained in the comprehensive plan and the zoning map gives the zoning map legal authority to regulate current development, and allows the plan to serve as a guide for future zoning changes to provide for new growth and development.

The adoption of a comprehensive plan also gives the planning commission authority to review and approve the construction of public streets and squares, parks, public buildings, and public utilities (Title 11, Chapter 52, Section 11 of the Code of Alabama, 1975). If the planning commission determines that a proposal to construct such public facilities is not consistent with the comprehensive plan, it may disapprove the proposal and provide written notice of its findings to the city council or the applicable governing authority. The city council or applicable governing authority can overturn the planning commission's disapproval by a two-thirds majority vote of its entire membership.

Planning Process

The comprehensive plan is a part of an ongoing process. A great comprehensive plan is the result of a team effort, attributed to the involvement of community leaders, citizens, community stakeholders, and the planning commission. The plan must involve a mechanism through which community needs, issues, concerns, and solutions are address and thoroughly examined. In April of 2011, the East Alabama Regional Planning and Development Commission (EARPDC) contracted with the City of Childersburg to create a comprehensive plan in order to guide and direct land use and development in a logical manner, consistent with city goals and objectives.

To begin the planning process, an initial public hearing was called and conducted on January 12, 2012 in the City of Childersburg City Hall. The meeting was used as an introductory planning session to inform city council, the planning commission and the general public on the nature, benefits, and processes involved in creating and using a comprehensive plan for future land use and development in the city. The meeting also was used to gather public input about community strengths, weaknesses, opportunities, and threats in what is referred to as a SWOT analysis. This information, along with statistical data, was recorded by staff and used as a foundation for the plan to build upon.

After the initial public hearing, EARPDC staff conducted a series of working sessions with the Childersburg Planning Commission on a bi-monthly basis in order to keep the planning commission updated on the plan's progress and for EARPDC staff to receive guidance and direction in the planning process.

Location

The City of Childersburg is located in the southwestern section of Talladega County, approximately 30 miles southeast of Birmingham and 72 miles north of Montgomery. The major route in the city is US Hwy. 280 which connects Childersburg to the Birmingham metro area to the northwest and the Auburn/Opelika metro area to the southeast. Other cities near Childersburg and located along US Hwy. 280 include Sylacauga, 11 miles southeast, and Alexander City, 35 miles southeast. Childersburg is also located on the Coosa River which forms the northwestern edge of the city and the boundary between Talladega and Shelby Counties.

General Information

The City of Childersburg (pop. 5,175 US Census 2010) located in southwestern Talladega County along the banks of the Coosa River claims it's foundation as the "oldest continuously occupied city in America", based on it's location along the possible route that Spanish explorer Hernando De Soto traveled through the southeast in 1540, predating St. Augustine, FL by 25 years. After the forced removal of the Creek Indians from the land in 1836, white settlers began to inhabit the area. In 1855 the first post office was established and the community was named Childersburg after one of the prominent early families.

Childersburg strives to preserve its small town charm and rich historical, natural, and cultural heritage while pursuing growth and development needed to sustain success and prosperity in today's society. The city and immediate surrounding area offer historical attractions such as the Charles Butler-Harris House Rainwater Museum and the Kymulga Grist Mill and Covered Bridge, while DeSoto Caverns Park and Campgrounds could be considered both natural and historical. Childersburg is also located along the Coosa River, the third largest river east of the Mississippi, providing approximately 570 miles of shoreline for residential living and outdoor recreation opportunities such as fishing, sailing, kayaking, canoeing, motor boating, and swimming. Talladega National Forest, with 613 square miles of mountainous woodlands, is located approximately 15 miles to the east and offers abundant outdoor recreation opportunity as well. In terms of growth and development, most commercial establishments in the city tend to locate along US Hwy. 280, in order to convenience customers traveling along this roadway, however, the city is seeking to draw more business downtown through downtown revitalization and beautification and promotion through the Childersburg Chamber of Commerce. The city and the Chamber also strive to recruit and retain commercial and industrial development in the Childersburg Industrial Park on the outskirts of town.

DeSoto Caverns Park and Campgrounds, is located about 6 miles northeast of Childersburg on AL Hwy. 76, and is one of the area's main attractions. Guests to the caverns are impressed by its massive size and natural splendor, with the great cathedral room measuring wider than a football field and extending higher than a 12-story building, featuring some of the world's largest and most spectacular onyx marble formations, over 30 feet long. The first recorded cave in America, DeSoto Caverns holds a history just as fascinating as its natural beauty. Prior to European settlement, the cave site was situated near the capital city of the Coosa Indians, in the middle of their territory, and used as burial grounds for the tribe. Excavations of the cave have revealed the remains and artifacts of these people, useful in the historical study and cultural understanding of this once prominent empire. During the Civil War, from 1861 to 1863, the caverns, then known as Kymulga Cave, became an important source of saltpeter (calcium nitrate) which was used in manufacturing gunpowder for the Confederacy. The well where the saltpeter was dug out is still visible today. Then in the early 1920s the cave served as a hidden and secluded "speakeasy" for the selling and distributing of illegal alcohol during the prohibition era. This use, in turn, promulgated music, dancing, gambling and drew in rough crowds. After repeated fights and shootings the caverns developed an ill reputation and became know as "The Bloody Bucket". The reputation finally preceded itself as federal agents were notified, raided the operation and shut it down. On close observation, bullet holes can still be seen in the cavern walls. In 1975 the site was named after Spanish explorer Hernando DeSoto who traveled through the area in 1540 and in 1976 DeSoto Caverns was listed on the Alabama Register of Landmarks and Heritage. The cave site today is situated on an 80 acre park offering a wide variety of family fun attractions such as mini-golf, gemstone panning, archery, pedal go-carts, petting zoo, and a fun maze, to name a few. Additional park facilities provide RV and tent camping sites with free Wi-Fi and shower facilities along with picnic areas, pavilions, and a playground. Annual park events include a Christmas Lights Show, Easter Lights Show, and a Valentines Light Show. The park attracts approximately 80,000 to 100,000 visitors each year.

The City of Childersburg acquired the Kymulga Grist Mill and Covered Bridge in June of 2011 and the facility is managed and operated by the Childersburg Historical Preservation Commission

as a tourist attraction for recreation, education, and family fun events. Kymulga Grist Mill was built in 1864 by German contractor G.E. Morris for Confederate Army Captain William H. Forney, however, Forney died before the mill was completed and his wife allowed Morris to finish it. The mill grinded corn into meal between mill stones, turned by machinery, and powered by water flow from Talladega Creek. Tours of the mill feature demonstrations of how this was done. Adjacent the Grist Mill is Kymulga Covered Bridge which spans 105 feet across Talladega Creek. The bridge once provided access to the Old Georgia Road and served as an important Native American trade route for frontiersmen and settlers to the area. Both structures were restored in 1974 and in 1976 were placed on the National Register of Historic Places. Kymulga Grist Mill and Covered Bridge Park is located on Grist Mill Road, just off of AL Hwy. 76, approximately 4 miles northeast of Childersburg.

The Butler-Harris Rainwater House was given to Charles Butler, a prosperous businessman, on January 26, 1894 by his parents as a wedding gift for his marriage to Marion Butler. The Butler family purchased the land in 1864 but the time in which the house was built is still uncertain. The house was then sold to Ms. Sophie Harris in 1923. Later that year Harris lived with the Rainwater family at the house. Earle Rainwater became the mayor of Childersburg in 1948 and lived with her daughter until her death in 1972. On January 27, 1993 the City of Childersburg bought the house from Mrs. Rainwater and developed it into a house museum for the city's history.

Historical Background

Childersburg holds a unique and fascinating history. Prior to European influence the area of Childersburg was home to the Coosa Indians, whose territory encompassed present day eastern Alabama between the Cities of Gadsden and Wetumpka, and extending along the Coosa River. Historians believe that Childersburg is located within close proximity of what was once the sacred and prosperous Coosa capital in the center of the Coosa Indian Empire. The earliest recorded history of Childersburg dates back to 1540 when Spanish explorer Hernando DeSoto led an expedition of 600 men into the southeastern American mainland in a desperate search for gold and other riches. Hernando's expedition, beginning in 1539, traveled northward from present day Florida into Georgia, South Carolina, Tennessee, and finally into Alabama, following the banks of the Tennessee River and then along the Coosa River. Finally on July 16, 1540 the Spanish explorer and his men arrived in the Coosa Indian town of Coca Coosa located on the east bank of the river between the mouths of two creeks, now known as Talladega and Tallasseehatchee. The Coosa Chief came to receive DeSoto on friendly and peaceful terms, surrounded by attendants playing flutes and singing. For approximately one month the travel weary explorers enjoyed the hospitality and generosity of the Chief and his tribe, even offering them a region of Coosa land to establish a Spanish colony. However, DeSoto politely declined the offer and his accompaniment left the Coosa in August of 1540. On account of this historical information, verified by persuading evidence reported in the DeSoto Commission of 1939, Childersburg is considered the "oldest continuously occupied city in America" predating St. Augustine, FL by 25 years.

European settlement was not recorded in the area again until after the forced removal of the Creek Indians from the land in 1836. In 1855 the first post office was established and the community was named Childersburg after one of the prominent early families. In 1868 industry moved to Childersburg when the city's first sawmill was constructed for utilizing timber, which became one

of the area's most sustaining resources, along with charcoal. Scrap wood pieces discarded from sawmills were used to create fuel for the coke ovens of the steel industry in the northern states. Also in 1868 the Alabama and Tennessee River Railroad (later renamed the Southern Railway) was constructed through Childersburg, allowing businesses to bring their products to larger markets. Childersburg was finally incorporated in 1889 and its first school was built in 1904. The high school was built in 1922, burned in 1957 and rebuilt in the same location. The new Childersburg High School was constructed in 1997, adjacent Childersburg Middle School, and occupied in 1999.

Childersburg's population remained fairly steady until 1941 when the US Army constructed the Alabama Army Ammunitions Plant located just 4 miles outside the city limits for the production of explosive substances, such as nitrocellulose, TNT, and DNT needed for weapons in the American war effort during WWII. The facility also secretly produced a substance called "Heavy Water", known as deuterium oxide (2H20 or D20) which contains a higher amount of hydrogen isotope deuterium rather than the common hydrogen-1 isotope. Heavy water was used to support the Manhattan Project in creating the first atomic bomb and retained a top secret priority during production. With the total development site encompassing over 13,500 acres and employing a workforce of over 25,000 the population of Childersburg quickly surged from a modest 500 people to a booming 6,000 almost overnight as civil employees and military personnel relocated to the area, substantially overwhelming the available housing stock and other resources, creating a livability crisis. Many people occupied any shelter they could find including farm buildings such as barns and even chicken coups for the duration of the war. With the conclusion of WWII the plant closed down in August 1945. Although many people left the area, a significant amount stayed and raised families in Childersburg. The 1950 Census reported approximately 4,023 persons in Childersburg, and a considerable 681% increase from 1940 city population. Since then the city maintained significantly less extreme, yet fairly consistent population growth (For more information consult the Table P-1 *Historic Population Trends* in Appendix A). In 1987 the plant site was placed on the Environmental Protection Agency's (EPA) national priorities list due to possible soil and ground water contamination from chemical use. The US Army, EPA, and Alabama Department of Environmental Management (ADEM) then conducted a series of environmental studies which concluded that a significantly large portion was free of groundwater contamination but a fairly large area required extensive soil cleanup. Throughout the 1990s these agencies worked together to clean the site, completing soil treatment 1997, while groundwater studies remained an ongoing investigation for a large section of the site. Then in 2003 the Department of Defense transferred 2,187 acres of the property to the City of Childersburg to be used as an industrial park, which is still open today for both commercial and industrial development. The EPA has determined that contamination levels on site pose no immediate and significant threat to human health and the city and chamber strive to encourage and support businesses locating in the industrial park.

Today Childersburg strives to preserve its unique historical, natural, and cultural heritage while promoting and encouraging quality growth and development throughout the city.

Map 1: Location

Map 2: Base Map

CHAPTER II: POPULATION

Population characteristics and trends play a pivotal role in the planning effort. Since people constitute a city, the general population creates a city's identity, distinguishing it from other communities. Changes in population influence land use decisions, economic spending patterns and employment, public services, and needs for public improvements. Furthermore, a clear understanding of existing population characteristics and trends gives guidance to city officials for making the most informed and effective decisions in meeting growth and development needs in a diverse and changing community. The purpose of this chapter is to gain an understanding of population change and composition in the City of Childersburg in order to explore decisions and develop public policies and plans, which will best serve its present and future residents. This chapter examines historic population trends and place of birth and residence patterns. Population composition includes elements such as age, racial, and gender distributions, marital status, and population density. Finally, an analytical summary of population findings concludes the chapter.

Population Trends

Historic Population Trends

All community populations change to some degree over a given span of time. Historic population trends are useful in showing when and to what degree population has increased, decreased, or stabilized over a given time period. Major trends usually identify and reflect the goals and values of our nation as a whole and how communities respond to changing times and historical events. Although unfit for predicting the future, this information is useful for planning by understanding how and why social and cultural history shaped the city, making it what it is today.

Childersburg historical population trends differed somewhat substantially from Talladega County, yet in some aspects showed similar patterns. The city showed it's most significant growth from 1940 to 1950, increasing from 515 persons to approximately 4,023, a percent increase of 681%. Talladega County reported considerable growth as well, increasing by 22%, which could in effect be a primary result of Childersburg's increase. Such growth could be attributed the U.S War Department building the Alabama Ordinance Works, a smokeless powder ordinance plant in Childersburg in 1941. The plant employed thousands of workers for the production of powder munitions needed in WWII and also the heavy water (deuterium oxide) used in making the atom bomb. As a result the city grew from just over 500 persons to approximately 15,000, creating a severe housing shortage for workers and families. The plant was shut down at the war's end in 1945, however, many people stayed in the city and made their home in Childersburg. From 1950 to 1960 the city continued to grow, but with much

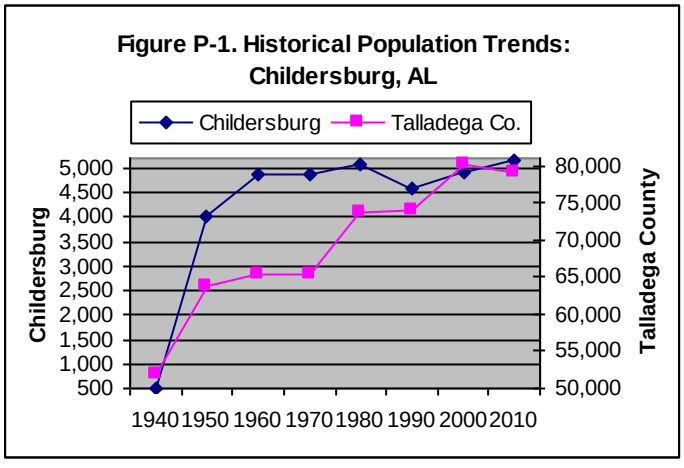


Figure P-1. Historical Population Trends: Childersburg, AL

less intensity at 21%. This could be due to the development of various manufacturing plants, the Central of Georgia and Southern Railways construction headquarters, and the city's access to major railroad lines. The next decade from 1960 to 1970 showed a leveling off of population, with little growth, however, more people located to the community when to N.F. Nunnelley Technical Institute (present day Central Alabama Community College) more than doubled it's enrollment during a six-year period. Talladega County also showed a fairly steady leveling off of population from 1950 to 1970. Then in 1980 the county grew by a significant 13% while Childersburg grew by 4%. Once again this could be attributed to increased enrollment in the colleges and also an increase in manufacturing jobs and accompanying transportation. From 1990 to 2010 the city increased gradually in population while the county reported some increase and decrease. Figure P-1 displays historic population trends for Childersburg and Talladega County from 1940 to 2010. Notice the significant increase in population for the city between 1940 and 1950, followed by considerably less growth and then a leveling off of population, while the county showed significant increase from 1940 to 1950 followed by a series of consistently level growth and substantial increases. Table P-1 examines historic population trends for Childersburg, Talladega County, Alabama, and the US from 1940 to 2010.

Table P-1. Historic Population Trends: Childersburg, Talladega County, Alabama, US

Year	Childersburg	% Change	Talladega Co.	% Change	Alabama	% Change	US	% Change
1940	515	N/A	51,832	NA	2,832,961	NA	132,165,129	N/A
1950	4,023	681.2%	63,639	22.8%	3,061,743	8.1%	151,325,798	14.9%
1960	4,884	21.4%	65,495	2.9%	3,266,740	6.7%	179,323,175	18.5%
1970	4,887	0.1%	65,280	-0.3%	3,444,165	5.4%	203,302,031	13.4%
1980	5,093	4.2%	73,826	13.1%	3,893,888	13.1%	226,542,199	11.4%
1990	4,579	-10.1%	74,107	0.4%	4,040,587	3.8%	248,718,301	9.8%
2000	4,927	7.6%	80,321	8.4%	4,447,100	10.1%	281,421,906	13.1%
2010	5,175	5.0%	79,148	-1.5%	4,779,736	7.5%	308,745,538	9.7%

Source: City of Childersburg Comprehensive Plan, 2002 and US Census of Population, 2010 STF 1.

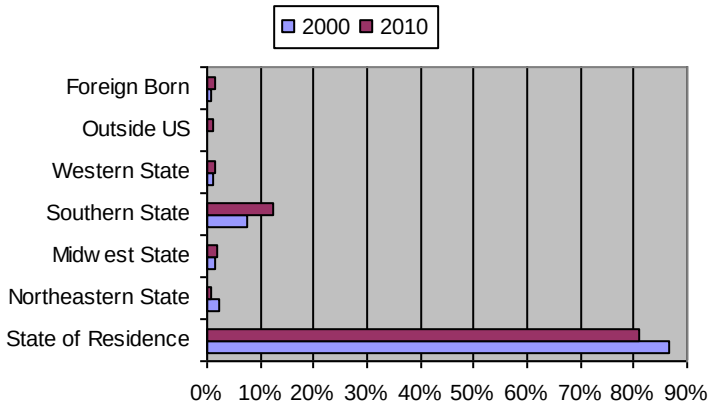
Place of Birth

Place of birth data is useful in determining population trends through migration patterns in the city's population. Examination of this data will show if the city is drawing population from other states and other counties or if the population is predominantly Alabama-born. Place of birth patterns show that Childersburg had somewhat significant portion of it's population migrate inward from other states and countries.

Childersburg showed some inward population migration from other places. Between 2000 and 2010 the city decreased in residents born in Alabama from 4,302 (86% of the population) to 4,244 (80%), a minor decrease of 1%, while increasing significantly in residents born in another state. The city increased in residents from another state, growing from 615 (12% of the population) persons to 860 (16%), a substantial 39% increase. In 2010, the largest portion of residents born in another state accounted for those from another Southern state, accounting for 12% of the total population and 75% of residents born in another state. Residents born in a Midwest state followed a distant second at 1% of the total population and 11% of the residents from another state. In addition, from 2000 to 2010, the city gained slightly in residents born in a western state, but

declined in residents from a northeastern state. The city, during this time, also increased slightly in residents born outside the US and in foreign born residents. Figure P-2 illustrates place of birth for Childersburg in 2000 and 2010. Notice the substantially large portion of residents born in Alabama in 2000 and 2010 and the considerably large segment of residents from another southern state. This information indicates that, for the most part, Childersburg For more information consult Table P-2. *Place of Birth* in Appendix A.

Figure P-2. Place of Birth: Childersburg, AL

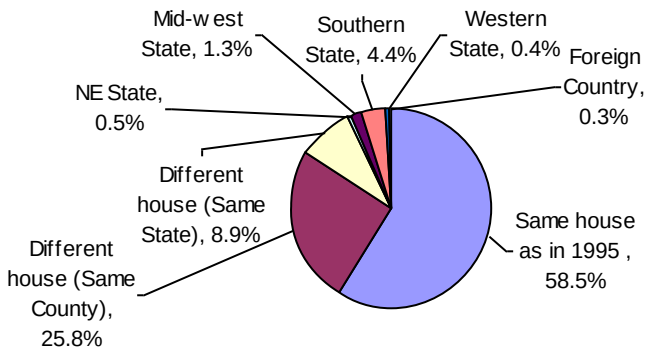


Place of Residence

Place of residence is defined as: The area of residence 5 years prior to the reference date (1990 and 2000) of those who reported moving to a different housing unit (U.S. Census Glossary). This data is useful to determine city migration patterns. Examination of this data will verify if the city has been gaining or losing in population previously living in other states and countries, and if the city's residents have been fairly stationary or mobile. Place of residence data for 2010 was not available. Only 1990 and 2000 data was collected for the purposes of this study.

From 1985 to 1995, Childersburg showed significant transition (mobility) of residents to different homes. Residents living in the same house 5 years prior decreased from 2,757 (68% of the total population) in 1990 to 2,662 (58%) in 2000, a minor decrease of -3%. However, residents transitioning to a different home during this time increased from 1,298 (32%) to 1,889 (41%) a percent increase of 45%. The significant majority of transitioning residents (approximately 62%) moved to another home within the county, however, the town also reported significant migration from other states, growing from 193 residents (14%) to 301 (15%), a substantial increase of 56%. The considerable majority (66% in 2000) of residents moving in from another state, previously lived in another southern state while residents moving in from the Midwest accounted a distant second at 19%. This information indicates that the substantial majority of Childersburg residents remained in the same house during this time, however a considerably large portion transitioned from another part of Talladega County and other parts of Alabama, as well as from another southern state. Figure P-3 shows place of residence for Childersburg in 2000. For more information consult Table P-3. *Place of Residence* in Appendix A.

Figure P-3. Place of Residence: Childersburg, AL 2000

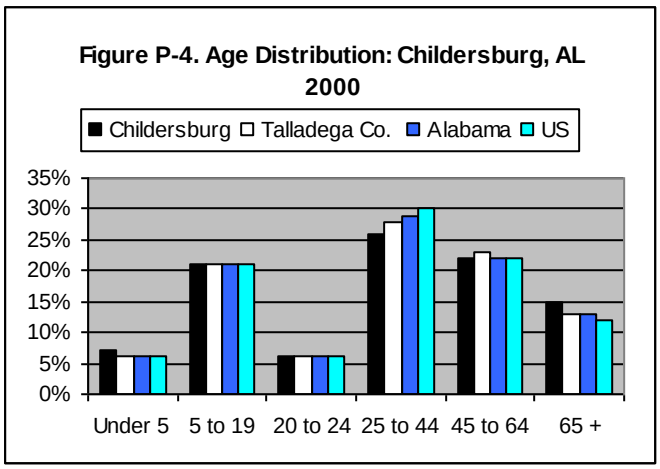


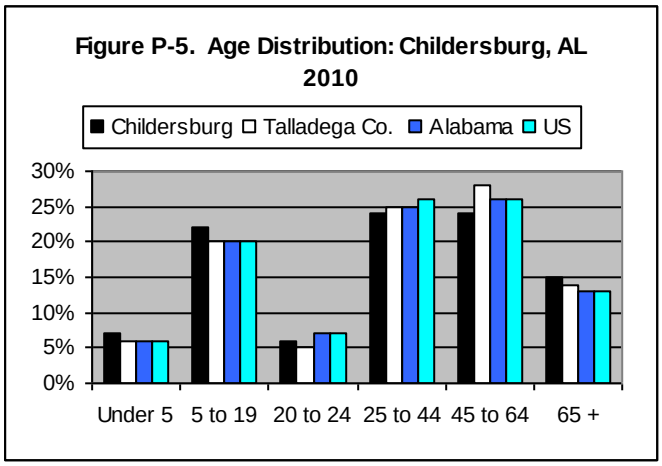
Population Composition

Age Distribution

Age distribution is a critical element in any population study. A community must structure their budget and resources to meet a wide variety of residents' needs. Needs tend to differ significantly from one age group to another, therefore a proper understanding of age distribution in the community is necessary. For the purposes of this study, age distributions are classified as followed: Toddler/Preschool (Less than 5 years in age), Youth/K-12 (5 to 19), Young Adult/College Age (20 to 24), Young Adult/ Beginning Worker (25 to 44) Middle Age/Working Adult (45 to 64), and Senior/Retired (65+).

Childersburg age distribution followed similar patterns to Talladega County, Alabama, and the US. Between 2000 and 2010 the city's most significant growth occurred in Middle Age/ Working Adult (ages 44 to 64), increasing from 1,088 to 1,240, a percent increase of 14% and accounting for 22% of the population in 2000 and 24% in 2010. Talladega County also reported the most significant growth in this segment of the population increasing by 20%. Alabama and the US recorded similar trends at 26% and 31%, respectively. In 2010 Middle Age/ Working Adults in the city accounted for approximately 24% of the population while the county showed 28% and both the state and nation 26%. Thus, between 2000 and 2010, the city's portion of Middle Age/Working Adults (44 to 64) increased to equal with the portion of Young Adult/Beginning Worker (25 to 44) both at 24% in 2010. Also in 2010 Talladega County's Middle Age/Working Adults slightly surpassed it's portion of Young Adults/Beginning Workers at 28% compared to 25% while Alabama and the US reported fairly similar figures in these categories. Figures P-5 and P-6 show percent age distribution for Childersburg, Talladega County, Alabama, and the US in 2000 and 2010, respectively. Notice the fairly even distribution in age categories and the considerably growth in the Middle Age/Working Adult segment. This could be due to a fairly stable economy in the city as workers and families age from Young Adult to Middle Age and continue to reside in Childersburg.





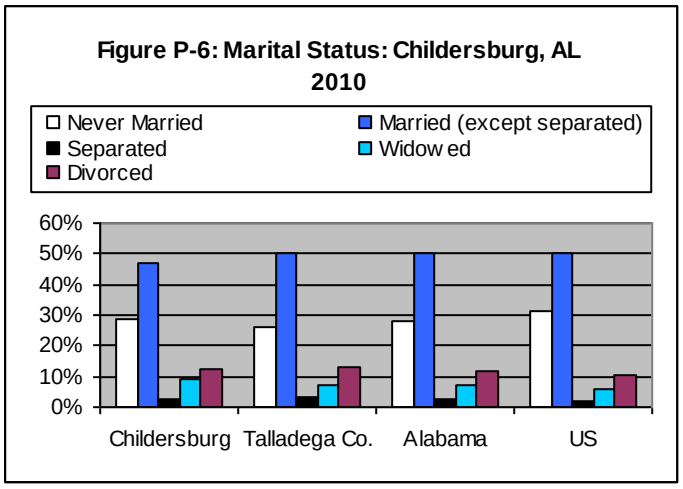
Median age was also examined. Childersburg median age in 2000 and 2010 was similar to Talladega County, Alabama, and the US. In 2000 the city's median age was 35.6 while the county

reported 36.6. Alabama recorded 35.8 and the US showed 35.3. In 2010 the city's median age increased slightly to 36.3, as did the county at 39.3 and the state (37.9) and the nation (37.2). For more information consult Tables P-4 and P-5. *Age Distribution* in Appendix A.

Marital Status

Marital status also plays an important role in demographic studies. A thorough understanding of marital status allows a community to determine family needs and develop programs and policy toward building stronger families. For purposes of this study, marital status reports for all persons age 15 and older and is organized into 5 categories which are as follows: 1) never married, 2) married (except separated), 3) separated, 4) widowed, 5) divorced. According to the Census Bureau, marital status in the ACS and Census 2000 cannot be safely compared, thus, for the purpose of this study only the 2006-2010 ACS data has been examined.

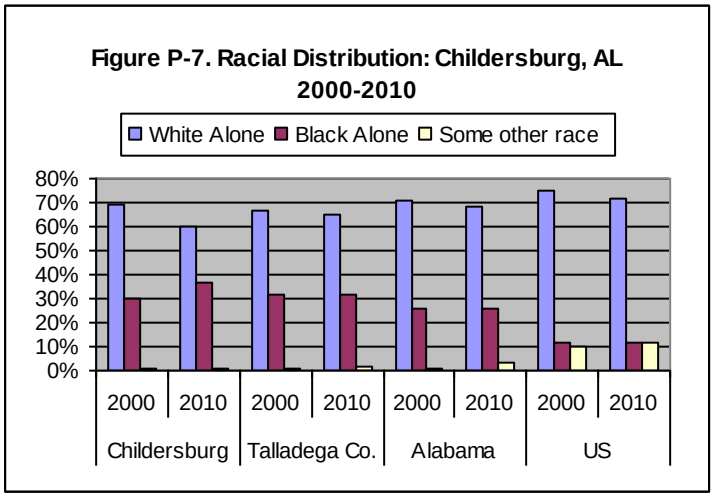
Childersburg marital status showed similar patterns to Talladega County, Alabama, and the US in 2010. According to 2006-2010 ACS data the dominant marital status for Childersburg in 2010 was married (except separated) at 47% of the 15 and older population while Talladega County, Alabama, and the US reported a slightly higher portion of married at 50%. Persons in the city who had never married accounted for a distant second at 28%, which ranked comparable to county at 26%, state 27%, and nation at 31%. Figure P-6 displays percent marital status for Childersburg, Talladega County, Alabama, and the US in 2010. Notice the substantial portion of married (except separated) persons in the city, county, state, and nation, ranking around half (50%) of the 15 and older population, while divorce, widowed, and separated reported a fairly low portion. This information indicates fairly reasonable family stability in the city compared to the county, state, and nation. For more information consult Table P-6. *Marital Status* in Appendix A.



Race Distribution

A general understanding of racial diversity is necessary for a community to better serve its residents. Communities with varying races tend to have differing cultural and ethnic needs, however, these factors can spur greater opportunities for growth within the community. Similar to many communities in Alabama, Childersburg is a predominantly white community, however the city showed significant minority population. Approximately 68% of Childersburg's population in 2000 was white, which was comparable to Talladega County at 67% and somewhat lower than Alabama at 71% and the US at 75%. Also in 2000, the city reported 29% in black population while the county showed 31%, the state 26%, and the US 12%. In 2010, white populations in Childersburg decreased by a somewhat significant -8% and accounted for 60% of the population,

while black population increased by a considerable 30%, accounting for 36%. Talladega County decreased in white population by a minor -0.2%, dropping to 65% of the population and increased only slightly in black population, but remained at 31%. Both Alabama and the US increased white and black population, but remained fairly stable in white and black representation. This information indicates that Childersburg held a slightly larger portion of black population than Talladega County and Alabama, and a considerably larger portion than the US, which reported a somewhat larger portion of minorities of some other race. Figure P-7 displays racial distribution for Childersburg, Talladega County, Alabama, and the US in 2000 and 2010. Notice the significant portion of black population for the city in comparison to the county, state, and nation, particularly in 2010. For more information consult Table P-7 and P-8. *Racial Distribution* in Appendix A.



Gender Distribution

In typical American communities females tend to slightly outnumber males, due primarily to higher male mortality rates and longer female life expectancy. Childersburg closely followed this pattern, as well as Talladega County and Alabama communities, in general. Childersburg's population, in 2000 comprised 45% male and 55% female. The county indicated considerably more even distribution at 48% male and 51% female, while the state showed similar trends at 48% and 51%, respectively. Between 2000 and 2010, Childersburg's male populations increased by 4% and female by 5%, accounting for 45% and 54% of the population, respectively. Talladega County increased by 2% in both males and females and once again reported 48% and 51%, while Alabama grew in males by 8%, and 6% females, also showing 48% and 51% for 2010. This information indicates that Childersburg showed a slightly smaller portion of males than Talladega County and Alabama and a larger portion of females in 2000 and 2010. For more information consult Table P-9. *Gender Distribution* in Appendix A.

Population Density

Every community desires to grow in size and population, competitively. Population density measures this growth and examines how population changes affect city growth. Density is defined and calculated as: The total number of housing units within a geographic entity divided by the land area of that entity measured in square kilometers or square miles (U.S. Census 2010). According to the National Center for Immigration Studies, a city must have a population density of 1,000 people or more per square mile in order to be considered an urban area.

Childersburg, with a 2010 population of 5,175, ranks as the third largest community in Talladega County, behind Talladega at 15,676 and Sylacauga at 12,749. Between 2000 and 2010 population

density for the Childersburg decreased considerably from approximately 637 persons per square mile to 419, a decline of -34%. The neighboring community of Sylacauga declined slightly in population density from 681 persons per square mile to 654, a decrease of -3%, while Talladega showed minor increase, climbing in population density from 634 to 653, an increase of 3%. Figure P-8 illustrates population density for the cities of Childersburg, Sylacauga, and Talladega from 2000 to 2010. Notice in 2000 that Childersburg, Sylacauga, and Talladega showed similar population densities, however, the city in 2010 dropped significantly in population density, while the other two communities showed little change. For further comparison, Childersburg, from 2000 to 2010 increased somewhat substantially more than Sylacauga and Talladega in land area, increasing from 7.7 square miles of land to 12.3. Talladega showed minor growth in land area, increasing from 18 square miles to 19, while Sylacauga remained at 23 square miles in both years. Land area information along with population density indicates that Childersburg's population from 2000 to 2010 was substantially more spread-out than both Sylacauga and Talladega. A significant factor in lower population density could be the city's industrial park, which utilizes a large portion of land for industrial purposes only. For more information consult Table H-10. *Population Density* in Appendix A.

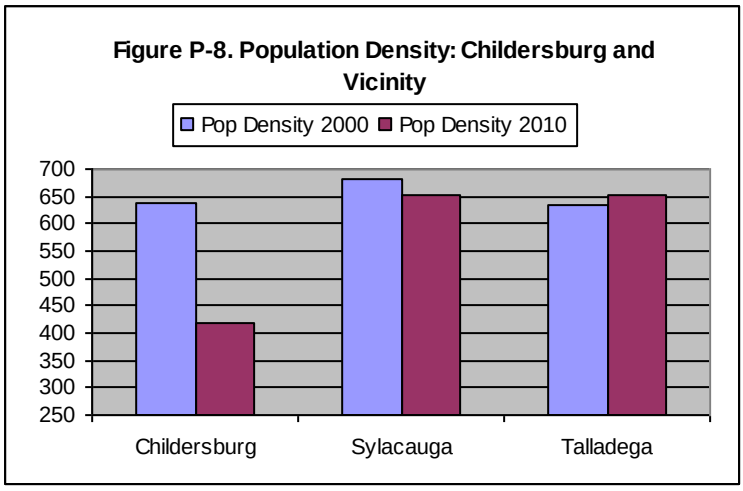


Figure P-8. Population Density: Childersburg and Vicinity

Analytical Summary

The analytical summary provides a statistical review of the information discussed in each chapter and analyzes the data through a general assessment.

Historical Population Trends

Childersburg showed it's most significant growth from 1940 to 1950, increasing from 515 persons to approximately 4,023, a percent increase of 681%. Talladega County reported considerable growth as well, increasing by 22%. From 1950 to 1960 the city continued to grow, but with much less intensity at 21%. In more recent decades from 1990 to 2010 the city increased gradually in population while the county reported some increase and decrease.

Assessment: The city showed it's most significant growth from 1940 to 1950, as did Talladega County then the population leveled off, but showed some steady increase up until 2010. This substantial growth could have been attributed to the smokeless powder plant ordinance during WWII which employed thousands of people during the war.

Place of Birth

Childersburg showed some inward population migration from other places. Between 2000 and 2010 the city decreased in residents born in Alabama from 4,302 (86% of the population) to 4,244 (80%), a minor decrease of 1%, while increasing significantly in residents born in another state. The city increased in residents from another state, growing from 615 (12% of the population) persons to 860 (16%), a substantial 39% increase.

Assessment: Although the city increased in residents from other states, the considerable majority of residents were born in Alabama.

Place of Residence

From 1985 to 1995, Childersburg showed significant transition (mobility) of residents to different homes. Residents living in the same house 5 years prior decreased from 2,757 (68% of the total population) in 1990 to 2,662 (58%) in 2000, a minor decrease of -3%. However, residents transitioning to a different home during this time increased from 1,298 (32%) to 1,889 (41%) a percent increase of 45%.

Assessment: Although the city showed some transition, the considerable majority of residents remained in place.

Age Distribution

Between 2000 and 2010 the city's most significant growth occurred in Middle Age/ Working Adult (ages 44 to 64), increasing from 1,088 to 1,240, a percent increase of 14% and accounting for 22% of the population in 2000 and 24% in 2010. Talladega County also reported the most

significant growth in this segment of the population increasing by 20%. Alabama and the US recorded similar trends at 26% and 31%, respectively. In 2010 Middle Age/ Working Adults in the city accounted for approximately 24% of the population while the county showed 28% and both the state and nation 26%. Thus, between 2000 and 2010, the city's portion of Middle Age/Working Adults (44 to 64) increased to equal with the portion of Young Adult/Beginning Worker (25 to 44) both at 24% in 2010.

Assessment: Between 2000 and 2010 Childersburg's Middle Age / Working Adult (ages 45 to 64) grew the most substantially and in 2010 grew to account for an equal portion with the city's Young Adult / Beginning Worker (ages 25 to 44), the most dominant group in 2000. Somewhat similar results were shown in the county, state, and nation, indicating that the city is fairly on par with the rest of the country in age distribution and growth in the portion of older Americans. As a planning consideration the city should prepare for meeting the needs of an older generation, while maintaining and providing for the younger.

Marital Status

According to 2006-2010 ACS data the dominant marital status for Childersburg in 2010 was married (except separated) at 47% of the 15 and older population while Talladega County, Alabama, and the US reported a slightly higher portion of married at 50%. Persons in the city who had never married accounted for a distant second at 28%, which ranked comparable to county at 26%, state 27%, and nation at 31%. The city also showed relatively low status in divorced, widowed, and separated, similar to the county, state, and nation.

Assessment: Marital status for Childersburg tends to suggest family stability, having similar married status to the county, state, and nation, and comparable status pertaining to widowed, divorced, and separated.

Race Distribution

Approximately 68% of Childersburg's population in 2000 was white, which was comparable to Talladega County at 67% and somewhat lower than Alabama at 71% and the US at 75%. Also in 2000, the city reported 29% in black population while the county showed 31%, the state 26%, and the US 12%. In 2010, white populations in Childersburg decreased by a somewhat significant -8% and accounted for 60% of the population, while black population increased by a considerable 30%, accounting for 36%. Talladega County decreased in white population by a minor -0.2%, dropping to 65% of the population and increased only slightly in black population, but remained at 31%. Both Alabama and the US increased white and black population, but remained fairly stable in white and black representation.

Assessment: Childersburg from 2000 to 2010 showed a slightly higher portion of black population than Talladega County and a considerably higher portion than Alabama and the US, while white population for the city ranked lower than the county and considerably lower than the state and nation, thus creating more racial balance and diversity.

Gender Distribution

Childersburg's population, in 2000 comprised 45% male and 55% female. The county indicated considerably more even distribution at 48% male and 51% female, while the state showed similar trends at 48% and 51%, respectively. Between 2000 and 2010, Childersburg's male populations increased by 4% and female by 5%, accounting for 45% and 54% of the population, respectively. Talladega County increased by 2% in both males and females and once again reported 48% and 51%, while Alabama grew in males by 8%, and 6% females, also showing 48% and 51% for 2010.

Assessment: Childersburg showed a slightly smaller portion of males than Talladega County and Alabama and a larger portion of females in 2000 and 2010.

Population Density

Population Density: Childersburg, with a 2010 population of 5,175, ranks as the third largest community in Talladega County, behind Talladega at 15,676 and Sylacauga at 12,749. Between 2000 and 2010 population density for the Childersburg decreased considerably from approximately 637 persons per square mile to 419, a decline of -34%. The neighboring community of Sylacauga declined slightly in population density from 681 persons per square mile to 654, a decrease of -3%, while Talladega showed minor increase, climbing in population density from 634 to 653, an increase of 3%.

Land Area: Childersburg, from 2000 to 2010 increased somewhat substantially more than Sylacauga and Talladega in land area, increasing from 7.7 square miles of land to 12.3. Talladega showed minor growth in land area, increasing from 18 square miles to 19, while Sylacauga remained at 23 square miles in both years.

Assessment: Land area information along with population density indicates that Childersburg's population from 2000 to 2010 was substantially more spread-out than both Sylacauga and Talladega. A significant factor in lower population density could be the city's industrial park, which utilizes a large portion of land for industrial purposes only.

CHAPTER III: ECONOMY

The economy directly affects a community's growth and prosperity. The state of the local economy i.e. how well it creates and maintains employment opportunities, handles production, and distributes goods and services greatly influences population, housing, transportation, and land use. Therefore, a clear understanding of the local economy is a vital factor for community growth and development as well as a sustainable comprehensive planning effort. Childersburg has great economic potential. Located in southwest Talladega County, in close proximity to the Birmingham Metro area, and supported by US Hwy. 280 and other major highway routes, the city may prepare for substantial highway commercial development. In addition, the City of Childersburg, along with the local Chamber of Commerce and Historic Preservation Commission, strives to promote and encourage downtown revitalization as well as historic preservation throughout the area, while the Childersburg Industrial Park, located along AL Hwy. 235, provides potential for economic growth, offering approximately 2,171 acres for industry. As a natural amenity, the Coosa River provides opportunity for economic development in the form of recreation and tourism.

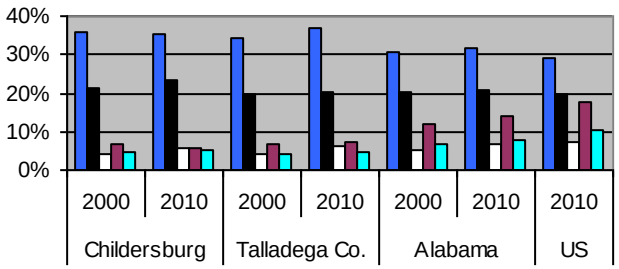
This chapter of the comprehensive plan examines the following economy related elements: educational attainment, income, commuting patterns, labor force participation and unemployment, industrial composition, occupational status, and poverty. These elements for the city shall be compared to those of the county, state, and nation in order to establish a foundation for comparison. Economic information for this chapter has been obtained from the US Census 2000 as well as American Community Survey (ACS) estimates collected between the years of 2006-2010. However, due to variations in their data collection methodologies, much of the information presented from these sources cannot be compared together for trend analysis or should only be compared with caution. For example, one of the most significant differences between the US Census 2000 and the ACS is the data collection timeframe or reference period. All Census 2000 data was collected in 1999, while ACS data for small cities and towns, under 20,000 in population was collected between the years of 2006 and 2010. This methodology was established in order to provide more recent data updates in 5 year increments as opposed to 10 year. Other methodology factors for consideration may include differences in question wording, tabulation, and universes. For purposes of a complete economic study each section of this chapter shall explain which aspects of the 2000 Census and 2006-2010 ACS may be compared and trends shall be examined more closely when safe comparisons are deemed available between the two sources. General comparisons in data sources must be analyzed as speculation and only comparisons of percents, means, medians, and rates have been examined, not standard numbers, as recommended by the Census Bureau.

Educational Attainment

Education is a vital factor for initiating community growth and economic development. A high quality education system prepares and empowers individuals within the community to be productive, successful leaders in their respective fields of training and expertise. This, in turn, qualifies individuals for greater earning potential, allowing more money to be reinvested into the community, building the local economy. According to Census Bureau analysts, educational attainment information between the 2000 Census and 2006-2010 ACS may be safely compared.

Childersburg ranked reasonably well in educational attainment in comparison to Talladega County, but still ranked significantly lower than Alabama and the US. Between 2000 and 2010 the city increased in residents (aged 25 and older) having a high school diploma or equivalent only by 18%, while both the county and the state grew by 12%. In 2010 approximately 35% of Childersburg's residents had graduated high school while Talladega County reported 37%, Alabama 31%, and the US 29%. However, the city did not attain the higher attainment levels of the state and nation during this time. Childersburg, in 2010, showed approximately 11% of it's residents holding a bachelor's degree or higher as did Talladega County, while Alabama reported 21%, and the US 27%, indicating that the state and nation had higher attainment than the city and county at this time. Figure E-1 illustrates percent educational attainment for Childersburg, Talladega County, and Alabama from 2000 to 2010 and the US in 2010 for comparative purposes. Notice the substantially larger portion of bachelor and graduate/professional degree holders in the state and nation compared to the city and county and also the considerably larger portion of high school graduates in the city and county compared to the state and nation. This could be attributed to the city and county being located a considerable distance from a major college or university offering bachelor and graduate programs, although Central Alabama Community College—Childersburg Annex is located in the city. This could explain Childersburg showing a somewhat higher portion of residents maintaining some college education, as relating to the student population. As a planning consideration the city should continue to promote and encourage higher education through it's extension branch of Central Alabama Community College and possibly with nearby schools in cities such as Talladega, Sylacauga, and Birmingham, to seek opportunities for continuing education and workforce development opportunities. For more information consult Table E-1. *Educational Attainment* in Appendix B.

Figure E-1. Educational Attainment: Childersburg, AL



Income

Monetary income is a primary factor in determining a community's wealth and prosperity. Higher incomes promote a higher standard of living and more return investment into the community, while lower incomes suggest lower standards and less investment. Therefore, a comprehensive economic study requires a though understanding of community income.

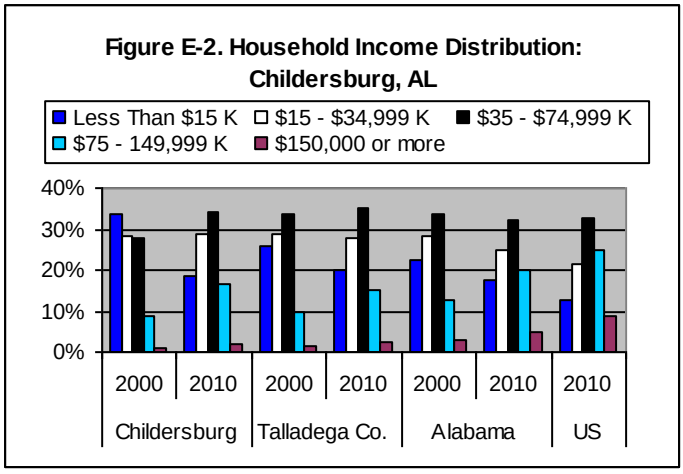
Household Income

Household income (HHI) is the most basic and generalized variable in measuring income. A household is considered a dwelling unit in which one or more individuals live. Therefore, the HHI is the accumulation of all income generated within a specified household. Median household income (MHI), which is characterized as the exact middle point monetary amount of household incomes collected, was also examined. To gain a better understanding of how wealth is distributed throughout the community, an examination of the percent total and percentage change of

households at different income levels (or brackets) was conducted. This information was obtained from the 2000 Census and American Community Survey (ACS) 2006-2010. The Census Bureau maintains that income information from these sources may be compared and analyzed, but only with substantial caution due to differences in the reference period in which the data was collected (See Economy Chapter Introduction for more details). Inflation from 2006 to 2010 must also be considered when comparing changes in income during this time.

Childersburg ranked similar to Talladega County in terms of household income and considerably lower in comparison to Alabama and the US. From 2000 to 2010 the city grew in households earning between $35 and $74 K by a substantial 30% while the county increased in this earning bracket by 4% and the state by a minor 0.9%. In 2010, the slight majority of city households, at 52%, earned $35 K or more, while the county reported the same distribution at 52% and the state (57%) and nation (65%) showed considerably more households earning this amount, indicating higher income levels. Childersburg and Talladega County also showed a comparable portion of households earning more than $75 K at 18% and 17%, respectively while Alabama reported 25% and the US 33%, indicating higher earnings for the state and nation. Figure E-2 displays percent household income distribution for Childersburg, Talladega County, and Alabama between 2000 and 2010 and the US in 2010 for comparative purposes. Notice the substantially larger portion of households in the state and nation earning $74 K or more in comparison to the city and county in 2010. Lower household income levels in the city could be attributed to lower educational attainment, as previously discussed, since lower attainment, in general, is accompanied by a lack of skilled and professional labor force workers with higher earnings. For more information consult Table E-2. *Household Income Distribution* in Appendix B.

Figure E-2. Household Income Distribution: Childersburg, AL



In addition to household income distribution, median household income was also examined to further verify distribution levels. Median household income (MHI) for Childersburg, grew from $23,932 in 2000 to $38,310 in 2010, a 60% increase while Talladega County MHI increased from $31,628 to $36,948 a 16% increase. Alabama increased from $34,135 to $42,081, a growth of 23% while the US reported $51,914 in 2010.

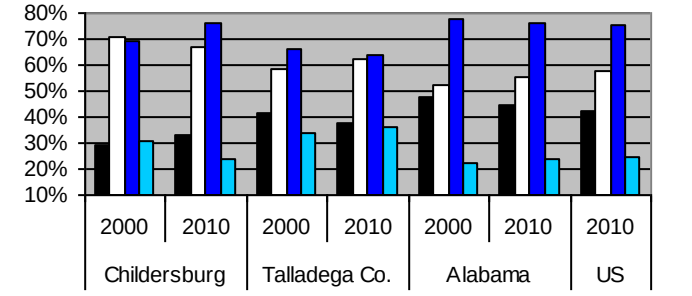
Commuting Patterns

Commuting patterns can be used to gauge how far away people in a community live from their place of work and how much time was spent in transition to and from home and the workplace. These patterns are useful in recognizing places for job development and retention as well as alleviating long commuting time and travel distances in the city and its surrounding municipalities, thus advancing the local economy. This section of the economy chapter will examine such commuting information as place of work, commuting travel time, and means of transportation to

give a complete picture of commuting within the City of Childersburg and provide suggestions for improving travel to and from work. According to the Census Bureau commuting data may be safely compared to the 2000 Census and 2006-2010 ACS.

A national trend between has been increasing commutes to work in both time and distance. Childersburg ranked considerably low in providing jobs in the community, despite shorter commute times, lagging slightly behind Talladega County, and considerably behind Alabama and the US. Between 2000 and 2010 the city increased in commuters (aged 16 and over) traveling to work in their place (city) of residence by 30% while the county showed 1% and the state 3%. However, in 2010, approximately 33% of city commuters, worked in their place of residence, that is within their respective city, while the county (37%), state (44%), and nation (42%) reported considerably more commuters working in their place of residence, indicating more commuting and less job availability for city resident workers than those in the county, state, and nation. Commuting information, in 2010, also shows that approximately 76% of Childersburg commuters found work within Talladega County, while commuters living in the county reported 63%, the state recorded 76% and the nation 75%, indicating that despite lack of employment in the city, commuters have been reasonably able to find jobs within the county. Figure E-3 shows percent commuting patterns for Childersburg, Talladega County, and Alabama from 2000 to 2010 and the US in 2010 for comparative purposes. Notice the considerably larger portion of commuters working in place of residence for the county, state, and nation compared to the city. Also notice the substantially larger portion of city commuters working in the county of residence compared to county commuters. This information could be attributed to a significant portion of Childersburg commuters working in other nearby cities in Talladega County such as Sylacauga and Talladega. As a planning consideration the city should continue to promote and encourage economic development in the downtown as well as along US Hwy. 280. For more information consult Table E-3. *Commuting Patterns* in Appendix B.

Figure E-3. Commuting Patterns: Childersburg, AL



Means of transportation for Childersburg were also examined. These transportation means are categorized as the following: 1) Personal Vehicle (drove alone), 2) Vehicle (carpool), 3) Public Transportation (including taxi), 4) Walked, 5) Other means, 6) Worked at Home. As a special note, the ACS excludes taxis from the "public transportation" category and includes them with "other means" while the Census includes them in "public transportation". The most popular means of transportation, according to Census and ACS data, has been the personal automobile with a single occupant with carpooling a distant second. This trend was shown in Childersburg with approximately 81% of all workers in 2000 driving a personal vehicle alone to work and 71% driving alone in 2010. Talladega County reported 83% of commuters driving alone in 2000 and in 2010, as did Alabama. The US increased slightly from 75% to 76% during this time. These figures suggest that Childersburg commuters tended to rely on personal vehicular transportation, however,

in 2010, a significant 10% of city commuters walked to work as a means of transportation, while the county, state, and nation all reported around 1% and 2% walking. This could be attributed to Childersburg bringing more businesses into the downtown and building neighborhoods in close proximity to commercial areas. For more information consult Table E-4. *Commuting Means* (Census 2000) and Table E-5. *Commuting Means* (ACS 2006-2010) in Appendix B.

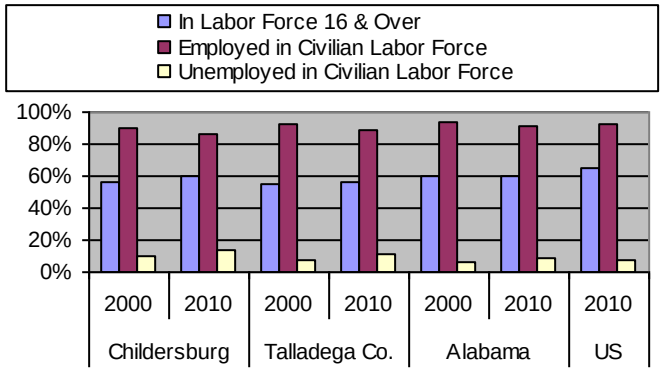
In addition to means of transportation, travel time to work was also examined. According to Census 2000 and ACS 2006-2010 data, Childersburg worker commute times decreased somewhat substantially from an average of 25.2 minutes to 21.1 minutes while Talladega County decreased slightly from 25.1 to 24.6. Alabama showed a minor decrease in commute times from 24.8 minutes to 23.9 while the US reported 25.5 and 25.2, respectively. For more information consult Table E-4. *Commuting Means* (2000 Census) and Table E-5. *Commuting Means* (ACS 2006-2010).

Labor Force Participation and Unemployment

Labor force participation is based on how many individuals ages 16 and over are a part of the labor force, and if they are employed or unemployed as civilian or armed forces. Businesses desiring to relocate or expand seek communities with a strong labor force from which to draw qualified employment. To do this they must estimate approximately how many candidates are available to fill positions required to perform necessary operations. Therefore, a proper understanding of a community's labor force is critical to a comprehensive planning effort.

Labor force participation in Childersburg followed a similar pattern to Talladega County, and Alabama and somewhat similar pattern to the US. Between 2000 and 2010, the city's labor force increased by a significant 21% while the county labor force increased by 6% and the state 9%. In 2010, approximately 59% of the city's population age 16 and over participated in the labor force, while the county recorded 56%, the state 60%, and the nation 65%, indicating that the city showed slightly more labor force participation than the county, but slightly less than the state and nation during this time. Employment, however, within the civilian labor force for the city and county ranked slightly lower than the state and nation. In 2010 approximately 86% of Childersburg's civilian labor force was employed, while Talladega County reported 88%, Alabama 91%, and the US 92%, suggesting that, despite a slightly lower employment rate, the city and county were able provide adequate employment opportunities for their available labor force. Figure E-4 illustrates percent labor force participation for Childersburg, Talladega County, and Alabama from 2000 to 2010 and the US in 2010 for comparative purposes. Notice the slightly larger portion of labor force available in the nation compared to the city, county, and state and also the fairly even distribution of employment in the labor force. In general, while labor force participation for the city and county could be improved to

Figure E-4. Labor Force Participation and Unemployment: Childersburg, AL



better compete with the state and nation, the city and county, in 2010, provided sufficient job opportunities for the available labor force, as indicated with fairly high employment. For more information consult Table E-6. *Labor Force Participation* in Appendix B.

Industrial Composition

Any economically prosperous community will have a diverse and changing economic base, offering a variety of job opportunities and services to its population. As markets change and demand for specified goods and services increase or decrease, industrial sectors will vary in size and in their influence on the overall industrial composition and economic welfare of the community, therefore, a proper examination of industrial composition is necessary to plan for economic development and opportunities.

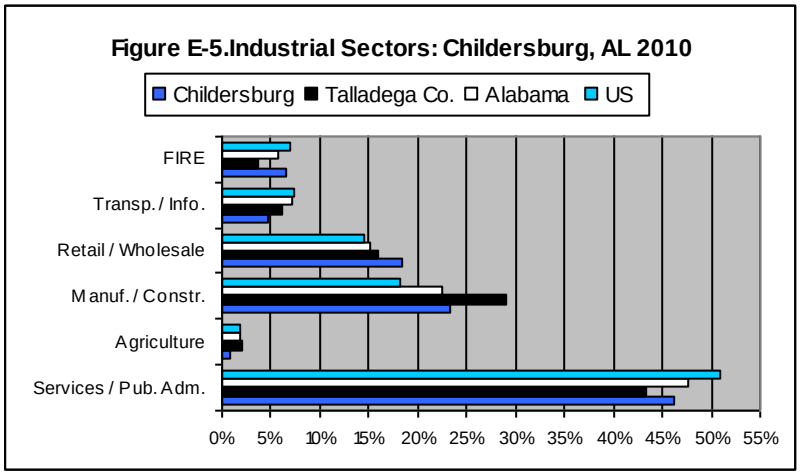
This section of the economy chapter focuses on industrial composition through employment by industry data for the civilian population age 16 and older. This information is useful in determining economic diversity and where economic development and opportunity is expected to grow and/or decline. For categorization purposes, industries have been organized into 9 distinct industrial sectors, which included: 1) Agriculture—which includes forestry, fishing, hunting, and mining, 2) Construction, 3) Manufacturing, 4) Wholesale Trade, 5) Retail Trade, 6) Transportation—which includes warehousing and utilities, 7) Information, 8) FIRE—which entails finance, insurance, and real estate, 9) Services—which entails professional, administrative, arts, education, healthcare, food accommodation, and other services except public administration, and 10) Public Administration. For the purposes of this study, particular similar sectors have been combined such as Manufacturing and Construction, Wholesale and Retail Trade, Transportation and Information, and Services and Public Administration. Information for this study based on individual sectors was collected from the 2000 Census and the 2006-2010 American Community Survey. According to the Census Bureau, industrial data between the 2000 Census and ACS 2006-2010 may be compared, but with caution due to tabulation differences.

Employment by Industrial Sector

A study of employment in the city, county, and state is useful in determining the probable direction of job growth and opportunity. Employment by industrial sector examines the portion of persons employed in each industrial sector in Childersburg, Talladega County, and Alabama from 2000 to 2010, and in the US in 2010 to show comparisons.

Childersburg employment, in 2000, consisted primarily of Services/Public Administration accounting for 33% of all sector employment and Manufacturing/Construction at 34%, while Talladega County reported slightly more Services/Public Administration at 38% and similar Manufacturing/Construction employment at 33%. Between 2000 and 2010 Childersburg decreased in Manufacturing/Construction by a significant -21% as did Talladega County and Alabama, declining by -11% and -8%, respectively. Meanwhile the city increased in Services/Public Administration by a substantial 62%, while the county increased in this sector by 13% and the state by 17%. This information indicates a general pattern in the city, county, state with transition from a manufacturing economy to more services orientation. The city also increased considerably in Retail/Wholesale Trade by a 46% while the county increased by 9%, and the state 1%. In 2010

approximately 46% of Childersburg employment accounted for jobs in the Services/Public Administration sector while Talladega County reported 43%, Alabama 47%, and the US 51%. Manufacturing/Construction ranked a distant second for the city at 23% and also in the county (29%), state (22%), and nation (18%) in 2010. The city, at 18%, also slightly surpassed the county (15%), state (15%), and nation (14%) in Retail/ Wholesale Trade. Figure E-5 shows industrial sectors for Childersburg, Talladega County, Alabama, and the US in 2010. Notice the substantial amount of Services/ Public Administration jobs in the city, county, state, and nation and also the considerable amount of Manufacturing/Construction. While the state and nation surpassed the city and county in Services/Public Administration, the city and county slightly surpassed the state and nation in Manufacturing/Construction. This information indicates that the state and nation, during this time, held more white collar, higher skilled, and higher paid employment than the city and county and the city and county held more blue-collar, lower skilled and lesser paid employment than the state and nation. As a planning consideration, Childersburg should promote and encourage service oriented business, public administration, and other industrial sectors, while meeting the needs of existing and potential manufacturing business. For more information consult Table E-7. *Industrial Composition* in Appendix B.

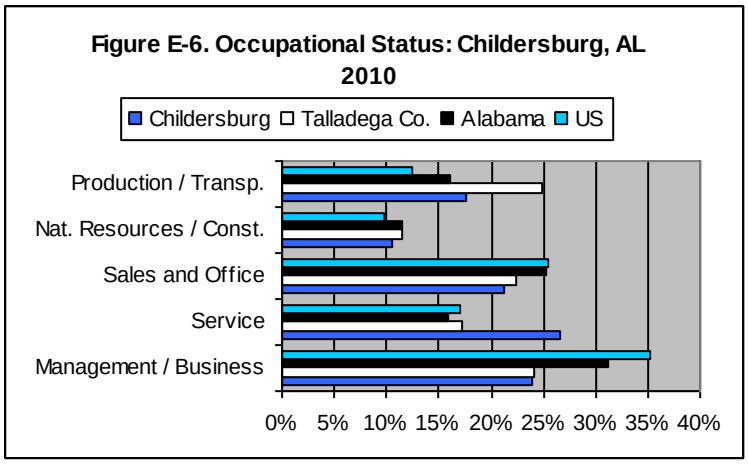


Occupational Status

Every economically viable community has a variety of job occupations through which services are performed and money is circulated. A study of occupational status shows what kind of labor is being utilized in a community. This is useful for determining where job opportunities exist and where job growth is most or least likely to occur. For categorization purposes, occupational status has been divided into 6 categories, which included: 1) Management—which constitutes business, sciences, and arts occupations 2) Services—which includes healthcare support, firefighting and law enforcement, ground and building maintenance, food accommodation, and personal care services, 3) Sales / Office—sales and related, and administrative, 4) Natural Resources—which entails fishing, farming, mining, as well as construction trade workers, extraction workers, and supervisors, 5) Production / Transportation—production occupations, transportation and moving occupations, aircraft and traffic control operations, motor vehicle operators, rail, water, and other transportation related occupations. Occupational status comparisons between 2000 Census and ACS 2006-2010 information has been accepted by the Census Bureau, however, caution must be noted due to changes in tabulation.

In terms of occupational status, Childersburg substantially different trends compared to Talladega County, Alabama and the US. Between 2000 and 2010 the city increased in Services by a considerable 250%, while the county increased by 40% and the state by 24%. Childersburg also

increased in Management /Business by a significant 35%, while Talladega County increased by a minor 1% and Alabama grew by 12%. Childersburg reported some significant declines as well, decreasing in Natural Resources/Construction by -25%, while Talladega County reported a -19% decline and Alabama a slight increase of 0.9%. Production/Transportation also recorded a decline in the city, dropping by -23%, while the county decreased by a minor -1% and the state by -10%. In 2010 approximately 26% of all Childersburg occupations involved Services, while Talladega County reported 17%, Alabama 15%, and the US 17% also during this time approximately 23% of the city's occupations involved Management/Business, while the county reported 24%, the state 31% and the nation 35%. In addition, the city, 17%, in 2010 showed slightly more Production/ Transportation occupations than the state (16%) and the nation (12%), but not the county at 24%. Figure E-6 illustrates occupational status for Childersburg, Talladega County, Alabama, and the US in 2010. Notice the substantially larger portion of Management/Business occupations in the state and nation compared to the city and county, and also the slightly larger portion of Production/ Transportation occupations in the city and significantly larger portion in the county compared to the state and nation in 2010. Childersburg also showed substantially more Service oriented occupations than Talladega County, Alabama, and the US. This information indicates a larger service oriented economy in the city, production oriented economy in the county, and management and business orientation in the state and nation. As a planning consideration, Childersburg should strive to diversify its economy and compete with the state and nation by promoting and encouraging management and business occupations while maintaining services. For more information consult Table E-8. *Occupational Status* in Appendix B.

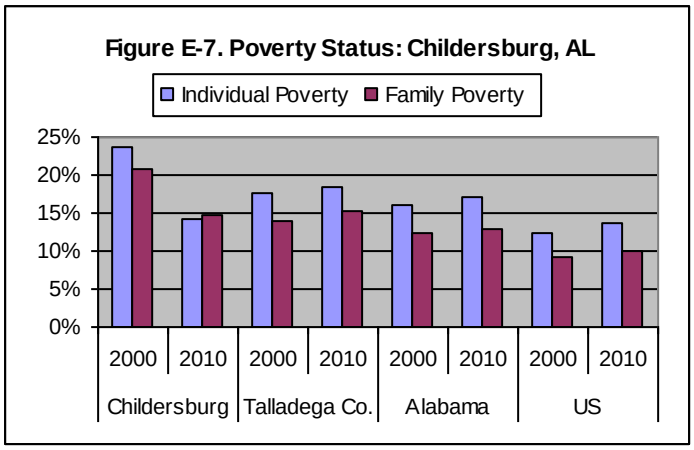


Poverty Status

Poverty status shows the economic welfare of a community and can be used to assess a community's need for public assistance. According to the U.S. Census glossary, poverty is measured in accordance with monetary income, excluding capital gains or losses, taxes, non-cash benefits, and whether or not a person lives in a family or non-family household, compared to the selected poverty threshold for the respective community. People who cannot be included in poverty studies include: unrelated individuals under 15, and people in institutional group quarters, college dormitories, military barracks, and living conditions without conventional housing and who are not in shelters. According to the Census Bureau, poverty status may be compared, but with caution due to reference period issues.

Childersburg poverty rates ranked low compared to Talladega County and Alabama, but rated somewhat higher than the US. Between 2000 and 2010 individual poverty rates in the city dropped considerably from 23% to 14%, while the county reported a slight increase from 17% to 18%, as did the state, increasing from 16% to 17%, and the nation, growing from 12% to 13%. The city's

family poverty also declined substantially from 20% in 2000 to 14% in 2010, while the county reported a slight increase in family poverty, growing from 13% to 15%, while the state climbed from 12% to 13% and the nation from 9% to 10%. This information indicates that Childersburg poverty in 2000 was significantly higher than Talladega County, Alabama, and the US, however, city poverty declined considerably enough from 2000 to 2010 to rank slightly lower than the county and state and only slightly higher than the nation in 2010. Figure E-7 shows percent poverty status for Childersburg, Talladega County, Alabama, and the US from 2000 to 2010. Notice the substantial decrease in individual poverty and family poverty in the city from 2000 to 2010 and also the comparable portion of poverty in the city compared to the county and state in 2010. This decline in poverty could be attributed to the revitalization efforts, workforce development through the schools, and housing improvements over the previous 10 years. As a planning consideration Childersburg should promote and encourage educational attainment and workforce training through the schools in order to provide job opportunities and employment for its residents. For more information consult Table E-8. *Poverty Status* in Appendix B.



Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter and an assessment of the data findings for each topic.

Educational Attainment

High School Attainment or Higher: Between 2000 and 2010 the city increased in residents (aged 25 and older) having a high school diploma or equivalent only by 18%, while both the county and the state grew by 12%. In 2010 approximately 35% of Childersburg's residents had graduated high school (with a high school diploma or equivalent only) while Talladega County reported 37%, Alabama 31%, and the US 29%.

Bachelor's Degree or Higher: Childersburg, in 2010, showed approximately 11% of it's residents holding a bachelor's degree or higher as did Talladega County, while Alabama reported 21%, and the US 27%.

Assessment: Childersburg showed comparable educational attainment with Talladega County, but lagged substantially behind Alabama and the US.

Income

Households Earning more than $35 K: In 2010, the slight majority of city households, at 52%, earned $35 K or more, while the county reported the same distribution at 52% and the state (57%) and nation (65%) showed considerably more households earning this amount.

Median Household Income: Median household income (MHI) for Childersburg, grew from $23,932 in 2000 to $38,310 in 2010, a 60% increase while Talladega County MHI increased from $31,628 to $36,948 a 16% increase. Alabama increased from $34,135 to $42,081, a growth of 23% while the US reported $51,914 in 2010.

Assessment: Childersburg slightly surpassed Talladega County in terms of household income, but ranked somewhat lower than Alabama and considerably lower than the US.

Commuting Patterns

Work in Place of Residence: Between 2000 and 2010 the city increased in commuters (aged 16 and over) traveling to work in their place (city) of residence by 30% while the county showed 1% and the state 3%. However, in 2010, approximately 33% of city commuters worked in their place of residence, that is within their respective city, while the county (37%), state (44%), and nation (42%) reported considerably more commuters working in their place of residence.

Work in County of Residence: Commuting information, in 2010, also shows that approximately 76% of Childersburg commuters found work within Talladega County, while commuters living in the county reported 63%, the state recorded 76% and the nation 75%.

Means of Transportation: Childersburg's primary form of transport was personal automobile with approximately 81% of all workers in 2000 driving a personal vehicle alone to work and 71% driving alone in 2010. Talladega County reported 83% of commuters driving alone in 2000 and in 2010, as did Alabama. The US increased slightly from 75% to 76% during this time. These figures suggest that Childersburg commuters tended to rely on personal vehicular transportation, however, in 2010, a significant 10% of city commuters walked to work as a means of transportation, while the county, state, and nation all reported around 1% and 2% walking.

Travel Time to Work: Childersburg worker commute times decreased somewhat substantially from an average of 25.2 minutes to 21.1 minutes while Talladega County decreased slightly from 25.1 to 24.6. Alabama showed a minor decrease in commute times from 24.8 minutes to 23.9 while the US reported 25.5 and 25.2, respectively.

Assessment: Childersburg, in 2010, reported more commuters working outside the city as compared to commuters in Talladega County, Alabama, and the US. However, comparable to the state and nation, most city commuters found work within the county of residence. The county showed substantially less commuters working in the county. Childersburg commuters also tended to have somewhat shorter commute times than commuters in Talladega County, Alabama, and the US.

Labor Force Participation and Unemployment

Labor Force Participation: Between 2000 and 2010, the city's labor force increased by a significant 21% while the county labor force increased by 6% and the state 9%. In 2010, approximately 59% of the city's population age 16 and over participated in the labor force, while the county recorded 56%, the state 60%, and the nation 65%.

Unemployment: Unemployment within the civilian labor force for the city and county ranked slightly higher than the county, state, and nation. In 2010 approximately 14% of Childersburg's civilian labor force was employed, while Talladega County reported 12%, Alabama 9%, and the US 8%

Assessment: Childersburg labor force participation, in 2010, ranked comparably with Talladega County, Alabama, and the US, however, unemployment within the city's civilian workforce was slightly higher than the county, state, and nation.

Industrial Composition

Services/Public Administration: In 2010 approximately 46% of Childersburg employment accounted for jobs in the Services/Public Administration sector while Talladega County reported 43%, Alabama 47%, and the US 51%.

Manufacturing/Construction: Manufacturing/Construction ranked a distant second for the city at 23% and also in the county (29%), state (22%), and nation (18%) in 2010.

Assessment: Public services/Public Administration was Childersburg's most dominant industrial sector, comparable to Talladega County, Alabama, and the US.

Occupational Status

Services: In 2010 approximately 26% of all Childersburg occupations involved Services, while Talladega County reported 17%, Alabama 15%, and the US 17%

Management/Business: Approximately 23% of the city's occupations involved Management/Business, while the county reported 24%, the state 31% and the nation 35%.

Production/Transportation: The city at 17%, in 2010 showed slightly more Production/ Transportation occupations than the state (16%) and the nation (12%), but not the county at 24%.

Assessment: Childersburg showed substantially more service occupations than Talladega County, Alabama, and the US and substantially less management/business occupations than Alabama and the US, indicating a larger portion blue-collar, lower skilled occupations than the state and nation, but not the county, which reported more production/transportation jobs.

Poverty Status

Individual Poverty: Between 2000 and 2010 individual poverty rates in the city dropped considerably from 23% to 14%, while the county reported a slight increase from 17% to 18%, as did the state, increasing from 16% to 17%, and the nation, growing from 12% to 13%.

Family Poverty: The city's family poverty also declined substantially from 20% in 2000 to 14% in 2010, while the county reported a slight increase in family poverty, growing from 13% to 15%, while the state climbed from 12% to 13% and the nation from 9% to 10%.

Assessment: In 2000 overall city poverty, both individual and family, ranked substantially higher than the county, state, and nation, however, in 2010 city poverty declined significantly and reported similar rates with the county and state, but not the nation, which ranked slightly lower.

CHAPTER IV: HOUSING

Housing is one of the most fundamental elements of community needs. In order for a community to grow and prosper there must be a diverse and satisfactory amount of quality housing available. A housing examination is useful in determining housing types, existing housing conditions, availability, and affordability, in order to identify and meet the city's housing needs. The City of Childersburg recognizes these needs and has taken action to address concerns. This chapter examines housing characteristics such as unit types, tenure and occupancy status, vacancy status, household size, housing stock age, physical conditions, selected physical conditions, value, and affordability.

Housing information was collected from the US 2000 Census and US 2010 Census and the 2006-2010 American Community Survey (ACS). Census 2000 and 2010 information is used as 100-percent count benchmark data for people and housing, and collected once every 10 years during the year prior to dissemination, while the 2006-2010 ACS consists of estimate data updated yearly, and collected within a 5-year timeframe, for communities with a population of less than 20,000 people. The Census Bureau provides both forms of information in order to offer the most accurate data (every 10 years in the Census) as well as the most recent (in the ACS working on yearly schedule). Housing information such as tenure and occupancy, and vacancy status have been obtained from the 2000 and 2010 Census while data pertaining to units by type, household size, housing stock age, selected physical housing conditions, housing value, gross rent, and owner and renter affordability have been drawn from ACS. Physical housing conditions have been obtained from a special EARPDC observational survey conducted in 2012.

For comparative purposes and trend analysis, housing information from Census 2000 has been examined, however, according to Census Bureau experts, certain data characteristics in Census 2000 cannot be safely compared with the American Community Survey due to differences in data collection methodology. The Census Bureau has determined that the following housing characteristics for Census 2000 and ACS may be safely compared: units in structure (units by type), tenure and occupancy, household size, kitchen facilities and plumbing facilities (selected physical housing conditions), home value (owner-occupied housing). Characteristics that may not be safely compared: year structure built (housing stock age), gross rent, and gross rent as a percentage of household income (affordability). For this study these characteristics have only been examined through the 2006-2010 ACS. Vacancy status should only compare Census 2000 data with Census 2010.

Housing Inventory

Units by Type

Housing comes in many forms and styles, each aiming to satisfy a wide range of people with changing demands and needs. A community that champions a variety of housing types has an advantage in that it provides many housing options with which to choose from, thus attracting more people. An examination of unit types reveals the most common and least common housing options available, expressing trends in housing development. Childersburg housing consists of the

following types: 1) Single-family—one unit attached or detached structures housing one family, primarily a house 2) Multi-family—contains two or more units within one structure with one family per unit; these include apartments, town homes, and duplexes, 3) Manufactured—a transportable structure which is three hundred-twenty or more square feet, when installed, to be used as a dwelling with or without a foundation, 4) Other—any living accommodations occupied as a housing unit that does not fit the previous types, such as houseboats, railroad cars, campers, and vans. According to the Census Bureau, housing units by type in Census 2000 and the ACS may be safely compared.

Single-family housing for Childersburg was the substantially dominant housing unit increasing from 1,481 units (66% of the housing stock) in 2000 to 1,698 units in 2010 (72% of the housing stock), a substantial 14% increase. With single-family homes at 72% of the housing stock in 2010 Childersburg somewhat substantially outranked Talladega County at 64%, and slightly outranked Alabama (69%) and the US (67%) at this time. However, from 2000 to 2010 the city declined somewhat considerably in multi-family housing dropping from 423 units (19%) in 2000 to 382 (16%) in 2010, a somewhat significant decrease of -9%. Meanwhile the county and state increased in multi-family by 14% and 13% respectively. Despite this decline, Childersburg in 2010 showed a somewhat higher portion of multi-family at 16% than Talladega County at 10%. Similar to the city, the state showed 16% multi-family in 2010 while the US reported a significantly larger portion at 25%. Also from 2000 to 2010 the city recorded a significant decrease in mobile homes dropping from 310 units (14%) to 263 (11%), a decline of -15%. Both the county and state showed a slight 2% decrease in mobile homes during this time, however, these units sustained considerably larger proportion at 24% for the county and 14% for the state. Comparatively, in 2010, the US reported a significantly smaller portion of mobile home development at 6%. Figure H-1 illustrates percent housing units by type for Childersburg, Talladega County, and Alabama from 2000 to 2010, as well as the US in 2010 for comparative purposes. Notice the somewhat significantly larger portion of single-family housing in the city compared to the county, state, and nation in 2010. The county also reported somewhat considerably less multi-family housing than the city and state, but a substantially larger portion of mobile homes. This large portion of mobile homes in the county could be attributed to the presence of Logan Lake Martin, where mobile home development tends to be more prevalent than in other areas of the state. As a planning consideration the city should strive to promote and enhance multi-family development while making the necessary accommodations for single-family housing and mobile homes. For more information consult Table H-1. *Housing Unit Types* in Appendix C.

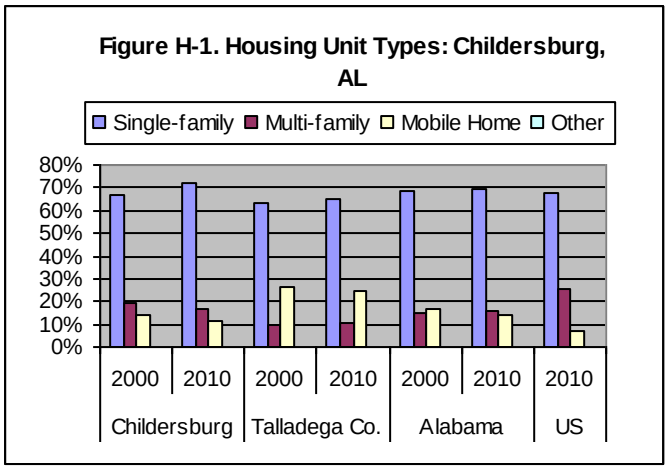


Figure H-1. Housing Unit Types: Childersburg, AL

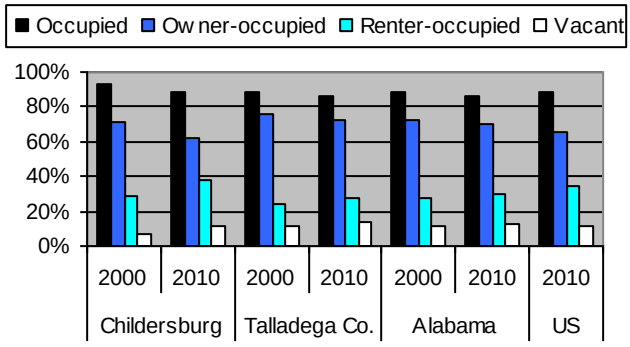
Tenure and Occupancy Status

Housing occupancy and ownership patterns change as a result of the housing market and population growth or decline. A study of housing ownership patterns is useful in analyzing housing

needs and guiding policies toward better housing development. According to the Census Bureau, tenure and occupancy in Census 2000 and the ACS may be safely compared.

Occupancy patterns for Childersburg showed quite similar patterns to Talladega County, Alabama, and the US in 2000 and 2010 while tenure differed slightly. Occupied units in the city increased from 1,999 (93% of the housing stock) to 2,090 (88%), a slight increase of 4% as the county also reported 4% and the state 8%. In 2010 the city occupancy ranked similar to the county at 86%, state (86%), and nation (88%). Also during this time, as the Childersburg's housing stock grew, vacancies increased by 77%, yet the city's vacancy rate at 11% in 2010 remained slightly lower than the county (14%) and state (13%) and kept pace with the nation at 11%. Tenure for Childersburg showed owner occupied housing as the most dominant tenure with approximately 71% of all occupied units in 2000 and 62% in 2010. Talladega County in 2010 showed considerably more owner-occupied homes at 72% while Alabama reported 69% and the US 65%, indicating a somewhat larger portion of owner-occupied housing than Childersburg. In turn, the city ranked higher in renter-occupied housing accounting for 28% in 2000 and 37% in 2010 while the county reported 27%, the state 30%, and the nation 34%. This information indicates that Childersburg showed significantly less owner-occupied housing than Talladega County and Alabama and more rented housing, however, the city and nation showed a relatively comparable ratio of owner-occupied housing to rental. Figure H-2 displays percent tenure and occupancy for Childersburg, Talladega County, and Alabama from 2000 to 2010 and the US in 2010. Notice in 2010 the substantially smaller portion of owner-occupied housing for the city compared to the county and state, and the larger portion of renter-occupied. This could be attributed to Childersburg offering proportionately more rental property and multi-family housing than Talladega County and Alabama. The city also serves a campus of Central Alabama Community College which further promotes multi-family housing to college students. As a planning consideration the city should continue to promote and encourage multi-family housing as an attractive means of living, thus providing more housing options to it's residents. For more information consult Table H-2. *Housing Occupancy and Tenure* in Appendix C.

Figure H-2. Tenure and Occupancy Status: Childersburg, AL



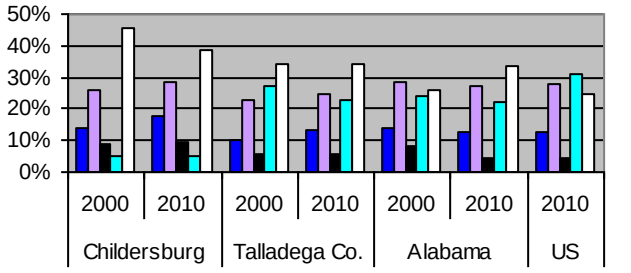
Vacancy Status

Vacancy status is useful in determining how vacant housing has been utilized. Any unoccupied housing unit is considered vacant. Vacancies can also be occupied houses for rent, sale, or for seasonal or recreational use only. Five basic categories were selected to identify how vacant housing was being used, these included: 1) for sale only units, 2) for rent only units, 3) rented or sold, but not occupied, 4) miscellaneous—this includes units used for seasonal, recreational, occasional use, or migrant workers, 5) other—which entails other non-specified uses. According to

the Census Bureau, vacancy status should only be compared using Census 2000 and 2010 information.

In terms of vacancy status Childersburg showed somewhat similar trends compared to Talladega County but substantially different vacancy status compared to Alabama, and the US. The significantly dominant vacancy use for Childersburg in 2000 and 2010 was "other vacant", accounting for 68 units (45% of all vacancy uses) in 2000 and 102 (38%) units in 2010, recording a 50% increase during this time. Similarly, Talladega County's most dominant vacancy use was also "other vacant" accounting for 34% of all vacant units in 2000 and in 2010. Alabama also reported "other vacant" as the most dominant vacancy use at 33% in 2010, while the US showed "for rent only" as the most prevalent at 27%. Vacancy status "other vacant" for the US in 2010 accounted for 24% of all vacant homes. Figure H-3 illustrates percent vacancy status for Childersburg, Talladega County, and Alabama between 2000 and 2010 and the US in 2010 for comparative purposes. Notice the considerably larger portion of "other vacant" units for the city compared to the county, state, and nation. Also the county, state, and nation showed significantly more "miscellaneous" vacancy compared to the city and more even distribution of vacancy status. This could be attributed to a considerably large portion of older homes in the community, which would require more upkeep and repairs in order to be habitable or ready for use. For more information consult Table H-3. *Vacancy Status* in Appendix C.

Figure H-3. Vacancy Status: Childersburg, AL



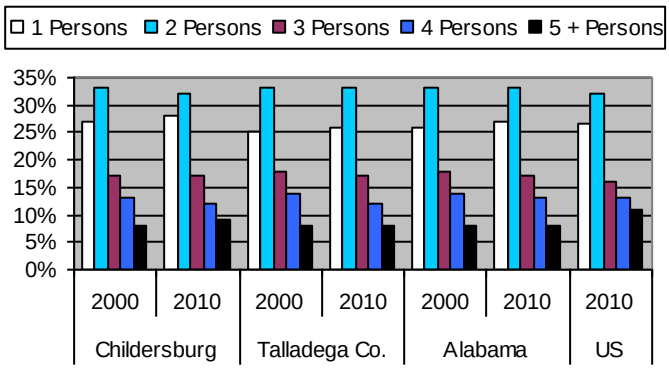
Household Size

Household size is a useful measure in determining how housing is being utilized and in meeting household needs. Generally speaking, a community with fewer individuals per household could best utilize housing by building smaller or more compact housing than a community with larger households and vise-versa. According to the Census Bureau, household size in Census 2000 and the ACS may be safely compared.

Childersburg households followed similar patterns compared to Talladega County, Alabama, and the US. The dominant household size for Childersburg was 2-person households, accounting for 33% of all homes in 2000 and 32% in 2010, followed closely by 1-person at 27% and 28%, respectively. Talladega County also reported 2-person households as dominant at 33% in both 2000 and 2010, followed closely by 1-person households 26% in 2010. Alabama and the US recorded similar patterns in 2010 with 2-person households accounting for 33% and 32%, respectively. Households with one person for the state and nation in 2010 both accounted for 27%. Households with five or more individuals for the nation accounted for 11% in 2010 compared to city, county, and state, which reported around 8% or 9% during this time. Figure H-4 illustrates percent household size for Childersburg, Talladega County and Alabama between 2000 and 2010

and the US in 2010 for comparative purposes. Notice the significantly dominant portion of two-person and single-person households in the city, county, state, and nation. Of some significant note, the nation showed a slightly larger portion of 5 person and more households than the city, county, and state in 2010. This information suggests that the city, county, and state, between 2000 and 2010 had significantly similar household size and the nation also showed similar household size in 2010. For more information consult Table H-4. *Household Size* in Appendix C.

Figure H-4. Household Size: Childersburg, AL



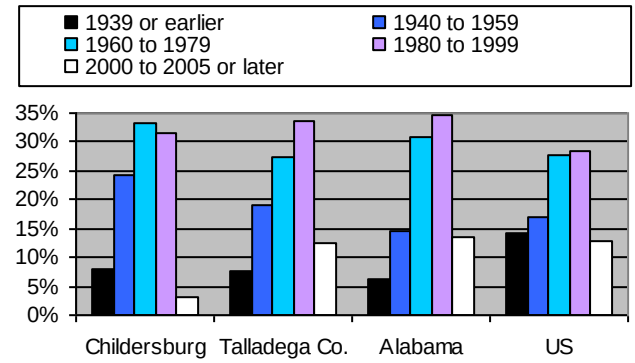
Housing Conditions

Housing Stock Age

Housing stock age is a good indicator of current housing conditions and needs. A general study of housing age can be used to assess probable housing conditions and needs for improvements within the community. According to the Census Bureau, housing stock age in the ACS cannot be safely compared with Census 2000 data, thus only 2006-2010 ACS information was examined in this section.

Childersburg's housing stock age is fairly old. In 2010, the considerable majority, approximately 65%, of all Childersburg housing units were built prior 1980, while Talladega County reported 53%, Alabama 51%, and the US 59% in this age category. Furthermore, approximately 32% of the city's housing was built prior to 1960 while the county reported 26%, the state 21%, and the nation, comparable to the city, recorded 31%. Figure H-5 displays percent housing stock age for Childersburg, Talladega County, Alabama, and the US from 1939 and prior to 2000 and 2005 or later. Notice the substantially larger portion of city housing stock built between 1940 and 1959 and from 1960 to 1979 in comparison to the county, state, and nation during this time. This information indicates that Childersburg has a significantly larger portion of older housing in comparison to Talladega County and Alabama, and comparable aged older homes with the US. As a planning consideration, based on this information, the city might need substantial improvements to housing conditions, since older homes tend to require more maintenance and upkeep than newer homes. The city might

Figure H-5. Housing Stock Age: Childersburg, AL



also have more opportunities for historic preservation due to an older housing stock. For more information consult Table H-5. *Housing Stock Age* in Appendix C.

Physical Housing Conditions

Quality physical housing conditions play an important role in serving the general population and in attracting new people to the community. This section of the plan examines physical housing conditions for outside physical aesthetic appearance and structural stability. In 2012, EARPDC cartography staff conducted a field check of the city to inventory housing improvement needs (See Maps 3 and 4: *Housing Conditions*) based on three pre-determined criteria: 1) sound condition, 2) deteriorating, 3) dilapidated. These criteria are described as follows:

- Sound conditions—units need no work, all painted areas are painted, roof is straight with no sags, good shingles or other roof material, gutters attached and in good functional shape, all siding or brick is intact and properly maintained. Windows have screens or storm windows. No rotten doors and windows in place, shingles in good condition. No rotten or missing shutters. All doors are in good shape. Foundations are full and not cracked or sagging.
- Deteriorating conditions—units may show one or many improvements needed. Roofs are sagging and/or curled with missing shingles, rotten or missing trim or siding, cracks in brick or foundation, piles of trash, unkempt yards, cluttered appearance. These units are wide ranging from almost sound condition to nearly dilapidated.
- Dilapidated—units are neglected and could be vacant, abandoned, or burned and not repaired. These units exhibit many obvious defects and have been deemed "unlivable" and not habitable under city code.

In 2012 Childersburg's housing survey inventoried approximately 1,896 housing units. Housing types inventoried listed approximately 1,896 single-family homes (accounting for 76% of the total housing stock), 186 multi-family units (9%) and 259 manufactured homes (13%). Childersburg physical housing conditions showed substantial need for improvement. According to the EARPDC inventory, approximately 52% of the total housing stock was rated as deteriorating, and 2% dilapidated. In terms the number of structures needing improvement, single-family housing showed the greatest need with 648 units (44% of single-family) in deteriorating condition, while manufactured homes in deteriorating condition totaled 218 units and 84%. Multi-family homes also showed significant need with 131 (70%) in such condition. Figure H-6 illustrates physical housing conditions for Childersburg in 2012. Notice the substantial portion of deteriorating homes for manufactured and multi-family, both of which showed more units in deteriorating condition than good. Single-family units reported somewhat more homes in good condition than in deteriorating and dilapidated. These conditions could be attributed to the city having a considerably larger portion of older homes, as previously discussed, since older homes, in general, require more

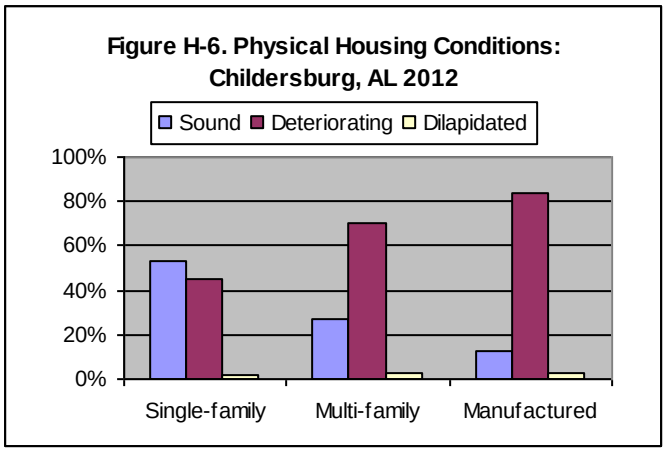


Figure H-6. Physical Housing Conditions: Childersburg, AL 2012

maintenance and upkeep than newer. As a planning consideration the city should make plans to upgrade existing structures and/or condemn structures deemed unfit for reviving. For more information consult Table H-6. *Physical Housing Conditions* in Appendix C.

Selected Physical Housing Conditions

Quality selected physical housing conditions play an important role in serving the general population and in attracting new people to the community. Homes throughout the community need proper, complete, and reliable utilities such as plumbing and kitchen facilities in order to sufficiently serve the resident population. Data pertaining to selected physical housing conditions was collected from the 2000 Census and the 2006-2010 ACS which examined occupied housing units lacking complete plumbing facilities and those lacking complete kitchen facilities. According to the Census Bureau, selected physical housing conditions such as homes lacking kitchen facilities and plumbing facilities in the ACS and Census 2000 may be safely compared.

Childersburg selected physical housing conditions somewhat lagged behind Talladega County, Alabama, and the US in terms of complete facility provision. Between 2000 and 2010 Childersburg increased in homes lacking complete plumbing and kitchen facilities from 0% to 2.8%, while Talladega County declined from 0.9% to 0.5% in homes lacking complete plumbing facilities and from 0.7% to 0.5% in homes lacking complete kitchen facilities. Alabama in 2010 reported 0.5% in homes lacking complete plumbing facilities and 0.7% in homes lacking complete kitchen facilities. The nation showed similar patterns to the county and state. Such increase could be attributed to older homes in the area and slightly lower housing value. Figure H-7 shows selected physical housing conditions for Childersburg, Talladega County, and Alabama from 2000 to 2010 and the US in 2010 for comparative purposes. Notice the larger portion of city homes showing a lack of complete plumbing and kitchen facilities in comparison to the county, state, and nation. This information indicates that although the city had only a slight 2% provision difference from the county, state, and nation, selected conditions should be taken into consideration. Table H-7. *Selected Physical Housing Conditions* in Appendix C.

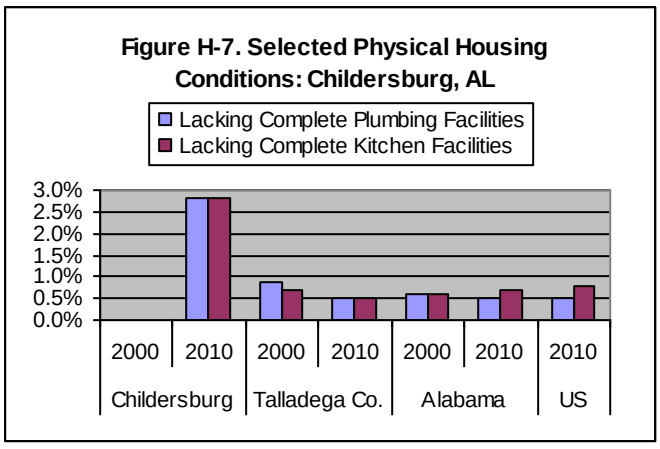


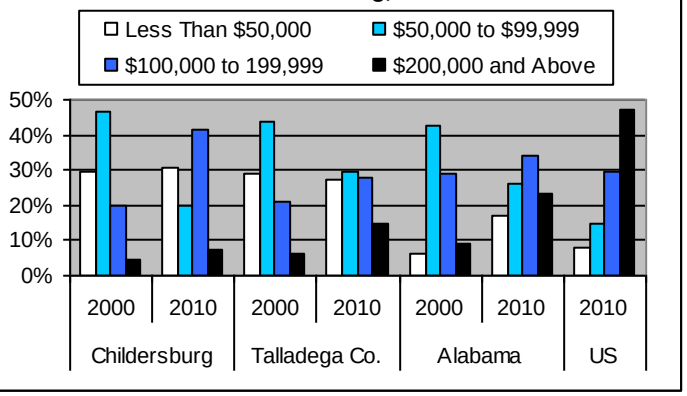
Figure H-7. Selected Physical Housing Conditions: Childersburg, AL

Housing Value

Housing value is a critical element of a comprehensive housing study. Every community desires housing with high resale value and growing equity. The information provided focuses chiefly on housing value for owner-occupied housing, being the primary form of housing in the community. Childersburg recognizes the need to promote and encourage quality housing development and has been active in preparing for such growth. According to the Census Bureau, housing value for owner-occupied homes in the ACS and Census 2000 may be safely compared.

Childersburg showed significantly different housing value patterns for owner-occupied units than Talladega County, Alabama, and the US. From 2000 to 2010 the city increased in homes valued between $100,000 and $199,999 by a significant 188%, while the county grew in this category by 103%, and the state by 65%. In 2010 approximately 41% of Childersburg's homes ranked in the $100,000 to $199,999 bracket, while Talladega County reported 28%, Alabama 33%, and the US 29% indicating that the city held, in proportion, significantly more mid to upper priced homes than the county, state, and nation. However, in 2010 Childersburg, at 7%, reported considerably less upper-priced, expensive homes exceeding $200,000 than Talladega County at 14%, Alabama (23%), and the US 47%. Figure H-8 illustrates owner-occupied housing value for Childersburg, Talladega County and Alabama from 2000 to 2010 and also the US in 2010 for comparative purposes. Notice the significantly large portion of homes for the city in 2010 valued between $100,000 and $199,999 compared to the county, state, and nation and also the significantly smaller portion of homes valued higher than $200,000. For more information consult Table H-8. *Owner-occupied Housing Value* in Appendix C.

Figure H-8. Owner-occupied Housing Value: Childersburg, AL



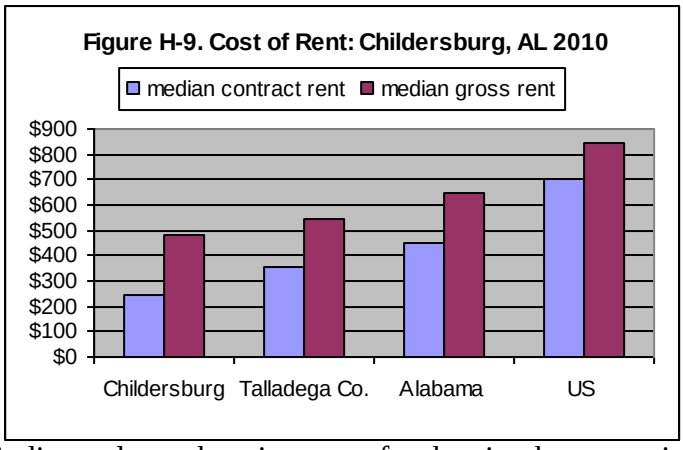
Median housing value (MHV) for owner-occupied homes was also examined. Between 2000 and 2010 MHV in Childersburg increased from $71,300 to $93,400 while Talladega County MHV increased somewhat less from $72,200 to $87,000. Alabama MHV increased from $85,100 to $117,600 while the US recorded considerably higher MHV at $188,400.

Housing Costs and Affordability

Childersburg recognizes the need to establish and maintain housing, which is affordable and suitable to its residents. According to the Alabama Housing Finance Authority, the generally accepted affordability standard for housing cost is no more than 30 percent of household income. Childersburg housing satisfies this requirement. Housing affordability is examined through changes in contract rent, gross rent, and housing value. Contract rent is, as described in the 2010 Census, "The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included". Gross rent is also defined in the 2010 Census as, "The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter". According to the Census Bureau, contract rent, gross rent, and affordability data from Census 2000 and ACS may not be compared, thus only 2010 data has been examined in this section.

Cost of living by rent in Childersburg has been considerably low. In 2010 contract rent and gross rent was reasonably low in Childersburg compared to Talladega County, Alabama, and the US. The city's contract rent, according to the 2006-2010 ACS was $245, while the county reported

somewhat higher rent at $355, while the state ($452) and nation ($699) showed considerably higher rent. In a similar manner, median gross rent for the city was also low at $482, while the county recorded $548, the state $644, and the nation $841. This information, along with low median housing value (although MHV for the city ranked comparable to the county) indicates that cost of living in Childersburg during this time was somewhat lower in cost of living in Talladega County, and substantially lower than Alabama, and the US. Figure H-9 illustrates cost of rent for Childersburg, Talladega County, Alabama, and the US in 2010. Notice the somewhat small amount of contract rent and gross rent paid by renters in the city compared to the average renter in the county and the substantially larger amount of rent paid by renters in the state, and nation. This information indicates lower housing costs for the city, however, in order to gain a better understanding of housing costs, affordability must be examined.



Affordability of Owner-occupied Housing

Affordability of owner-occupied housing is vitally important in maintaining housing occupancy and population growth within the community. The relative affordability of owner-occupied housing was determined by examining selected monthly owner costs as a percentage of household income. As a common goal, communities should strive to make housing more affordable to their residents without sacrificing structural quality, working facilities, and aesthetic appeal.

Owner-occupied housing in Childersburg has been relatively affordable. In 2010, approximately 56% of Childersburg home-owners paid less than 20% of their income on housing costs, while both Talladega County and Alabama reported 43% and the US recorded 33%. City home owners in 2010 paying more than 30% of their income on housing costs accounted for 21%, while the county reported 30%, the state 29%, and the nation 37%. This information indicates that owner-occupied housing in Childersburg, during this time, was considerably more affordable to residents than owner-occupied housing in other parts of Talladega County, as well as in Alabama and the US.

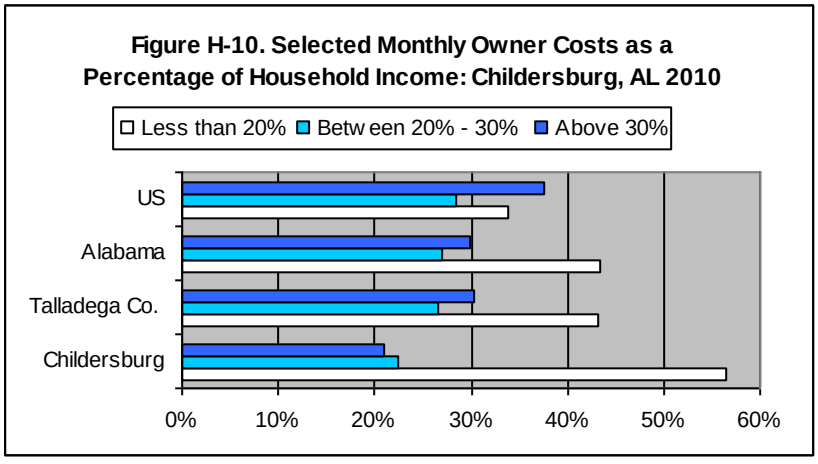


Figure H-10 displays selected monthly owner costs as a percentage of household income for Childersburg, Talladega County, Alabama, and the US in 2010. Notice the significant portion of city home owners spending less than 20% of their income on housing compared to the county,

state, and nation. Also notice the considerably small portion of city home owners spending above 30% of their income on housing compared to the county, state, and nation. This could be attributed to lower housing value of owner occupied homes in the city in comparison and also a larger portion of older homes, which may require more upkeep than newer, as indicated in previous sections. For more information consult Table H-10. *Selected Monthly Owner Costs as a Percentage of Household Income* in Appendix C.

Affordability of Renter-occupied Housing

Renting has often been an attractive alternative to owning a home. Home ownership is generally more expensive and houses often require greater maintenance than apartments, town homes, or condominiums. Although home ownership, nationally, is much more popular and highly regarded, renter-occupied housing is needed to meet the needs of a diverse population, requiring a variety of housing choices.

Renting in Childersburg has been a relatively affordable option. In 2010 approximately 48% of Childersburg renters spent less than 20% of their household income on rent while Talladega County reported 28%, Alabama 26%, and the US 24%. City renters, in 2010, spending more than 30% of their household income on rent accounted for 41% while the county showed 48% and the state and nation both reported 50%. This information indicates that renting in Childersburg was substantially more affordable than renting in other places in Talladega County, Alabama, and the US. Figure H-11 examines gross rent as a percentage of household income for Childersburg, Talladega County, Alabama, and the US in 2010. Notice the considerably larger portion of households in the city spending less than 20% of their income on rent than households in the county, state, and nation. In addition the county, state, and nation exhibited a significantly larger portion of households spending more than 30% of their income on rent compared to the city. This information could be attributed to substantially lower rent in Childersburg, compared to Talladega County, Alabama, and the US, during this time. For more information consult Table H-11. *Gross Rent as a Percentage of Household Income* in Appendix C.

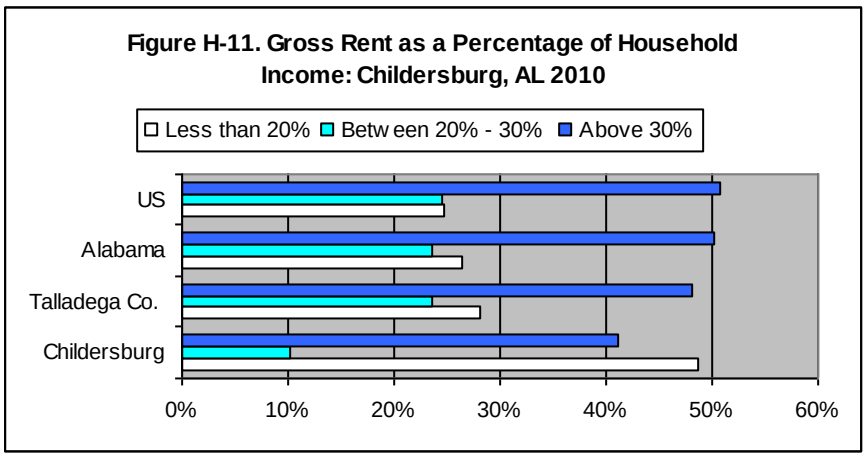


Figure H-11. Gross Rent as a Percentage of Household Income: Childersburg, AL 2010

Analytical Summary

The analytical summary provides a statistical review of the information discussed in each chapter and analyzes the data through a general assessment.

Units by Type

Single-family: Single-family housing for Childersburg was the substantially dominant housing unit increasing from 1,481 units (66% of the housing stock) in 2000 to 1,698 units in 2010 (72% of the housing stock), a substantial 14% increase. With single-family homes at 72% of the housing stock in 2010 Childersburg somewhat substantially outranked Talladega County at 64%, and slightly outranked Alabama (69%) and the US (67%) at this time.

Multi-family: from 2000 to 2010 the city declined somewhat considerably in multi-family housing dropping from 423 units (19%) in 2000 to 382 (16%) in 2010, a somewhat significant decrease of -9%. Meanwhile the county and state increased in multi-family by 14% and 13% respectively.

Manufactured Housing: Also from 2000 to 2010 the city recorded a significant decrease in mobile homes dropping from 310 units (14%) to 263 (11%), a decline of -15%. Both the county and state showed a slight 2% decrease in mobile homes during this time, however, these units sustained considerably larger proportion at 24% for the county and 14% for the state. Comparatively, in 2010, the US reported a significantly smaller portion of mobile home development at 6%.

Assessment: In 2010 Childersburg showed a slightly larger portion of single-family housing than Talladega County, Alabama, and the US. Multi-family for the city ranked somewhat higher in portion than the county, similar to the state, and considerably lower than the nation while manufactured housing for the city ranked considerably higher in the county, comparable to the state, and somewhat lower in the nation during this time.

Tenure and Occupancy

Occupancy: Occupied units in the city increased from 1,999 (93% of the housing stock) to 2,090 (88%), a slight increase of 4% as the county also reported 4% and the state 8%. In 2010 city occupancy ranked similar to the county at 86%, state (86%), and nation (88%).

Tenure: Tenure for Childersburg showed owner occupied housing as the most dominant tenure with approximately 71% of all occupied units in 2000 and 62% in 2010. Talladega County in 2010 showed considerably more owner-occupied homes at 72% while Alabama reported 69% and the US 65%, indicating a somewhat larger portion of owner-occupied housing than Childersburg. In turn, the city ranked higher in renter-occupied housing accounting for 28% in 2000 and 37% in 2010 while the county reported 27%, the state 30%, and the nation 34%.

Assessment: Occupancy rates for Childersburg ranked comparable with Talladega County, Alabama, and the US. Tenure information indicates that Childersburg showed significantly less owner-occupied housing than Talladega County and Alabama and more rented housing, however, the city and nation showed a relatively comparable ratio of owner-occupied housing to rental.

Vacancy Status

The significantly dominant vacancy use for Childersburg in 2000 and 2010 was "other vacant", accounting for 68 units (45% of all vacancy uses) in 2000 and 102 (38%) units in 2010, recording a 50% increase during this time. Similarly, Talladega County's most dominant vacancy use was also "other vacant" accounting for 34% of all vacant units in 2000 and in 2010. Alabama also reported "other vacant" as the most dominant vacancy use at 33% in 2010, while the US showed "for rent only" as the most prevalent at 27%. Vacancy status "other vacant" for the US in 2010 accounted for 24% of all vacant homes.

Assessment: The dominant vacancy use for Childersburg was "other vacant" which entails other non-specific uses. This vacancy use was also the most dominant use in the county and state in 2010, but not in the nation, which reported "miscellaneous" as the most dominant use.

Household Size

The dominant household size for Childersburg was 2-person households, accounting for 33% of all homes in 2000 and 32% in 2010, followed closely by 1-person at 27% and 28%, respectively. Talladega County also reported 2-person households as dominant at 33% in both 2000 and 2010, followed closely by 1-person households 26% in 2010. Alabama and the US recorded similar patterns in 2010 with 2-person households accounting for 33% and 32%, respectively.

Assessment: The most dominant household size for the city, county, state, and nation is 2-person household.

Housing Stock Age

In 2010, the considerable majority, approximately 65%, of all Childersburg housing units were built prior 1980, while Talladega County reported 53%, Alabama 51%, and the US 59% in this age category. Furthermore, approximately 32% of the city's housing was built prior to 1960 while the county reported 26%, the state 21%, and the nation, comparable to the city, recorded 31%.

Assessment: Childersburg has considerably older housing than Talladega County and Alabama, but comparably aged homes with the US.

Physical Conditions

According to the EARPDC inventory, approximately 52% of the total housing stock was rated as deteriorating, and 2% dilapidated. In terms the number of structures needing improvement, single-family housing showed the greatest need with 648 units (44% of single-family) in deteriorating condition, while manufactured homes in deteriorating condition totaled 218 units and 84%. Multi-family homes also showed significant need with 131 (70%) in such condition.

Assessment: The slight majority of homes in Childersburg in 2012 were in deteriorating condition, with a few dilapidated. The city showed a substantial portion of deteriorating homes for manufactured and multi-family, both of which showed more units in deteriorating condition than good. Single-family units reported somewhat more homes in good condition than in deteriorating and dilapidated. These conditions could be attributed to the city having a considerably larger portion of older homes, as previously discussed, since older homes, in general, require more maintenance and upkeep than newer. As a planning consideration the city should make plans to upgrade existing structures and/or condemn structures deemed unfit for reviving.

Selected Physical Conditions

Between 2000 and 2010 Childersburg increased in homes lacking complete plumbing and kitchen facilities from 0% to 2.8%, while Talladega County declined from 0.9% to 0.5% in homes lacking complete plumbing facilities and from 0.7% to 0.5% in homes lacking complete kitchen facilities. Alabama in 2010 reported 0.5% in homes lacking complete plumbing facilities and 0.7% in homes lacking complete kitchen facilities. The nation showed similar patterns to the county and state.

Assessment: Childersburg, in 2010, showed a slightly higher portion of homes lacking complete plumbing and kitchen facilities than shown in Talladega County, Alabama, and the US.

Housing Value

From 2000 to 2010 Childersburg increased in homes valued between $100,000 and $199,999 by a significant 188%, while Talladega County grew in this category by 103%, and Alabama by 65%. In 2010 approximately 41% of Childersburg's homes ranked in the $100,000 to $199,999 bracket, while Talladega County reported 28%, Alabama 33%, and the US 29% indicating that the city held, in proportion, significantly more mid to upper priced homes than the county, state, and nation. However, in 2010 Childersburg, at 7%, reported considerably less upper-priced, expensive homes exceeding $200,000 than Talladega County at 14%, Alabama (23%), and the US 47%.

Assessment: While Childersburg, in 2010, showed substantially more mid to upper priced homes (valued between $100,000 and $199,999) than Talladega County, Alabama, and the US, the city exhibited considerably less higher priced homes (valued above $200,000) than the county, state, and nation.

Housing Cost

In 2010 contract rent and gross rent was reasonably low in Childersburg compared to Talladega County, Alabama, and the US. The city's contract rent, according to the 2006-2010 ACS was $245, while the county reported somewhat higher rent at $355, while the state ($452) and nation ($699) showed considerably higher rent. In a similar manner, median gross rent for the city was also low at $482, while the county recorded $548, the state $644, and the nation $841.

Assessment: Median contract rent and median gross rent for Childersburg, in 2010, was somewhat lower than Talladega County and considerably lower than Alabama and the US.

Affordability of Owner-occupied Housing

In 2010, approximately 56% of Childersburg home-owners paid less than 20% of their income on housing costs, while both Talladega County and Alabama reported 43% and the US recorded 33%. City home owners in 2010 paying more than 30% of their income on housing costs accounted for 21%, while the county reported 30%, the state 29%, and the nation 37%.

Assessment: Owner-occupied housing in Childersburg, in 2010, was significantly more affordable than housing in Talladega County, Alabama, and the US.

Affordability of Renter-occupied Housing

In 2010 approximately 48% of Childersburg renters spent less than 20% of their household income on rent while Talladega County reported 28%, Alabama 26%, and the US 24%. City renters, in 2010, spending more than 30% of their household income on rent accounted for 41% while the county showed 48% and the state and nation both reported 50%.

Assessment: Renter-occupied housing in Childersburg, in 2010, was significantly more affordable than housing in Talladega County, Alabama, and the US.

Map 3: Housing Conditions

Map 4: Housing Conditions

CHAPTER V: COMMUNITY FACILITIES

Community facilities are crucial to the planning effort, affecting growth and development throughout the city. Accessibility to community facilities and the extent to which they serve the community has direct influence on land use patterns and development trends within the city. Properties with direct access to utilities such as municipal water, sewer, and power can develop at reduced costs and safely support greater developments than properties in more remote and unserviceable areas. Also, a city creates additional opportunities for growth and development by upgrading and extending their services to other areas of the city. Community facilities must have plans for conducting continued maintenance while ensuring quality service, meeting the needs of a diverse and changing population. A total of nine community facilities have been identified and discussed in this chapter. These include: city administration, law enforcement, fire and rescue, education, library, housing authority, parks and recreation, street and sanitation, and utilities.

The purpose this chapter is to inventory existing community facilities and services, assess their capacity to serve existing and future needs, and suggest improvements and expansions for meeting these needs. In order to determine current community facility goals and needs, surveys were distributed to facility and department leaders and collected by EARPDC and the City Clerk. This chapter reviews these findings in text and as a needs summation in the analytical summary at the end of the chapter.

City Administration

City Administration for the City of Childersburg oversees the daily tasks and functions needed to operate and maintain city owned public facilities and services throughout the community. Offices located in Childersburg City Hall include the Mayor's Office, City Clerk's Office, City Building Inspector, Treasurer (accounts payable and receivable), Municipal Business License, Magistrate's Office, Personnel Office (for administering Human Resources), and the Talladega County Revenue Commissioner's Office (for the administration of car tags, property taxes, business license, hunting and fishing license, and Alabama driver's license). City Hall is also used for other various meetings and activities such as City Council meetings, Planning Commission meetings, Historic Preservation Commission meetings, Zoning Board of Adjustment and Appeals meetings, Industrial Development Board meetings, and all other board meetings other than the Library Board and Parks and Recreation Board. Currently, office space available in City Hall is adequate to meet administrative needs, however, the City has discussed plans to expand the building by adding a Council Chamber Room for City Council meetings when necessary funds are received.

City Council

Childersburg's city government consists of five council members and the Mayor. Elected officials serve 4-year terms, elected at the same time and running consecutively. In addition to determining the city budget, city council also makes decisions regarding city departments. The Mayor sits on the council to make recommendations and introduce issues and to vote on ordinances and resolutions. An ordinance or resolution must have the Mayor's signature to be passed. Should the Mayor decide not to sign an ordinance or resolution the council may still pass it with a second

vote. The role of the City Clerk is to arrange the council's agenda for meeting, determine rules of order, keep records of meetings, and sit in on budget meetings. Council meetings are conducted in City Hall on the first and third Tuesday of each month.

Planning Commission

Childersburg's Planning Commission primary directive is to serve the community by promoting and guiding development in accordance with city policy and plans. The commission gives final approval or denial of subdivision plats and other development plans and makes recommendations for rezoning to city council. Commission representation consists of nine (9) members, six (6) of which are appointed by the Mayor and approved by City Council, one (1) Councilman ex-officio, one (1) Administrative ex-officio, and the Mayor or the Mayor's designee. Terms are served in staggered one to six year duration for the six members appointed by the Mayor while the Mayor, Councilman, and Administrative official serve during the Mayor's tenure. In addition, the Planning Commission may elect members currently serving within the Commission as Chairman (to serve for 1 year), Chairman Pro-tempore (1 year), and Secretary (to serve at the pleasure of the Commission). Meetings are held on the first Monday of each month, adjusting with national holidays as necessary.

Zoning Board of Adjustment and Appeals

The purpose of the Childersburg Zoning Board of Adjustment and Appeals is to hear appeals from decisions of municipal, administrative officials relating to the application of municipal zoning regulations, to grant or deny variances, and to authorize or reject uses permitted on appeal. Member composition includes five (5) members plus two (2) supernumerary members who serve on call of the chairman in the absence of regular members. Appointments are made by City Council unless the Council delegates the authority to the Mayor or to the Mayor with Council consent. Members are required to serve three years, staggered.

Board of Adjustment and Appeals for Building Inspection

Duties of the Board of Adjustment and Appeals for Building Inspection entail hearing appeals and providing assistance to the building inspector in the interpretation of city building, fire, and related codes and to resolve appeals regarding the decision of the Building Inspector. Members are appointed by City Council to serve four (4) years.

Historic Preservation Commission

The mission of the Childersburg Historic Preservation Commission is to provide for the creation, protection, and enhancement of historic properties or historic districts in the City of Childersburg. Members of the Commission must have demonstrated training or experience in the fields of history, architecture, architectural history, urban planning, archaeology, or law or shall be residents of the historic district designated pursuant to ordinance. Members serve three-year staggered terms. Composition of the Commission shall constitute the Mayor or Mayor's designee, one (1) administrative official, one (1) elected city official, and a minimum of seven citizens. Not more

than 1/5 of members shall be public officials. Members are nominated by the Chief Executive Officer (Mayor) of the municipality and appointed by the governing body.

Industrial Development Board

The primary directive of the Childersburg Industrial Development Board is to construct buildings for lease to new industries. Board members must be qualified electors and taxpayers of the municipality. Members are appointed by City Council to serve six-year staggered terms. Should a local Chamber of Commerce exist at the time of election members must be chosen from the Chamber, unless deemed unsuitable or unavailable. No board member may be a member of the municipal governing body or of the county, or state, or a city employee. A minimum of seven members is required.

Personnel Board

The purpose of Childersburg's Personnel Board is to review the administration of personnel rules and regulations and furnish written recommendations to the governing body. Members are appointed by City Council to serve 3 year staggered terms.

Parks and Recreation Board

The principal directive of the Childersburg Parks and Recreation Board is to direct, supervise, and promote recreation programs for the city. Member composition includes five to nine members serving five (5) year staggered terms, appointed by the municipal governing body. City Council members may serve on the board. Meetings are held every second Thursday at the R.S. Limbaugh Community Center.

Tree Commission

The Childersburg Tree Commission provides regular periodic meetings to discuss tree and shrubbery planting and maintenance throughout the city. Members are appointed by City Council to serve for three (3) years.

Water Works, Sewer, and Gas Board

The Water Works, Sewer, and Gas Board holds the authority to operate municipal water, sewer, gas, and electrical systems for the city. Board membership consists of three to seven members each serving six year staggered terms. If the Board maintains three members then two may serve on a municipal governing body, and should the Board hold five to seven members then three may serve on a governing body. Meetings are conducted on the second Tuesday of each month at the Waterworks facility.

Cheaha Mental Health Board

The mission of the Regional Cheaha Mental Health Center is to form partnerships to change lives by providing opportunities for wellness and independence for those with the greatest need. The Center is a public, non-profit corporation governed by a 21 member board of directors who oversee services for individuals suffering from intellectual disabilities, mental challenges, and drug abuse in the East Alabama Region incorporating the Counties of Clay, Coosa, Randolph, and Talladega. The appointing authority for the Board is the municipal governing body, upon recommendation from the Health Board. Members serve six year terms.

Medical Clinic Board

The purpose of the Medical Clinic Board is to construct and administer medical clinics throughout the city. Members are elected by City Council to serve six-year staggered terms. No board member may be an officer of the municipality or county. Meetings are held as needed.

Library Board

The purpose of the Library Board of the City of Childersburg is to operate public libraries. Members are appointed by City Council to serve four-year staggered terms. The Library Board meets the third Wednesday of each month at Rainwater Memorial Library.

Childersburg City Administration identified three items needed to provide better services to the community. These include the following:

1. More revenue to improve services
2. More personnel to meet more needs
3. Infrastructure improvements

Public Safety

Law Enforcement

Childersburg's Police Department was founded with the continuing mission to protect and serve the citizens of Childersburg and the State of Alabama. Department staff currently consists of 12 full-time officers and 4 part-time along with 1 animal control officer. The current ratio of residents to officers is approximately 416 to 1, which is deemed adequate to sufficiently serve and protect the community.

Emergency calls are handled through a centralized dispatch center which responds to 911 calls. Childersburg's police jurisdiction extends approximately 1 ½ miles outside the city limits. The most common crime in the city is theft which could be mitigated with more police presence and extra patrols in areas where thefts have previously occurred. Childersburg does not have a city jail. Instead detainees are held at the metro jail in the City of Talladega. The department is involved in the Talladega County Drug Task force.

The police department currently owns and maintains 6 Chevrolet Tahoe's, 6 Ford Crown Victoria's, and 3 administrative vehicles. Vehicle and equipment upgrades are purchased on an as needed basis. The most important need for the police department at present is more advanced training for officers, which could be obtained through the Federal Emergency Management Agency (FEMA).

Fire and Rescue

The Childersburg Fire Department was established with the goal of providing the best fire protection and prevention throughout the community. Department staff comprises 11 part-time firefighters, 12 full-time, and 22 volunteer. At present 10 firefighters have completed paramedic training and 9 have started. Based on professional viewpoint the department sustains enough personnel to adequately serve the city's resident population. Emergency calls are handled through the Talladega County 911 Central Dispatch System. The fire department jurisdiction is 20 square miles. In addition to fire protection the department provides medical transport and hazardous material retrieval and disposal.

Current vehicles used by the Childersburg Fire Department include 2 fire engines with 1901 NFPA equipment and 1 brush truck with 1901 NFPA equipment. The department currently seeks to purchase a 2,500 gal tanker/pumper with AFG grant funds.

Fire protection and prevention efficiency and effectiveness is based on criteria, classified into a rating system, developed by the International Standards Organization's (ISO) Public Protection Classification Program (PPCP). This rating system ranks approximately 44,000 fire department jurisdictions across the country on a scale of 1 to 10. A rating of 1 signifies exemplary fire protection while a 10 indicates that the department does not meet minimum ISO standards and stronger measures must be taken. Criteria are based on three major evaluated categories which include:

- Fire alarms—communications center, telephone service, emergency listings in phone book, and dispatch circuits,
- Fire department—type and extent of fire personnel training, number of people in training, emergency response time, maintenance and testing of fire-fighting equipment,
- Water supply—available water supply exceeding daily consumption, components of water supply system such as pumps, storage, and filtration, water flow rate, fire hydrant condition, maintenance, and distribution.

These ISO measures, through the PPCP, give communities an objective approach in evaluating fire suppression services by establishing country-wide standards that help its departments plan and budget for facilities, equipment, training, water infrastructure, and emergency communication. In addition to mitigating fire damage and loss of lives, an improved ISO rating benefits communities through reduced insurance premiums to home owners and businesses, saving of taxpayer dollars, and in enhancing an overall prestige component to the community and its fire department.
The Childersburg's Fire Department ISO rating was a Class 5, indicating average and adequate service within the city limits and a 9 in other protected areas determining poor service.
The department could further improve its ISO rating by adding more personnel, securing more equipment, and upgrading the water system.

Childersburg Fire Department identified two items needed to provide better services to the community. These include the following:
1. Maintain adequate funding
2. Recruit and retain efficient personnel

Educational Facilities

Educational facilities play a major role in community development by preparing and training individuals and youth for the competitive workforce and life-long learning. Childersburg provides five schools—Childersburg Elementary School, Childersburg Middle School, Childersburg High School, A.H. Watwood Elementary School, and Central Alabama Community College—Childersburg Campus. Table CF-1 displays educational facilities and their resources for Childersburg in 2013.

Table CF-1. Educational Facilities: Childersburg, 2013

School	Teachers Available		# Students	# Classrooms	Programs		
	Full	Part			Band room	Gym	Library
Childersburg Elementary School	14	3	232	12	1	1	1
AH Watwood Elementary School	26	0	328	19	0	0	0
Childersburg Middle School	31	0	540	26	1	1	1
Childersburg High School	31	0	435	29	1	1	0
Central Alabama Community College	27	16	2,107	27	0	0	1

Source: Childersburg Community Facilities Survey, 2013.

Childersburg Elementary School

Childersburg Elementary School was established in 1962 with the mission to provide experiences that encourage and empower all children to achieve their highest potential. The school has a vision to train and encourage children to be responsible, productive, self-sufficient, and self-motivated citizens in their community. Childersburg Elementary is accredited by the Southern Association of Colleges and Schools.

School staff consists of 14 full-time teachers and 3 part-time, currently serving 232 students. The school's facilities constitute 12 classrooms, a music room, gymnasium, and library. Presently there are no planned renovations or expansions to school facilities. Special school-wide programs include the following: Title I School, Leader In Me School, Healthy School Program, Instructional Partner School, The Powerful Conversations network.

Childersburg Elementary School identified three improvements needed to provide better services to the community. These include the following:
1. Professional development for teachers—is needed to keep teachers knowledgeable and up-to-date with education changes and the best teaching practices. The Talladega County Board of

Education works to provide professional development for school employees including job-embedded development to accommodate multiple schedules.
2. Safety and security—The Talladega County Board of Education is currently working with county schools to provide greater security through camera monitoring.
3. Updated computer technology—the school is currently updating the computer lab with new equipment. Updates should be completed by March of 2013.

A.H. Watwood Elementary School

A.H. Watwood Elementary School was founded in 1953 with the mission to grow leaders one child at a time and a vision to empower learners, inspire leaders, and encourage all children to reach their full potential. The school is accredited with the Southern Association of Colleges and Schools.
Staff at A.H. Watwood constitutes 26 full time teachers currently serving 328 students. Class size is relatively small with a teacher/student ratio of approximately 1 to 16-20, which is adequate for teaching and learning. The school provides 19 classrooms, a Media Center, 7 Habits Room, Computer Lab, and a Resource Room. Programs offered at the school include the following:

- Research Based Reading and Math programs
- Gifted and Talented Program
- Music Education
- Accelerated Reader and FASTT Math
- Rosetta Stone
- Response to Instruction Plans and Strategies
- Project Based Learning
- 21st Century Skills
- 7 Habits of Happy Children (Stephen Covey)
- K-Kids
- Chorus and Recorder Classes

Additions needed at A.H. Watwood include the following include new covered sidewalks in front of the school and updated flooring, lowered ceilings, and lighting in the old section of the school.

A.H. Watwood Elementary School identified three improvements needed to provide better services to the community. These include the following:
1. Continue work in implementing project based learning
2. Continue 7 Habits of Happy Kids Program
3. Continue technology integration

Childersburg Middle School

Childersburg Middle School was established in 1988 with the mission to implement a support system ensuring all students are successful as measured by state standards and display exemplary citizenship. The school utilizes a challenging and rigorous curriculum in order to empower students to become productive, responsible, and self-sufficient citizens in their community. Childersburg Middle School is accredited by the Southern Association of Colleges and Schools.

School staff presently constitutes 31 full time teachers serving 540 enrolled students. Current student/teacher ratio is 23:1 which is deemed adequate, however, a lower ratio of 18:1 would be more effective in meeting student needs.

School facilities include 26 classrooms, 1 band room, 1 gymnasium, 1 library and a computer lab. Special school-wide programs consist of RTI (Response to Instruction) which provides extra support for at-risk students, and School-wide Remediation. There are currently no plans to renovate or expand school facilities.

Childersburg Middle School identified two improvements needed to provide better services to the community. These include the following:

1. Increase Technology—1:1 Laptop computer to student ratio.
2. Increase in staff for reading and writing remediation—in order to help initiate programs for student academic success.

Childersburg High School

Childersburg High School was originally established in 1923 as an educational facility for grades 1 through 12. Then from 1941 to 1942 an additional, adjacent building was constructed to house grades 7 to 12. The older structure then served elementary grades. The original building burned in 1957 displacing students to various public facilities around town. When the school was rebuilt a new lunch room and classrooms were added to the unburned section of the building. Construction of two new schools in Childersburg, A.H. Watwood Elementary and Childersburg Elementary, allowed the original site to be used for junior high and high school students only. In 1969 Childersburg High School was integrated into the Talladega County School System. The new Childersburg High School was constructed in 1997, adjacent Childersburg Middle School, and occupied in 1999. The facility presently provides 29 classrooms, including a band hall, media center, and arena. In terms of facility improvements, the school needs stadium renovation, however, the school building is in good condition following a renovation in 2012.

School staff currently consists of 31 full time teachers serving 435 enrolled students. The present ratio of students to teachers is 17 to 1, which has been deemed adequate to meet needs. School-wide programs include Project-Based Learning and College and Career Readiness. Childersburg High School is accredited by the Alabama Department of Education.

Childersburg High School identified adding more Career Technology options as a means to provide better services to the community, when funding becomes available.

Central Alabama Community College—Childersburg Campus

The mission of Central Alabama Community College is to provide quality customer-driven educational opportunities to enhance the lives of those served. Central Alabama Community College (CACC) was created in 1989 by the Alabama State Board of Education through consolidation of Alexander City State Junior College (ACSJC) and Nunnelley State Technical College (NSTC). Prior to consolidation, Alexander City textile manufacturer Russell Mills, Inc. donated a property site for ACSJC, valued at $750,000, and the first classes were held in 1965 at

the old Russell Hospital with an open enrollment of 442 freshmen. In 1966 the school was moved to its present location on Cherokee Road in Alexander City and accredited by Southern Association of Colleges and Schools in 1969. Nunnelley State Technical College was first established when the City of Childersburg donated $24,000 for the purchase of a site along US Highway 280. The college opened its doors in 1966 with a starting enrollment of 35 full time students and received accreditation in 1973. Since that time, sizable grants have allowed the school to more than double in facility size, significantly expanding program offerings and student services.

The overall vision of the college is to provide a dynamic institution empowering and transforming lives locally and globally. Goals for the school include the following:

- Instruction—To provide relevant quality instruction to the people served.
- Technology—To maximize the utilization of technology to improve the operation of the college.
- Funding—To provide adequate funding to achieve goals.
- Unification/Communication—To promote a unified college concept.
- Customer Support—To enhance customer-driven support services.
- Facilities—To improve and maintain adequate facilities.
- Staffing/Professional Development—To provide an appropriate level of qualified personnel.

School staff presently consists of 27 full-time teachers and 16 part-time serving an enrolled student body of 2,107. Facilities account for 27 classrooms, administrative offices, a wellness center, and the library which is housed in the Bill Nichols Support Media Center. The library collection presently comprises approximately 8,457 books, 98 current periodical titles, 9 current newspapers, and 1,200 reels of microfilm. Internet is available at the library as well as access to the Alabama Virtual Library.

Special school-wide programs consist of the following:

- Talent Search—is a federally funded TRIO program which is designed to:
  Identify qualified youth with potential for education at the postsecondary level, encourage them to complete secondary education and undertake a program of postsecondary education;
  Publicize the availability of, and facilitate the application for student financial assistance to persons who seek to pursue postsecondary education; and
  Encourage persons who have completed educational programs at the secondary or postsecondary level to enter or reenter and complete these programs.

- Upward Bound—is a federally funded preparatory program designed to serve qualified students, grades 9-12, who attend targeted schools in Talladega County. The purpose of the program is to attempt to generate skills and motivation necessary for success in education beyond high school among eligible students. Students must have completed the eighth grade and be between the ages of 13 and 19, enrolled in a targeted high school, and have a need for academic support in order to succeed in postsecondary education.

- Student Support Services (SSS)—is a federally funded program that provides educational support to Central Alabama students. The program provides tutors in math and English as well as counseling services for students who qualify.

- The Partnership for Accelerated Learning through Visualization, Engagement, and Simulation (PAVES)—grant is a federally funded program through the Department of Labor that targets students in career technical and health science programs of study to enhance their graduation, retention, and placement rates. The program includes 1-on-1 mentoring for students, enhanced online course offerings, prior learning assessment opportunities, and 3D and 4D learning objects developed for their classroom and lab work to increase retention of information and skills.

The school also offers tutoring in math and English to all students. CACC will begin a summer bridge program to assist students in successfully completing the Compass exam and testing in college level coursework.

The Childersburg CACC campus specializes in a number of programs offered, throughout the school year, which are listed as follows:

- Nursing and Allied Health
- Computer Science
- Cosmetology
- Drafting and Design
- General Business
- Heating and Air Conditioning
- Industrial Electronics
- Machine Shop
- Office Administration
- Welding

The graduation rate for CACC over the previous 3 years has been approximately 24%, which is considerably low percentage, however, students in the technical and health science programs have typically been successful in obtaining employment when the economy is good. Students may need to drive to other locations to obtain employment therefore the CACC Childersburg Campus would benefit substantially from more industrial establishments in the area as well as partnerships with existing business. There are currently no plans to renovate or expand the CACC Childersburg Campus.

The Central Alabama Community College—Childersburg Campus identified three items needed to provide better educational services to the community, which include:

1. More Programs provided to best suit the needs of local employers—CACC is exploring the needs of local industries to determine the programmatic needs of the local area. This information will be useful to ascertain programs that should be added in the future.
2. Marketing and Recruiting—the college needs to intensify recruiting of students and marketing to students concerning the availability of programs. Raising awareness of program offerings at the school will provide potential students with information about career opportunities. Career opportunities provide the potential for enhanced quality of life for the individual and in turn raise quality of life for the entire community.
3. Student Success Initiatives—CACC is focusing on student success initiatives including increasing retention and graduation rates. The college has increased professional development opportunities for faculty and staff in order to increase knowledge about

student success initiatives. In addition, the college has implemented several students success initiatives such as a Student Success Course, tutoring availability for all students and plans for a summer bridge program.

Rainwater Memorial Library

The Earl A. Rainwater Memorial Library was established in 1906 by Miss Mollie Oden, a Childersburg resident compelled to provide more cultural events in the community. Starting simply as a gathering of her friends to read from literature, the group later formed a Ladies Book Club and books were donated in place of fines by the membership. A librarian was then elected from the membership to house the books and loan them to interested persons. Today the library collection has grown to offer approximately 56,900 volumes, 47 periodicals, 1,672 audio tapes, 2,079 video cassettes, 475 video DVDs, and one newspaper. Average monthly circulation is approximately 2,984 items. The library is also a member of Camellia Net, the Alabama Digital Library where patrons have access to e-books and e-audios through the library website. Library staff presently consists of 4 full time librarians and 1 part time.

The library's mission is to meet the informational needs of the citizens with the primary objective being self-education. In striving toward this mission, the library seeks to make a difference in the lives of citizens by helping them prepare for the challenges of living in the 21st century, ensuring access to traditional library services and emerging technologies. The Rainwater Memorial Library is a member of the Cheaha Regional Library, a multi-county library system, established to expand and enhance local library services.

Programs offered by the library include: author presentations, computer courses, summer programs—which include reading, entertainers, art workshops, book clubs, and story time. The library also provides meeting space for business and private book clubs. In addition, library staff assists in applying for free cell phones, unemployment compensation, jobs, etc. The library facility provides community access to 20 computers (15 Apple and 5 HP) which are used for a wide variety of purposes such as online schooling, research, and homework assignments.

The Rainwater Memorial Library identified three improvements needed to provide better library services to the community. These are listed as follows:

1. More space for facility expansion—The library is currently purchasing adjacent property for facility expansion, however, the area will be used for public parking. Building expansion will require more financial resources than presently available.
2. Increased community awareness—would bring in more support to the library and the services provided.
3. More funding—Additional funding for the library would allow for more computers and updated technology as well as building expansion and services.

Housing Authority

The Childersburg Housing Authority was established in 1953 with the goal to provide decent, affordable housing for eligible persons in need of assistance and to apply resources for the efficient

and effective management and operation of public housing units. Presently, 45 people are on the waiting list for public housing with approximately 59 percent of applicants being single mothers with children. Table CF-2 examines housing projects for Childersburg in 2013.

Table CF-2. Childersburg Housing Projects 2013

Housing Projects	Year Constructed	# of Units	Year of Modernization
Desoto Court	1958	30	2005
Fairmont Lane	1962	20	1994
Sunset Apartments	1969	12	1996
Sadie Lee Homes	1971	70	2002 and 2009
Ferry Road Court	1958/1962/1969	38	1994/1997/2005
Bowen Drive	1969	20	1997

Source: Childersburg Housing Authority Community Facility Survey, 2013.

The Childersburg Housing Authority identified three items needed to provide better housing services to the community, which include:

1. Improve security for residents—Security for residents has been rated good, however, technology improvements, such as installation of more and better security lighting and cameras in neighborhoods, could be made to supplement security presence.
2. Housing Authority to establish a partnership with Central Alabama Community College in order to promote and encourage higher education and an improved quality of life in the community.
3. Housing Authority needs to explore relationships with child care providers in the area such as daycare centers, Head Start, and after school programs which would allow parents more flexibility for work.

Parks and Recreation

The City of Childersburg offers numerous opportunities for parks and recreation. The city's major recreation facility is the R.S. Limbaugh Community Center, located along AL Hwy. 76 in the eastern portion of the city. The Community Center provides facilities such as a basketball gym, walking track, exercise room, game room, meeting rooms, small kitchen, and a stage. Activities and programs offered include youth basketball, concerts, beauty pageants, reunions, birthday parties, group meetings, after school care, and summer day camp activities. Sports leagues sponsored by the city include youth soccer, softball, baseball, football, basketball, and cheerleading, as well as adult men and co-ed softball. Childersburg owns and maintains 5 city parks which are listed as follows:

Pinecrest Park—constitutes 18 acres and located in the northeast part of the city on Pinecrest Drive. Facilities provided consist of 5 ball parks, 1 t-ball field, 1 softball field, 3 baseball fields and a tennis court, which is presently being rebuilt. The department plans to refurbish three tennis courts at the park with resurfacing, a new fence and nets as soon as funding is available.

Grove Park Vita Course—occupies 5 acres located in the southwest portion of the city on Ester Williams Lane. Facilities provided include Vita Course benches, pavilion and picnic tables, swings, and a walking track.

Sally West Park—consists of 2 acres located off 3rd street, SW adjacent to Central of Georgia Railroad. Picnic area provided.

Pleasant Valley Park—constitutes 7 acres in the northwest portion of the city in Pleasant Valley. Facilities provided include an outdoor basketball court, swings, slides, and a ballpark.

Kiwanis Park—1 acre park located on 1st street SW downtown. Facilities include playground equipment, benches and restrooms. The Kiwanis Club is currently working on plans and funding to build a pavilion with picnic facilities at Kiwanis Park.

Department staff consists of the following positions:

- 1 Director—who leads the recreation staff in all aspects of the parks and recreation jobs,
- 1 Athletic/Maintenance Director—responsible for maintaining parks and also manages the Youth Sports Program,
- 1 Activities/Program Director—operates the after-school program and summer camp program along with facility rentals and other programs,
- 3 part-time employees—perform duties such as answer phones and assist with registration and general office tasks. The department also employs part-time counselors who work with the after-school and summer camp programs on a seasonal basis.

Childersburg Parks and Recreation Department identified two items needed to provide better parks and recreation services to the community, which include:

1. Funding to upgrade and maintain facilities and parks.
2. Volunteerism to help with coaching, cleaning parks, etc.

Street and Sanitation

The Childersburg Street and Sanitation Department was established with the mission to provide safe and sanitary streets, sidewalks, and rights of ways, which entails garbage collection, recycling, limb and debris pickup for all residents of the City of Childersburg. The city provides solid waste pickup which is delivered to Cedar Hill Landfill in Ragland, AL.

In view of environmental awareness, the city operates a recycling program for used items such as cardboard, newsprint, miscellaneous paper, magazines, aluminum cans, and scrap metal.

Childersburg Street and Sanitation Department identified three items needed to provide better sanitation services to the community, which include:

1. Newer equipment
2. Closer landfill facilities for household waste, which would save costs to vehicle maintenance and gas.
3. Vendors for glass and plastic recycling as well as equipment to collect and bale plastic and glass.

Utilities

The Childersburg Utilities Department was founded in the late 1940s in order to provide the City of Childersburg with water, sewer, and gas services. These services are extended to residents located outside the City limits.

Water Utilities

Childersburg water utilities currently serve approximately 3,423 customers inside and outside the city limits with safe and sanitary drinking water. According to the East Alabama Regional Planning and Development Commission water inventory, the city maintains approximately 365,721 linear feet of water lines extended throughout the community, varying in size from 2 inches diameter to 10 inch. However, the utilities department is presently conducting an extensive inventory of the city's water system, which could catalog lines smaller than 2 inches or larger than 10 inches in throughout the community. Table CF-3 displays water line size and distribution for the City of Childersburg in 2013.

Table CF-3. Water Line Size and Distribution: Childersburg, 2013

Water Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
2" - 4"	108,161	29.6%
6"	254,518	69.6%
8" - 10"	3,042	0.8%
Total	365,721	100.0%

Source: EARPDC water system inventory, 2013.

The city's water system has been determined to provide adequate service in sustaining needs. Water line size of 6 inches is, in general, the minimum required line diameter for general use and fire protection in areas zoned for agriculture and single-family residential, while water lines 8 inches lines, or larger, are usually required in multi-family and commercial areas. Twelve inches diameter is generally the minimum size required for light industrial and 16 inches for heavy industry. According to the water line inventory, approximately 69% of Childersburg water lines constitute 6 inches, which adequately serves residential use, however, the city would need substantially more 8 inch lines to adequately expand commercial use, and 12 inch to promote industrial development. At present there are no plans to expand water infrastructure. Water line location is shown on Map#6: *Water Utilities*.

Childersburg water utilities identified four items needed to provide better water services to the community, which are listed as follows:

1. Install new water valves and fire hydrants at strategic locations
2. Upgrade and expand Supervisory Control and Data Acquisition (SCADA) computer systems which are used to monitor and control the water system
3. Provide automatic meter reading
4. Inventory and upgrade water lines where needed

Sewer Utilities

Childersburg's sewer system serves approximately 1,767 customers inside and outside the city limits. The city inventoried about 219,384 linear feet of sewer line consisting of line sizes between 4 inch and 24 inch diameter. In order to provide more accurate data the utilities department is presently conducting an extensive inventory of the city's sewer system, which could catalog lines smaller than 2 inches or larger than 10 inches in throughout the community. The city's sewer system has been determined to provide adequate service in sustaining city needs. Sewer line size of 6 inches is the generally accepted minimum standard diameter for private land use. Eight inch lines are acceptable for public land use, while 12 inches and above should support light to moderate industry. Heavy industry may require 16 inch diameter line. Sewer line location is shown on Map#7: *Sewer Utilities*.

Sewer utilities identified five improvements needed to provide better sewer services to the community. These include the following:

1. Refurbishing of main sewer pump station
2. Continue to remove areas of high infiltration
3. Acquire a new boom truck for service stations
4. Upgrade and expand SCADA for sewer system
5. Inventory and upgrade sewer lines where needed

Gas Utilities

Childersburg's gas system serves approximately 1,597 customers inside and outside the city limits. The city inventoried about 480,480 linear feet of gas line consisting of line sizes between 1/2 inch and 6 inches diameter. As a general rule, gas line size needed for specific uses is determined by the distance from the nearest meter to the appliance use, since gas pressure diminishes over distance. Most residential uses require lines ½ inches while commercial may require 1 inch lines. Heavy industry may require 6 inch lines depending on line distribution and the use involved.

Gas utilities identified three improvements needed to provide better gas services to the community. These improvements are listed as follows:

1. Continue to replace cast iron in areas as deemed necessary by leak surveys
2. Upgrade two rectifiers
3. Inventory and upgrade gas lines where needed

Analytical Summary

This analytical summary outlines the top needs determined by each community facilities entity in the City of Childersburg in 2013. Results were based on the 2013 Community Facilities Survey distributed and collected by EARPDC and the City of Childersburg.

City Administration

1. More revenue to improve services
2. More personnel to meet more needs
3. Infrastructure improvements

Law Enforcement

The most important need for the police department at present is more advanced training for officers, which could be obtained through the Federal Emergency Management Agency (FEMA).

Fire and Rescue

1. Maintain adequate funding
2. Recruit and retain efficient personnel

Education

Childersburg Elementary School

1. Professional development for teachers—is needed to keep teachers knowledgeable and up-to-date with education changes and the best teaching practices. The Talladega County Board of Education works to provide professional development for school employees including job-embedded development to accommodate multiple schedules.
2. Safety and security—The Talladega County Board of Education is currently working with county schools to provide greater security through camera monitoring.
3. Updated computer technology—the school is currently updating the computer lab with new equipment. Updates should be completed by March of 2013.

A.H. Watwood Elementary School

1. Continue work in implementing project based learning
2. Continue 7 Habits of Happy Kids Program
3. Continue technology integration

Childersburg Middle School

1. Increase Technology—1:1 Laptop computer to student ratio.
2. Increase in staff for reading and writing remediation—in order to help initiate programs for student academic success.

Childersburg High School

Childersburg High School identified adding more Career Technology options as a means to provide better services to the community, when funding becomes available.

Central Alabama Community College—Childersburg Campus

1. More Programs provided to best suit the needs of local employers—CACC is exploring the needs of local industries to determine the programmatic needs of the local area. This information will be useful to ascertain programs that should be added in the future.
2. Marketing and Recruiting—the college needs to intensify recruiting of students and marketing to students concerning the availability of programs. Raising awareness of program offerings at the school will provide potential students with information about career opportunities. Career opportunities provide the potential for enhanced quality of life for the individual and in turn raise quality of life for the entire community.
3. Student Success Initiatives—CACC is focusing on student success initiatives including increasing retention and graduation rates. The college has increased professional development opportunities for faculty and staff in order to increase knowledge about student success initiatives. In addition, the college has implemented several students success initiatives such as a Student Success Course, tutoring availability for all students and plans for a summer bridge program.

Rainwater Memorial Library

1. More space for facility expansion—The library is currently purchasing adjacent property for facility expansion, however, the area will be used for public parking. Building expansion will require more financial resources than presently available.
2. Increased community awareness—would bring in more support to the library and the services provided.
3. More funding—Additional funding for the library would allow for more computers and updated technology as well as building expansion and services.

Housing Authority

1. Improve security for residents—Security for residents has been rated good, however, technology improvements, such as installation of more and better security lighting and cameras in neighborhoods, could be made to supplement security presence.
2. Housing Authority to establish a partnership with Central Alabama Community College in order to promote and encourage higher education and an improved quality of life in the community.
3. Housing Authority needs to explore relationships with child care providers in the area such as daycare centers, Head Start, and after school programs which would allow parents more flexibility for work.

Parks and Recreation

1. Funding to upgrade and maintain facilities and parks.
2. Volunteerism to help with coaching, cleaning parks, etc.

Street and Sanitation

1. Newer equipment
2. Closer landfill facilities for household waste, which would save costs to vehicle maintenance and gas.
3. Vendors for glass and plastic recycling as well as equipment to collect and bale plastic and glass.

Utilities

Water Utilities

1. Install new water valves and fire hydrants at strategic locations
2. Upgrade and expand Supervisory Control and Data Acquisition (SCADA) computer systems which are used to monitor and control the water system
3. Provide automatic meter reading
4. Inventory and upgrade water lines where needed

Sewer Utilities

1. Refurbishing of main sewer pump station
2. Continue to remove areas of high infiltration
3. Acquire a new boom truck for service stations
4. Upgrade and expand SCADA for sewer system
5. Inventory and upgrade sewer lines where needed

Gas Utilities

1. Continue to replace cast iron in areas as deemed necessary by leak surveys
2. Upgrade two rectifiers
3. Inventory and upgrade gas lines where needed

Map 5: Community Facilities

Map 6: Water Utilities

Map 7: Sewer Utilities

CHAPTER VI: TRANSPORTATION

Transportation is an essential element and must be carefully planned and developed to best meet the needs of the community. As America continues to grow in population and more people rely on vehicular travel, transportation planning for the automobile will continue to be of major importance. Efficient traffic flow and mobility influences the economic welfare and overall quality of life within a community. Routes with high traffic concentrations need to be identified and properly planned in order to accommodate present conditions and anticipated future growth. Traffic patterns also direct locations for growth and development. Industries and businesses wishing to be made visible and accessible to the public and to their suppliers tend to locate along major traffic routes. A well-planned transportation system should save business and the general population time and money by allowing its users to deliver goods, services, and other resources as efficiently and safely as possible. Therefore, it is important to analyze a city's existing transportation infrastructure and outline efforts for improving their local transportation network.

The purpose of this chapter is to provide information on existing traffic conditions and recommend actions to further enhance the transportation infrastructure within the City of Childersburg. Traffic volumes along three major routes through the city have been used to calculate maximum capacity and future growth projections.

Definitions

When studying road transportation it is useful to classify roads and streets according to their function. Road classifications can be used to identify road characteristics and whether or not these roads are eligible for federal funding. The highway functional classification system is organized into a hierarchical structure with interstates exhibiting the highest traffic volumes, followed by arterials—principal and minor, collectors—major and minor, and local roads. The following roadway definitions of the functional classification of roads and streets are described by the Alabama Highway Department of Transportation.

Interstates

Interstates are divided highways with full control of access and grade separation at all intersections. The controlled access inherent in interstates results in high-lane capacities, enabling these roadways to carry up to three times the amount of traffic per lane as arterials. Interstates move traffic at relatively high speeds. Childersburg's nearest interstate, Interstate 459, is located approximately 30 miles to the northwest in Birmingham.

Arterial Streets

Arterial streets are designed to handle large volumes of traffic. Arterials serve primarily as feeders to the interstate system and act as major connectors between land-use concentrations. With a suggested lane width of twelve feet, this class of roadway may be separated by a median. A secondary purpose of an arterial is to provide some access to adjacent property. The use of a curb lane for parking, loading, and unloading should not be permitted due to interference with the flow of traffic. There are two classifications of arterials: principal and minor. Principal arterial highways connect communities to freeways and expressways while minor arterial highways join with

principal arterial highways and collectors. Arterials could also be urban or rural in character. The principal arterial extending through the city is US Hwy. 280 while minor arterials would include AL Hwy. 76 and AL Hwy. 235.

Collector Streets
Collector streets serve the purpose of collecting and distributing the traffic from the local streets to the arterials. With a suggested lane width of twelve feet, collectors are important for serving adjacent property and loading and unloading goods. Typically, collectors have lower volumes of traffic to accommodate shorter distance trips.

Local Streets
Local streets, designed to provide access to abutting property, are usually no wider than twelve feet. Most residential streets and alleys are considered local streets.

Administrative Street Classification

Streets are not classified by function only, but also by which entity owns and maintains them. Through an administrative street classification system, governments are able to identify which entity is responsible for a particular roadway and designate funding for projects accordingly. The Administrative Street classification categories are as follows:

Federal Roads
Federal highways are owned and funded by the U.S. Department of Transportation; the State Department of Transportation coordinates improvements on these roadways. The major federal road in Childersburg is US Hwy. 280

Other Federal Roads
These roads are owned and maintained by other federal agencies, such as the U.S. Department of the Interior. Examples of these roadways include national forest roads and national park service roads. There are no federal roads of this sort the city.

State Highways
State Highways are owned and maintained by the State Department of Transportation both in unincorporated portions of a county and within municipal corporate boundaries. State Highways in Childersburg include AL Hwy. 76 and AL Hwy. 235.

County Roads
County roads can be divided into two types: (1) roads owned and maintained by the county; and (2) roads owned by the county but maintained by the municipality under written agreement with the county.

Municipal Streets
Municipal streets consist of all other public roads inside city boundaries (excludes private roads). All roads in the city not listed in the other classifications fall into this category.

Private Roads
Private roads are not publicly funded but should be considered when planning future municipal street network expansions. This classification includes subdivision roads that have not been dedicated to the city and substantially long, shared driveways.

Traffic Volumes and Capacity

Traffic volumes are useful to determine traffic flow throughout a community, identify areas of high, medium, and low traffic volumes, and how traffic flow has been directed and changed over time. This data can be used to direct where road improvements, property access, and land developments should occur and the extent to which these occurrences should be administered. Data was collected from strategically placed traffic counters, which are identified by their mile marker positions. Traffic volumes are measured from Annual Average Daily Traffic (AADT) counts at these positions. Annual Average Daily Traffic is simply an indicator of the number of vehicles traveling on a particular section of roadway on any particular day for a given year.

After AADT is determined, it is compared to practical capacity to check if present volumes can adequately serve the public or not. Capacities are calculated by ALDOT using three data inputs: functional classification, number of lanes, and type of developments adjacent to the roadway.

In order to determine how many more vehicles a particular portion of roadway can adequately serve the formula V/C (V= Traffic Volume and C= Traffic Capacity) is calculated to produce a ratio. If the ratio is less than 1 then capacity is adequate for that road and improvements are not mandatory. However, if the ratio is 1 or more than 1 then capacity is surpassing or has surpassed the maximum number of vehicles the road is designed to properly serve. For example, a rural principal arterial in an undeveloped area may adequately serve up to 32,500 vehicles per day. Should the AADT be 25,000 then: V/C calculates as 0.76. Next subtract the V/C of 0.76 from 100. Then 100 – 0.76 = 0.24% which is the capacity available.

Another method used to determine if present volumes are adequate or not is to compare traffic volumes along a road type with Level of Service (LOS). The Alabama Department of Transportation has provided definitions for LOS, which are as follows:

Level of Service A	Free traffic flow
Level of Service B	Stable traffic flow
Level of Service C	Stable traffic flow
Level of Service D	High-density stable traffic flow
Level of Service E	Capacity level traffic flow
Level of Service F	Forced or breakdown traffic flow

Ideal traffic flow is Service level A, but B and C permit adequate traffic flow as well. Service level D is high-density stable traffic flow. When traffic volumes reach level D, plans to accommodate

higher traffic volumes should be taken into consideration. Plans to accommodate more traffic are mandatory should traffic volumes meet or exceed levels E and F.

According to Level of Service information, Childersburg showed some considerably high density traffic flow (LOS D), particularly on US Hwy. 280, but reasonably more stable traffic on other routes, indicating that the city might near carrying capacity in the near future, in which case significant roadway improvements would need to be considered. Locations for traffic stations and accompanying traffic counts and LOS in the town can be seen on Map#8: *Transportation Plan*. Stations are marked in parentheses with 2010 traffic counts and LOS identified below.

US Hwy. 280

Federal Highway 280 is the major roadway extending through Childersburg, connecting the city to the City of Birmingham and Interstate 459, approximately 30 miles to the northwest. Extending southeast the route links Childersburg with the cities of Sylacauga, Alexander City, and the Auburn/Opelika metro area, as well as Interstate 85, which connects Montgomery, AL to Atlanta GA. The Federal Highway Administration classifies routes that pass through communities with a population of 5,000 or more as urban (FHWA Functional Classification Guidelines, Section II). Childersburg satisfies this requirement and is therefore classified as a 4-lane divided urban principal arterial throughout its length in Childersburg. Table T-1 shows traffic volumes and level of service along US Hwy. 280 in the City of Childersburg from 2002 to 2010.

Table T-1. Traffic Volumes, US Highway 280: City of Childersburg

Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
At Shelby/ Talladega Co. Line (542)	20,710	19,930	20,320	19,450	21,110	400	1.9%	C
West of Co. Rd. 8 (543)	24,470	24,490	26,390	24,480	25,310	840	3.4%	D
East of Co. Rd. 8 (544)	24,540	25,210	25,660	23,670	24,470	-70	-0.3%	D
East of Co. Rd. 45 (545)	23,290	23,800	24,220	22,390	23,150	-140	-0.6%	D
West of Co. Rd. 113 (546)	20,630	20,080	20,420	15,660	17,770	-2,860	-13.9%	B
Near Oak Grove (547)	17,560	21,030	22,300	21,150	21,870	4,310	24.5%	C

Source: ALDOT website: Traffic Data, Statewide Traffic Volume Map.

According to the Alabama Department of Transportation approved roadway capacities, maximum capacity for a 4-lane divided urban principal arterial highway is set at 33,900 AADT, indicating that traffic volumes at 24,000 and 25,000 AADT could increase somewhat substantially before reaching maximum capacity. Traffic volumes along US Hwy. 280, from 2002 to 2010, in and near the downtown area increased or decreased slightly, yet reported LOS D, high density in 2010, suggesting that various areas downtown, although currently in stable condition, could show signs of congestion in the near future, while other areas might not. As the highway traverses southeast, away from the downtown, traffic volumes decrease and level of service shows substantially more stable conditions. Given this information, the city could consider long-range road improvement plans, or highway access management, along the stretch of US Hwy. 280 in the downtown area in order to accommodate traffic increase and/or mitigate congestion.

AL Hwy. 76

Alabama State Route 76 extends from US Hwy. 280, in downtown Childersburg, northeast to the Town of Wintersboro, where it connects to AL Hwy. 21. The route is classified as a 2-lane urban minor arterial in Childersburg then transitions to a rural arterial at the city limits. The road, in 2010, showed Level of Service A (free traffic flow) throughout the city, indicating that traffic volumes could increase substantially before significant expansion plans should be considered. Maximum capacity for a 2-lane undivided urban minor arterial is set at 17,800 AADT, indicating that with the highest volumes reported at around 6,500 AADT traffic counts could more than double before significant improvements should be considered. The most significant traffic growth on this route, from 2002 to 2010, reported a slight increase of 8%, suggesting little impact in the near future, given the current trend. Table T-2 examines traffic volumes and level of service along AL Hwy. 76 in the City of Childersburg from 2002 to 2010, as well as one station (833) a slight distance outside the city limits.

Table T-2. Traffic Volumes, AL Highway 76: City of Childersburg

Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
East of US 231 (556)	6,820	6,710	6,570	6,690	6,850	30	0.4%	A
West of Co. Rd. 180 (555)	6,080	6,000	6,080	6,180	6,300	220	3.6%	A
West of Co. Rd. 175 (554)	4,260	4,200	4,260	4,510	4,600	340	8.0%	A
East of Co. Rd. 175 (833)	2,230	2,230	2,260	2,340	2,390	160	7.2%	A

Source: ALDOT website: Traffic Data, Statewide Traffic Volume Map.

AL Hwy. 235

State Highway 235 extends from US Hwy. 280, in downtown Childersburg, northward, parallel the Coosa River, toward Coosa Pines Mill, and the city's new industrial park. From there the road continues north towards Logan Martin Lake. The route is classified as a 2-lane undivided collector in the downtown then transitions to a rural major collector near Coosa Pines. Maximum capacity for a 2-lane undivided urban collector is set at 16,600 AADT, indicating that with the highest traffic volumes at 8,000 AADT traffic counts could double before carrying capacity is reached and significant improvements should be considered. AL Hwy. 235 showed minimal traffic growth, from 2002 to 2010, increasing by 15% near Coosa Pines, but remaining at LOS A. Traffic station 536 in the downtown reported a slight increase of 10% and showed LOS C, which retains stable traffic conditions. Table T-3 examines traffic volumes and level of service along AL Hwy. 235 in the City of Childersburg from 2002 to 2010.

Table T-3. Traffic Volumes: AL Highway 235: City of Childersburg

Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
North of US 231 (536)	7,340	7,490	7,860	7,450	8,080	740	10.1%	C
Near Talladega Creek (537)	6,520	6,660	6,990	6,620	6,750	230	3.5%	A
North of Coosa Pines (538)	3,540	3,760	3,960	3,750	4,070	530	15.0%	A

Source: ALDOT website: Traffic Data, Statewide Traffic Volume Map.

Traffic Projections

Traffic projections are used to give an indication of future traffic counts given current conditions occurring at the same rate for the same span of time. It is important to remember that these projections are not used to predict future traffic volumes. They only provide an expectation of what could happen if current trends and conditions remain the same.
An example of how traffic count projections are calculated for a 10-year period is shown below:

1. Calculate the difference between the traffic volumes in the past 10 years.
   2005 AADT is 10,230 - 1995 AADT is 10,010. 10,230 – 10,010 = 220.
2. Second, the difference is divided by the earliest AADT examined, which is 1995 data.
   Difference is 220/ AADT 1995 is 10,010. 220 / 10,010 = .0219 or 2.2%, which is the growth rate for the 10-year period.
3. Third, the growth rate is multiplied by the traffic volume of the most recent year.
   Growth rate is 2.2 x 10,230 AADT 2005. .0219 x 10,230 = 224.84. This calculation produces the estimated increase over the next 10-year period, which is 224.84.
4. Lastly, the estimated increase and the most recent AADT are summed.
   Estimated increase 224.84 + 10,230 AADT 2005. 224.84 + 10,230 = 10,455. This calculation gives us the projected traffic count on this section of road for 2015, which is 10,455.

Traffic projections have been calculated for the year 2018 as well as probable Level of Service at these count stations in the town at this time. Traffic volumes for 2002 and 2010 have been used for point of reference data. Table T-4 displays AADT for Childersburg in 2002 and 2010 as well as 2018 traffic projections and accompanying LOS for the city's major roadways.

Table T-4. City of Childersburg: Annual Average Daily Traffic Projections, 2010-2018

Roadway	Location of Traffic Count	2002	2010	2018	LOS
US Hwy. 280	At Shelby/ Talladega Co. Line (542)	20,710	21,110	21,510	C
	West of Co. Rd. 8 (543)	24,470	25,310	26,150	D
	East of Co. Rd. 8 (544)	24,540	24,470	24,400	D
	East of Co. Rd. 45 (545)	23,290	23,150	23,010	D
	West of Co. Rd. 113 (546)	20,630	17,770	14,910	A
	Near Oak Grove (547)	17,560	21,870	26,180	D
AL Hwy. 76	East of US 231 (556)	6,820	6,850	6,880	A
	West of Co. Rd. 180 (555)	6,080	6,300	6,520	A
	West of Co. Rd. 175 (554)	4,260	4,600	4,940	A
	East of Co. Rd. 175 (833)	2,230	2,390	2,550	A
AL Hwy. 235	North of US 231 (536)	7,340	8,080	8,820	C
	Near Talladega Creek (537)	6,520	6,750	6,980	A
	North of Coosa Pines (538)	3,540	4,070	4,600	A

Source: ALDOT website: Traffic Data, Statewide Traffic Volume Map.

Traffic projections indicate that Childersburg should have substantially stable traffic flow into 2018, with the exception of certain segments along US Hwy. 280 which reported LOS D. For the most part, traffic volumes along US Hwy. 280 in the downtown have been decreasing slightly, however, one section of roadway showing LOS D, at station 543, reported a slight increase, suggesting some concern for this particular area.

Highway Access Management

Highway access management plays an important role in transportation efficiency, management, and safety. Many communities and other developed areas throughout the country have neglected proper access management standards, resulting in mismanaged traffic coordination and unnecessary congestion and gridlock at major intersections. As the community promotes development along the major highway corridors Childersburg would benefit substantially from logical and practical highway access management guidelines, serving to ease access and enhance traffic flow at important intersections and other access points. Once established, these guidelines could be used to create a practical set of access management regulations to be included in the city's zoning ordinance and implemented through lawful enforcement of zoning codes.

The basic purpose of highway access management is to improve traffic flow along the highway while maintaining efficient, adequate, and safe vehicular accessibility. Highway access management guidelines included herein comprehensive plan format must not be enforced as law, but are useful in providing basic direction and guidance in establishing practical and effective highway access throughout the city street system. The comprehensive plan is not intended to serve as an exhaustive and complete guidebook or manual for access management, rather it offers a set of basic planning principals drawn in as a basis for more in depth study. These guidelines and subsequent figures selected from the *Highway Access Management Manual*, produced by the Transportation Research Board of the National Academies, are listed as follows:

Placement of Commercial Activity Centers

As a common pattern in commercial development, commercial activity centers tend to locate around major street corners and intersections. These commercial activity centers, also known as commercial nodes, begin with a location at the corners of intersections and can significantly inhibit traffic flow and access if all four corners are developed with entrance and exit points.

In planning for proper access management, concentration of development on all four corners of the focal intersection should be avoided. Commercial property should be promoted and encouraged to develop as commercial activity centers at only one corner of the intersection, undivided by the major roadway, instead of on all four corners and spread out along the highway. This type of access management permits more highway frontage due to proper separation and distance from the major intersection, better traffic circulation throughout the commercial area, flexibility in site design, and fewer access problems at the intersection. Figure T-1 shows improper placement of commercial activity centers at all four corners of the intersection. This causes a major hindrance to traffic flow through limited frontage, inadequate circulation depth, limited site design, and numerous access drives in too close a proximity. Figure T-2 illustrates proper commercial node placement at just one corner in the form of a commercial activity center. This development allows more highway frontage for businesses, depth of circulation, flexibility in site design, and fewer access problems at the major intersection.

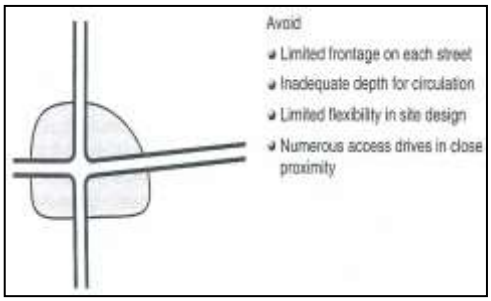


Figure T-1. Improper Commercial Node.

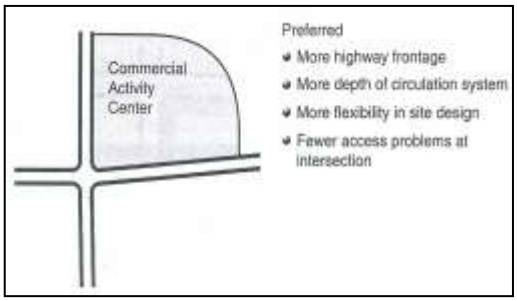


Figure T-2. Proper Commercial Node

Corner Parcel Access

Corner parcel lots, also known as outparcels, enlist high priority and value to businesses due to efficient access and convenient visibility along two major roads instead of a single road. In order to avoid access management problems and congestion at the intersection these parcels need to be tightly regulated with limited access. As a sustainable traffic management practice the preferred strategy is to permit a maximum of two access points, one located on each intersecting highway, into a collectively shared parking area, as opposed to allowing several access points, each with single access into individual parcels with separate parking. This preferred strategy enhances traffic flow and access by utilizing shared parking and keeping access to a minimum along the major roadway, while the non-preferred strategy produces numerous traffic access conflicts and unnecessary congestion. Figure T-3 shows improper corner parcel access with multiple single access points for each parcel and non-shared parking, while Figure T-4 illustrates proper access management with two major access points and shared parking.

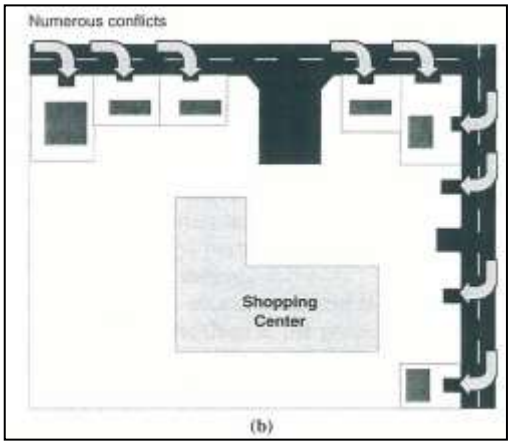


Figure T-3. Improper Corner Parcel Access

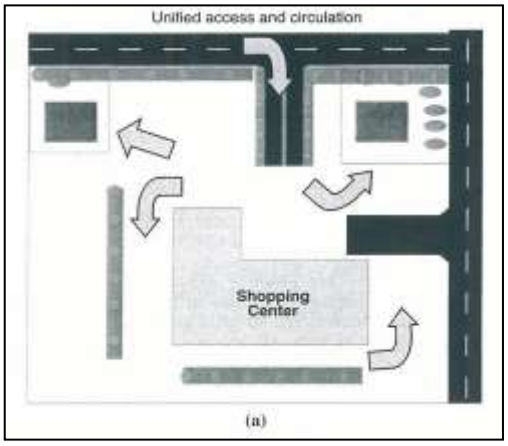


Figure T-4. Proper Corner Parcel Access

Throat Length

Throat length is characterized as the length of roadway or driveway used to connect the highway intersection to the on-site traffic circulation intersection, namely a parking lot parcel or another parallel roadway. Proper throat length is necessary to provide safe vehicular clearance at both intersections and mitigate bunching of vehicles at these access points. Adequate throat length

should allow left-turning vehicles sufficient clearance of traffic, in the opposing right hand lane, before meeting on-site circulation. As a general rule, a minimum of two vehicles should be able to remain safely stationary within the throat at any given moment. This practice should substantially reduce congestion and crash rates on the abutting roadway and circulation site. Figure T-5 demonstrates proper throat length between the abutting roadway and on-site circulation.

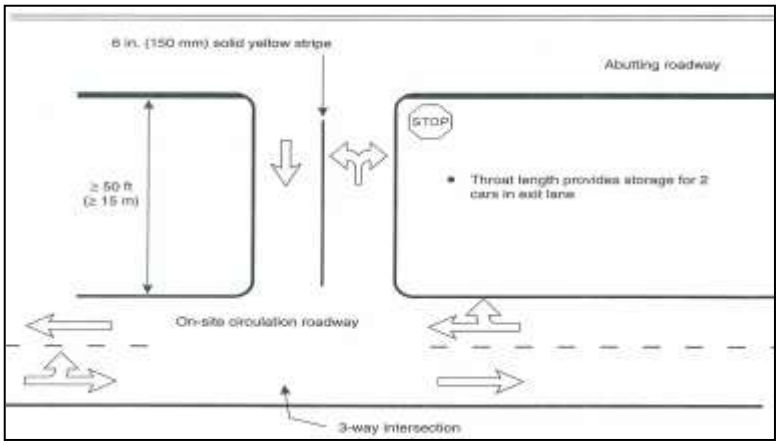


Figure T-5. Proper Throat Length

Grid-pattern Connectivity

The most critical component of highway access management is a unified and well integrated roadway network system. Without such as system, street connectivity fails and the result is increased traffic congestion and reduced safety. The common grid-pattern system is the most basic, yet efficient, safe, and overall useful road network strategy available. This pattern should be the basis for street networking and accompanying city development. Grid pattern connectivity is designed to promote and encourage access to major thoroughfares through connector routes and the local road system instead of giving direct access to individual parcels. In order to free traffic flow and reduce congestion individual parcels should be accessed directly only through connector and local roads, not arterial roads. Figure T-6 illustrates two street systems—one without access management and numerous direct access points to individual parcels, and the other with access management showing a supporting street system with direct access only at connector and local street intersections.

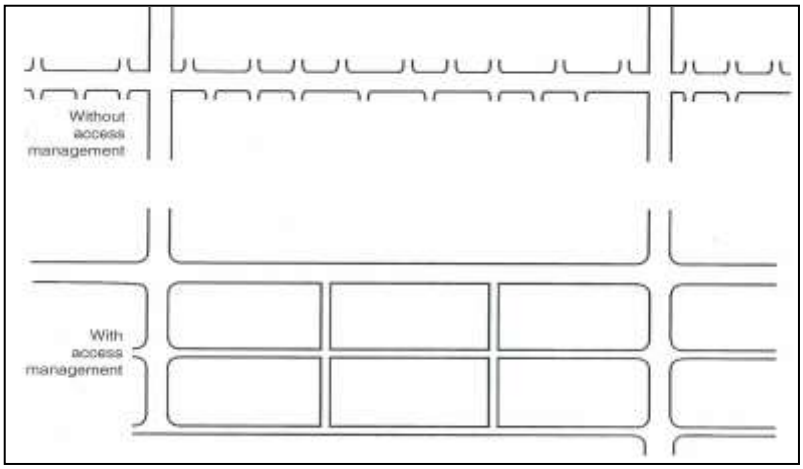


Figure T-6. Street Network With and Without Proper Access Management

Connectivity in Local Neighborhoods

Grid pattern connectivity should also be promoted and encouraged in local neighborhoods in order to create safe and efficient transportation throughout the community. Connectivity hindrances such as dead-ends, cul-de-sacs, and gated communities force drivers to use major roadways for even short trips, thus adding to congestion. A fragmented street system will also increase length of trip and time driving, as well as impede emergency access. As a basic connectivity strategy, cities

should create transportation plans and policies to mitigate the use of connectivity hindrances and promote and encourage an integrated vehicular transportation network. Figure T-7 shows improper connectivity, heightening demand for arterial access, while Figure T-8 illustrates proper and efficient connectivity, creating less demand for arterial access.

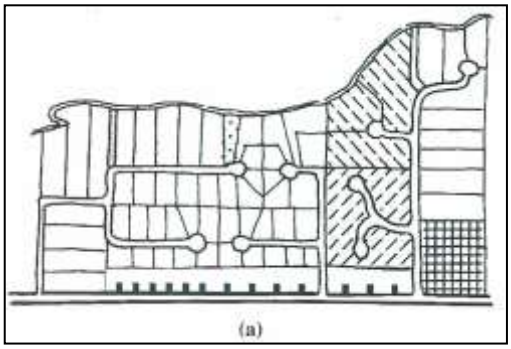


Figure T-7. Improper Connectivity

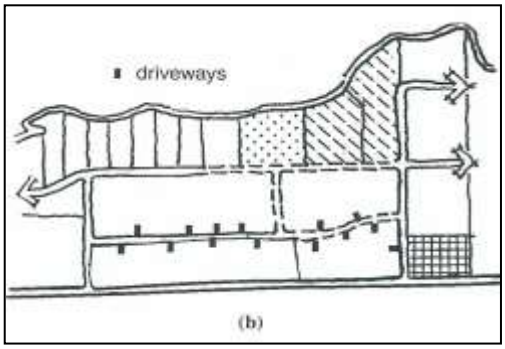


Figure T-8. Proper Connectivity

Frontage Roads

Common alternatives to direct grid access roads consist of frontage roads and service roads. These roads run parallel to the major highway, providing access points only along connectors to the major road. The two main goals of this strategy is 1) to decrease direct access along the major route, thus creating and sustaining uninhibited traffic flow along the major route and 2) diverting and separating business oriented traffic from through routing traffic. The only barrier to using frontage roads is highly limited access, which is itself the basis. Figure T-9 shows minimum separation between the frontage road and the major roadway.

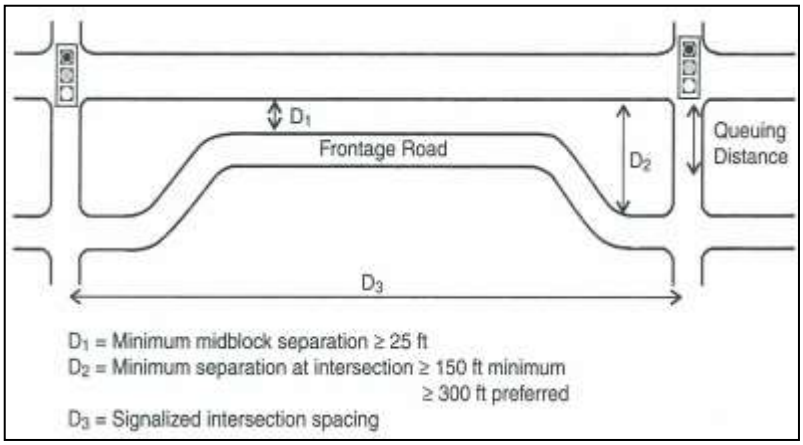


Figure T-9. Minimum Separation for Frontage Roads

Transportation Plan

As a growing and thriving community, Childersburg needs to plan for effective and efficient transportation. The primary form of transportation throughout the city is personal vehicular with most traffic generation along US Hwy. 280. Other important routes through Childersburg include AL Hwy. 76 and AL Hwy. 235. ALDOT traffic volumes show relatively stable traffic flow throughout the town, with the exception of particular areas of US Hwy. 280, which reported LOS D, high density stable traffic. According to traffic information Childersburg's roadway infrastructure overall should not need major improvements in the near future, however, particular areas of US Hwy. 280 would benefit from a long-range transportation plan, which includes planning for highway access management, in order to mitigate congestion.

Short-term and mid-range street re-paving and patching projects should also be considered in order to provide better transportation for the community. The following road paving projects have been suggested and approved by the City of Childersburg:

1. Repave and Widen 3rd Street and 4th Ave. SE from US Hwy. 280 to Childersburg Middle School.

In addition to road expansion and re-paving a city needs a efficient and effective traffic circulation on it's roadway network. Although major improvements to the road system should not be needed in the immediate future, the city should consider better linking its roadways in order to enhance access and improve traffic flow. EARPDC recommends constructing new routes at various points in the city (See Map#8: *Transportation Plan*). These recommendations are listed as follows:

1. AL Hwy. 76/DeSoto Caverns Rd. with Co. Rd. 178/Pecan Rd. and Fay S. Perry Rd.

2. AL Hwy. 76/Forrest Hill Rd. with Co. Rd. 178/Pecan Rd.

3. AL Hwy. 235/Plant Mill Rd. with Co. Rd. 240/Grist Mill Rd.

Analytical Summary

The analytical summary for transportation provides a general outline describing road classifications, maximum capacity, capacity assessment and additional recommendations for the following major routes in the city:

US Hwy. 280

Classification: The route is classified as a 4-lane divided urban principal arterial throughout its length through Childersburg.
Maximum Capacity: 33,900 AADT
Capacity Assessment: Traffic volumes along US Hwy. 280, from 2002 to 2010, in and near the downtown area increased or decreased slightly, yet reported LOS D, high density in 2010, suggesting that various areas downtown, although currently in stable condition, could show signs of congestion in the near future, while other areas might not. As the highway traverses southeast, away from the downtown, traffic volumes decrease and level of service shows substantially more stable conditions.
Recommendations: Long-range transportation plan for US Hwy. 280 with highway access management component could be useful.

AL Hwy. 76

Classification: The route is classified as a 2-lane urban minor arterial in Childersburg then transitions to a rural arterial at the city limits.
Maximum Capacity: 17,800 AADT
Capacity Assessment: The highest volumes reported at around 6,500 AADT indicate that traffic counts could more than double before significant improvements should be considered. The most significant traffic growth on this route, from 2002 to 2010, reported a slight increase of 8%, suggesting little impact in the near future, given the current trend.
Recommendations: No significant improvements needed.

AL Hwy. 235

Classification: The route is classified as a 2-lane undivided collector in the downtown then transitions to a rural major collector near Coosa Pines.
Maximum Capacity: 16,600 AADT
Capacity Assessment: The highest traffic volumes at 8,000 AADT gives indication that traffic counts could double before carrying capacity is reached and significant improvements should be considered. AL Hwy. 235 showed minimal traffic growth, from 2002 to 2010, increasing by 15% near Coosa Pines, but remaining at LOS A. Traffic station 536 in the downtown reported a slight increase of 10% and showed LOS C, which retains stable traffic conditions.
Recommendations: No significant improvements needed.

Map 8: Transportation Plan

CHAPTER VII: ENVIRONMENTAL FEATURES

The natural landscape and its features play an important role in the development and planned growth of any community. Features such as floodplains, wetlands, threatened or endangered species habitats, steep slopes, sensitive and rocky soils can be a hindrance to development. Other features such as lakes, streams, rivers, mountains, mineral resources, caves, and forests can act as economic catalysts in the form of resource harvesting, recreational opportunities, and/or eco-tourism. Good planning should recognize these benefits natural amenities provide, utilize them to their full extent, and minimize ecological damages in the process. Misguided and unmitigated development on sensitive lands often results in ecological and economic disasters in the form of landslides, sinkholes, and increased flooding. Through prior identification of these hazards and proper guidance of development, many disasters can be avoided, and community enhancements realized. Sensitive lands could be preserved for parks and open space, adding amenities and character to the community. It is Childersburg's best interest to guide and direct what kinds of developments are most suitable for any given area and how much building is feasible. With modern engineering and construction equipment, building in areas once thought impossible are now possible, however, this often is costly and not always the best and most effective option. The natural environment will always be a pivotal factor in development decisions. This chapter examines environmental features such as soil characteristics, steep slopes, floodplains, water resources, wetlands, wildlife habitats, and threatened and endangered species, in order to identify areas sensitive to development and to give general guidance on assessing their development feasibility.

Overview of Natural Resources and Constraints

Childersburg is located in the western section of Talladega County along the Coosa River which forms the border with neighboring Shelby County. The Coosa River is the city's major water source. Lake Logan Martin, located approximately 20 miles to the north along the Coosa River, serves as an Alabama Power reservoir between Henry Neely Dam in the north and Logan Martin Dam in the south. The lake extends for 48 miles and offers approximately 275 miles of shoreline with over 17,000 acres of water used for a variety of water sports and recreation.

According to soil inventory data, Childersburg showed some substantial environmental constraints throughout the city, the most prevalent of which were floodplains (100 yr.) accounting for approximately 2,585 acres and 33% of the total land area. Most of the floodplain areas in Childersburg are located in the central and eastern portion of the city and in the PUD district in the north. Substantial floodplain constraints throughout the city could be attributed to low level land adjacent to the Coosa River and its accompanying tributaries. The city also reported some flood prone areas, however, floodplains, in general, tend to flood more rapidly and excessively than flood prone areas due to the nature of the soils, low elevations, and close proximity to water bodies. Data pertaining to floodplains have been obtained in accordance with FEMA floodplain FIRM (Federal Insurance Recovery Maps) maps and flood prone areas as identified by the USDA's National Resources Conservation Service (NRCS) maps. Table EF-1 shows environmental features/constraints and distribution for Childersburg in 2012.

Table EF-1. Environmental Features: Childersburg, 2012		
Environmental Feature/Constraint	Acreage	Percent Distribution
Steep Slopes	91.2	1.2%
Flood Prone	207.2	2.7%
Wetlands	592.2	7.6%
Septic Restrictive	32.9	0.4%
Depth to Saturated Zone	9.1	0.1%
Floodplains (100 yr.)	2,585.7	33.2%
Floodplains (500 yr.)	92.5	1.2%
Water	175.2	2.2%
Total Land Acreage (minus water)	7,787.7	97.8%
Total Area Acreage	7,962.8	100.0%

Source: EARPDC database, 2012.

Soil Characteristics

Proper knowledge and understanding of soil characteristics is useful in determining environmental constraints and land suitability for specified development intensity. Soil types and classifications are extensively numerous and any given community could discover a myriad of samples to categorize. Therefore the scope of this soil characteristics study is to examine only the most commonly associated soil types, distinguishing environmental constraints such as steep slopes, floodplains, and wetlands. Childersburg's land constraints are generally composed of five broad soil series classifications: 1) McQueen Series, 2) Chewacla and Chenneby Series, 3) Tallapoosa Series, 4) Locust Series, 5) Dowellton Series. The *Environmental Constraints* Map (Map 10) identifies and locates the city's environmental constraints based on these and other soil classifications in order to guide and direct land use and development decisions accordingly. Soil information was made available through the *Soil Survey of Talladega County,* 1974. The following highlights list environmental constraints in the city along with their associated soil series, characteristics, and pertaining development limitations:

- ***Floodplain and Flood prone Areas*—**McQueen Series—consists of deep, well-drained soils formed in material washed from slate, limestone, sandstone, and shale located on low stream terraces subject to frequent flooding for extremely brief periods. Soil is low in natural fertility and organic matter content, however, consistency is suitable to most crops grown in the county. Water enters the soil readily and moves through at a moderate rate with medium to high capacity. Erosion is not a hazard, however, due to extreme flooding potential areas with this soil type should only be used for light development such as agriculture, parks, woodlands, and where feasible low density residential. Slope range from 0 to 2 percent.

- ***Wetlands***—Chewacla and Chenneby Series—constitutes deep, somewhat poorly drained, nearly level soils formed in alluvium from sandstone, shale, limestone, and slate. Soil is medium in natural fertility and organic matter content. Infiltration rate is medium and permeability moderate. Available water capacity is moderate or high in Chewacla soil and high in Chenneby. The soil is fairly well suited to most crops grown in the county, however, somewhat poor drainage may significantly limit crop sustainability. Erosion is not a hazard, but

due to very frequent flooding only substantially light development, such as agriculture, parks, and woodlands should be permitted in areas with these soil types. Slope range from 0 to 2 percent.

- ***Steep Slopes***—Tallapoosa Series—consists of shallow, well-drained, steep soils formed in residuum from slate and located on narrow ridgetops and hillsides. Soil is low in natural fertility and organic matter content. Infiltration is medium and permeability moderate with medium available water capacity. Due to slope, shallowness over rock, and very high erosion hazard these soils are poorly suited for row crops and better suited for pasture and woodland. Slope range from 6 to 15 percent.

- ***Septic Restrictive (Septic Tank)***—Locust Series—constitutes deep, moderately well drained, cherty soils formed in colluvial and alluvial material derived from sandstone, shale, and cherty limestone on stream terraces, foot slopes, benches, and alluvial fans. Soil is low in natural fertility and organic matter while water enters the soil readily and moves at a moderate rate throughout. Water capacity is medium. Series in general is septic restrictive due to the shallow underlying layer of compact sand and sandstone, shale, chert, and quartz gravel, thus limiting percolation and filtration. Development locating in these areas should consider plans to provide appropriate sewer infrastructure. Slope range from 0 to 2 percent.

- ***Depth to Saturated Zone***—Dowellton Series—characterized of deep, poorly drained, level and nearly level soils formed in alluvium or residuum derived from limestone and cherty limestone found on broad stream terraces and in large depressions in the uplands. Soil is medium in natural fertility and organic matter. Water enters the soil at a slow rate and moves through the soil also at a slow rate. Available water capacity is medium. Drainage is poor accompanied by brief periods of standing water which makes this soil type poorly suited for row crops and best suited for pasture and woodland. However, some row crops can be grown if the soil is artificially drained. Due to slow percolation and drainage, areas with this soil type should not be used for development more intensive than light agriculture. Slope range from 0 to 2 percent.

Steep Slopes

Steep slopes are an environmental constraint worthy of attention. Many slopes have weak or lose soils unfit for development. Modern engineering practices may be able to overcome these obstacles, but not without major costs, significant time, and careful planning. Development along steep slopes also acerbates storm-water runoff, as paved ground is less capable of absorbing rain and other water based elements. Although criterion for slope development varies, the following general thresholds are used in planning and engineering to determine acceptable and non-acceptable developments:

3 percent
Generally accepted limit for railroads

8 percent
Generally accepted limit for highways, although grades of 6 percent or less are desirable for highways intended to accommodate heavy truck traffic.

10 percent
Generally accepted limit for driveways

15 percent
Point at which engineering costs for most developments become significant and extensive anchoring, soil stabilization, and stormwater management measures must be applied.

25 percent
Generally accepted limit for all development activity.

Childersburg has minor cover of steep slope accounting for only 91 city acres and 1% of the total land coverage. These constraints are located primarily in the southwestern portion of the city. Given this information steep slopes should not be a major concern for the city overall, however, development in the southwestern corner of the city might need to take these constrains into consideration.

Floodplains

Floodplains are areas highly susceptible to flood conditions occurring during extreme rainfall and should thus be reserved for minimal development. According to the Natural Resources Conservation Service a floodplain is defined as, "the nearly level plain that borders a stream and is subject to inundation under flood stage conditions unless protected artificially." Buildings constructed in floodplains should be placed on significantly tall foundations or built so as to redirect water flow into more suitable areas of the floodplain. As a general rule, development in floodplains should be avoided so as to allow the floodplain to absorb water and in turn recharge groundwater resources. If properly maintained and preserved floodplains can be a valuable resource. Floodplains are rich in nutrients continually cycled through rivers, streams, and lakes, which makes the land primarily suitable for farming and pastureland. The floodplain, secure in its natural state, serves to protect our drinking water, conserve the beauty of our natural resources, and sustain our local ecosystems.

Floodplains are divided into three zones determined by the Federal Emergency Management Agency (FEMA). According to FEMA, zones for floodplains are specified as followed:

Zone A

Areas of 100-year base flood elevations and flood hazard factors not determined. These areas are of dark color on the FEMA floodplain map.

Zone B

Areas between limits of the 100-year flood and 500-year flood, or certain areas subject to 100 year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood. These areas are of a lighter color than Zone A on the floodplain map.

Zone C

Zone C areas are areas of minimal flooding. These areas are not indicated by color on floodplain maps.

Childersburg's floodplains and flood prone areas are located in the central and eastern portion of the city, along the Coosa River to the west, and in the Munitions Works area to the north. Intensive developments in these areas should create and implement flood mitigation strategies as needed in order to preserve the environment and limit flood damage. Flood prone areas shown on the *Environmental Constraints* Map (Map#10) are identified as Zone A or Zone B but not specifically shown in their respective zones, rather these zones are illustrated as all encompassing flood zone areas.

Water Resources

Water resources serve a variety of positive functions for the community. A clean and beautiful aquatic environment not only benefits residents environmentally, but also economically. Eco-tourism adds to local revenue and attracts businesses. Developing in a manner that best utilizes this highly valued resource is in the best interest of any community. Overall, quality water resources enhance quality of life. Childersburg's primary water resource is the Coosa River and nearby Lake Logan Martin, which is used by Alabama Power Company as a source of hydroelectric power.

The Alabama Environmental Management Act authorizes the Alabama Department of Environmental Management (ADEM) to establish and enforce water quality standards, regulations and penalties in order to maintain state and federal water quality provisions. From this authorization, the ADEM Administrative Code prohibits the physical, chemical, or biological contamination of state waters through source and non-point source pollution. Point source pollution is defined as pollution originating from a definable source such as a ditch, pipe, concentrated animal feed lot, or container. Non-point source pollution does not originate from a defined source, but can be attributed to agricultural and construction related runoff, and runoff from lawns and gardens.

Wetlands

Since the passage of the Clean Waters Act (CWA) in 1977, wetland preservation has gained in national attention. More than 100 million acres of wetlands in the continental U.S. and Alaska have been preserved. Wetlands function as a vital aquatic system contributing to habitat diversity, flood control, and recharging and cleaning of polluted water. They also provide green space for communities, which drive up neighboring property values. There currently is no solid definition of a wetland. Environments such as ponds, bogs, marshes, swamps, estuaries, or bottomland forest could be considered wetlands, however, identification can also be based on hydrology, soil conditions, and vegetation types. Such a broad understanding has lead to the protection of many normally "dry" lands as wetland in numerous preservation efforts.

Wetlands are protected nationally under Section 404 of the Clean Water Act, which requires permits for the discharging and dredging of defined "wetlands." Section 404 is jointly administered

by the Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA). The Corps administers permits, while the EPA sustains the right to veto any permit issued. Developers should always contact the nearest Corps officials before disturbing considered wetland areas.

Childersburg's determined wetland areas cover approximately 592 acres located primarily in the central section of the city along Tallaseehatchee Creek with some additional pockets in the southwestern corner of town. Minor wetland areas have also been recorded in the Munitions Works area in the far northern part of the city. For more detail see Map#10: *Environmental Constraints*.

Wildlife Habitats

Every year millions of people across the U.S. spend time and monetary resources viewing wildlife and enjoying the great outdoors. Nature serves as an escape and refuge from the busy and congested urban environment. The city should consider identifying lands sensitive to environmental degradation and working with the Alabama Land Trust to adequately reserve and manage land for wildlife preservation. The Alabama Land Trust is a cooperative organization that helps landowners protect and manage their land through Land Protection and Land Stewardship Programs. These programs allow landowners, through the use of conservation easements, to set aside or protect areas from encroaching development, protecting valuable farm and forestland, ecologically significant areas, water sources, and natural view-sheds. As of 2007, ALT has preserved about 50,000 acres of open space throughout the state.

Childersburg should consider planning for wildlife preservation in order to promote environmental protection and enhance the city's draw as an outdoor recreational community. Preservation could be promoted through the protection of wildlife corridors in flood prone areas and along the river.

Threatened and Endangered Species

National environmental policies protect this country's natural resources and amenities. The Endangered Species Act (ESA), passed by Congress in 1973, was established to protect species of plants and animals from extinction. Plants and animals listed as threatened or endangered species by the U.S. Department of Interior are to be protected on both public and private land. Endangered species are defined, according to the ESA, as: "any species which is in danger of extinction throughout all or a significant portion of its range." Threatened species are defined as: "any species that are likely to become endangered in the foreseeable future." Plant and animal species may be placed on the threatened and endangered species list if they meet one or more of the following scientific criterion: (1) current or threatened destruction of habitat, (2) overuse of species for commercial, recreational, scientific, or educational purposes (3) disease or predation, (4) ineffective regulatory mechanisms, and (5) other natural or manmade factors affecting the species' chances of survival. The U.S. Fish and Wildlife Service (USFWS) is charged with the responsibility of enforcing ESA regulations. Although most forest and lake related activities would not affect endangered species, developers, loggers, and other land-owners should review their plans with the USFWS or the Alabama Department of Natural Resources to verify ESA compliance.

Alabama is an ecologically diverse state with a significant amount of threatened and endangered species. Only the States of California at 309 and Hawaii (329) have more plants and animals than Alabama (117) placed on the threatened and endangered species list. According to the USFWS Alabama Ecological Services Field Station, the latest listing for threatened and endangered species in Talladega County, conducted in April, 2011 registers the following threatened and endangered species:

Red-cockaded Woodpecker

Birds—Red-cockaded woodpecker *Picoides borealis* (Endangered)

***Clams*—**Endangered species include Southern acornshell *Epioblastma othcaloogensis*, Upland combshell *Epioblastma metastriata*, , Ovate clubshell mussel *Pleurobema perovatum*, Southern clubshell mussel *Pleurobema decisum*, Triangular kidneyshell mussel *Ptychobranchus greenii*, Coosa moccasinshell mussel *Medionidus parvulus*, and the Southern pigtoe *Pleurobema georgianum*. Fine-lined pocketbook *Lampsilis altilis* (Threatened)

Mohr's Barbara's Buttons

***Fish*—**Blue Shiner *Cyprinella caerulea* (Threatened)

Tennessee Yellow-eyed Grass

***Flowering Plants*—**Mohr's Barbara's buttons *Marshallia mohrii* (Threatened), Tennessee Yellow-eyed grass *Xyris tennesseensis* (Endangered), Georgia aster *Symphyotrichum georgianum* (Candidate), White fringeless orchid *Platanthera integrilabia* (Candidate),

***Mammals*—**Endangered species include Indiana bat *Myotis sodalis* and the Gray bat *Myotis grisescens*

White Fringeless Orchid

***Snails*—**Threatened species include Tulotoma snail *Tulotoma magnifica*, Lacy elimia *Elimia crenatella*, Painted rocksnail *Leptoxis taeniata*. Rough hornsnail *Pleurocera foremani* (Endangered)

As a part of policy to preserve the natural environment and inherent species diversity, the city should implement best management practices for forestry, maintained and updated by the Alabama Forestry Commission, taking the above mentioned species into account. These management practices are not

legal regulations, but rather general guidelines for development and construction which best manages environmental protection and impact mitigation. The *Best Management Practices for Forestry* guidelines include preservation and maintenance procedures for the following amenities and tactics: 1) Streamside Management Zones, 2) Stream Crossings, 3) Forest Roads, 4) Timber Harvesting, 5) Reforestation/Stand Management, 6) Forested Wetland Management, 7) and Revegetation/Stabilization.

Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter.

Steep Slopes

Childersburg has minor cover of steep slope accounting for only 91 city acres and 1% of the total land coverage. These constraints are located primarily in the southwestern portion of the city. Given this information steep slopes should not be a major concern for the city overall, however, development in the southwestern corner of the city might need to take these constrains into consideration.

Floodplains and Flood Prone Areas

Childersburg floodplains (100 yr.) accounted for approximately 2,585 acres and 33% of the total land area. Floodplains and flood prone areas are located in the central and eastern portion of the city, along the Coosa River to the west, and in the Munitions Works area to the north. Intensive developments in these areas should create and implement flood mitigation strategies as needed in order to preserve the environment and limit flood damage.

Water Resources

Childersburg's primary water resource is the Coosa River and nearby Lake Logan Martin, which is used by Alabama Power Company as a source of hydroelectric power.

Wetlands

Childersburg's determined wetland areas cover approximately 592 acres located primarily in the central section of the city along Tallaseehatchee Creek with some additional pockets in the southwestern corner of town. Minor wetland areas have also been recorded in the Munitions Works area in the far northern part of the city.

Wildlife Habitats

Childersburg should consider planning for wildlife preservation in order to promote environmental protection and enhance the city's draw as an outdoor recreational community. Preservation could be promoted through the protection of wildlife corridors in flood prone areas and along the river.

Threatened and Endangered Species

As a part of policy to preserve the natural environment and inherent species diversity, the city should implement best management practices for forestry, maintained and updated by the Alabama Forestry Commission, taking the above mentioned species into account. These management practices are not legal regulations, but rather general guidelines for development and construction which best manages environmental protection and impact mitigation. The *Best Management Practices for Forestry* guidelines include preservation and maintenance procedures for the following amenities and tactics: 1) Streamside Management Zones, 2) Stream Crossings, 3) Forest Roads, 4) Timber Harvesting, 5) Reforestation/Stand Management, 6) Forested Wetland Management, 7) and Revegetation/Stabilization.

Map 9: Environmental Constraints

CHAPTER VIII: LAND USE AND DEVELOPMENT

A comprehensive plan must explore existing land use, development trends, and zoning patterns in order to understand how the city has developed, why it developed as it did, and what development will most likely occur given the current trends. A proper understanding of land use, zoning, and development patterns allows officials to make informed decisions affecting the orderly growth and development of their city.

The purpose of the land use chapter is to guide and direct development with the goal of sustaining orderly and coordinated development in accordance to changing needs, presently and in the future. This chapter examines existing land use, zoning patterns, compares existing land use and zoning patterns, and proposes a future land use plan which gives recommendations for coordinating better land use within the city. The future land use plan and accompanying *Future Land Use Plan* Map (Map#13) is a conceptual future plan to be used in guiding zoning and development decisions. It is not intended to be used as a zoning map or even to reflect similarities to districts on the *Zoning* Map (Map#11), rather it is to be used as a conceptual vision for the community's future.

Definitions

The following land use categories are described below for use in the Childersburg Comprehensive Plan.

Single-Family Residential
Areas intended for detached homes designed to house one family, including manufactured homes on individual lots.

Multi-Family Residential
Areas intended for structures that contain two or more independent housing units, including duplexes, townhouses, and apartment buildings.

Manufactured Home Park
Areas intended for manufactured homes not on individual lots.

Commercial
Areas intended for shopping centers, free-standing stores, service establishments, offices, and in some cases residential uses.

Industrial
Areas intended for manufacturing and research and development facilities

Public and Semi-Public
Areas intended for public and semi-public uses including city governmental offices, public schools, churches and cemeteries.

Parks and Recreation
Public areas intended for recreational use including athletic fields, playgrounds, and nature areas.

Agriculture
Areas actively engaged in or suited for farm production under specified conditions.

Undeveloped/Forestry
Includes private and vacated land upon which no development or active use is apparent. Included in this category is roadway, railroad, and utility rights-of-way and forested land, which may or may not be actively engaged in timber production.

Existing Land Use

Existing land use data helps communities determine how a city will develop and what types of development it favors and does not favor. The East Alabama Regional Planning and Development Commission maps and records data on land use in the city limits. Childersburg has approximately 7,962 total acres within the city limits, which includes right-of-ways and bodies of water and 7,091 land use acres, which does not include right-of-ways and water. Approximately 4,589 acres in the city are undeveloped leaving room for development as environmental constraints allow. For more detail on existing land use see Map#10: *Existing Land Use*. Table LU-1 shows existing land use acreage for the City of Childersburg in 2012.

Table LU-1. Existing Land Use Acreage: City of Childersburg, 2012

Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	721.76	10.2%	28.9%
Commercial	180.05	2.5%	7.2%
Industrial	100.41	1.4%	4.0%
Single-Family Residential	1,071.43	15.1%	42.8%
Multi-Family Residential	72.20	1.0%	2.9%
Park and Recreation	17.99	0.3%	0.7%
Public	337.65	4.8%	13.5%
Undeveloped	4,589.93	64.7%	N/A
Total Land Use Area	7,091.46	100.0%	N/A
Total Developed Land	2,501.53	35.3%	100.0%
Total City Acreage	7,962.85	N/A	N/A

Source: EARPDC database, 2012.

Agriculture

Agriculture constitutes a substantial portion of developed land within the city limits at 28% with 721 acres. Much of this land extends extensively along streambeds and floodplains in the eastern portion of the city, restricting development options. Agriculture accounts for approximately 10% of the total land use within the city.

Commercial

Approximately 180 acres (2% of the total land and 7% of developed land) in Childersburg is dedicated to commercial development. The significant majority of this land is located directly adjacent US Hwy. 280, and used as highway commercial, while some exists as less intensive use in the downtown. There are a few commercial areas east of the city along AL Hwy. 76. A substantial goal for the city is to promote and enhance commercial development through small business establishments in the downtown and more intensive commercial use along US Hwy. 280.

Industrial

Childersburg uses about 100 acres for industrial development (1% of the total land use and 4% developed). Much of the city's industrial land incorporates relatively small parcels along AL Hwy. 76 and along AL Hwy. 235 in the north and eastern section of the city. Coosa Pines Mill, the city landfill, to the north, and the quarry in the south, are significantly larger industrial areas, but are located outside the city limits. As a general goal the city desires to promote and encourage industrial development in the Coosa Industrial Park along AL Hwy. 235 and in other areas with significant access to major highways.

Residential

Residential land use in the form of single-family housing is spread fairly consistently throughout the city, with the largest concentrations in north Childersburg and along the Coosa River, as well in the south portion of the city. Additional commercial is shown in the downtown and in small pockets along US Hwy. 280 intermingled with commercial. Single-family residential is substantially the largest residential use in the city constituting 1,071 acres, accounting for 15% of total land use in the city and 42% of the developed land use. Multi-family land use throughout the city is sparse, existing in small pockets close to the downtown and near the community college, accounting for only 1% of total land use and 2% developed.

Public/Parks and Recreation

Provision of public land use plays an important role in community services. Childersburg public land use, accounting for 337 acres (4% of the total land use and 13% developed), is spread throughout the city and in small pockets in the downtown area. Much of this land is used for the city's schools including the community college. Land dedicated to parks and recreation account for 17 acres located downtown.

Undeveloped

The single most dominate land use in the city is undeveloped, consisting of 4,589 acres and 64% of total land use. The majority of this land is located in floodplains, wetlands, and densely forested areas posing significant environmental constraints for development. Much of this land could be considered for parks and recreation expansion or agriculture and woodland.

Zoning Patterns

Zoning plays an important role in the growth and development of the city and its citizens. The zoning ordinance is created to promote desirable standards in land use, prevent land use conflicts, and maintain and guide growth and development in accordance to the comprehensive plan and its goals and objectives for the city. A properly prepared zoning ordinance clarifies to property owners what can and cannot be developed on their property, so as not to interfere with the rights and privileges of their neighbors. The city's zoning ordinance and zoning map (Map#11: *Zoning*) should be periodically updated to insure it represents the goals, objectives, and policies best suited for the future growth and development of the community as a whole.

Childersburg provides approximately 7,784 acres of zoning, which includes right-of-ways, but not bodies of water. The dominant zoning district in Childersburg is planned unit development (PUD), with 2,270 acres accounting for approximately 29% of all zoning acreage in the city, which incorporates the Coosa Industrial Park. Single-family residential (SFR) ranked a close second to PUD consisting of 2,002 acres and 25% of the total zoning. Most single-family districts are located in the northern portion of the city and along the Coosa River with some in the downtown and southern portion. Additional single family zoning exists in small pockets along US Hwy. 280. Residential zoning which includes multi-family and townhomes, accounted for approximately 2,999 acres and 38% of the total zoning acreage. Table LU-2 examines zoning acreage and percent of total for Childersburg in 2012.

Table LU-2. Zoning Acreage: City of Childersburg, 2012

Zoning	District Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
AG	Agriculture	1,844.09	23.7%	1,844.09	23.7%
R-1	Single Family Residential	2,002.81	25.7%	2,999.06	38.5%
R-2	Multi-Family Residential (Duplex)	878.18	11.3%		
R-3	Multi-Family Residential	68.62	0.9%		
TH	Townhouse	49.45	0.6%		
B-1	Local Business	31.57	0.4%	437.10	5.6%
B-2	Central Business	25.74	0.3%		
HC	Highway Commercial	379.79	4.9%		
M-1	Light Manufacturing	184.14	2.4%	184.14	2.4%
Totals		7,784.41	100.0%	7,784.41	100.0%
Special Districts					
PUD	Planned Unit Development	2,270.78	29.2%	2,270.78	29.2%
CM	Cemetery	10.68	0.1%	10.68	0.1%
MHP	Manufactured Home Park	38.56	0.5%	38.56	0.5%
FH	Flood Hazard District	2,585.70	33.2%	2,585.70	33.2%

Source: EARPDC database, 2012.

Agriculture reported 1,844 acres and 23% of the city's zoning acreage. Commercial districts, consisting of local business, central business, and highway commercial, accounted for 437 acres and 5% of the zoning acreage, while light industry constituted 184 acres and 2% of the zoning acreage. The city also provides three special districts (in addition to PUD)—Floodplain Hazard District with 2,585 acres, Cemetery District with 10 acres, and Manufactured Home District with 38 acres. The flood hazard district serves as an overlay zone which may extend into multiple

districts as deemed necessary in order to establish regulations protecting land use and development from potential flooding. The Cemetery District is also an overlay zone intended to reserve areas in other districts for cemetery expansion.

Existing Land Use and Zoning Patterns

A comparison of land use and zoning is beneficial in determining land use and zoning patterns. Zoning should reflect community needs and guide land use and development throughout the city. Comparing these elements of the plan based on percent of land used and land zoned for specific purposes is useful in determining current development patterns and directing how the city should grow.

The two most dominant land use classifications, in Childersburg, aside from undeveloped (UND), in 2012, was agriculture (AG) at 721 acres and 10% of the total land use, and single-family residential (SFR), excluding mobile homes, at 1,071 acres and 15% of the total land use. Zoning for these land uses indicate suitable room for growth with Agriculture district accounting for 1,844 acres and 23% of the zoning acreage and Single-family Residential showing 2,002 acres and 25% in zoning acreage cover. Based on the Zoning Map, most agriculture zoned areas are located in flood hazard areas, while single-family should have sufficient room to expand north of the city and in some parts of the southern section. Multi-family (MFR) should also have significant room for expansion with 72 acres (1% of total land use) currently used and approximately 996 acres (12% total zoning acreage) zoned accordingly, located mostly in the central portion of the city. Contrary to agriculture and residential, commercial (COM) and industrial (IND) uses show considerably less room for expansion. This could be attributed to limited land available along US Hwy. 280 and downtown, where commercial land is encouraged, and a somewhat small industrial park, zoned for light industrial uses. There is currently no land used for planned unit development (PUD) although this zoning is the most prominent single district in the city. Undeveloped land was the single most substantially dominant land use accounting for approximately 4,589 acres and 64% of the total land use area. Figure LU-1 compares percent land use acreage with percent zoning acreage for Childersburg in 2012. Notice that the city, in 2012, held significantly more agriculture, single-family residential, and multi-family residential zoned land than current land use, indicating substantial room for this land use expansion, but considerably less land available for commercial and industrial growth. As a planning consideration Childersburg could zone more land for commercial along US Hwy. 280 and in the downtown in preparation for growth and development. Childersburg could also strive to utilize land reserved for planned unit development in the northern part of the city.

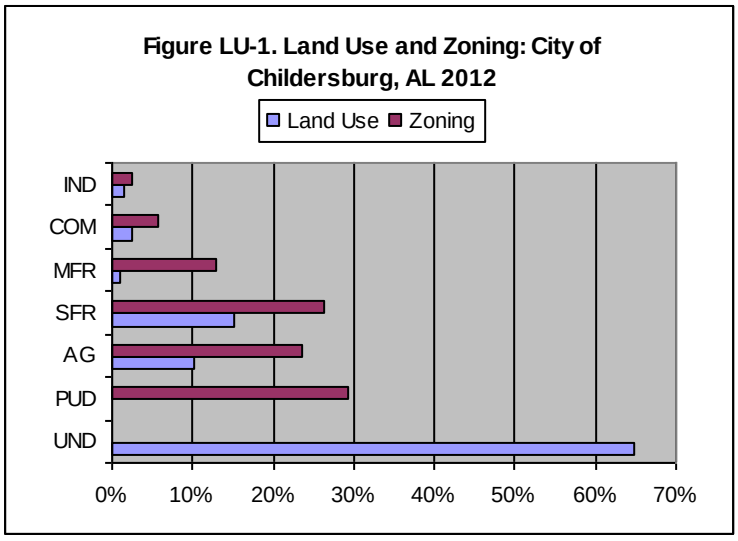


Figure LU-1. Land Use and Zoning: City of Childersburg, AL 2012

Future Land Use Plan

As a community grows and expands, a plan for land use and development is critical for guiding the city in a manner that logically and efficiently meets city goals and objectives. The City of Childersburg desires to grow in a manner that effectively and efficiently utilizes land and community resources. The future land use plan and accompanying map (See Map#13: *Future Land Use Plan*) provides general guidance in this directive. The following highlights are general recommendations for land use planning and development in the city:

- **Single-family:** Single-family residential should be promoted as the major residential use throughout the city and development should expand in the north along AL Hwy. 76 and Grist Mill Rd. Childersburg could also encourage single-family in the southern portion of the city, expanding into agriculture areas.
- **Commercial:** Compact commercial development should be promoted in the downtown area and central portion of the city in the B-1 and B-2 districts, while more intensive highway commercial should be encouraged along US Hwy. 280.
- **Industrial:** Industrial land, in the form of light manufacturing, should be promoted in areas where the land exhibits reasonably minor or none environmental constraints. Industry should be encouraged to locate in the city's industrial park and in industrial districts on the city's northern edge.
- **Childersburg Industrial Park:** The Childersburg Industrial Park, located at the northern edge of the city, is currently zoned as a Planned Unit Development district with plans for a suitable mix of highway commercial development and industrial. The park currently provides approximately 1,852 acres for development. The conceptual master plan, produced by Birmingham, AL based planning firm *Goodwyn, Mills, and Cawood*, proposes three planning phases. The first phase calls for approximately 77 acres along AL Hwy. 235, on the western edge of the development, to be used for highway commercial along with an additional 290 acres in the northeast corner. The second phase utilizes approximately 260 acres for light manufacturing and 175 acres in the middle portion of the site for wetlands and a wildlife refuge, based on extensive floodplain constraints. Phase three plans the remaining 1,050 acres for heavy manufacturing. The additional 418 acres of PUD area are located outside the development site along the Coosa River to the west and adjacent the eastern section.
- **Floodplains and Wetlands:** Wetlands and extreme flood prone areas should be reserved for parks and recreation and where feasible, low-density residential. Intensive commercial and industrial developments locating in these areas need to first conduct substantial flood hazard mitigation procedures in accordance with ADEM regulations.
- **Public and Semi-public:** Adequate expansion land should be reserved for important community facilities.

Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter.

Agriculture

Agriculture constitutes a substantial portion of developed land within the city limits at 28% with 721 acres. Much of this land extends extensively along streambeds and floodplains in the eastern portion of the city, restricting development options. Agriculture accounts for approximately 10% of the total land use within the city. Most of this land should be used for agriculture, parks and recreation, and low density residential.

Commercial

Approximately 180 acres (2% of the total land and 7% of developed land) in Childersburg is dedicated to commercial development. The significant majority of this land is located directly adjacent US Hwy. 280, and used as highway commercial, while some exists as less intensive use in the downtown. There are a few commercial areas east of the city along AL Hwy. 76. A substantial goal for the city is to promote and enhance commercial development through small business establishments in the downtown and more intensive commercial use along US Hwy. 280.

Industrial

Childersburg uses about 100 acres for industrial development (1% of the total land use and 4% developed). Much of the city's industrial land incorporates relatively small parcels along AL Hwy. 76 and along AL Hwy. 235 in the north and eastern section of the city. Coosa Pines Mill, the city landfill, to the north, and the quarry in the south, are significantly larger industrial areas, but are located outside the city limits. As a general goal the city desires to promote and encourage industrial development in the Coosa Industrial Park along AL Hwy. 235 and in other areas with significant access to major highways.

Residential

Residential land use in the form of single-family housing is spread fairly consistently throughout the city, with the largest concentrations in north Childersburg and along the Coosa River, as well in the south portion of the city. Additional commercial is shown in the downtown and in small pockets along US Hwy. 280 intermingled with commercial. Single-family residential is substantially the largest residential use in the city constituting 1,071 acres, accounting for 15% of total land use in the city and 42% of the developed land use. Single-family neighborhoods should be encouraged to locate near minor roadways throughout the city and in the downtown near small commercial areas.

Multi-family land use throughout the city is sparse, existing in small pockets close to the downtown and near the community college, accounting for only 1% of total land use and 2% developed. Multi-family should be built in areas more accommodating to intensive residential development, such as in the downtown and other areas with sufficient highway access.

Public/Parks and Recreation

Provision of public land use plays an important role in community services. Childersburg public land use, accounting for 337 acres (4% of the total land use and 13% developed), is spread throughout the city and in small pockets in the downtown area. Much of this land is used for the city's schools including the community college. Land dedicated to parks and recreation account for 17 acres located downtown. Additional land near established public facilities should be reserved for public land use and parks and recreation expansion.

Undeveloped

The single most dominate land use in the city is undeveloped, consisting of 4,589 acres and 64% of total land use. The majority of this land is located in floodplains, wetlands, and densely forested areas posing significant environmental constraints for development. Much of this land could be considered for parks and recreation expansion or agriculture and woodland.

Map 10: Existing Land Use

Map 11: Zoning Map

Map 12: Zoning Map (Downtown)

MAP 13: Future Land Use

CHAPTER IX: COMMUNITY VISIONING PROCESS

The strategic community visioning process, as described and implemented in this comprehensive plan, is modeled after a Community Visioning Guide produced by the Oregon Visions Project, a voluntary committee of planning professionals sponsored by the Oregon Chapter of the American Planning Association. Established in 1992, the Oregon model has been used, with suitable success, by many small communities throughout the State of Oregon. The model is not intended to provide a perfect visioning process for every community, but should establish a basic foundation upon which goals and objectives are created and implemented.

The basis of the strategic community visioning process is to create and implement a means through which the community can accurately identify and prioritize needs, and determine a plan to meet those needs. The process strives to encourage a focus on long-range planning by examining the "bigger" picture and posing the following questions: Where are we now? Where are we going? Where do we want to be? How do we get there?

In order to address these questions and formulate a plan, the community visioning process is organized into four steps, listed as follows:

- Step 1: Community Profile. Where are we now?
- Step 2: Trends Analysis. Where are we going?
- Step 3: Community Visioning. Where do we want to be?
- Step 4: Action Plan. How do we get there?

Step 1: Community Profile. Where are we now?

The purpose of the community profile is to establish the foundation upon which the plan is formed and progress measured. Products produced in this beginning phase include the following:

- SWOT Analysis and Prioritized SWOT Analysis
- Significant Findings and Community Statistical Profile

SWOT Analysis

The initial phase of the community visioning process for the City of Childersburg involved engaging community participation in a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis (See Appendix A for complete details). The SWOT Analysis was further refined by prioritizing the three most important items (in no particular order) in each category. These items are listed as follows:

Strengths

- **Location**—Located along US Hwy. 280 in close proximity to the Birmingham metro area, the City of Childersburg is well situated for substantial commercial development and growth.
- **Recreation and Tourism**—Childersburg and the surrounding area provides a wide array of opportunities for indoor and outdoor recreation and tourism with historical sites.

- **Industrial Development**—The Childersburg Industrial Park offers substantial potential for industrial development.
- **Schools**—Childersburg offers good schools as well as workforce training and development at the Childersburg Campus of Central Alabama Community College.

Weaknesses

- **Lack of Business Downtown—**The city needs to retain existing business in the downtown while attracting new. Business loss in the downtown could be attributed to building neglect and new businesses finding more visibility along US Hwy. 280 a more attractive option. However, the city is currently conducting a downtown streetscape project, which could bring more business to the downtown.
- **Water Supply and Sewer Distribution—**As a top priority, the city needs adequate inventory and proper updates to water and sewer lines. However, the Utilities Board is currently conducting an extensive inventory of the city's water and sewer infrastructure.
- **Housing Conditions—**Poor housing conditions in various neighborhoods could be a significant weakness. The city should continue the abatement process to demolish homes in dilapidated condition.

Opportunities

- **Historic Preservation—**Childersburg could seek funding and create plans to preserve historic business in the downtown and neighborhoods in residential areas.
- **Downtown Redevelopment—**The city should continue to improve the street improvements and beautification in the downtown and encourage shop owners to regularly repair and maintain storefronts through revitalization.
- **Industrial Development Strategy—**The Childersburg Industrial Park offers more than 2,000 acres of industrial zoned land for prospective investors.
- **Recreation—**Childersburg provides excellent recreational facilities and programs. The city should continue to promote and enhance facilities and programs when possible.

Threats

- **Loss of Business—**Decline of business in the downtown is a significant threat.
- **Loss of Tax Base—**The city has dropped in tax base, which possess a substantial threat to the city in maintaining and expanding existing services.

Disclaimer: *The SWOT Analysis was conducted and recorded as a survey based on community perception and opinion and is not intended, by itself, to be solidly grounded with factual information. The information presented therein was used only as a basis for determining community understanding and in establishing a platform for further research.*

Significant Findings

The significant findings highlight important community data (at the township, county, state, and national level) extracted from the 2000 Census, for comparison and analysis. The community statistical profiles for Census 2000, and 2010, as well as the 2005-2009 (Economy) and 2006-2010 (Population and Housing) American Community Survey (See Appendix C: Community Profiles),

provide a more complete examination of population, economy, and housing statistical information and establish important benchmarks from which the community can track progress. This statistical information, in addition to community values and participatory input, establishes a reliable and useful foundation in analyzing trends and scenarios and in policy and plan formulation—the next step in the community visioning process. Significant findings pertaining to population, economy, housing, community facilities, transportation, and land use for the City of Childersburg are listed as follows for review (See pertaining chapters for more details):

Population

Population Growth—The city showed it's most significant growth from 1940 to 1950, as did Talladega County then the population leveled off, but showed some steady increase up until 2010. This substantial growth could have been attributed to the smokeless powder plant ordinance during WWII which employed thousands of people during the war.

Age Distribution—Between 2000 and 2010 Childersburg's Middle Age / Working Adult (ages 45 to 64) grew the most substantially and in 2010 grew to account for an equal portion with the city's Young Adult / Beginning Worker (ages 25 to 44), the most dominant group in 2000. Somewhat similar results were shown in the county, state, and nation, indicating that the city is fairly on par with the rest of the country in age distribution and growth in the portion of older Americans. As a planning consideration the city should prepare for meeting the needs of an older generation, while maintaining and providing for the younger.

Marital Status—Marital status for Childersburg tends to suggest family stability, having similar married status to the county, state, and nation, and comparable status pertaining to widowed, divorced, and separated.

Race Distribution—White population was the most dominant race in Childersburg in 2010 at 60% of the population. Childersburg from 2000 to 2010 showed a slightly higher portion of black population than Talladega County and a considerably higher portion than Alabama and the US, while white population for the city ranked lower than the county and considerably lower than the state and nation, thus creating more racial balance and diversity.

Gender Distribution—Childersburg showed a slightly smaller portion of males than Talladega County and Alabama and a larger portion of females in 2000 and 2010.

Population Density—Childersburg, with a 2010 population of 5,175, ranks as the third largest community in Talladega County, behind Talladega at 15,676 and Sylacauga at 12,749. Between 2000 and 2010 population density for the Childersburg decreased considerably from approximately 637 persons per square mile to 419, a decline of -34%. The neighboring community of Sylacauga declined slightly in population density from 681 persons per square mile to 654, a decrease of -3%, while Talladega showed minor increase, climbing in population density from 634 to 653, an increase of 3%. A significant factor in lower population density could be the city's industrial park, which utilizes a large portion of land for industrial purposes only.

Economy

Educational Attainment—Childersburg showed comparable educational attainment with Talladega County, but lagged substantially behind Alabama and the US.

Household Income—Childersburg slightly surpassed Talladega County in terms of household income, but ranked somewhat lower than Alabama and considerably lower than the US.

Commuting Patterns—Childersburg, in 2010, reported more commuters working outside the city as compared to commuters in Talladega County, Alabama, and the US. However, comparable to the state and nation, most city commuters found work within the county of residence. The county showed substantially less commuters working in the county. Childersburg commuters also tended to have somewhat shorter commute times than commuters in Talladega County, Alabama, and the US.

Labor Force Participation and Unemployment—Childersburg labor force participation, in 2010, ranked comparably with Talladega County, Alabama, and the US, however, unemployment within the city's civilian workforce was slightly higher than the county, state, and nation.

Occupational Status—Childersburg showed substantially more service occupations than Talladega County, Alabama, and the US and substantially less management/business occupations than Alabama and the US, indicating a larger portion blue-collar, lower skilled occupations than the state and nation, but not the county, which reported more production/transportation jobs.

Industrial Composition—Public services/Public Administration was Childersburg's most dominant industrial sector, comparable to Talladega County, Alabama, and the US.

Poverty Status—In 2000 overall city poverty, both individual and family, ranked substantially higher than the county, state, and nation, however, in 2010 city poverty declined significantly and reported similar rates with the county and state, but not the nation, which ranked slightly lower.

Housing

Units by Type—In 2010 Childersburg showed a slightly larger portion of single-family housing than Talladega County, Alabama, and the US. Multi-family for the city ranked somewhat higher in portion than the county, similar to the state, and considerably lower than the nation while manufactured housing for the city ranked considerably higher in the county, comparable to the state, and somewhat lower in the nation during this time.

Tenure and Occupancy—Occupancy rates for Childersburg ranked comparable with Talladega County, Alabama, and the US. Tenure information indicates that Childersburg showed significantly less owner-occupied housing than Talladega County and Alabama and more rented housing, however, the city and nation showed a relatively comparable ratio of owner-occupied housing to rental.

Vacancy Status—The dominant vacancy use for Childersburg was "other vacant" which entails other non-specific uses. This vacancy use was also the most dominant use in the county and state in 2010, but not in the nation, which reported "miscellaneous" as the most dominant use.

Household Size—The most dominant household size for the city, county, state, and nation is 2-person household.

Housing Stock Age—Childersburg has considerably older housing than Talladega County and Alabama, but comparably aged homes with the US.

Physical Housing Conditions—The slight majority of homes in Childersburg in 2012 were in deteriorating condition, with a few dilapidated. The city showed a substantial portion of deteriorating homes for manufactured and multi-family, both of which showed more units in deteriorating condition than good. Single-family units reported somewhat more homes in good condition than in deteriorating and dilapidated. These conditions could be attributed to the city having a considerably larger portion of older homes, as previously discussed, since older homes, in general, require more maintenance and upkeep than newer. As a planning consideration the city should make plans to upgrade existing structures and/or condemn structures deemed unfit for reviving.

Selected Physical Housing Conditions—Childersburg, in 2010, showed a slightly higher portion of homes lacking complete plumbing and kitchen facilities than shown in Talladega County, Alabama, and the US.

Housing Value—While Childersburg, in 2010, showed substantially more mid to upper priced homes (valued between $100,000 and $199,999) than Talladega County, Alabama, and the US, the city exhibited considerably less expensive homes (valued above $200,000) than the county, state, and nation.

Housing Affordability (Rental Costs)—Median contract rent and median gross rent for Childersburg, in 2010, was somewhat lower than Talladega County and considerably lower than Alabama and the US.

Owner-occupied Housing Affordability—Owner-occupied housing in Childersburg, in 2010, was significantly more affordable than housing in Talladega County, Alabama, and the US.

Renter-occupied Housing Affordability—Renter-occupied housing in Childersburg, in 2010, was significantly more affordable than housing in Talladega County, Alabama, and the US.

Community Facilities—(See Community Facilities Analytical Summary)

Transportation

Traffic volumes along US Hwy. 280, from 2002 to 2010, in and near the downtown area increased or decreased slightly, yet reported LOS D, high density in 2010, suggesting that various areas downtown, although currently in stable condition, could show signs of congestion in the near future, while other areas might not. As the highway traverses southeast, away from the downtown, traffic volumes decrease and level of service shows substantially more stable conditions. Given this information, the city could consider long-range road improvement plans, or highway access management, along the stretch of US Hwy. 280 in the downtown area in order to accommodate

traffic increase and/or mitigate congestion. However, the city would need to work with ALDOT to accomplish improvement projects along US Hwy. 280.

The city should also continue work on the streetscape project downtown and continue to prioritize roadway improvement projects as needed.

Environmental Features/Constraints

Approximately 33% of Childersburg city limits is located in the 100 yr. floodplain and 1% in 500 yr. However, the majority of this land is situated in areas with minimal development in the central and eastern portion of the city, along the Coosa River to the west, and in the Munitions Works area to the north. Intensive developments in these areas should create and implement flood mitigation strategies as needed in order to preserve the environment and limit flood damage.

Land Use

Undeveloped land was the single most substantially dominant land use accounting for approximately 4,589 acres and 64% of the total land use area. Although a substantially large portion of undeveloped land is located in floodplains, the city could further utilize the areas not prone to flooding.

Step 2: Trends Analysis. Where are we going?

The general objective of the second step in the community visioning process, trends analysis, is to gain a general understanding of what the City of Childersburg has sustained over the former 10 year time period and how the community will probably progress in another 10 years if current trends and activities continue as the status quo. Statistical information in 2000 and 2010 has been analyzed and researched to determine current and projected trends and their potential impact on the community. The main products produced in this stage include the following:

- Trend Statement
- Probable Scenario

Trend Statement

A trend statement presents a formal description of significant trends pertinent to changes in population, economy, housing, and transportation, over a ten year period. The trend statement should also reflect and express a locally held view and understanding of past conditions in addition to statistical reference. Childersburg trend statement is stated as follows:

Based on 2000 and 2010 Census data alone the City of Childersburg has been closely following the state and nation in overall population growth. The city reported a higher portion of seniors than average indicating a growing need to serve this segment of the population. Economically the city ranked fairly on par with the county, but significantly behind the state and nation, in terms of educational attainment, household income, and poverty status. Commuting patterns indicate that the majority of the city's commuters work outside the city. The city's housing stock is considerably old compared to the county and state and housing conditions could use improvement, however,

home values ranked comparable with the county and offered significant affordability to the general population.

Probable Scenario

The probable scenario is a list of things that will probably occur in the community, in the next 10 years, if a new plan is not administered and the status quo is maintained. This probable scenario describes a broadly defined, yet understandable and achievable picture of the status quo future. The following occurrences listed have been determined as part of the city's probable future scenario:

- **Population Growth**—Childersburg will probably continue to maintain fairly stable population over the next decade.
- **Age Distribution—**The city will probably increase somewhat significantly in senior population as middle agers transition into this category. Youth population will remain fairly stable due to good schools and CACC.
- **Educational Attainment**—The city will remain competitive with the county in terms of educational attainment, but will probably not rank comparative to state and national attainment.
- **Household Income—**Childersburg household income will probably remain competitive with the county, but will probably not rank comparative to state and national income.
- **Commuting Patterns—**The majority of commuters in Childersburg will probably continue to work in other neighboring communities as the city showed somewhat substantially higher out-of-town commuting than generally shown in other places in the county, state, and nation.
- **Labor Force Participation and Unemployment—**In terms of labor force participation Childersburg will probably continue to rank comparable with the county, state, and nation, while unemployment in the city will probably rank slightly higher.
- **Poverty—**City poverty rates will probably rank comparable to the county and state, but slightly higher than the nation.
- **Housing Conditions—**Physical housing conditions will probably improve due to the city's abatement proceedings.
- **Housing Value—**Owner-occupied homes in Childersburg will probably continue to be valued higher than the county, but significantly less than the state and nation.
- **Housing Affordability—**Homes and rental properties in Childersburg will probably continue to remain significantly more affordable than those in the county, state, and nation.

Step 3: Community Visioning. Where do we want to be?

Vision Statement

Simply stated, a community vision is the overall shared picture of future community character. A vision statement is a formal description of that vision, used to express the general direction in which the city desires to grow and change. This vision statement gives guidance to planning initiatives that could be attributed 10, 20, or even 30 years into the future for implementation and completion.

Childersburg has a vision of growing and prospering as a successful Alabama community. The vision expressed and encompassed in a city approved vision statement reads as follows:

"*The City of Childersburg promotes and maintains itself as an attractive Alabama community offering a safe and friendly environment to live, work, and play. The City will strive to preserve its historical, natural, and cultural heritage as well as promote and encourage quality growth and development through leadership, services, and opportunities which create a better quality of life for all*."

Preferred Scenario

The preferred scenario is simply a list of developments that residents would like to see occur in their community in the next 10 years. These developments should be broadly described, yet convey an understandable and achievable picture of a future in which the goals and objectives in the plan are met. The following developments listed have been determined as part of the town's preferred future scenario:

- **Commercial Development**—The downtown streetscape project will strengthen existing business in the downtown and attract new commercial development.
- **Housing Development**—Opportunities for housing development will be recognized and enhanced through the housing abatement process.
- **Transportation Infrastructure Enhancement**—The city will improve road conditions throughout the community as needed. The city will also coordinate with ALDOT, when necessary, to provide better access management and increased traffic flow in priority areas along US Hwy. 280 in and near the downtown.
- **Utility Infrastructure Enhancement**—The Utilities Board will complete the water, sewer, and gas inventory as well as needed upgrades, supplying business owners and residents with better service.
- **Historic Preservation**—The city will maintain and improve historic places and structures throughout the community in order to preserve historical and cultural heritage.
- **Recreation—**The city will seek funding and resources to improve recreation and continue to enhance recreational opportunity throughout the community.

Step 4: Action Plan. How do we get there?

Goals and Objectives

In order to achieve the community vision and preferred scenario set forth, Childersburg needs to establish appropriate goals and objectives, a means of attaining those goals and objectives, and a methodology to evaluate progress. The following chapter, Chapter X: Goals and Objectives, identifies and prioritizes goals, objectives, strategies for the planning period. This chapter also utilizes performance indicators for measuring progress toward goals and objectives, and gives further recommendations for accomplishing them.

Implementation

The final stage of the action plan is implementation, which is introduced and performed in Chapter XI: Implementation. This chapter identifies and prioritizes specific projects and work activities for planning and guiding city improvements, growth, and expansion. An implementation schedule outlines the intentions and timeframes of each project.

CHAPTER X: GOALS AND OBJECTIVES

Vision Statement

Childersburg has a vision of growing and prospering as a successful Alabama community. This vision can be expressed and encompassed in a city approved vision statement which reads as follows:
"*The City of Childersburg promotes and maintains itself as an attractive Alabama community offering a safe and friendly environment to live, work, and play. The City will strive to preserve its historical, natural, and cultural heritage as well as promote and encourage quality growth and development through leadership, services, and opportunities which create a better quality of life for all*."

In order to achieve this vision, Childersburg needs to establish appropriate goals and objectives, a means of attaining those goals and objectives, and a methodology to evaluate progress. This chapter identifies goals, objectives, strategies, and work activities/projects for planning and guiding city improvements, growth, and expansion. It also utilizes performance indicators for measuring progress toward goals and objectives, and gives further recommendations for accomplishing them.

Goal-Setting Process

In April, 2011 the East Alabama Regional Planning and Development Commission (EARPDC) and the Childersburg Planning Commission began work on the Childersburg Comprehensive Plan Update. The first meeting, conducted on January 12, 2012, was an initial public meeting in which the planning process was introduced and a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis for the community was performed. From this analysis, EARPDC and the planning commission formed a basis in which to identify community needs and in determining goals and objectives. EARPDC and the planning commission then met on a bi-monthly or tri-monthly basis as needed in order to establish and prioritize goals and objectives, determine projects for implementation, and to subsequently generate a future land use plan and map to guide land use and development.

Goals and Objectives

The primary directive of the comprehensive plan is the formation of goals and objectives for city improvement, growth, and expansion, and the development of a plan in which to accomplish them. The purpose of this chapter, and the subsequent implementation chapter, is to provide a methodological planning roadmap with practical applications for attaining established city goals and objectives. The following definitions provide a framework through which goals and objectives can be achieved and evaluated.

Definitions

Goals
Goals in this chapter have been identified with the purpose of promoting community vision, through considerably broad-based perspectives.

Objectives
Broadly define how the goals are to be accomplished.

Strategies
Provide a basic mechanism for accomplishing the stated objectives.

Work Activities/Projects
These actions are specifically defined, applicable, practical, and measurable steps to be performed or activated throughout the implementation process (this process is described in greater detail in the subsequent implementation chapter). Such activities/projects are to be understood as viable alternatives/options working for goal attainment and thus are substantially more specified than goals and objectives. The work activities/projects listed in the Implementation Schedule of Chapter XI: Implementation will be those decided by the planning commission and city council to be implemented.

Importance
The importance for any given goals, objectives, and strategies is explained under the subheading entitled as such. Importance can be justified through statistical analysis, need inventory, or as an established community priority.

Additional Recommendations
Additional recommendations are also advocated as useful and complementary strategy implementation tools.

Performance Indicators
Specified, quantitative, targeted goals or measures used in measuring progress toward goal achievement, yet more substantially for strategy initiation and evaluation.

Notation
Additional notes which describe and/or explain current work and progress in relation to a specific strategy and/or work activity/project.

The goals and objectives listed below, in no particular order of priority, as well as proceeding strategies and work activities/projects (shown as bulleted), have been established and approved by the Childersburg Planning Commission and the Childersburg City Council as a practical methodology for the future improvement, growth, and development of the City of Childersburg:

Goal #1: Promote and Enhance Economic Development

Objective #1: Support and Retain Existing Industries in the Childersburg Industrial Park and Promote and Encourage New Business on Site

- **Strategy:** City to continue to work with the Childersburg Local Redevelopment Authority, the Talladega County Economic Development Authority, and the Alabama Development Office to retain existing business, market the park and its amenities to prospective tenants, and follow the reuse plan.
- **Strategy:** City to continue to work with Central Alabama Community College to promote and encourage workforce development training supportive of existing industries and new programs needed to meet business expansion goals.

Notation: Central Alabama Community College (CACC) is currently exploring the needs of local industries to determine the programmatic needs of the local area. This information will be useful to ascertain programs that should be added in the future.

- **Strategy:** Continue to provide and promote vocational and trade school opportunities for students attending high school.
- **Strategy:** City to continue to work in cooperation with Central Alabama Community College to promote and conduct job fairs focusing on skilled trades.
- **Strategy:** City to continue to work in cooperation with Central Alabama Community College to promote and provide continuing education and adult high school classes.

Objective #2: Improve and Revitalize the Downtown Historic District

- **Strategy:** Gain National Historic Register status for more downtown historical buildings.
- **Strategy:** Utilize the Secretary of Interior's investment tax credit for substantial rehabilitation of certified historic buildings.
- **Strategy:** Design and install directional signage along US Hwy. 280 to direct traffic downtown.
- **Strategy:** Coordinate and advertise local downtown events with other nearby events and festivals.
- **Strategy:** Incorporate period lighting, signage, and street furniture in the downtown to encourage pedestrian traffic.

- **Work Activity/Project:** City to continue work on and finish Phase II of the Downtown Streetscape Project.

Notation: Childersburg created, and is presently conducting, a Downtown Streetscape Project which includes street improvements such as sidewalk repair, streetlight installation, and tree plantings for beautification. Phase I of the project incorporates the downtown area adjacent 1st Street SW, extending from 10th Ave to 8th Ave SW. while Phase II of the project will incorporate 1st Street SW from 8th Ave SW to Kiwanis Park. Phase II shall also incorporate the gateway portion of the city, extending from US Hwy. 280 to 10th Street downtown. Planning assistance for

the project was contracted through planning firm Goodwyn Mills and Cawood while ALDOT provided funding.

Performance Indicator: Phase II to be completed by August 2016.

Goal #2: Promote and Enhance Community Facilities

Objective #1: Improve and Enhance City Administration

- **Strategy:** City to receive more revenue to improve services
- **Strategy:** Hire more personnel to meet additional needs

Objective #2: Improve and Enhance Public Safety Services

- **Strategy:** Secure and maintain more advanced training for police officers.
- **Strategy:** Maintain adequate funding for the fire department.
- **Strategy:** Fire department to recruit and retain efficient personnel.

Objective #3: Improve and Enhance Parks/Recreation and Tourism

- **Strategy:** Seek funding to upgrade and maintain facilities and parks.
- **Strategy:** Volunteers are needed to help with coaching, cleaning parks, etc.
- **Strategy:** Continue to utilize the city's website to advertise community events.
- **Strategy:** Continue to utilize billboards for advertising events in Childersburg.
- **Strategy:** Promote and expand recreation opportunities for seniors.

- **Work Activity/Project:** Complete Childersburg's portion of the Alabama Scenic Rivers Trail.
- **Work Activity/Project:** Create a new brochure for the Grist Mill and Covered Bridge Park.
- **Work Activity/Project:** Renovate and improve the Grist Mill main structure.

Performance Indicator: Renovate and improve the Grist Mill main structure by 2015.

Objective #4: Improve Library Services at Rainwater Museum

- **Strategy:** Increase community awareness—more community awareness would bring in more support to the library and the services provided.
- **Strategy:** Secure more funding—additional funding for the library would allow for more computers and updated technology as well as building expansion and services.

- **Work Activity/Project:** Acquire more space for facility expansion—the library is currently purchasing adjacent property for facility expansion, however, the area will be used for public parking. Building expansion will require more financial resources than presently available.

Objective #5: Improve and Enhance Street and Sanitation Services

- **Strategy:** Purchase new equipment
- **Strategy:** Acquire closer landfill facilities for disposal of household waste

- **Work Activity/Project:** Secure vendors for glass and plastic recycling as well as equipment to collect and bale plastic and glass.

Objective #6: Improve and Enhance Sewer Infrastructure and Services

- **Strategy:** Continue to remove areas of high infiltration

- **Work Activity/Project:** Acquire a new boom truck for service stations
- **Work Activity/Project:** Upgrade and expand SCADA for sewer system
- **Work Activity/Project:** Refurbish main sewer pump station
- **Work Activity/Project:** Inventory and upgrade sewer lines where needed

Notation: The utilities department is presently conducting an extensive inventory of the city's water and sewer system, which could catalog lines smaller than 2 inches or larger than 10 inches throughout the community. Substantially more inventory work is needed in order to determine specific needs in terms of pipeline size, particularly for sewer infrastructure. A timeframe for inventory completion is presently unknown.

Importance: A precise inventory of Childersburg's sewer system is a top priority. Accurate mapping information on line size and location is needed in order to properly plan for growth and development throughout the city.

Performance Indicator: Inventory and upgrade sewer lines by 2024.

Objective #7: Improve and Enhance Water Infrastructure and Services

- **Work Activity/Project:** Install new water valves and fire hydrants at strategic locations
- **Work Activity/Project:** Upgrade and expand Supervisory Control and Data Acquisition (SCADA) computer systems which are used to monitor and control the water system
- **Work Activity/Project:** Provide automatic meter reading
- **Work Activity/Project:** Inventory and upgrade water lines where needed

Performance Indicator: Inventory and upgrade water lines by 2024.

Objective #8: Improve and Enhance Gas Infrastructure and Services

- **Work Activity/Project:** Continue to replace cast iron in areas as deemed necessary by leak surveys
- **Work Activity/Project:** Upgrade two rectifiers
- **Work Activity/Project:** Inventory and upgrade gas lines where needed

Performance Indicator: Inventory and upgrade gas lines by 2024.

Objective #9: Improve and Enhance Housing Authority Services

- **Strategy:** Improve security for residents—Security for residents has been rated good, however, technology improvements, such as installation of more and better security lighting and cameras in neighborhoods, could be made to supplement security presence.
- **Strategy:** Housing Authority needs to explore relationships with child care providers in the area such as daycare centers, Head Start, and after school programs which would allow parents more flexibility for work.

- **Work Activity/Project:** Housing Authority to establish a partnership with Central Alabama Community College in order to promote and encourage higher education and an improved quality of life in the community.

Objective #10: Improve and Enhance Educational Facilities and Services
(See Community Facilities Chapter for Local School Needs)

Goal #3: Promote and Enhance Residential Development

Objective #1: Promote and Encourage a Variety of Housing Options

- **Strategy:** Provide several affordable and attractive housing options to meet the needs of seniors, including a garden home or townhome community and an assisted living facility.

Additional Recommendations: Make provisions for brick and stone masonry in the Childersburg Zoning Ordinance. One method for accomplishing this is to introduce new regulations stating that each housing unit in designated residential areas be constructed with a specified percentage of brick or stone masonry. The city could work with trade associations such as *Brick SouthEast*, a brick manufacturing trade association based in Atlanta, GA, to adopt and implement an optional stone and brick masonry directed zoning ordinance. Create and distribute educational material to developers interested in building quality affordable housing using brick and stone masonry. The city should also designate areas on the *Future Land Use Plan* (Map #12) in the comprehensive plan for quality affordable housing.

Goal #4: Promote and Enhance Transportation

Objective #1: Improve Existing Street Conditions

- **Work Activity/Project:** Widen and repave 3rd Street and 4th Ave SE extending from US Hwy. 280 to Childersburg Middle School with funding from the Alabama Department of Transportation ATRIP (Alabama Transportation Rehabilitation Improvement Program) which funds up to 80% of construction costs for major roadways.

Performance Indicator: Widen and repave road by 2016.

Objective #2: Improve Traffic Flow along US Hwy. 280

Strategy: Childersburg could work with ALDOT to coordinate access management, when necessary, in conjunction with plans to widen priority sections of US Hwy. 280 near the downtown where traffic congestion could become a significant concern.

Importance: Traffic volumes and traffic projections along US Hwy. 280 in downtown Childersburg indicate Level of Service D: High Capacity traffic flow. The city could work and coordinate plans with ALDOT based on their assessment and plans for the sections in need of expansion.

Goal #5: Promote and Enhance Land Use and Development

Objective #1: Reserve Land for Industrial Development

- **Strategy:** Designate Land for Industrial Development on the Future Land Use Plan Map in the Comprehensive Plan and Plan City Growth Accordingly

Objective #2: Reserve Land for Commercial Development

- **Strategy:** Designate Land for Commercial Development on the Future Land Use Plan Map in the Comprehensive Plan and Plan City Growth Accordingly

Objective #3: Reserve Land for Residential Development

- **Strategy:** Designate Land for Residential Development on the Future Land Use Plan Map in the Comprehensive Plan and Plan City Growth Accordingly
- **Strategy:** Encourage the development of smaller, more affordable, yet attractive housing, such as garden homes and townhomes by designating more land for this use.
- **Strategy:** Encourage an inward annexation pattern, rather than continuing the outward expansion of the city along major roads and highway corridors.
- **Strategy:** Encourage infill development within the downtown residential area and existing neighborhoods.

Objective #4: Reserve Land for Public Uses and Parks and Recreation

- **Strategy:** Designate Land for Public Uses and Parks and Recreation on the Future Land Use Plan Map in the Comprehensive Plan and Plan City Growth Accordingly

CHAPTER XI: IMPLEMENTATION

The most important and difficult aspect of any planning effort is plan implementation. Successful implementation of a plan is especially difficult where it requires the cooperative action of multiple entities, some of which may have varying degrees of commitment to and responsibility for the success of the planning effort. Other common obstacles to successful plan implementation include funding constraints, insufficient access to needed technical support and resources, and conflicting interpretations of problems and needs. All of these impediments, to some degree, are relevant to comprehensive planning implementation.

This comprehensive plan acknowledges that the City of Childersburg has limited resources and competing planning priorities. However, city administration has sufficient technical expertise and capacity to react quickly to the complex issues affecting the city. This plan also recognizes that the city must depend upon the cooperation of other independent boards and agencies to implement those aspects of the plan that the city cannot directly control. Finally, Childersburg must respond to a wide range of changing needs, all of which must be considered when determining priorities for local action. It is difficult to foresee the critical issues that will arise tomorrow, but the comprehensive plan is useful in guiding and directing policy toward a more sustainable community. The city must retain the ability to establish its own priorities in any given year to satisfy its own needs. As a result, full implementation of this plan will not happen quickly and may take longer to achieve than initially expected.

The purpose of this chapter is to identify some of the optional strategies and resources at the disposal of the local governments to implement the general recommendations of this plan. The proposed implementation schedule near the end of this chapter is intended to serve as a general organizational strategy for plan implementation. Although specific timeframes are identified for each recommended action, actual implementation may occur under different time frames and under varying methodologies, as may be dictated by financial constraints or competing needs and priorities.

City Administration

The City of Childersburg has a Mayor and full-time support staff to handle the city's daily administrative needs. The administrative staff can use the comprehensive plan as a general guide for coordinating expansion of the city's public facilities and services to address future growth needs. However, it must be recognized that, due to the city's relatively small size and lack of large, stable sources of revenue, the administrative staff's capacity to fully monitor and implement the plan is somewhat constrained. Support and assistance from every level of city government will be needed to ensure that the policies and programs recommended by this plan are fully implemented. The city can also seek assistance from support agencies-such as the Alabama Department of Economic and Community Affairs, the East Alabama Regional Planning and Development Commission, and USDA Rural Development-for technical assistance in implementing the goals and objectives of the plan.

Codes and Ordinances

Basic local development codes include zoning ordinances, subdivision regulations, and building codes. These codes and regulations help local governments manage growth and development and are important local tools to support plan implementation efforts. Local governments can and do adopt other special ordinances to address specific community needs, but such ordinances may require special legislation to implement. This section discusses in detail those development codes that municipalities are authorized to adopt and implement under existing state law.

Zoning

Zoning ordinances are adopted by local governments to control the location, intensity, and character of land uses in the community. They also help communities prevent conflicts between neighboring property owners resulting from land development activities, and they help protect the public from any excessive environmental impacts that may result from private development activities. Local governments derive their zoning powers from the state through the Code of Alabama (Title 11, Chapter 52, Article 4). The primary purpose of local zoning ordinances is to promote public health, safety, and general welfare by fostering coordinated land development in accordance with the comprehensive plan. Adopting a zoning ordinance is an effective means of implementing land use and development recommendations contained in the comprehensive plan. Generally speaking, zoning ordinances adopted by local governments must be prepared in accordance with a comprehensive plan, as required under Title 11, Chapter 52, Section 72 of the Code of Alabama, 1975.

Subdivision Regulations

While zoning ordinances control the nature and intensity of land uses, subdivision regulations govern the manner by which land is divided in preparation for development. Subdivision regulations contain standards for subdivision design, lot layout, and the placement and construction of public facilities within subdivisions. Although most subdivisions in small communities are residential in nature, the regulations should be developed to also address commercial or industrial subdivisions.

Municipal governments in Alabama are authorized to adopt and enforce subdivision regulations under Title 11, Chapter 52, Section 31 of the Code of Alabama, 1975. The Code further authorizes cities to enforce their local subdivision regulations within a planning jurisdiction in the surrounding unincorporated areas, up to five miles beyond the city limits. In the East Alabama region, many municipalities exercising their extraterritorial subdivision powers do so only within their police jurisdiction boundaries, which may be either 1.5 or 3 miles from the city limits.

Building Codes

Local building codes establish basic minimum construction standards for buildings, including homes and commercial and industrial buildings. The purpose of a building code is to ensure quality

development and protect public safety. By adopting building codes, local governments can require developers and contractors to secure building permits before undertaking construction activities. Applicants for building permits also can be required to provide evidence that they have received County Health Department approval for on-site septic systems, thereby providing an effective mechanism to ensure compliance with local health regulations. Cities and counties in Alabama are authorized, under Title 41, Chapter 9, Section 166 of the Code of Alabama, 1975, to adopt minimum building standards that have been adopted by the Alabama Building Commission.

Financing

Financial constraints can be the greatest obstacle to plan implementation in smaller communities. Many communities must wait for funding to become available in its entirety before a plan or project can be implemented. Childersburg must actively continue its efforts to secure outside financial support for plan implementation in order to meet its goals and objectives to prepare for growth and development and to promote its community vision for the future. A number of financial assistance sources exist to help small communities in terms of planning and development. The most significant sources are listed as follows:

1. Community Development Block Grants (CDBG) administered for the state by the Alabama Department of Economic and Community Affairs (ADECA) and federally funded through the Department of Housing and Urban Development (HUD), which can be used to finance water and sewer improvements and housing rehabilitation in low-to-moderate income areas.

2. The Economic Development Administration (EDA), established under the Public Works and Economic Development Act of 1965, was formed to help communities generate jobs, retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas of the United States. In continuing its mission, EDA operates on the principal that distressed communities must be empowered to develop and implement their own economic development strategies. The communities in the East Alabama Region are recognized by EDA as part of an Economic Development District, which enables them to receive EDA grant funding for infrastructure improvements, which support projects used to create new local jobs. Investment programs provided by EDA include the following: Public Works and Economic Development Program, Economic Adjustment Assistance Program, Research and National Technical Assistance, Local Technical Assistance, Planning Program, University Center Economic Development Program, Trade Adjustment Assistance for Firms Program.

3. The Appalachian Regional Commission (ARC), which provides funding support for community improvement projects in economically distressed areas of the Appalachian Region.

4. The East Alabama Regional Planning and Development Commission (EARPDC), which offers revolving loan funds to provide gap financing for local businesses. The EARPDC also provides matching funds to communities that use the commission’s services for

planning projects, such as the preparation of this plan, zoning ordinance preparation, and preparation of subdivision regulations.

5. The Alabama Department of Transportation (ALDOT), which constructs new highways, offers special Transportation Enhancement Grants through the Intermodal Surface Transportation Efficiency Act, and runs a Safety Management Program.

6. The Alabama Historical Commission (AHC), which provides special grants to restore local historic buildings and structures and assists in surveying historic properties and preparing applications for inclusion in the National Historic Register.

7. The Alabama Department of Environmental Management (ADEM), which helps finance public water extensions through a special low-interest loan fund and finances special water and sewer demonstration projects.

8. The Small Business Administration (SBA), which provides technical assistance to entrepreneurs in rural areas through the local Small Business Development Centers.

9. US Department of Agriculture Rural Development (USDA), which offers a range of grant and loan programs to help finance housing improvement projects, economic development initiatives, infrastructure improvement projects, and city jail expansions and construction.

10. The local Community Action Agencies, which conduct a wide range of programs to assist low and moderate income households throughout the rural areas, in such areas as heating assistance, Head Start, and weatherization programs.

11. The local Chamber of Commerce (Chamber) and Industrial Development Authorities (IDA), which sponsor and finance economic development efforts and initiatives within their jurisdictions.

12. Alabama Power, the Tennessee Valley Authority (TVA), and the Rural Electric Cooperatives (REC), which finance and provide technical assistance for a wide range of local economic development initiatives.

13. Rural Alabama Initiative (RAI) is a grant program, funded by the Alabama Cooperative Extension System and administered through the Economic and Community Development Institute (ECDI). ECDI has the mission to improve the quality of life of Alabama citizens by promoting continuing economic and community development policy and practice through communication, education, research, and community assistance. Through RAI the Institute provides a mechanism for rural communities to attain monetary assistance for community development goals. The main goal of RAI is to assist communities that seek economic prosperity and a better quality of life.

14. The Environmental Protection Agency (EPA) offers grant and technical assistance to small communities through a variety of environmental preservation, protection, and education programs, fellowships, and research associateships. Grant programs administered under

EPA include: The Brownfields Grant Program, Environmental Education Grants Program, Environmental Information Exchange Network Grant Program, Environmental Justice Grants Program, Environmental Justice Through Pollution Prevention Program, National Center for Environmental Research, Pollution Prevention Incentives for States, Water Grants, and Watershed Funding.

15. Federal Emergency Management Agency (FEMA) provides grants and technical assistance to small communities through a variety of emergency management, prevention, and education programs. Grant programs administered under FEMA include: The Buffer Zone Protection Program, Emergency Management Performance Grant, Homeland Security Grant Program, Intercity Bus Security Grant Program, Operation Stonegarden, Port Security Grant Program, Regional Catastrophic Preparedness Grant Program, Transit Security Grant Program, Trucking Security Grant Program, UASI Non-profit Security Grant Program.

16. Alabama League of Municipalities (ALM) assists municipalities in Alabama in funding local projects and purchases. This organization has established the AM Fund, administered by the Alabama Municipal Funding Corporation, to provide low-cost, tax-exempt financing to Alabama communities. Municipalities borrow from the AM Fund at a low tax-exempt interest rate to fund almost any municipal project and equipment purchase. Goals determined thorough the administration of AM Fund incorporate the following:
    - Share issuance costs that reduce individual borrower's costs
    - Participate in bond issues of sufficient size to enable the borrowers to achieve attractive interest rates
    - Minimize staff time by using straightforward loan documentation

Childersburg should continue to explore project-financing opportunities with all of these entities when undertaking projects to implement this comprehensive plan. The city should also consider developing public-private partnerships. Of course, outside financing usually will not cover all of the costs associated with a project. The city must be prepared to provide local matching funds, where needed to leverage outside grants, to cost share with private partnerships, and to undertake projects that cannot be funded by outside sources.

Implementation Schedule

Once prioritized, these goals and objectives were then translated into specific work activities and projects to be implemented and/or continued indefinitely as an integral aspect of the comprehensive plan. One way to promote plan implementation is to create a plan implementation schedule. The implementation schedule lists work activities and projects to be undertaken during a five to ten-year period. The schedule should formulate the timeframe within which each work activity or project should be undertaken, establish which local entity is responsible for carrying out the activity, and identify potential partners and funding resources in implementing the work activity/project. Table I-1 examines Childersburg's implementation schedule for projects to be implemented from 2014 through 2024 and continuing indefinitely for ongoing work activities.

Table I-1. Implementation Schedule: City of Childersburg, 2014-2024			
Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2014-2016	Complete Phase II Downtown Streetscape Project	City of Childersburg	ALDOT
2014-2015	Widen and Repave 3rd Street and 4th Ave SE from US Hwy. 280 to Middle School	City of Childersburg	ALDOT
2015	Renovate and Improve the Grist Mill main structure	City of Childersburg	AHC
2014-2024	Inventory and upgrade sewer lines	Utilities Board	EDA / ADECA
2014-2024	Inventory and upgrade water lines	Utilities Board	EDA / ADECA
2014-2024	Inventory and upgrade gas lines	Utilities Board	EDA / ADECA

Source: Goals and Objectives Chapter of Childersburg Comprehensive Plan, 2013.

Plan Adoption and Amendment

According to Title 11, Chapter 52, Section 8 of the Code of Alabama, 1975, the municipal planning commission is authorized to prepare and adopt a local comprehensive plan. The comprehensive plan can be adopted by resolution in whole or in successive chapters or elements, as provided in Title 11, Chapter 52, section 10 of the Code of Alabama, 1975. However, prior to adoption or disapproval of the plan by the planning commission, the planning commission or the city council must publish notice of and conduct a public hearing to solicit comments on the proposed plan from concerned citizens. State law does not specify the format to be used for notification or conduct of the required public hearing. However, common sense dictates that the hearing should be notified and conducted in accordance with the standard procedures used by the planning commission or city council, as may be applicable.

Once the plan has been adopted in accordance with state law, the planning commission is empowered to assume additional administrative authorities. These authorities are specified in Title 11, Chapter 52, Section 11 of the Code of Alabama, 1975. According to this statute, no street, square, public building or structure, park or other public way, ground or open space, or public utility can be constructed or authorized in the community without approval by the planning commission. The planning commission must review the proposed community facility improvement for consistency with the adopted comprehensive plan. If the planning commission determines that the proposed improvement is not consistent with the plan, it may disapprove the improvement. Such a vote can be overturned by a two-thirds majority vote of all city council members.

As this provision of Alabama law illustrates, the comprehensive plan is an important document. It serves as a legal support for local zoning authority, and it governs the expansion of public facilities and infrastructure in the community. Therefore, it is important to remember that the adoption of a comprehensive plan document is not the end of the planning process. It is merely the beginning of an ongoing dedicated planning effort. The local government must be committed to a plan monitoring, review, and implementation effort if the plan is to achieve its stated objectives. In addition, the plan should be reviewed and revised periodically in response to growth and changing conditions in the community. While Alabama law does not prescribe a revision schedule for local government comprehensive plans, communities should update the plan at least once every ten

years to incorporate more recent data from the latest U.S. Census. New census data is needed to determine growth and population trends used by the plan. More frequent updates should be conducted if the community experiences rapid growth or change, or if the community proposes to undertake a significant public investment to stimulate future growth or change.