City of Dadeville Comprehensive Plan

October 2011

Prepared by the East Alabama Regional Planning and Development Commission

CITY OF DADEVILLE
COMPREHENSIVE PLAN

This document was prepared under the direction of the

DADEVILLE CITY PLANNING COMMISSION

AND

DADEVILLE CITY COUNCIL

by the

EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION

for additional information:

City of Dadeville
City Hall
216 South Broadnax Street
Dadeville, Alabama 36853

The preparation of this report was financed by the City of Dadeville and the East Alabama Regional Planning and Development Commission.

For Information Address:

East Alabama Regional Planning
and Development Commission
1130 Quintard Avenue, Suite 300
Post Office Box 2186
Anniston, Alabama 36202

First Printing – April, 2009

Second Printing – September, 2011

Final Printing – January, 2012

Printed in the United States of America

Source of Copies:

City of Dadeville
City Hall
216 South Broadnax Street
Dadeville, Alabama 36853

Abstract:

The intent of this Comprehensive Plan is to serve as a guide for the future growth and development of the City of Dadeville, Alabama. This document is to be used as a basis for policy and zoning decisions in the community through the year 2020. This study presents recommendations on the general location and extent of residential, commercial, and public land uses needed to serve the projected population.

ACKNOWLEDGEMENTS

City of Dadeville

Honorable Mayor Mike Ingram

City Council

Patricia Potts
Mike Richardson
Jimmy Frank Goodman
Billy Monroe
Randy Foster

Planning Commission

Michael Richardson
Mike Richardson
Laeman Butcher
Wayne Smith
Tom Zappone
Jerry McGukin
Mike Ingram

East Alabama Regional Planning and Development Commission

Ryan Kallem, Senior Regional Planner, Project Manager
Robert Monroe, Cartography Director
Edwin Harbin, Senior Cartographer
Rebecca Peppers, Intern, Mapping

TABLE OF CONTENTS

TABLES

Population Tables

Economy Tables

Housing Tables

Community Facilities Tables

Transportation Tables

Land Use Tables

Implementation Tables

FIGURES

Population Figures

Economy Figures

Housing Figures

Transportation Figures

Land Use Figures

MAPS

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 the spring of 2007, the East Alabama Regional Planning and Development Commission (EARPDC) contracted with the City of Dadeville 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 March 25, 2007 in the Dadeville Parks and Recreation Meeting Center. 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 Dadeville Planning Commission on a tri-monthly and 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 Dadeville is located in the central portion of Tallapoosa County, approximately 60 miles north of Montgomery and 90 miles southeast of Birmingham. US Highway 280 connects Dadeville with Auburn/ Opelika, 35 miles to the southeast and Alexander City, 15 miles to the northwest. Nearby Lake Martin, one of the south's largest and finest, is an attractive recreational amenity to the area.

General Information

The City of Dadeville (pop.3,155 US Census 2000) was named in commemoration of Seminole War hero Major Francis Langhorne Dade in 1837 and officially incorporated in 1858. Today the city presides as a prosperous and sustainable small rural Alabama community. Historically, since 1900 the city has shown steadily increasing population growth, with the exception of a recent minor decline. Dadeville's close proximity to U.S. Highway 280 offers convenient market and distribution connections with major communities to the northwest such as Birmingham and to the southeast in Auburn and Opelika. Alabama State Route 49 runs north and south through Dadeville, linking the community to Interstate 65 in the south and Talladega National Forest in the north.

Recent industrial development in the city's William T. Theweatt Industrial Park holds optimism for a continuously growing population and economic vitality in the wake of slight decline.

Industries such as the South Korean automotive suppliers, Sejin Alabama and KwangSung America Corporation bring renewed economic vitality to the city. Proximity to automotive manufacturers, major roadways, and quality of life are all important factors that manufacturing employers considered in moving to the city.

The Dadeville area also holds numerous natural and outdoor recreational amenities. Nearby Lake Martin, known as possibly the most beautiful lake in the south, offers 750 miles of shoreline and 44,000 acres of crystal clear water for fishing, swimming, skiing, sailing, and motor-boating. The lake area is considered one of the nation's most prestigious retirement communities due to luxurious lakefront living, a wide variety of recreational opportunities, and exceptional healthcare.

Historical Background

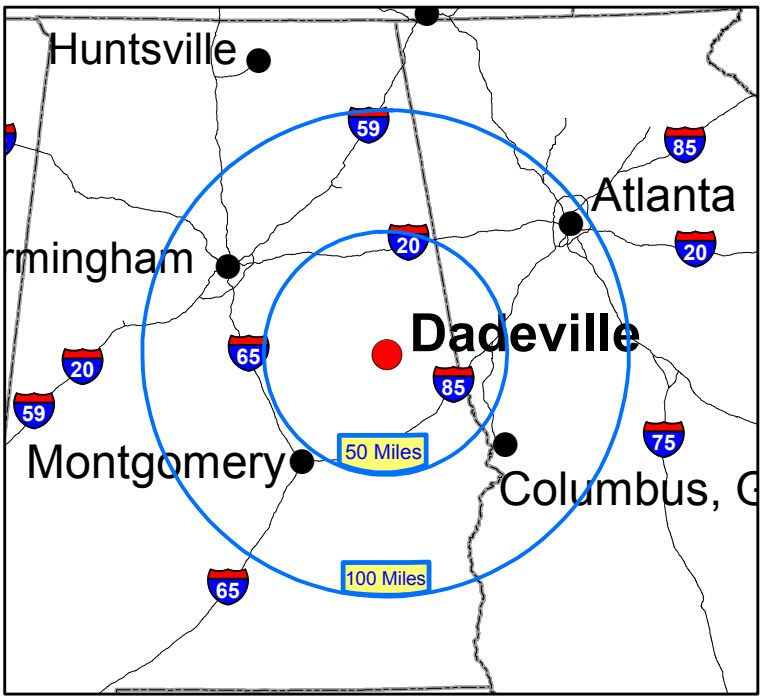
Prior to European influence the area of Dadeville was home to the Creek Indian Nation, a Confederation of Indian Tribes banded together for the well-being and protection of its members. Around 1200 A.D the Creek Indians migrated from the southwest to occupy large regions of present day Georgia and Alabama and by 1500 spread throughout most of the southeast region. The early 18th century marked the beginnings of European contact and the Creek began trading relations with Spanish, French, and British nationalities, however, the British eventually won primary influence and many tribes allied with the English against Cherokee and other Indian rivals. This period of peace between white settlers and the Creek lasted until 1783 when, in an attempt to form a binding treaty, two Creek Chiefs, Tallassee and Cussetta, ceded land to the newly formed United States. This treaty spurred division among tribes and a war with the U.S., which eventually led to the end of the Creek Indian Nation in 1827. The decisive battle of this conflict was at Horseshoe Bend, located just 12 miles north of Dadeville, where on March 27, 1814 General Andrew Jackson lead a group of 5,000 volunteers, along with allied Cherokee and Creek Indians, to defeat a powerful Creek faction called the "Red Sticks". Today the battleground is a National Military Park reserved in commemoration of this historic event.

The City of Dadeville was granted charter in 1837 by the Alabama Legislature and officially incorporated in 1858 with a mayor and five councilmen. The city was named in commemoration of the recently deceased Seminole War hero Major Francis Langhorne Dade. In December of 1835 Dade, a Virginian native, left his post in Tampa, FL to lead relief and reinforcement efforts to Fort King, near present day Ocala, FL. While in route Dade and his company were ambushed by Cherokee Indians under the leadership of Chief Osceola. Only one of his men survived to reach the Fort and report the incident.

A founding for the City of Dadeville is still unknown, but it is commonly believed the site was established as the convergence of the Georgia Road and Old Tennessee Road, which provided adequate camping grounds for travelers and a trading post for supplies. Tallapoosa County was founded in1832 and 4 years later, in 1836, Dadeville was selected as the county seat.

Dadeville's claim to fame is in being the home of famous Simon Suggs, a character immortalized in the Johnson J. Hooper book "The Adventures of Simon Suggs and the Tallapoosa Volunteers and Other Stories." Hooper served as circuit solicitor in Dadeville, where he wrote notes for his stories.

MAP 1
LOCATION



SOUTHEASTERN U.S.

MAP 2
BASE MAP
DADEVILLE
ALABAMA

SCALE

2,100 1,050 0 2,100

Feet

Prepared By The East Alabama Regional Planning And Development Commission, 2008.

ANNEXATION REVISIONS:
ORD. 443 7-24-2007

T-22-N
T-21-N

R-23-E
R-22-E

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. Therefore, a clear understanding of existing population characteristics and trends are important. They also give 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 a reasonable understanding of city population trends and composition in order to explore public policy decisions and planning implementation strategies, which will best serve present and future residents. This chapter examines population trends pertaining to historic population trends, place of birth, and place of residence, and population composition regarding marital status, age, race and gender distributions, and population density. Finally, an analytical summary of population data findings and needs concludes the chapter.

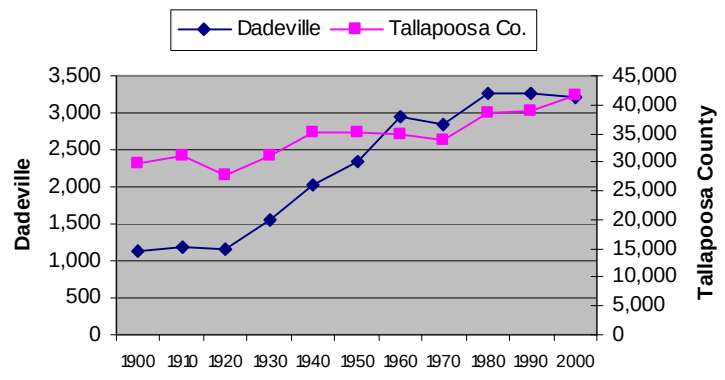
Population Trends

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 length of time. 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 population and social demographics have historically shaped the city, making it what it is today.

Historically, Dadeville has been steadily increasing in population, with only three slight population decreases 1920, 1970, and another in 2000. The greatest population growth occurred during the time span between 1920 and 1960, in which the city grew from 1,146 to 2,940, a percent increase of 156%. For comparison, neither Tallapoosa County (26%) nor Alabama (39%) achieved such considerable growth during this time. Figure P-1 displays historic population trends for Dadeville, Tallapoosa County, and Alabama between 1900 and 2000. Notice the accelerated upward curve in population growth for the city and moderate growth curve for the county. Such growth could be attributed to Dadeville's service as

Figure P-1. Historic Population Trends: Dadeville, Tallapoosa County, Alabama



the county seat, successful industrial recruitment, and Lake Martin as an attractive natural amenity. Population trends indicate that city population losses were minimal. The energy crisis in 1970 could be a contributing factor to population loss in industrial driven small communities, as businesses sought relocation to communities with cheaper and more abundant energy sources. Slow growth and population loss in 1990 and 2000 could be attributed to industrial outsourcing to larger cities and foreign countries. In 2000, Russell Manufacturing, in nearby Alexander City, reestablished operations in Atlanta GA, forcing many employees in the surrounding area to relocate or find employment elsewhere. Given these population trends, Dadeville can be expected to continue growing in population, with minor declines as the economic and industrial climate permits. Table P-1 charts historic population trends for the City of Dadeville, Tallapoosa County, and Alabama.

Table P-1. Historic Population Trends: Dadeville, Tallapoosa County, Alabama

Year	Dadeville	% Change	Tallapoosa Co.	% Change	Alabama	% Change
1900	1,136	NA	29,675	NA	1,828,697	NA
1910	1,193	5.0%	31,034	4.6	2,138,093	16.9%
1920	1,146	-3.9%	27,744	-10.6	2,348,174	9.8%
1930	1,549	35.2%	31,188	12.4	2,646,248	12.7%
1940	2,025	30.7%	35,270	13.1	2,832,961	7.1%
1950	2,354	16.2%	35,074	-0.5	3,061,743	8.1%
1960	2,940	24.9%	35,007	-0.2	3,266,740	6.7%
1970	2,847	-3.2%	33,840	-3.3	3,444,165	5.4%
1980	3,263	14.6%	38,676	14.6	3,893,888	13.1%
1990	3,276	0.4%	38,826	0.39	4,040,587	3.8%
2000	3,155	-3.7%	41,475	6.82	4,447,100	10.1%

Source: Dadeville Housing and Land Use Plan, 1978.U.S. Census of Population, 1990 and 2000, STF 3.

Place of Birth

Place of birth is defined as: The State, District of Columbia, Puerto Rico, Island Area, or foreign country in which a person is born (U.S. Census Glossary). This data is useful in determining population trends through migration patterns in the city's population, based on where individuals were born. Examination of this data will show if the city is drawing in or losing population born in other states and other countries and if the population is predominantly Alabama-born.

Census data shows that the substantial majority of Dadeville residents, 89% in 1990 and 85% in 2000, were born in Alabama. Approximately 10% of the population was born in another state in 1990 and 14% in 2000. Most residents born in another state tended to be born in another southern state, 68% in 1990 and 57% in 2000, indicating little in migration from other areas of the country or abroad. During this time the city increased somewhat in residents born in a northeastern (38) and western (42) states, showing some signs of in migration. Census data indicates a slight decrease in foreign born population, and significantly small representation. Table P-2 displays place of birth information for Dadeville from 1990 to 2000.

Table P-2. Place of Birth: City of Dadeville, 1990 to 2000					Change 1990-2000	
Born in	1990	% of Total	2000	% of Total	#Change	%Change
State of Residence	2,931	89.5%	2,704	85.7%	-227	-7.7%
Another State	336	10.3%	445	14.1%	109	32.4%
A Northeastern State	29	8.6%	67	15.1%	38	131.0%
A Midwestern State	65	19.3%	70	15.7%	5	7.7%
A Southern State	231	68.8%	255	57.3%	24	10.4%
A Western State	11	3.3%	53	11.9%	42	381.8%
Born outside U.S.	9	0.3%	3	0.1%	6	66.7%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Abroad of U.S. Parents	0	0.0%	3	0.0%	3	300.0%
Foreign-born	9	0.3%	3	0.1%	-6	-66.7%
Total	3,276		3,155		-121	-3.7%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Place of Residence

Place of Residence is defined as: The area of residence 5 years prior to the reference date of those who reported moving to a different housing unit (U.S. Census Glossary). Information collected in 1990 and 2000, as the reference date indicated, showed how many people resided in the same place or a different place in 1985 and 1995. Consequently, individuals less than 5 years of age cannot be accounted for. Place of Residence information 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. Table P-3 examines place of residence data for the City of Dadeville between 1990 and 2000.

Table P-3. Place of Residence: City of Dadeville					Change 1990-2000	
Resided in	1985	% of Total	1995	% of Total	#Change	%Change
Same House in...	1,964	60.0%	1,880	63.7%	-84	-4.3%
Different House in….	1,312	40.0%	1,070	36.3%	-242	-18.4%
Same County	903	27.6%	326	11.1%	-577	-63.9%
Same State	105	3.2%	200	6.8%	95	90.5%
Other State	86	2.6%	74	2.5%	-12	-14.0%
Northeastern State	0	0.0%	0	0.0%	0	0.0%
Midwestern State	12	14.0%	18	24.3%	6	50.0%
Southern State	53	61.6%	48	64.9%	-5	-9.4%
Western State	21	24.4%	8	10.8%	-13	-61.9%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
U.S. outlying area	0	0.0%	0	0.0%	0	0.0%
Foreign Country	0	0.0%	4	0.1%	4	4.0%
Total	3,276		2,950		-326	-10.0%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Census data indicates that Dadeville residents remained fairly stationary, living in the same home between the period of 1990 and 2000. In 1990 approximately 60% of Dadeville residents lived in the same home and in 2000 that percentage rose slightly to 63%, indicating that the majority of residents remained in place during this time. Approximately 40% of the population in 1990 lived in a different residence in 1985 and 36% of the 2000 population lived in a different home in 1995, showing some significant resident transition.

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 were classified as followed: toddlers (Less than 5 years in age), youths (5 to 20), young adults (21 to 44), middle age (45 to 64), and seniors (65 and above). Table P-4 shows age distribution for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Table P-4. Age Distribution: Dadeville, Tallapoosa County, Alabama

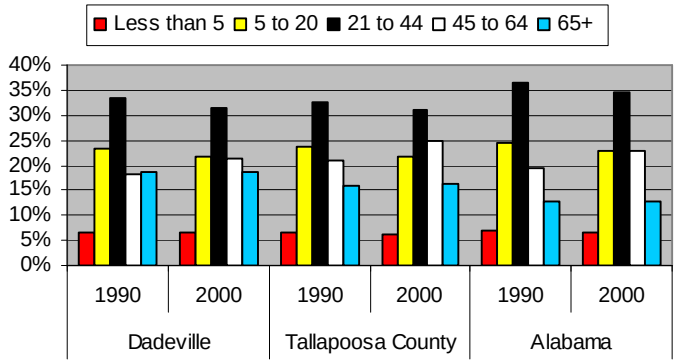
Age Group	Dadeville			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less than 5	218	205	-6.0%	2,587	2,576	-0.4%	280,785	294,822	4.5%
% of Total	6.7%	6.5%		6.7%	6.2%		6.9%	6.6%	
5 to 20	765	690	-9.8%	9,152	8,956	-2.1%	981,123	1,024,554	-2.1%
% of Total	23.4%	21.9%		23.6%	21.6%		24.3%	23.0%	
21 to 44	1,090	995	-8.7%	12,738	12,860	1.0%	1,470,475	1,535,034	8.5%
% of Total	33.3%	31.5%		32.8%	31.0%		36.4%	34.5%	
45 to 64	595	677	13.8%	8,126	10,248	26.1%	785,598	1,012,662	29.7%
% of Total	18.2%	21.5%		20.9%	24.7%		19.4%	22.8%	
65+	608	588	-3.3%	6,223	6,835	9.8%	522,606	580,028	10.9%
% of Total	18.6%	18.6%		16.0%	16.5%		12.9%	13.0%	
Total	3,276	3,155	-3.7%	38,826	41,475	6.8%	4,040,587	4,447,100	10.1%
Median Age	36.1	37.6	4.2%	35.5	39.3	10.7%	33	35.8	8.5%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

The largest age group in Dadeville in 1990 and 2000 was young adult (21 to 44) comprising 33% and 31%, respectively. Young adult populations also comprised the largest segment of the population in Tallapoosa County (31%) and Alabama (34%) in 2000. Youth and young adult populations combined, in 2000, comprised the majority of the population at the city (53%), county (53%), and state level (57%), indicating a substantially young population. However, between 1990 and 2000, middle age (45 to 64) populations increased at a significantly greater rate than other age groups, growing by 13% in the city, 26% in the county, and 29% in the state, indicating a heightened need to serve an older generation. As this population moves into the senior age group community needs will begin to change focusing on increased healthcare, and a wider variety of housing and transportation options. From 1990 to 2000, Dadeville lost somewhat substantial

population in every age group except middle age, while the county decreased slightly in toddler and youth populations. During this time the state declined slightly in youth populations only. However, representation in age groups remained much the same at all levels. Figure P-2 illustrates percent age distribution for the City of Dadeville, Tallapoosa County, and Alabama from 1990 to 2000. Between 1990 and 2000 age group representation remained fairly constant, despite gains and losses. Dadeville in 2000 maintained a somewhat higher portion of seniors than both the county and state, while the county and state showed somewhat higher representation in younger population. Notice the significantly higher percent age distribution of young adult (21 to 44) population in the state as well as slightly higher middle age distribution in the county. This could be attributed to retirement and healthcare opportunities in the Dadeville area.

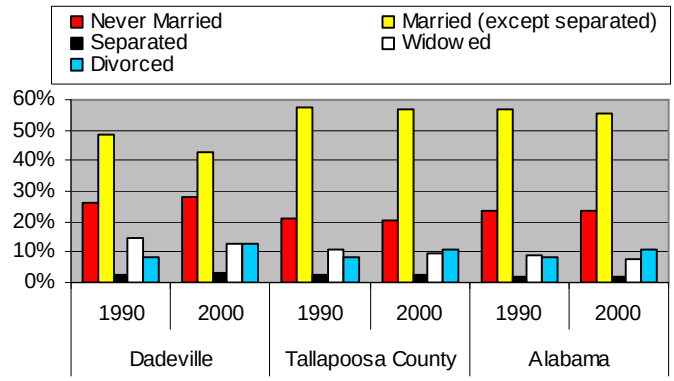
Figure P-2. Percent Age Distribution: Dadeville, Tallapoosa County, Alabama



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 2000 US Census, Dadeville showed a considerably lower percentage of married individuals (42%) than both Tallapoosa County (56%) and the state (55%) and a slightly higher percentage (12%) of divorced persons than the county and state, both at 10%. Figure P-3 illustrates marital status for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Figure P-3. Percent Marital Status: Dadeville, Tallapoosa County, Alabama



Also in 2000, Dadeville showed a significantly larger portion of persons who had never married (28%), than both the county (20%) and state (23%). Dadeville at this time reported over half (57%) of its 15 and older population as non-married status, while the county (43%) and state (44%) displayed significantly lower portions in this category. Between 1990 and 2000, Dadeville

increased in divorced persons by a substantial 52%, compared to the county (38%) and state (35%). Despite significant decreases in the widowed individuals (-15%), this group represented a higher portion of the population (13%) in 2000, than the county at 9% and the state at 7%. This information indicates that the city should focus resources into decreasing divorce rates and strengthening families. As a general guideline, divorced and widowed individuals tend to have lesser financial means. Since the family unit plays an integral role in shaping the community social structure Dadeville would benefit by developing programs and social work groups to help families in need. Table P-5 examines marital status for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Table P-5. Marital Status (Age 15 and Older): Dadeville, Tallapoosa County, Alabama

Marital Status	Dadeville			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Never Married	678	710	4.7%	6,501	6,767	4.1%	754,868	839,185	11.2%
% of Total	25.9%	28.4%		21.1%	20.4%		23.9%	23.9%	
Married (except separated)	1,273	1,067	-16.2%	17,682	18,773	6.2%	1,791,644	1,953,261	9.0%
% of Total	48.6%	42.6%		57.4%	56.6%		56.6%	55.6%	
Separated	72	76	5.6%	747	779	4.3%	68,002	75,988	11.7%
% of Total	2.7%	3.0%		2.4%	2.3%		2.1%	2.2%	
Widowed	386	326	-15.5%	3,285	3,268	-0.5%	276,267	274,547	-0.6%
% of Total	14.7%	13.0%		10.7%	9.8%		8.7%	7.8%	
Divorced	212	323	52.4%	2,605	3,597	38.1%	273,511	371,218	35.7%
% of Total	8.1%	12.9%		8.5%	10.8%		8.6%	10.6%	
Total	2,621	2,502	-4.5%	30,820	33,184	7.7%	3,164,292	3,514,199	11.1%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

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.

Between 1990 and 2000, Dadeville held a predominantly white population, however during this time the city decreased by a considerable 20% in white population and gained significant black populations (21%). In 2000, these two populations were relatively equal in proportion—50% white and 48% black. With this turnabout Dadeville differed from county and state trends as both Tallapoosa County and Alabama increased somewhat in white and black populations and whites maintained the substantial majority. Other races listed as “other” are also included in this study. These races include minority groups such as Asians, Hispanics, American Indians, and Pacific Islanders. However, these groups are categorized as too small (less than 10%) in representation size to be considered a statistically significant portion of the population. Also, the change in 2000 Census forms, which allowed individuals the option to indicate multiple races instead of simply primary race, caused inconsistency in data between the two decades, leading to significantly larger “other” race representation than what the common trend would indicate. Table P-6 shows racial distribution for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Table P-6. Racial Distribution: Dadeville, Tallapoosa County, Alabama									
Racial Characteristics	Dadeville			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
White	2,007	1,595	-20.5%	28,460	30,492	7.1%	2,975,797	3,162,808	6.3%
% of Total	61.3%	50.6%		73.3%	73.5%		73.6%	71.1%	
Black	1,269	1,541	21.4%	10,211	10,582	3.6%	1,020,705	1,155,930	13.2%
% of Total	38.7%	48.8%		26.3%	25.5%		25.3%	26.0%	
Other	0	19	119.0%	155	401	158.7%	44,085	128,362	191.2%
% of Total	0.0%	0.6%		0.4%	1.0%		1.1%	2.9%	
Total	3,276	3,155	-3.7%	38,826	41,475	6.8%	4,040,587	4,447,100	10.1%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Gender Distribution

Gender distribution is also an important demographic characteristic in a population study. These two groups tend to have divergent needs and serve the community in differing methods and capacities. In typical U.S. communities the female population tends to slightly outnumber the male population. From 1990 to 2000, Dadeville, Tallapoosa County, and Alabama displayed similar distribution of male and female populations. The city lost slightly in both males and females, while the county and state gained slightly in both. However, the distribution and representation in both populations remained much the same. Table P-7 displays gender distribution for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table P-7. Gender Distribution: Dadeville, Tallapoosa County, Alabama									
Gender Type	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Male	1,493	1,434	-4.0%	18,229	19,715	8.2%	1,935,936	2,144,463	10.8%
% of Total	45.6%	45.5%		47.0%	47.5%		47.9%	48.2%	
Female	1,783	1,721	-3.5%	20,597	21,760	5.6%	2,104,651	2,302,637	9.4%
% of Total	54.4%	54.5%		53.0%	52.5%		52.1%	51.8%	
Total	3,276	3,155	-3.7%	38,826	41,475	6.8%	4,040,587	4,447,100	10.1%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

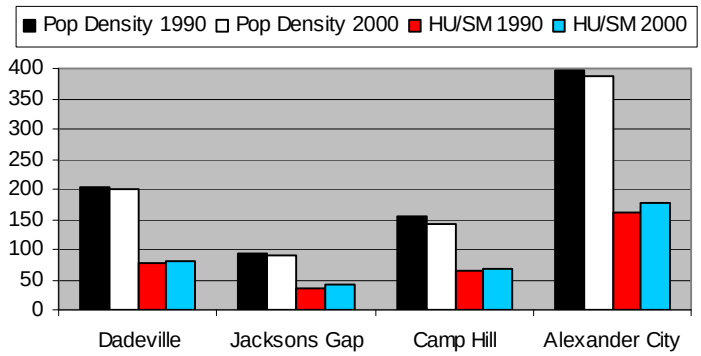
Population Density

Most communities desire 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 Glossary).

In comparison to communities of similar population size, Dadeville had fairly average population and housing density. Between 1990 and 2000, Dadeville showed insignificant change in density, decreasing in population density by 2%, and increasing in housing units per square mile by 1.9%. This information indicated that Dadeville, during this period, sustained little growth and

development and a slight decrease in population. Figure P-4 illustrates population density and housing units per square mile for Dadeville and surrounding municipalities from 1990 to 2000. The surrounding communities of Jacksons Gap and Camp Hill portrayed similar trends to Dadeville, decreasing in population and population density, while increasing slightly in housing development. Alexander City was the highest populated municipality in Tallapoosa County with the highest population and housing densities at this time.

Figure P-4. Population Density and Housing Units per Square Mile: Dadeville and Surrounding Municipalities, 1990 and 2000



Due to an abundance of undeveloped land, Dadeville should consider holding major residential annexation procedures in order to focus growth and development into the downtown and surrounding neighborhoods. Industrial and commercial annexations should be implemented as needed in order to promote these opportunities. Table P-8 displays population density and area for Dadeville and its vicinity in 1990 and 2000.

Table P-8. Population Density and Area: Dadeville and Vicinity

Geographic Area	Total Area	Total Land Area	Pop. Per sq. mile	Housing Units Per sq. mile	Total Population
Dadeville 1990	16.0	16.0	204.8	78.4	3,276
2000	16.0	16.0	200.7	79.9	3,212
%Change	0.0%	0.0%	-2.0%	1.9%	-2.0%
Jacksons Gap 1990	8.4	8.4	93.9	36.9	789
2000	8.43	8.43	90.3	41.8	761
%Change	0.4%	0.4%	-3.8%	13.3%	-3.5%
Camp Hill 1990	9.1	9.1	155.5	65.8	1,415
2000	9.08	9.07	140.4	67.7	1,273
%Change	-0.2%	-0.3%	-9.7%	2.9%	-10.0%
Alexander City 1990	36.5	36.4	396.7	162.4	14,439
2000	38.98	38.8	386.6	176.6	15,008
%Change	6.8%	6.6%	-2.5%	8.7%	3.9%
Tallapoosa County 1990	766.30	718.0	54.1	24.1	38,826
2000	766.23	717.93	57.8	28.6	41,475
%Change	0.0%	0.0%	6.8%	18.7%	6.8%

Source: U.S. Census of Population, 1990 and 2000 STF 1.

Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter and sets forth broad recommendations (in italics).

Historic Population Trends

- *Increase and sustain population*. Historically, Dadeville has been steadily increasing in population, with only three slight population decreases in 1920, 1970, and another in 2000. Slow growth and population loss in 1990 and 2000 could be attributed to industrial outsourcing to larger cities and foreign countries.

Place of Birth

- *Increase and retain populations born in other parts of the country in order to diversify the population.* Census data shows that the substantial majority of Dadeville residents, 89% in 1990 and 85% in 2000, were born in Alabama. Approximately 10% of the population was born in another state in 1990 and 14% in 2000.

Place of Residence

- *Promote and encourage housing residency through planning and preservation*. Census data indicates that Dadeville residents remained fairly stationary, living in the same home between the period of 1990 and 2000. In 1990 approximately 60% of Dadeville residents lived in the same home and in 2000 that percentage rose slightly to 63%, indicating that the majority of residents remained in place during this time.

Age Distribution

- *Increase youth populations through education and workforce development.* From 1990 to 2000, Dadeville lost somewhat substantial population in every age group except middle age, while the county decreased slightly in toddler and youth populations. During this time the state declined slightly in youth populations only.
- *Maintain and retain middle age and senior populations by offering better retirement, healthcare, and mobility options.* Between 1990 and 2000, middle age (45 to 64) populations increased at a significantly greater rate than other age groups, growing by 13% in the city, 26% in the county, and 29% in the state, indicating a heightened need to serve an older generation. As this population moves into the senior age group community needs will begin to change focusing on increased healthcare, and a wider variety of housing and transportation options.

Marital Status

- According to the 2000 US Census, Dadeville showed a considerably lower percentage of married individuals (42%) than both Tallapoosa County (56%) and Alabama (55%) and a slightly higher percentage (12%) of divorced persons than the county and state, both at 10%. Between 1990 and 2000, Dadeville increased in divorced persons by a substantial 52%, compared to the county (38%) and state (35%).

Race Distribution

- *Increase racial diversity by promoting and encouraging cultural life and opportunities*. Between 1990 and 2000, Dadeville held a predominantly white population, however during this time the city decreased by a considerable 20% in white population and gained significant black populations (21%). In 2000, these two populations were relatively equal in proportion—50% white and 48% black.

Gender Distribution

- In typical U.S. communities the female population tends to slightly outnumber the male population. From 1990 to 2000, Dadeville, Tallapoosa County, and Alabama displayed similar distribution of male and female populations. The city lost slightly in both males and females, while the county and state gained slightly in both. However, the distribution and representation in both populations remained much the same.

Population Density

- *Due to insignificant growth and development Dadeville should consider holding major residential annexation procedures in order to focus growth and development into the downtown and surrounding neighborhoods. Industrial and commercial annexations should be implemented as needed in order to promote these opportunities.* In comparison to communities of similar population size, Dadeville had fairly average population and housing density. Between 1990 and 2000, Dadeville showed insignificant change in density, decreasing in population density by 2%, and increasing in housing units per square mile by 1.9%. This information indicated that Dadeville, during this period, sustained little growth and development and a slight decrease in population.

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 stainable comprehensive planning effort.

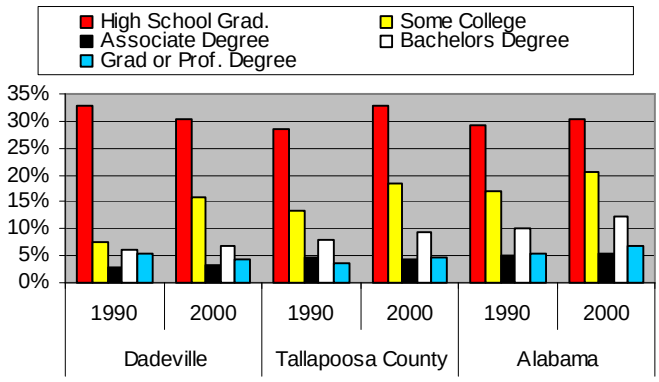
This chapter of the comprehensive plan examines the following economy related elements: educational attainment, household income, commuting patterns, labor force participation and unemployment, industrial composition, occupational status, poverty status, public assistance, and economic development potential. Located in close proximity to U.S. Hwy. 280, the City of Dadeville has convenient access to major metro markets of Birmingham to the north and Auburn/Opelika to the south.

Educational Attainment

Education is a vital factor for community growth and 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 qualifies individuals for greater earning potential, allowing more money to be reinvested into the community, building the local economy.

The City of Dadeville ranked slightly lower in educational attainment when compared to Tallapoosa County and Alabama. Between 1990 and 2000 the city gained somewhat in the number of associate (8%) and bachelor (5%) degree recipients, but lost a significant portion of graduate/professional (-25%) degree holders. In contrast, both the county and state gained significantly in higher educational attainment. Tallapoosa County increased in the number of associate degree holders by 12%, bachelor by 35%, and graduate/professional by 44%. Alabama increased by 22%, 36%, and 40%, respectively. Figure E-1 illustrates percent educational attainment for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Figure E-1. Percent Educational Attainment: Dadeville, Tallapoosa County, Alabama



Also between 1990 and 2000 Dadeville showed a significant increase and representation in residents having attended college, yet received no degree, suggesting a community-wide desire for higher educational attainment, but falling short of achievement. Notice the slightly smaller representation in recipients of college degrees in the city compared with the county and state. In order to compete more effectively with the county and state for employers requiring highly educated and skilled individuals the

city should continue promoting and encouraging technology development in the industrial park and work with nearby colleges, universities, and technical schools to initiate and expand job placement opportunities. Table E-1 displays educational attainment for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Table E-1. Educational Attainment: Dadeville, Tallapoosa County, Alabama

Educational Level	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than 9th Grade	406	332	-18.2%	4,405	2,729	-38.0%	348,848	240,333	-31.1%
% of Total Pop. 25 Years +	19.1%	15.8%		17.5%	9.6%		13.7%	8.3%	
9th to 12 Grade, No Diploma	547	497	-9.1%	6,206	5,760	-7.2%	494,790	473,748	-4.3%
% of Total Pop. 25 Years +	25.7%	23.7%		24.7%	20.3%		19.4%	16.4%	
High School Graduate	698	637	-8.7%	7,187	9,348	30.1%	749,591	877,216	17.0%
% of Total Pop. 25 Years +	32.8%	30.4%		28.6%	32.9%		29.4%	30.4%	
Some College, No Degree	164	336	104.9%	3,313	5,235	58.0%	427,062	591,055	38.4%
% of Total Pop. 25 Years +	7.7%	16.0%		13.2%	18.5%		16.8%	20.5%	
Associate Degree	60	65	8.3%	1,148	1,289	12.3%	126,450	155,440	22.9%
% of Total Pop. 25 Years +	2.8%	3.1%		4.6%	4.5%		5.0%	5.4%	
Bachelors Degree	134	141	5.2%	1,981	2,679	35.2%	258,231	351,772	36.2%
% of Total Pop. 25 Years +	6.3%	6.7%		7.9%	9.4%		10.1%	12.2%	
Graduate or Professional	118	88	-25.4%	921	1,333	44.7%	140,997	197,836	40.3%
% of Total Pop. 25 Years +	5.5%	4.2%		3.7%	4.7%		5.5%	6.9%	
Persons 25 Years and Over	2,127	2,096	-1.5%	25,161	28,373	12.8%	2,545,969	2,887,400	13.4%
% of Total Population	64.9%	66.4%		64.8%	68.4%		63.0%	64.9%	

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Income

Monetary income is a primary factor in determining community wealth and prosperity. Higher incomes promote higher standards 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 household income.

Household Income

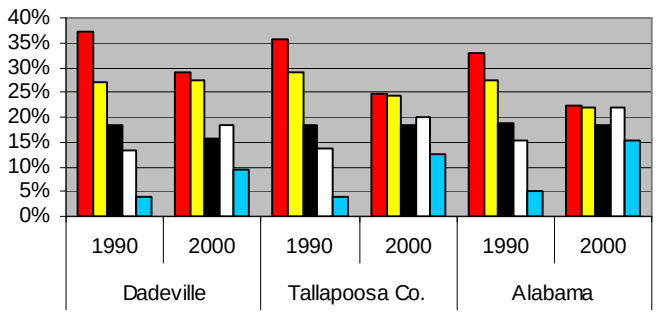
Household income (HHI) is the most basic and generalized variable in measuring community income. A household is considered a dwelling unit in which one or more individuals live. Therefore, the HHI is the accumulation of all income generated within a specified household. Median household income (MHI), which is characterized as the exact middle (median) point monetary amount of household incomes collected, was examined as the determining factor.

Dadeville ranked somewhat behind the county and state in terms of household income earnings. From 1990 to 2000 the city increased in the number of households earning $30 K or more by 140%. However, both the county (355%) and state (315%) increased at a substantially greater rate in households with these earnings. In 2000, approximately 43% of city households earned $30 K or more, while the county and state reported more households earning this amount at 51% and 55%

respectively. Figure E-2 illustrates percent household income distribution for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Although Dadeville decreased significantly (-23%) in the number and portion of households earning less than $15 K, the city lagged somewhat behind the county and state in raising income levels. Notice the city's significant portion of households earning less than $15 K at 29% in 2000. Slightly more than half (56%) of city households earned less than $30 K at this time, while the county and state reported 48% and 44% respectively. City households earning $75 K and more, during this time, increased by a considerable 121%, however, in 2000 these households represented only 9%, while the county (12%) and state (15%) showed somewhat greater representation. This information suggests that Dadeville should promote and encourage high income occupations along with quality housing options in order to raise income levels and draw potential investors to the city.

Figure E-2. Percent Household Income Distribution: Dadeville, Tallapoosa County, Alabama



Also between 1990 and 2000, Dadeville lagged somewhat behind the county and state in median household income. During this time, city MHI rose from $21,250 to $25,266, an increase of $4,016. Meanwhile county MHI climbed from $22,020 to $30,745 an increase of $8,725, and state MHI grew from $23,597 to $34,135, an increase of $10,538. Table E-2 shows household income distribution for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table E-2. Household Income Distribution: Dadeville, Tallapoosa County, Alabama

Income Level	Dadeville			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	%Change	1990	2000	%Change
Less Than $15 K	424	325	-23.3%	5,215	4,116	-21.1%	498,957	391,406	-21.6%
% of Total	37.3%	29.1%		35.5%	24.7%		33.1%	22.5%	
$15 - $29,999	306	308	0.7%	4,246	4,023	-5.3%	412,393	378,264	-8.3%
% of Total	26.9%	27.5%		28.9%	24.2%		27.4%	21.8%	
$30 - $44,999	209	174	-16.7%	2,685	3,068	14.3%	284,506	318,861	12.1%
% of Total	18.4%	15.6%		18.3%	18.4%		18.9%	18.4%	
$45 - $74,999	152	207	36.2%	1,997	3,333	66.9%	231,304	381,959	65.1%
% of Total	13.4%	18.5%		13.6%	20.0%		15.4%	22.0%	
$75+	47	104	121.3%	558	2,091	274.7%	78,849	266,895	238.5%
% of Total	4.1%	9.3%		3.8%	12.6%		5.2%	15.4%	
Total Households	1,138	1,118	-1.8%	14,701	16,631	13.1%	1,506,009	1,737,385	15.4%
Median Income	$21,250	$25,266	18.9%	$22,020	$30,745	39.6%	$23,597	$34,135	44.7%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

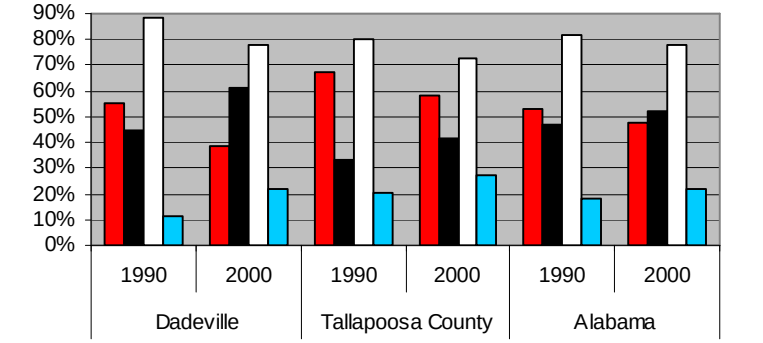
Commuting Patterns

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.

A national trend between 1990 and 2000 has been increasing commutes to work in both time and distance. Dadeville, along with Tallapoosa County and Alabama, followed this trend. The city, during this time, decreased by -39% in laborers living and working in their place (city) of residence, while the county (-22%) and state (4%) portrayed similar results but to considerably lesser degree. In 2000, approximately 38% of city commuters worked in their place of residence. Both the county at 58% and state at 47% reported a substantially larger portion of commuters living and working in their respective cities, indicating that Dadeville has been somewhat lagging in job development suitable for its residents. Figure E-3 examines commuting patterns for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

During this time, the substantial majority of city commuters, 88% in 1990 and 78% in 2000, worked in some other area of Tallapoosa County. Both the county, declining from 79% to 72% and state, declining from 81% to 78%, showed similar patterns, indicating that substantially more county laborers have found employment in surrounding counties and have been commuting across county lines. Commuters working outside their county of residence increased by a substantial 64% in Dadeville, 33% in Tallapoosa County, and 29% in Alabama.

Figure E-3. Percent Commuting Patterns: Dadeville, Tallapoosa County, Alabama



Commuter information shows significant decreases in city labor force living and working in the city and increases in workers commuting out of the city and into surrounding counties. In view of these findings the city should focus resources and tailor policies toward retaining existing business and attracting new employers to the city. As a result of employees living closer to work the city would conserve resources used for highway infrastructure improvements and expansion. Other infrastructure costs such as electrical, sewer, and water would be reduced considerably as well. Housing construction should follow economic development patterns in location, in order to create necessary and suitable living arrangements for workers and reduce transportation costs. This would also promote other forms of transportation such as biking and walking, thus alleviating automobile dependency. As the city grows and expands, it should continue to seek employees from other surrounding counties, states, and countries in order to better diversify its employment base

and promote new ideas and options for growth and development. For optimal growth to occur commuters should have reasonable options to live closer to their place of employment. Table E-3 shows commuting patterns for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table E-3. Commuting Patterns: Dadeville, Tallapoosa County, Alabama

Geographic Area	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Worked in Place of Residence	733	441	-39.8%	6,754	5,207	-22.9%	596,516	569,905	-4.5%
% of Total	55.1%	38.7%		67.1%	58.4%		53.2%	47.8%	
Worked outside Place of Residence	597	700	17.3%	3,307	3,710	12.2%	525,480	621,853	18.3%
% of Total	44.9%	61.3%		32.9%	41.6%		46.8%	52.2%	
Total Place	1,330	1,141	-14.2%	10,061	8,917	-11.4%	1,121,996	1,191,758	6.2%
Worked in County of Residence	1,165	883	-24.2%	13,714	12,125	-11.6%	1,363,133	1,421,356	4.3%
% of Total	88.5%	78.1%		79.9%	72.4%		81.5%	78.0%	
Worked outside County of Residence	151	248	64.2%	3,456	4,616	33.6%	310,438	400,437	29.0%
% of Total	11.5%	21.9%		20.1%	27.6%		18.5%	22.0%	
Total County	1,316	1,131	-14.1%	17,170	16,741	-2.5%	1,673,571	1,821,793	8.9%

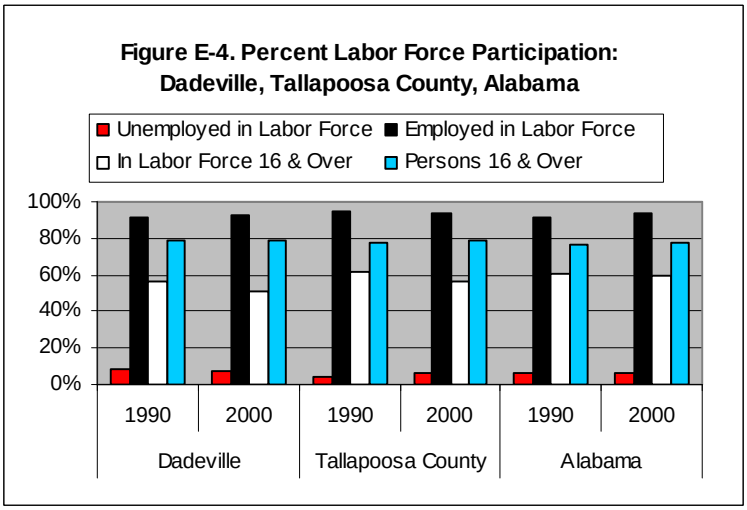
Source: U.S. Census of Population, 1990 and 2000 STF 3.

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 sufficient, 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.

Dadeville's labor force participation lagged slightly behind the county and somewhat more so behind the state. From 1990 to 2000, the number of persons in the labor force decreased from 1,470 to 1,270, a percent decrease of -9%. Meanwhile Tallapoosa County decreased by -8% in participation and Alabama by -2%, indicating some economic downturn at all levels. Figure E-4 portrays percent labor force participation for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Figure E-4. Percent Labor Force Participation: Dadeville, Tallapoosa County, Alabama



In 2000, slightly more than half (51%) of the city's persons 16 and older were in the labor force, while

the county recorded 56% and the state 59%. This could be attributed to the city's senior (65+) population, which reported slightly higher representation (18%) in the city than in the county (16%) and state (13%). However, low education, income levels, and higher outside commute rates suggest a need to improve participation rates.

Employment in the city's civilian labor force ranked somewhat behind the county and state. Between 1990 and 2000, employment declined in the city by -13%, dropped by -2% in the county, and increased by 10% in the state. In 2000, the city unemployment rate was 7% while the county and state both showed 6%. Table E-4 examines labor force participation for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Table E-4. Labor Force Participation: Dadeville, Tallapoosa County, Alabama

Labor Classification	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Total Persons 16+	2,591	2,474	-4.5%	30,152	32,480	7.7%	3,103,529	3,450,542	11.2%
In Labor Force	1,470	1,270	-13.6%	18,603	18,402	-1.1%	1,895,361	2,061,169	8.7%
% in Labor Force	56.7%	51.3%	-9.5%	61.7%	56.7%	-8.1%	61.1%	59.7%	-2.3%
Armed Forces	0	0	0.0%	44	58	31.8%	24,980	14,069	-43.7%
% in Armed Forces	0.0%	0.0%	0.0%	0.2%	0.3%	33.3%	0.9%	0.7%	-22.2%
Civilian Labor Force	1,470	1,270	-13.6%	18,559	18,344	-1.2%	1,870,381	2,047,100	9.4%
Employed	1,349	1,172	-13.1%	17,702	17,232	-2.7%	1,741,794	1,920,189	10.2%
Unemployed	121	98	-19.0%	857	1,112	29.8%	128,587	126,911	-1.3%
% Unemployed	8.2%	7.7%	-6.3%	4.6%	6.1%	32.6%	6.8%	6.2%	-8.6%
Not in Labor Force	1,121	729	-35.0%	11,549	14,078	21.9%	1,208,168	1,389,373	15.0%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

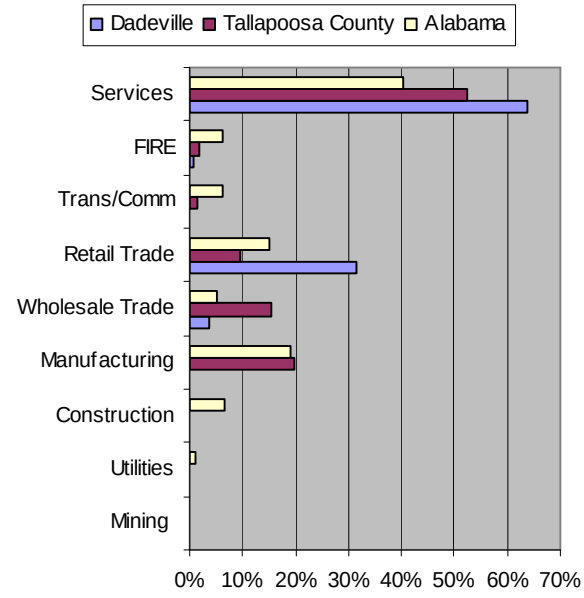
Industrial Composition

An economically prosperous community will have a diverse and self-sustaining economic base, offering a variety of job opportunities, goods, 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 and establishment by industry data. For categorization purposes, industries have been separated into 9 separate industrial sectors, which included: mining, utilities, construction, manufacturing, wholesale trade, retail trade, transportation and communications (Trans/Comm), FIRE (Finance, Insurance, Real-Estate), and services (which entails professional, administrative, arts, education, healthcare, and food accommodation). The data for industry was collected from the 2002 Economic Census.

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. The 2002 Economic Census simply records the number of people working in each industrial sector, apart from their place of residence.

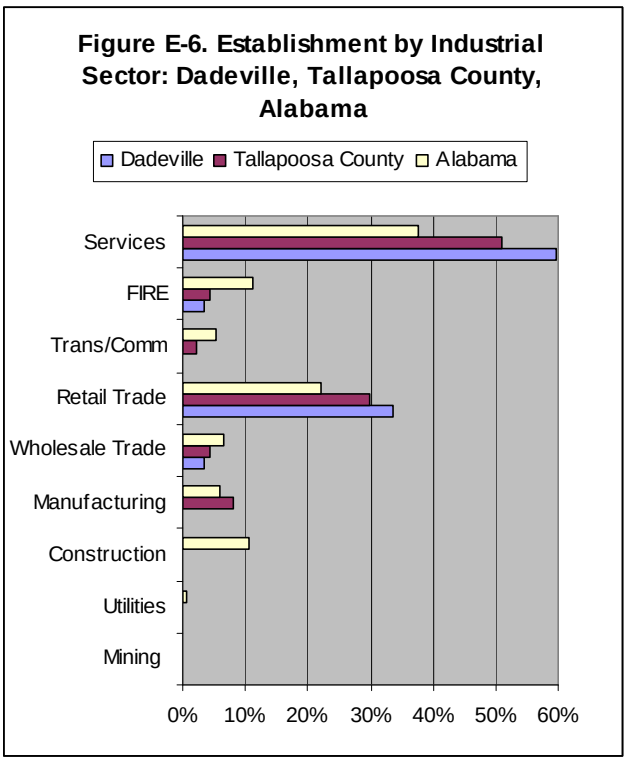
Figure E-5. Employment by Industrial Sector: Dadeville, Tallapoosa County, Alabama



Census data reveals that the top three industrial sectors for employment in Dadeville in 2002 were services at 63%, followed by retail trade at 31% and wholesale trade (3%). During this time, services and retail trade together comprised almost all (95%) employment in Dadeville, with little employment diversification. Tallapoosa County held a slightly more diversified workforce with services accounting for 52%, manufacturing 19%, wholesale trade 15%, and retail trade at 9%. The state showed somewhat more diversity than the city and county with 40% in services, 19% in manufacturing, 14% in retail trade and somewhat higher employment in FIRE, and Transportation/Communications. Figure E-5 displays percent employment by industrial sector for Dadeville, Tallapoosa County, and Alabama in 2002.

Establishment by Industrial Sector

Figure E-6. Establishment by Industrial Sector: Dadeville, Tallapoosa County, Alabama



A study of establishment by industrial sector is a logical follow-up to employment by industrial in order to show how employment patterns direct the creation and expansion of business establishments. Establishments by industrial sector in 2002, at all levels, followed sector employment fairly closely. The significantly dominant sector for business establishments in the city, county, and state at this time was services with the city recording 59% representation in this sector, the county 51%, and the state 37%. Figure E-6 shows percent establishment by industrial sector for Dadeville, Tallapoosa County, and Alabama in 2002.

The second largest industrial sector, at this time, was retail trade, representing 33% of the city's establishments, 29% in the county, and 22% in the state. These sectors combined represented the substantial majority of establishments in the city at 93%, county (80%), and somewhat the majority in the state (55%).

Minor establishments in the city, county, and state included FIRE and wholesale trade. This information suggests that the City of Dadeville, at this time, was primarily a service oriented community, with some significant retail business. As the city grows, Dadeville should strive to diversify employment opportunities in order to create a more stable and sustainable economy. Table E-5 shows establishment and employment by industry for Dadeville, Tallapoosa County, and Alabama in 2002.

Table E-5. Establishment and Employment by Industry: Dadeville, Tallapoosa County, Alabama, 2002

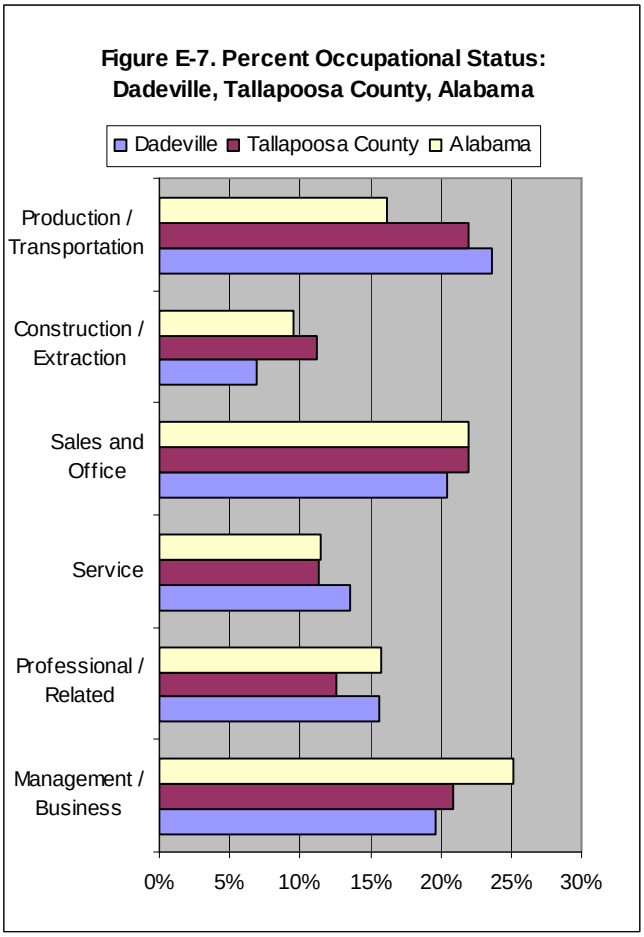
Industry	Dadeville		Tallapoosa County		Alabama	
	Est.	Emp.	Est.	Emp.	Est.	Emp.
Mining	x	x	x	x	282	7,508
% of Total	0.0%	0.0%	0.0%	0.0%	0.3%	0.5%
Utilities	x	x	x	x	503	16,014
% of Total	0.0%	0.0%	0.0%	0.0%	0.6%	1.1%
Construction	x	x	x	x	9,345	98,555
% of Total	0.0%	0.0%	0.0%	0.0%	10.6%	6.6%
Manufacturing	z	z	46	3,222	5,119	284,127
% of Total	0.0%	0.0%	8.2%	19.7%	5.8%	19.0%
Wholesale Trade	3	24	25	2,500	5,747	74,915
% of Total	3.3%	3.8%	4.4%	15.3%	6.5%	5.0%
Retail Trade	31	202	168	1,538	19,608	222,416
% of Total	33.7%	31.7%	29.8%	9.4%	22.1%	14.9%
Trans/Comm.	x	x	12	260	4,731	91,960
% of Total	0.0%	0.0%	2.1%	1.6%	5.3%	6.2%
FIRE	3	6	25	288	9,971	95,551
% of Total	3.3%	0.9%	4.4%	1.8%	11.3%	6.4%
Services	55	406	287	8,583	33,257	600,844
% of Total	59.8%	63.6%	51.0%	52.4%	37.6%	40.3%
Totals	92	638	563	16,391	88,563	1,491,890

Source: U.S. Economic Census, 2002.

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 / Business—which constituted business and financial operators, farmers and farm operators, and financial specialists, 2) Professional / Related—which consisted of architects, engineers, legal occupations, computer specialists, social services, and technical healthcare occupations. 3) Services—healthcare support, firefighting and law enforcement, ground and building maintenance, food accommodation, and personal care services, 4) Sales / Office—sales and related, and administrative, 5) Construction / Extraction—construction trade workers, extraction workers, and supervisors, 6) Production / Transportation—production occupations, transportation and moving occupations, aircraft and

traffic control operations, motor vehicle operators, rail, water, and other transportation related occupations.



Dadeville's largest occupational status in 2000 was in production and transportation at 24%, followed closely by sales and office (21%) and management/business (20%). Cumulatively these occupations account for approximately 66% of all city jobs. Figure E-7 illustrates occupational status for Dadeville, Tallapoosa County, and Alabama in 2000.

Similar patterns were recorded in Tallapoosa County and Alabama findings for occupational status. Sales and office and production/transportation were the largest occupations in the county, both at 23%, followed closely by management/business (22%). Management/business was the largest occupation in the state at 26%, followed by sales and office at 23%.

This information shows that the city, county, and state, at this time, exhibited similar and fairly even occupational distributions, suggesting a fairly stable and sustainable economy.

Occupational status data was collected from the 2000 U.S. Census. Provisions for job overlap in each category and individual multiple occupations were not taken into consideration. The information collected is useful in giving a broad indication of occupational status in the defined areas. Table E-6 shows occupational status for Dadeville, Tallapoosa County, and Alabama in 2000.

Table E-6. Occupational Status: Dadeville, Tallapoosa County, Alabama, 2000

Occupation	Dadeville	% of Total	Tallapoosa County	% of Total	Alabama	% of Total
Management / Business	271	20.3%	4,081	22.0%	566,325	26.2%
Professional / Related	216	16.2%	2,468	13.3%	354,456	16.4%
Service	188	14.1%	2,214	11.9%	259,106	12.0%
Sales and Office	283	21.2%	4,295	23.1%	497,262	23.0%
Construction / Extraction	49	3.7%	1,208	6.5%	122,667	5.7%
Production / Transportation	328	24.6%	4,300	23.2%	365,441	16.9%
Total	1,335	100.0%	18,566	100.0%	2,165,257	100.0%

Source: U.S. Census of Population, 2000 STF 3.

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.

Poverty status was classified according to four age classes. These classes were classified as follows: 1) 5 and under, 2) 6 to 17, 3) 18 to 64, and 4) 65+. The largest poverty class in the city was in the 18-64 age group, accounting for 40% of the poverty level individuals in 1990 and 47% in 2000. This category also registered the largest increase of age classes in the city at 17%, while Tallapoosa County increased in this class by 25% and Alabama by 6%. Between 1990 and 2000, Dadeville decreased considerably (-28%) in poverty level individuals under 5 and by -10% in individuals aged between 6 and 17. Tallapoosa County increased in the 5 and under category by 14% and 29% in the 6 to 17 group, while Alabama decreased by -5% and -6%, respectively. In 2000, these groups combined to account for approximately 36% of the city's poverty, 36% of the county's poverty, and 34% of the state. City poverty in the senior age group declined by a minimal -1%. However, the county and state declined significantly in senior poverty by -36%, and -28%, respectively.

Despite somewhat significant decreases in poverty in various age groups, the city's overall poverty rate rose slightly from 16% in 1990 to 17% in 2000. The county followed this trend increasing in poverty from 15% to 16%, while the state declined from 18% to 15%. Table E-7 displays poverty status for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table E-7. Poverty Status: Dadeville, Tallapoosa County, Alabama

Poverty Status	Dadeville			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
5 and under	75	54	-28.0%	686	787	14.7%	87,462	82,914	-5.2%
% of Total	13.7%	9.9%		11.2%	11.7%		12.1%	11.9%	
6 to 17	164	147	-10.4%	1,268	1,639	29.3%	166,174	154,967	-6.7%
% of Total	30.0%	26.9%		20.7%	24.4%		23.0%	22.2%	
18 to 64	221	260	17.6%	2,642	3,323	25.8%	350,179	373,940	6.8%
% of Total	40.5%	47.6%		43.2%	49.5%		48.4%	53.6%	
65 and above	86	85	-1.2%	1,520	962	-36.7%	119,799	86,276	-28.0%
% of Total	15.8%	15.6%		24.9%	14.3%		16.6%	12.4%	
Total	546	546	0.0%	6,116	6,711	9.7%	723,614	698,097	-3.5%
% Below Poverty Level	16.7%	17.3%	3.6%	15.8%	16.2%	2.5%	18.3%	15.7%	-14.2%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Public Assistance

Public assistance income supports households below the pre-determined poverty threshold. An examination of public assistance income is useful in determining how many people are in need of receiving public monetary support and if that need is being met. To determine levels of need, public assistance status was measured against below poverty level information.

From 1990 to 2000 Dadeville decreased substantially (-85%) in individuals receiving public assistance, yet increased by 3% in poverty. Tallapoosa County showed a similar trend, decreasing in public assistance by -73% and increasing in poverty by 2%, while Alabama decreased by -70% and -2%, respectively. This information suggests that city decline in public assistance could have contributed to higher poverty rates, but outside factors probably played a larger role. Table E-8 examines public assistance income status for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Table E-8. Public Assistance Income Status: Dadeville, Tallapoosa County, Alabama

Status	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Public Assistance Income	177	26	-85.3%	1,326	350	-73.6%	130,616	38,964	-70.2%
% of Total	15.6%	2.3%		9.0%	2.1%		8.7%	2.2%	
No Public Assistance Income	961	1,092	13.6%	13,375	16,281	21.7%	1,375,393	1,698,421	23.5%
% of Total	84.4%	97.7%		91.0%	97.9%		91.3%	97.8%	
Totals	1,138	1,118	-1.8%	14,701	16,631	13.1%	1,506,009	1,737,385	15.4%
% Below Poverty Level	16.7%	17.3%	3.6%	15.8%	16.2%	2.5%	18.3%	16.1%	-2.2%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Economic Development Potential

There are numerous opportunities for economic development in Dadeville. The city is located along U.S. Hwy. 280, a major federal highway with convenient connection to Birmingham to the north and Auburn/Opelika metro areas to the south. As Dadeville grows, and as traffic increases along U.S. Hwy. 280, the city can expect major commercial and industrial developments along this corridor.

Recent industrial development in the city's William T. Theweatt Industrial Park holds optimism for a continuously growing population and economic vitality in the wake of slight economic decline. In 2008, the South Korean automotive supplier, Sejin Alabama, constructed a 102,000 square foot plastic molding facility to assemble such items as vehicle spoilers and interior consoles. The plant employed 130 start-up workers with an additional 70 over the next two years and plans to add approximately 100 more jobs once the Kia Manufacturing Plant in West Point, GA is constructed and operational in 2010. Prior to this development, in 2006, the Kia supplier KwangSung America Corporation located in the industrial park, constructing a plastic injection-blow mold facility for operation in 2007. Another new and innovative industrial development in

Dadeville's William T. Theweatt Industrial Park is Alabama's first ethanol plant, constructed in 2008 and employing 40 to 50 people. The plant uses about 20 million bushels of corn each year to produce ethanol and is on course to be one of the first plants in the country to run entirely on a renewable energy source. On premise is a co-generation plant used to create steam and electricity for operations through the burning of woody biomass as a clean and renewable energy byproduct. As the nation's demand for domestic oil and new energy sources increases, ethanol production and distribution has the potential to grow as major commodity.

Dadeville's economic development potential is bolstered by Lake Martin and its attributing recreational opportunities and lakefront living. These quality of life amenities provide an attractive draw to businesses and industries seeking to relocate or expand into the community. As the city expands, the primary focus for annexations should be toward the lake, as residential and parks and recreation, and along U.S. Hwy. 280 for commercial and industrial purposes.

Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter and sets forth broad recommendations (in italics).

Educational Attainment

- *Improve and enhance educational attainment through job training initiatives*. Dadeville ranked slightly lower in educational attainment when compared to Tallapoosa County and Alabama. Between 1990 and 2000 the city gained somewhat in the number of associate (8%) and bachelor (5%) degree recipients, but lost a significant portion of graduate/professional (-25%) degree holders. In contrast, both the county and state gained significantly in the higher educational attainment. Tallapoosa County increased in the number of associate degree holders by 12%, bachelor by 35%, and graduate/professional by 44%. Alabama increased by 22%, 36%, and 40%, respectively.

Income

- *Increase household income levels through improved workforce development*. Dadeville ranked somewhat behind the county and state in terms of household income earnings. From 1990 to 2000 the city increased in the number of households earning $30 K or more by 140%. However, both the county (355%) and state (315%) increased at a substantially greater rate in households with these earnings. In 2000, approximately 43% of city households earned $30 K or more, while the county and state reported more households earning this amount at 51% and 55% respectively.
- Also between 1990 and 2000, Dadeville lagged somewhat behind the county and state in median household income. During this time, city MHI rose from $21,250 to $25,266, an increase of $4,016. Meanwhile county MHI climbed from $22,020 to $30,745 an increase of $8,725, and state MHI grew from $23,597 to $34,135, an increase of $10,538.

Commuting Patterns

- *Decrease commuting distances by creating job opportunities in close proximity to residential areas*. A national trend between 1990 and 2000 has been increasing commutes to work in both time and distance. Dadeville, along with Tallapoosa County and Alabama, followed this trend. The city, during this time, decreased by -39% in laborers living and working in their place (city) of residence, while the county (-22%) and state (4%) portrayed similar results but to considerably lesser degree. In 2000, approximately 38% of city commuters worked in their place of residence.
- Both the county at 58% and state at 47% reported a substantially larger portion of commuters living and working in their respective cities, indicating that Dadeville at 38% has been somewhat lagging in job development suitable for its residents.
- *Improve residential areas to draw people from surrounding counties into the city*. Commuter information shows significant decreases in city labor force living and working in the city and increases in workers commuting out of the city and into surrounding counties. Between 1990 and 2000, the substantial majority of city commuters, 88% in 1990 and 78% in 2000, worked in some other area of Tallapoosa County. Both the county, declining from 79% to 72% and

state, declining from 81% to 78%, showed similar patterns, indicating that substantially more county laborers have found employment in surrounding counties and have been commuting across county lines. Commuters working outside their county of residence increased by a substantial 64% in Dadeville, 33% in Tallapoosa County, and 29% in Alabama.

Labor Force Participation and Unemployment

- *Increase labor force participation and enhance employment opportunities through work force development and education*. Dadeville's labor force participation lagged slightly behind the county and somewhat more so behind the state. From 1990 to 2000, the number of persons in the labor force decreased from 1,470 to 1,270, a percent decrease of -9%. Meanwhile Tallapoosa County decreased by -8% in participation and Alabama by -2%, indicating some economic downturn at all levels. In 2000, the city's labor force participation (51%) lagged slightly behind the county at 56% and somewhat more so behind the state at 59%.

Industrial Composition

- *Diversify employment opportunities through a variety of job training initiatives*. Census data reveals that the top three industrial sectors for employment in Dadeville in 2002 were services at 63%, followed by retail trade at 31% and wholesale trade (3%). During this time, services and retail trade together comprised almost all (95%) employment in Dadeville, with little employment diversification.
- Establishments by industrial sector in 2002, at all levels, followed sector employment fairly closely. The significantly dominant sector for business establishments in the city, county, and state at this time was services with the city recording 59% representation in this sector, the county 51%, and the state 37%. The second largest industrial sector, at this time, was retail trade, representing 33% of the city's business establishments, 29% in the county, and 22% in the state. These sectors combined represented the substantial majority of establishments in the city at 93%, county (80%), and the slight majority in the state (55%).

Occupational Status

- *Create small-business opportunities through downtown re-development and job training.* Dadeville's largest occupational status in 2000 was in production and transportation at 24%, followed closely by sales and office (21%) and management/business (20%). Cumulatively these occupations account for approximately 66% of all city jobs.

Poverty Status

- *Continue providing low-income housing, preferably quality affordable housing, and public assistance to needy families*. Despite somewhat significant decreases in poverty in various age groups, the city's overall poverty rate rose slightly from 16% in 1990 to 17% in 2000. The county followed this trend increasing in poverty from 15% to 16%, while the state declined from 18% to 15%.

Public Assistance

- *Increase public assistance as a measure to improve economic conditions, but also develop policy and plans to mitigate the need for assistance*. From 1990 to 2000 Dadeville decreased substantially (-85%) in individuals receiving public assistance, yet increased by 3% in poverty.

Tallapoosa County showed a similar trend, decreasing in public assistance by -73% and increasing in poverty by 2%, while Alabama decreased by -70% and -2%, respectively. This information suggests that city decline in public assistance could have contributed to higher poverty rates, but outside factors probably played a larger role.

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 city housing needs. Dadeville recognizes these needs and has taken action to address concerns. This chapter examines housing characteristics such as housing types, occupancy status and tenure, vacancy status, housing conditions such as housing age and physical conditions, housing value, and affordability.

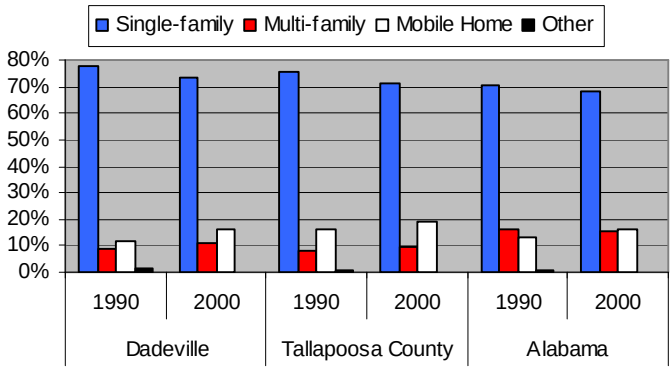
Housing Inventory

Units by Type

Housing comes in many forms and styles, each aiming to satisfy a wide range of residents with changing demands and needs. A community that champions a variety of housing types has an advantage in that it offers many housing options with which to choose from, thus attracting more people to the community. An examination of unit types reveals the most and least common housing options available, expressing trends in housing development. Dadeville 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, garden/patio 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 Census data, the substantially dominant housing unit type in Dadeville was single-family at 78% of housing units in 1990 and 73% in 2000. This same pattern followed in Tallapoosa County and Alabama with single-family representing 71% of all county units and 68% of all state units in 2000. Figure H-1 illustrates percent housing units by type for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Figure H-1. Percent Housing Units by Type: Dadeville, Tallapoosa County, Alabama



Dadeville during this time increased somewhat significantly in mobile home units from 148 to 200, an increase of 35%. This followed county and state trends with the county increasing in mobile homes by 42% and the state by 46%. In 2000, mobile home units comprised 15% of city housing units, while the county and state reported similar portions at 19% and 16%

respectively. The city also increased slightly in multi-family homes, however, multi-family consisted of only 11% of the housing stock in 2000 while the county showed 9% and the state 15%. Table H-1 examines housing unit types for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Table H-1. Housing Unit Types: Dadeville, Tallapoosa County, Alabama

Housing Types	Dadeville			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Single-family	978	927	-5.2%	13,042	14,575	11.8%	1,171,201	1,338,832	14.3%
% of Total	78.0%	73.2%		75.3%	71.1%		70.1%	68.2%	
Multi-family	112	139	24.1%	1,372	1,937	41.2%	266,351	300,569	12.8%
% of Total	8.9%	11.0%		7.9%	9.4%		15.9%	15.3%	
Mobile home	148	200	35.1%	2,784	3,961	42.3%	217,784	319,212	46.6%
% of Total	11.8%	15.8%		16.1%	19.3%		13.0%	16.3%	
Other	16	0	-100.0%	114	37	-67.5%	15,043	5,098	-66.1%
% of Total	1.3%	0.0%		0.7%	0.2%		0.9%	0.3%	
Total Units	1,254	1,266	1.0%	17,312	20,510	18.5%	1,670,379	1,963,711	17.6%

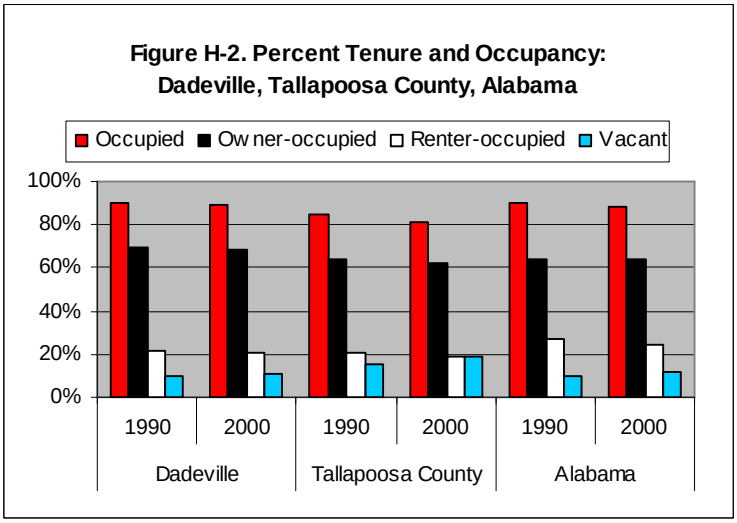
Source: U.S. Census of Population, 1990 and 2000 STF 3.

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.

Dadeville tenure and occupancy rates closely followed county and state patterns. Between 1990 and 2000 the city decreased slightly (-0.7%) in occupied housing while Tallapoosa County (13%) and Alabama (15%) increased somewhat considerably. However the city occupancy rate (89%), remained slightly above county (81%) and state (88%) in 2000 indicating proportionately fewer vacancies than the county and state. Figure H-2 displays percent tenure and occupancy for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Figure H-2. Percent Tenure and Occupancy: Dadeville, Tallapoosa County, Alabama



Owner-occupied housing was the significantly dominant housing type in the city (68%) county (62%) and state (64%) in 2000. However, between 1990 and 2000 owner-occupancy decreased in Dadeville by a slight -0.7%, while the county and state increased in owner-occupied units by 15% and 18% respectively.

Renter-occupied units are another housing tenure option that should be taken into account. Dadeville during this time decreased slightly in renter-occupied units, while the

county (8%) and state (7%) increased slightly. However, in 2000 the city had slightly larger portion (20%) of renter-occupied units than the county (19%) yet slightly smaller representation than the state (24%). Table H-2 shows housing occupancy and tenure for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-2. Housing Occupancy and Tenure: Dadeville, Tallapoosa County, Alabama

Housing Units	Dadeville			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Occupied	1,135	1,127	-0.7%	14,700	16,656	13.3%	1,506,790	1,737,080	15.3%
% of Total	90.5%	89.0%		84.9%	81.2%		90.2%	88.5%	
Owner Occupied	869	863	-0.7%	11,045	12,707	15.0%	1,061,897	1,258,705	18.5%
% of Total	69.3%	68.2%		63.8%	62.0%		63.6%	64.1%	
Renter Occupied	266	264	-0.8%	3,655	3,949	8.0%	444,893	478,375	7.5%
% of Total	21.2%	20.9%		21.1%	19.3%		26.6%	24.4%	
Vacant	119	139	16.8%	2,612	3,854	47.5%	163,589	226,631	38.5%
% of Total	9.5%	11.0%		15.1%	18.8%		9.8%	11.5%	
Total	1,254	1,266	1.0%	17,312	20,510	18.5%	1,670,379	1,963,711	17.6%

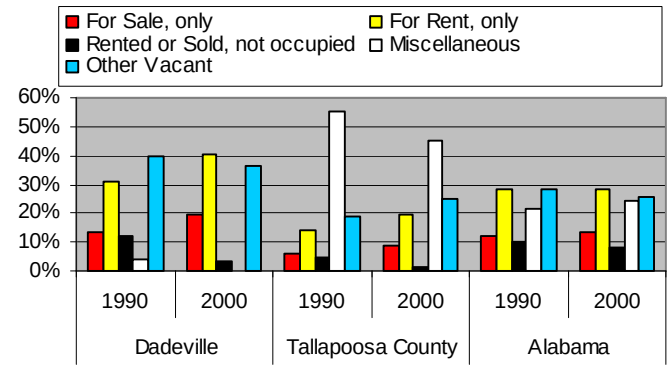
Source: U.S. Census of Population, 1990 and 2000 STF 3.

Vacancy Status

Vacancy status is applicable in determining how vacant housing has been utilized. Any unoccupied housing unit at the time of enumeration is considered vacant. Vacancies can also be occupied houses for rent, sale, or for seasonal or recreational use only, so long as the primary occupants usually reside elsewhere. 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. Figure H-3 illustrates percent vacancy status for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

The primary vacancy use for Dadeville in 2000 was for rent only at 40%, followed closely by other vacant at 36%. These uses combined total the majority of city vacancy uses at 76%. In Tallapoosa County miscellaneous status comprised nearly the majority (45%) of vacancy uses. This could be attributed to seasonal and recreational homes located along Lake Martin. Vacancy uses were more mixed and diverse in Alabama than in the city and county. The most common use in the state was for rent only at 28% in 2000. The overall trend in the city, county, and state shows slight increase in for rent only units and slight decrease in rented or sold, not occupied in the

Figure H-3. Percent Vacancy Status: Dadeville, Tallapoosa County, Alabama



city and county. Table H-3 shows vacancy status for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-3. Vacancy Status: Dadeville, Tallapoosa County, Alabama

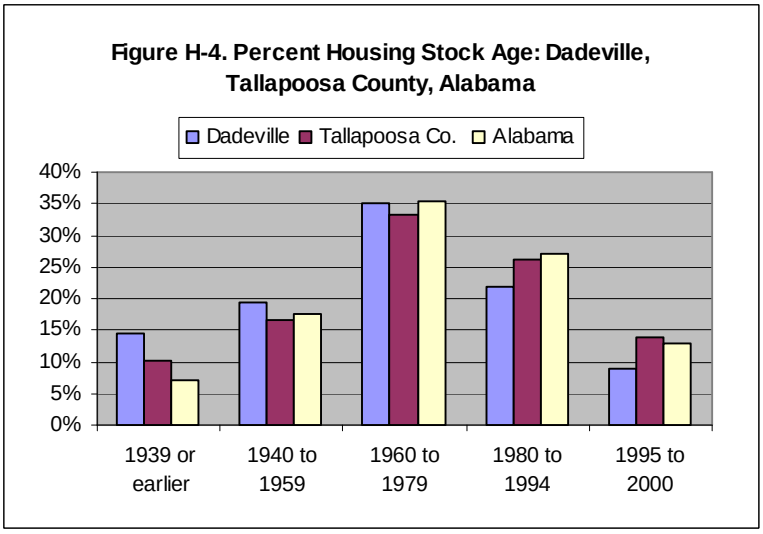
Vacancy Status	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
For Sale, only	16	27	68.8%	162	342	111.1%	19,845	31,121	56.8%
% of Total	13.4%	19.4%		6.2%	8.9%		12.1%	13.7%	
For Rent, only	37	56	51.4%	371	750	102.2%	45,871	64,037	39.6%
% of Total	31.1%	40.3%		14.2%	19.5%		28.0%	28.3%	
Rented or Sold, not occupied	14	5	-64.3%	130	58	-55.4%	16,058	18,507	15.3%
% of Total	11.8%	3.6%		5.0%	1.5%		9.8%	8.2%	
Miscellaneous	5	0	-500.0%	1,447	1,736	20.0%	35,904	54,593	52.1%
% of Total	4.2%	0.0%		55.4%	45.0%		21.9%	24.1%	
Other Vacant	47	51	8.5%	502	968	92.8%	45,911	58,373	27.1%
% of Total	39.5%	36.7%		19.2%	25.1%		28.1%	25.8%	
Total Vacant Units	119	139	16.8%	2,612	3,854	47.5%	163,589	226,631	38.5%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Housing Conditions

Housing Stock Age

Housing age is an indicator of housing conditions and needs. A general study of housing age can be used to assess probable housing conditions and needs within the community. Dadeville's housing stock in 2000 ranked relatively older than homes in Tallapoosa County and Alabama. The substantial majority (69%) of Dadeville housing was constructed prior to 1980 while Tallapoosa County reported 60% and Alabama 59%. Figure H-4 illustrates percent housing stock age for Dadeville, Tallapoosa County, and Alabama from prior 1939 to 2000.



The era 1960 to 1979 was Dadeville's housing boom, increasing home building by 82% and accounting for 35% of the city housing stock. Both the county and state showed similar trends increasing by 100% and 102% respectively. This could be attributed to the baby boomer generation increasing demand for home ownership and expanding the housing market.

From 1980 to 2000, the housing market declined considerably and Dadeville lagged slightly behind the county and state in new housing development. From 1980 to 1994 the city declined in housing production by -38% and by -58% from 1995 to 2000. During

these years both the county and state showed this trend to a slightly lesser degree. Tallapoosa County declined in housing construction by -21% and -46% and Alabama decreased by -22% and -52%. This pattern of regression could be due to significant population declines as rural businesses and jobs transitioned into or were out-competed by metro areas in the state. Economic erosion of the domestic economy to foreign competition could also have played a major role. Table H-4 displays housing stock age for Dadeville, Tallapoosa County, and Alabama from prior 1939 to 2000.

Table H-4. Housing Stock Age: Dadeville, Tallapoosa County, Alabama

Housing Stock	Dadeville		Tallapoosa County		Alabama	
	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	185	NA	2,071	NA	139,227	NA
% of Total	14.6%		10.1%		7.1%	
1940 to 1959	245	32.4%	3,408	64.6%	341,735	145.5%
% of Total	19.4%		16.6%		17.4%	
1960 to 1979	446	82.0%	6,820	100.1%	692,480	102.6%
% of Total	35.2%		33.3%		35.3%	
1980 to 1994	276	-38.1%	5,360	-21.4%	534,533	-22.8%
% of Total	21.8%		26.1%		27.2%	
1995 to 2000	114	-58.7%	2,851	-46.8%	255,736	-52.2%
% of Total	9.0%		13.9%		13.0%	
Total Units	1,266		20,510		1,963,711	
Median Year Structure Built	1971		1975		1975	

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Physical 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. Based on these aspects, Dadeville showed somewhat considerable need for physical housing improvements. In 2008, EARPDC cartography staff conducted a field check of the city to inventory housing improvement needs (See Map#3 and Map#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 (junky) appearance. Units categorized herein present a wide range of conditions from almost sound 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.

As of 2008, there were approximately 1,259 housing units in Dadeville, 1,032 (81%) of which were single-family, manufactured (14%), and multi-family (3%). Dadeville showed somewhat considerable need to improve housing conditions. Approximately 40% of the housing stock was in deteriorating condition and 4% dilapidated. Manufactured housing showed the greatest need with about 58% of homes in deteriorating condition and 9% in dilapidated status. Approximately 388 single-family homes were reported in deteriorating condition and 42 dilapidated. Table H-5 shows physical housing conditions for Dadeville in 2008.

Table H-5. Physical Housing Conditions: Dadeville, 2008

Housing Conditions	Single Family		Multi-Family		Manufactured		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound Condition	602	58.3%	36	76.6%	58	32.2%	696	55.3%
Deteriorating	388	37.6%	10	21.3%	105	58.3%	503	40.0%
Dilapidated	42	4.1%	1	2.1%	17	9.4%	60	4.8%
Total	1,032		47		180		1,259	

Source: EARPDC Housing Inventory Study, 2008.

Selected Physical Conditions

Dadeville displayed good selected housing conditions in terms of utility provision. According to the 2000 U.S. Census, selected conditions were defined as units having at least one of the following physical or financial conditions: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) with 1.01 or more occupants per room, 4) selected monthly owner costs as a percentage of household income in 1999 greater than 30 percent, and 5) gross rent as a percentage of household income in 1999 greater than 30 percent. For the purposes of this study, selected physical conditions such as plumbing, kitchen facilities, and heating were examined.

Figure H-5. Percent Selected Physical Housing Conditions: Dadeville, Tallapoosa County, Alabama

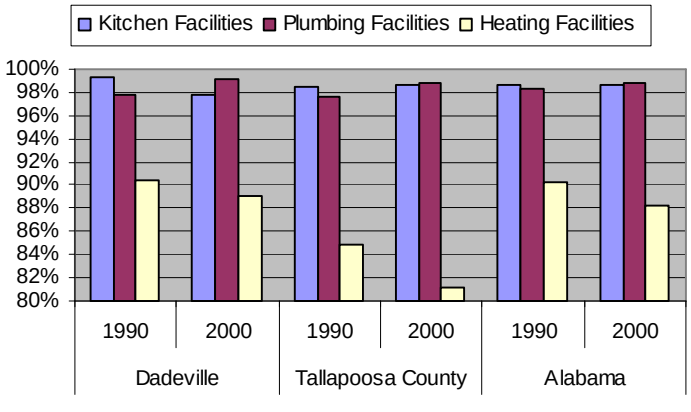


Figure H-5 illustrates percent selected physical housing conditions for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000. Dadeville sustained adequate selected housing conditions, however, city housing utility provisions lagged somewhat behind county and state trends. From 1990 to 2000, the city decreased slightly in kitchen facility provision by -0.6%, while Tallapoosa County and Alabama increased by 18% and 17%, respectively. The city also decreased minimally in heating utility provisions while the county and state increased significantly. Table H-6 displays selected physical housing conditions for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-6. Selected Housing Conditions: Dadeville, Tallapoosa County, Alabama									
Housing Conditions	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Complete Kitchen Facilities	1,245	1,238	-0.6%	17,052	20,221	18.6%	1,648,290	1,937,261	17.5%
% of Total	99.3%	97.8%		98.5%	98.6%		98.7%	98.7%	
Complete Plumbing Facilities	1,227	1,254	2.2%	16,914	20,277	19.9%	1,642,879	1,939,344	18.0%
% of Total	97.8%	99.1%		97.7%	98.9%		98.4%	98.8%	
Heating Facilities	1,135	1,127	-0.7%	14,700	16,656	13.3%	1,506,790	1,732,744	15.0%
% of Total	90.5%	89.0%		84.9%	81.2%		90.2%	88.2%	
Total Units	1,254	1,266	1.0%	17,312	20,510	18.5%	1,670,379	1,963,711	17.6%

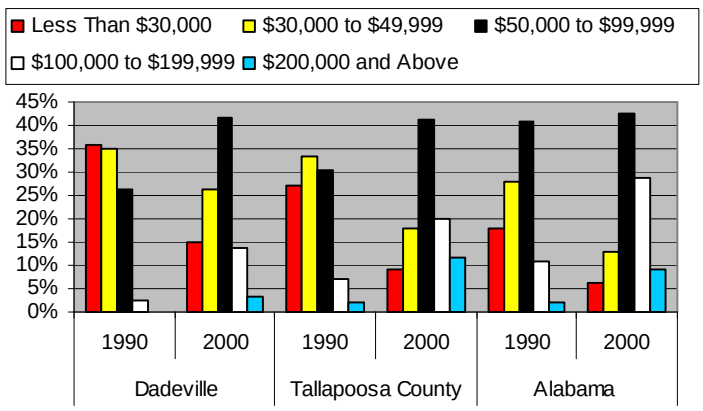
Source: U.S. Census of Population 1990 and 2000, STF 3.

Housing Value

Housing value is a critical element of a comprehensive housing study. Most communities desire 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. The city recognizes the need to promote and encourage quality housing development and has been active in preparing for such growth.

Dadeville strives to provide quality housing to its residents. From 1990 to 2000 the city increased in homes valued between $50,000 and $99 K by 53%, accounting for 26% of the housing stock in 1990 and 41% in 2000. Tallapoosa County showed a similar trend growing in homes at this value by 56%, accounting for 41% of the housing stock in 2000. Alabama showed 42% and 25%, respectively. Figure H-6 shows percent housing value for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000. Notice the substantial increase in homes valued between $50,000 and $99 K in the city and county. In 2000, about 58% of the city housing stock was valued at $50 K or above. Both the county and state recorded substantially higher housing value at 72% and 80%, respectively.

Figure H-6. Percent Housing Value: Dadeville, Tallapoosa County, Alabama



The majority of housing (67%) for Dadeville remained valued between $30 K and $99,999. Both the county (59%) and state (55%) showed this value bracket as the majority, but sustained proportionately higher housing values. From 1990 to 2000, the city increased in median housing value from $38,300 to $57,100, a 49% increase. During this time the county's median housing value grew from $42,800 to $73,600, while the state climbed from $53,700 to $85,100. Table H-7 displays housing value of owner-occupied units for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-7. Housing Value of Owner-occupied Units: Dadeville, Tallapoosa County, Alabama									
Housing Value	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than $30,000	246	101	-58.9%	2,024	788	-61.1%	138,101	57,528	-58.3%
% of Total	36.0%	15.2%		27.2%	9.2%		18.1%	6.3%	
$30,000 to $49,999	239	174	-27.2%	2,481	1,538	-38.0%	214,835	118,659	-44.8%
% of Total	35.0%	26.2%		33.3%	18.0%		28.1%	12.9%	
$50,000 to $99,999	180	276	53.3%	2,268	3,538	56.0%	313,210	392,400	25.3%
% of Total	26.4%	41.6%		30.5%	41.3%		41.0%	42.7%	
$100,000 to $199,999	18	92	411.1%	515	1,694	228.9%	82,341	264,879	221.7%
% of Total	2.6%	13.9%		6.9%	19.8%		10.8%	28.8%	
$200,000 and above	0	21	210.0%	152	1,008	563.2%	16,239	85,104	424.1%
% of Total	0.0%	3.2%		2.0%	11.8%		2.1%	9.3%	
Total Units	683	664	-2.8%	7,440	8,566	15.1%	764,726	918,570	20.1%
Median Value	$38,300	$57,100	49.1%	$42,800	$73,600	72.0%	$53,700	$85,100	58.5%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Housing Affordability

Dadeville 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. For the most part, city 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 2000 Census, "The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included" (Census 2000 Glossary). Gross rent is also explained in the 2000 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.)" (Census 2000 Glossary).

Living in Dadeville has been considerably affordable compared to county and state trends. Median contract rent (MCR) in the city at $230 and county at $255 was comparable, in 2000, but state MCR was reported considerably higher at $339. Median gross rent (MGR) in the city ($286) at this time was considerably lower than the county ($358) and state ($447) suggesting that city utility were substantially less costly.

Housing values for owner-occupied housing were also considerably higher in the county and state than in the city. In 2000, Dadeville housing valued over $100,000 K increased from 2% to 17% of the housing stock, while county homes in this value range increased to 31% and the state to 38%. Table H-8 examines housing affordability for Dadeville, Tallapoosa County, and Alabama between 1990 and 2000.

Table H-8. Housing Affordability: Dadeville, Tallapoosa County, Alabama						
Ownership Status	Dadeville		Tallapoosa County		Alabama	
	1990	2000	1990	2000	1990	2000
Median Contract Rent	$147	$230	$160	$255	$229	$339
Median Gross Rent	$222	$286	$254	$358	$325	$447
Median Value Owner-Occupied Housing	$38,300	$57,100	$42,800	$73,600	$53,200	$85,100
Percent of Units > $100,000	2.6%	17.0%	9.0%	31.5%	12.9%	38.1%
Total Housing Units	1,254	1,266	17,312	20,510	1,670,379	1,963,711

Source: U.S. Census of Population, 1990 and 2000 STF 3.

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 quality and aesthetic appeal.

According to Census data, from 1990 to 2000, the majority of home-owner, 64% in 1990 and 56% in 2000 spent less than 20% of their household income on housing. Tallapoosa County and Alabama recorded similar trends in affordability. The county reported 66% of home-owners spending less than 20% of their household income on housing in 1990 and approximately 62% in 2000, while the state showed 63% and 60%, respectively. Affordability in this percentage bracket decreased in the city by -14%, but increased in the county by 8% and state by 15%. This information indicates that, during this time, city housing affordability decreased somewhat more than the county and state. Table H-9 displays selected monthly owner costs as a percentage of household income for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-9. Selected Monthly Owner Costs As A Percentage of Household Income: Dadeville, Tallapoosa County, Alabama									
Percent of Income	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	440	376	-14.5%	4,933	5,336	8.2%	482,702	556,093	15.2%
% of Total	64.4%	56.6%		66.3%	62.3%		63.1%	60.5%	
20 to 24%	57	58	1.8%	741	1,017	37.2%	93,693	110,978	18.4%
% of Total	8.3%	8.7%		10.0%	11.9%		12.3%	12.1%	
25 to 29%	50	62	24.0%	537	519	-3.4%	56,044	67,849	21.1%
% of Total	7.3%	9.3%		7.2%	6.1%		7.3%	7.4%	
30 to 34%	14	52	271.4%	293	360	22.9%	33,671	42,840	27.2%
% of Total	2.0%	7.8%		3.9%	4.2%		4.4%	4.7%	
35% or more	116	114	-1.7%	880	1,217	38.3%	91,195	127,930	40.3%
% of Total	17.0%	17.2%		11.8%	14.2%		11.9%	13.9%	
Not computed	6	2	-66.7%	56	117	108.9%	7,421	12,880	73.6%
Total	683	664	-2.8%	7,440	8,566	15.1%	764,726	918,570	20.1%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Dadeville homeowners tended to pay more of their household income on housing expenses than the county and state. In 1990, about 19% of city homeowners paid 30% or more of their income on housing. In 2000, that figure increased to 25% of homeowners paying 30% or more of their income on housing, while the county and state both reported 18%. Declining affordability in owner-occupied housing could explain the previously mentioned slight decrease (-0.7%) in this ownership category for Dadeville as both the county (15%) and state (18%) increased in owner-occupied housing. In response to this information the city should consider affordable housing alternatives.

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.

Dadeville ranked fairly well in renter-occupied affordability with approximately 34% of renters spending less than 20% of their household income on rent and 31% in 2000. Both Tallapoosa County and Alabama reported approximately 32% of households paying less than 20% of their income on rent in 2000. From 1990 to 2000 the city decreased considerably (-35%) in households spending between 25 and 29% of their income on housing expenses and somewhat less substantially (-22%) in households paying 35% or more of their income on housing. In 2000, approximately 48% of renter households paid less than 25% of their income on housing, indicating that almost half of Dadeville renters prefer to spend a smaller portion of their income on rent. Table H-10 examines gross rent as a percentage of household income for Dadeville, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-10. Gross Rent As A Percentage of Household Income: Dadeville, Tallapoosa County, Alabama

Percent of Income	Dadeville			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	83	80	-3.6%	1,365	1,230	-9.9%	139,708	153,017	9.5%
% of Total	34.9%	31.4%		39.6%	32.3%		32.6%	32.6%	
20 to 24%	35	44	25.7%	361	361	0.0%	52,569	51,356	-2.3%
% of Total	14.7%	17.3%		10.5%	9.5%		12.3%	10.9%	
25 to 29%	37	24	-35.1%	293	383	30.7%	42,333	41,425	-2.1%
% of Total	15.5%	9.4%		8.5%	10.1%		9.9%	8.8%	
30 to 34%	15	17	13.3%	254	210	-17.3%	28,501	29,476	3.4%
% of Total	6.3%	6.7%		7.4%	5.5%		6.7%	6.3%	
35% or more	68	53	-22.1%	693	949	36.9%	117,289	128,349	9.4%
% of Total	28.6%	20.8%		20.1%	24.9%		27.4%	27.4%	
Not computed	0	37	370.0%	478	672	40.6%	47,624	65,506	37.5%
Total	238	255	7.1%	3,444	3,805	10.5%	428,024	469,129	9.6%

Source: U.S. Census of Population, 1990 and 2000 STF 3.

Meanwhile Tallapoosa County decreased in households paying less than 20% of their income on rent and showed no change in households paying between 20 to 24% of their income on housing. Alabama increased somewhat considerably (9%) in households of the 20% and under category and decreased by 2% in renters paying between 20 and 24%. In 2000, both the county at 41% and state at 43% showed a somewhat smaller portion of households spending less than 25% of their income on housing rent than the city. Also in 2000, the county at 30% and the state at 33% reported a higher portion of households spending more than 29% of their income on housing costs. This information indicates that rental rates are relatively more affordable in the city than in the county and state as a whole.

Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter and sets forth broad recommendations (in italics).

Units by Type

- According to Census data, the substantially dominant housing unit type in Dadeville was single-family at 78% of housing units in 1990 and 73% in 2000. This same pattern followed in Tallapoosa County and Alabama with single-family representing 71% of all county units and 68% of all state units in 2000.

Tenure and Occupancy

- Dadeville tenure and occupancy rates closely followed county and state patterns. Between 1990 and 2000 the city decreased slightly (-0.7%) in occupied housing while Tallapoosa County (13%) and Alabama (15%) increased somewhat considerably. However the city occupancy rate (89%), remained slightly above county (81%) and state (88%) in 2000 indicating proportionately fewer vacancies than the county and state.
- Owner-occupied housing was the significantly dominant housing type in the city (68%) county (62%) and state (64%) in 2000. However, between 1990 and 2000 owner-occupancy decreased in Dadeville by a slight -0.7%, while the county and state increased in owner-occupied units by 15% and 18% respectively.

Vacancy Status

- The primary vacancy use for Dadeville in 2000 was for rent only at 40%, followed closely by other vacant at 36%. These uses combined total the majority of city vacancy uses at 76%. In Tallapoosa County miscellaneous comprised nearly the majority (45%) of vacancy uses. This could be attributed to seasonal and recreational homes located along Lake Martin.

Housing Stock Age

- The era 1960 to 1979 was Dadeville's housing boom, increasing home building by 82% and accounting for 35% of the city housing stock. Both the county and state showed similar trends increasing by 100% and 102% respectively. This could be attributed to the baby boomer generation increasing demand for home ownership and expanding the housing market.
- From 1980 to 1994 the city declined in housing production by -38% and by -58% from 1995 to 2000. During these years both the county and state showed this trend to a slightly lesser degree. Tallapoosa County declined in housing construction by -21% and -46% and Alabama decreased by -22% and -52%. This pattern of regression could be due to significant population declines as rural businesses and jobs transitioned into or were out-competed by metro areas in the state. Economic erosion of the domestic economy to foreign competition could also have played a major role.

Physical Conditions

- *Create and implement a housing improvement plan.* As of 2008, there were approximately 1,259 housing units in Dadeville, 1,032 (81%) of which were single-family, manufactured (14%), and multi-family (3%). Dadeville showed considerable need to improve housing conditions. Approximately 40% of the housing stock was in deteriorating condition and 4% dilapidated. Manufactured housing showed the greatest need with about 58% of homes in deteriorating condition and 9% in dilapidated status. Approximately 388 single-family homes were reported in deteriorating condition and 42 dilapidated.

Selected Physical Conditions

- Dadeville sustains adequate selected housing conditions, however, city housing utility provisions lagged somewhat behind county and state trends. From 1990 to 2000, the city decreased in slightly in kitchen facility provision by -0.6%, while Tallapoosa County and Alabama increased by 18% and 17%, respectively. The city also decreased minimally in heating utility provisions while the county and state increased significantly.

Housing Value

- From 1990 to 2000 the city increased in homes valued between $50,000 and $99 K by 53%, accounting for 26% of the housing stock in 1990 and 41% in 2000. Tallapoosa County showed a similar trend growing in homes at this value by 56%, accounting for 41% of the housing stock in 2000. Alabama showed 42% and 25%, respectively.
- From 1990 to 2000, the city increased in median housing value from $38,300 to $57,100, a 49% increase. During this time the county's median housing value grew from $42,800 to $73,600 while the state climbed from $53,700 to $85,100.

Housing Affordability

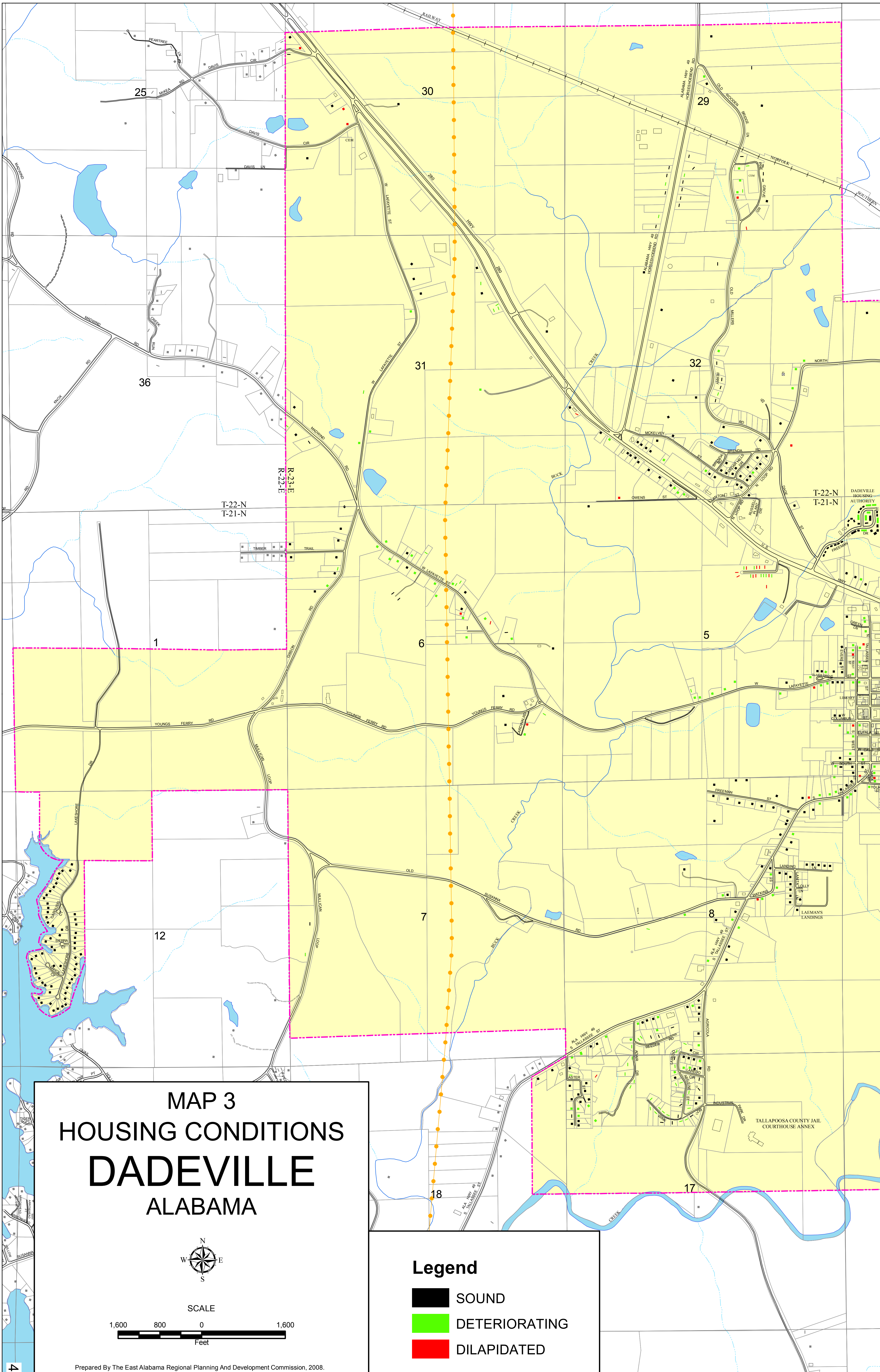
- Living in Dadeville has been considerably affordable compared to county and state trends. Median contract rent (MCR) in the city at $230 and county at $225 was comparable, in 2000, but state MCR was reported considerably higher at $339. Median gross rent (MGR) in the city ($286) at this time was considerably lower than the county ($358) and state ($447) suggesting that city utility were substantially less costly.

Affordability of Owner-occupied Housing

- According to Census data, from 1990 to 2000, the majority of home-owner, 64% in 1990 and 56% in 2000 spent less than 20% of their household income on housing. Tallapoosa County and Alabama recorded similar trends in affordability. The county reported 66% of home-owners spending less than 20% of their household income on housing in 1990 and approximately 62% in 2000, while the state showed 63% and 60%, respectively.

Affordability of Renter-occupied Housing

- Dadeville ranked fairly well in renter-occupied affordability with approximately 34% of renters spending less than 20% of their household income on rent and 31% in 2000. Both Tallapoosa County and Alabama reported approximately 32% of households paying less than 20% of their income on rent in 2000.


MAP 3
HOUSING CONDITIONS
DADEVILLE
ALABAMA
Legend
SOUND
DETERIORATING
DILAPIDATED
SCALE
1,600
800
0
1,600
Feet
Prepared By The East Alabama Regional Planning And Development Commission, 2008.
DADEVILLE HOUSING AUTHORITY
TALLAPOOSA COUNTY JAIL COURTHOUSE ANNEX
LAEMAN'S LANDINGS
LIBRARY
T-22-N
T-21-N
R-23-E
R-22-E
NORFOLK SOUTHERN RAILWAY
280 HWY
ALABAMA HWY 49 HORSESHOEBEND RD
ALA HWY 49 S TALLASSEE ST
W LAFAYETTE ST
MADWIND RD
KNOX RD
YOUNGS FERRY RD
GIBSON RD
MULLICAN LOOP
OLD SUSANNA RD
LAKESHORE DR
OLD MILLERS FERRY RD
OLD WOODEN BRIDGE LN
DAVIS CIR
PEARTREE LN
McKEA RD
OWENS ST
MCKELVEY
BRENDA RD
CEDAR HILLS DR
N LOOP RD
CLANTON ST
RUSSELL PLANT DR
DADE ST
FREEMAN DR
FREEMAN ST
NORTH
AGRICOLA RD
INDUSTRIAL PARK DR
REEDER RD
ADAIR DR
LAREDO CIR
ABILENE ST
ASTER ST
WINK DR
LANDING LN
LANITA LN
LOLLY LN
WATKINS
BUCK CREEK
TIMBER TRAIL
CARDINAL RD
CAROUSEL CT
SIERRA CT
TAHOE CT
25
29
30
31
32
36
1
5
6
7
8
12
17
18

MAP 4
HOUSING CONDITIONS
DADEVILLE
ALABAMA

SCALE

1,600 800 0 1,600

Feet

Prepared By The East Alabama Regional Planning And Development Commission, 2008.

Legend

- SOUND
- DETERIORATING
- DILAPIDATED

T-22-N
T-21-N

33 34 35 4 3 2 9 10 11 16 15 14 23

51

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 eight community facilities have been identified and discussed in this chapter, which include: city administration, fire and rescue, law enforcement, education, parks and recreation, healthcare facilities, senior center, 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. To identify community facility locations in the city refer to Map#5: *Community Facilities*. In order to determine current community facility goals and needs, surveys were distributed to facility and department leaders and collected by the City Clerk. This chapter reviews these findings in text and as a summation in the analytical summary at the end of the chapter.

City Administration

City Council

Dadeville's city government consists of five city council members and the mayor. Elected officials serve 4-year consecutive terms. 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 second and fourth Tuesday of each month.

City offices located in City Hall include: The Mayor's Office, City Clerk, Utility Clerks, Inspection Department, Planning and Zoning Board. Meetings and activities held in City Hall include city council, planning commission, water and gas board, and public hearings. The city also has two revenue producing entities in the 1) Water Supply and Gas Board—with 4 members, appointed by the council, serving 4-year staggered terms, and 2) Inspection and Licensing. Other boards serving the city include: Library Board, Zoning Board, Board of Adjustments, Appeal Board, Gas Board, and Housing Authority

Planning Commission

Dadeville'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 members, six of which are appointed by city council, two supernumerary representatives—one appointed by city council and the other by the mayor, and finally the mayor. Meetings are called as necessary and held in the City Council Chambers.

Zoning Board of Adjustments

The Dadeville Zoning Board of Adjustments consists of five members, each appointed by city council to serve a three-year term. The responsibility of the board is to make adjustments to the zoning ordinance involving cases of unjust and unnecessary hardships placed on property owners due to rezoning decisions. The board meets on an as needed basis at City Hall.

City administration identified three improvements needed to provide better services to the community. These include the following:
1. More sewer improvements
2. More retail business
3. New industry to provide more jobs for the city

Public Safety

Law Enforcement

Dadeville's Police Department was established in 1930 with the continuing mission to preserve the peace and order of the City of Dadeville. The goal of the department is to utilize all divisions of law enforcement to protect and serve the community and citizens of the city in an efficient manner through the use and management of all resources.

Police department staff consists of 12 full-time officers and 2 part-time, 2 supervisors, 1 dispatcher, and 5 reserves. The current ratio of police officers to residents is 2.5 to 1,000, which is deemed too low. At least three officers are needed per shift to adequately serve the community. Emergency calls are handled through the Tallapoosa County Sheriff's Department. The police department uses an in office radio to dispatch officers accordingly. Dadeville's police jurisdiction extends as far as the city limits.

The police department owns and maintains eight vehicles which include the following: 1 Ford F-150—2003, 1 Ford Explorer—1998, 6 Chevy Impala's—2002, 2003, (2) 2005, 2006, 2007. The department plans to receive one more vehicle in 2008.

The most frequent crimes in the city are drug and burglary related. In an effort to mitigate and prevent crime the city has partnered with the Tallapoosa County Narcotics Task Force, which has

proved successful with several arrests. Dadeville's Police Department administers or is involved in a number of programs and activities aimed at crime prevention and safety. These programs are listed as follows:

- Kids Outdoor Program—teaches safety for use and care of guns, archery, fishing, and boating to kids
- Bicycle Classes—which teaches and prepares kids for bicycle safety
- Students Against Drunk Driving (SADD)—A national program, active to inform students and teenagers of the dangers involved in drinking and driving
- Driver's Education Class—organized in conjunction with SADD and the Tallapoosa County Sheriff's Department
- Fatal Vision Goggles—teaches students the dangers of driving while visually impaired (driving done with a golf cart)

Other programs that the department would like to implement include: Community Watch, Self Defense for Women, and Classes for How to Prevent ID Theft.

The Dadeville Police Department identified three improvements needed to provide better services to the community. These include the following:

1. More officers
2. More updated vehicles
3. More up-to-date technology

Note: The department has applied for and received several grants, however, there is still a need for improved protection and technology.

Fire and Rescue

The Dadeville Fire Department was founded in 1920 with the goal of providing fire and rescue, and fire prevention and mutual aid to other fire departments. The fire department jurisdiction is approximately 41 miles. Department staff account for two full-time fire fighters and twelve volunteer. Currently the department does not have enough staff to adequately serve the community. Approximately 5 more full-time personnel are needed to meet community needs. Emergency calls are handled through the Tallapoosa County Sheriff's Office, where E-911 calls are dispatched to the appropriate city fire department.

Vehicles and equipment used by the department include the following:

- 3 Pumpers
- 2 Tankers
- 1 Brush truck
- 1 Rescue vehicle
- 1 Ladder truck

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 Dadeville Fire Department ISO rating was a 5, indicating average protection and service. Factors playing a role in determining this rating include: adequate equipment, training, and water supply. The fire department could improve its ISO rating by providing: 1) More full-time personnel, 2) A larger water supply, 3) Additional equipment.

The Dadeville Fire Department identified three improvements needed to provide better services to the community. These include:

1. Additional full-time personnel
2. Replace some very old equipment
3. Provide a better water supply in some areas

Note: The primary means of attaining these improvements is through additional funding in the form of city funding, fire protection fee, and grants.

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. The Tallapoosa County School Board recognizes the need to promote and enhance its educational institutions in order to develop a strong educational foundation for the county's future leadership and a sustainable skilled labor force. Tallapoosa County Schools located in the City of Dadeville constitutes three primary institutions: Councill Middle School, Dadeville Elementary School, and Dadeville High School. Dadeville's Elementary School is accredited with the Southern Association of Colleges, while Councill Middle School is currently in the accreditation process. Dadeville High School is accredited with the Alabama Department of Education, qualifying the school for state and federal grants and other monetary assistance. Table CF-1 shows educational facility information for Dadeville in 2008.

Table CF-1. Educational Facilities: Dadeville, 2008							
School	Teachers Available		# Students	# Classrooms	Programs		
	Full	Part			Band room	Gym	Library
Dadeville Elementary School	38	3	492	35	0	1	1
Councill Middle School	25	2	312	18	1	1	1
Dadeville High School	35	1	497	30	1	1	1

Source: Community Facility Survey, Dadeville City Schools, 2008.

Dadeville's schools serve the community through a variety of venues. The schools listed below provide valuable programs and facilities for high quality educational instruction, attainment, and extra-curricular activities, meeting a variety of needs.

Dadeville Elementary School (Grades K-4)

The Dadeville Elementary is committed to providing quality teaching and instruction to its students. The school mission statement is explained as follows: Dadeville Elementary School will ensure our students have the necessary skills to be successful with their next level of education by: Enabling and developing the necessary skills to become a competent life-long learner. Students will accomplish this by being provided with a caring, enthusiastic, professional staff that provides a challenging and flexible curriculum in a stimulating and secure environment.

School programs offered by Dadeville Elementary include special education and after-school enrichment—a program designed to allow students time after school to do homework, play, or participate in enrichment classes involving reading, art, computers, crafts, science, cooking, and games.

Councill Middle School (Grades 5-7)

In 1950 Councill Middle School was named in honor of Dr. William Hooper Councill, President and founder of Alabama A&M. The schools mission statement is described as follows: Councill Middle School, a safe and nurturing environment that enables students to identify their individual gifts, provides a network where academic achievement and individual growth is attained through quality instruction, current technology, consistent discipline, and a relevant integrated curriculum.

School programs offered by Councill Middle consist of special education, beginner band, and after-school enrichment. The facility also provides two alternative school classrooms.

Dadeville High School (Grades 8-12)

Dadeville High School serves the community by providing skilled teachers and staff which contribute to a rich tradition of academic and athletic excellence. The DHS mission statement follows from the acronym PRIDE (Mascot being the Dadeville Tigers):
Produce
Responsible, respectable, reflective
Individuals with the ability to think critically
Develop the skills necessary to be productive citizens and to

Enrich the lives of others through life-long learning opportunities

Programs offered by the high school include band, special education, and after-school tutoring. The school also provides two computer labs and an applied technology lab. Students may also participate in athletic programs such as baseball, basketball, cheerleading, football, softball, tennis, track and field, and volleyball.

School Expansions/Additions and Other Needs

Dadeville's city school system is improving and plans are currently in progress to expand and upgrade facilities to meet growing needs. The major project for Dadeville's school system is for the improvement and upgrading of DHS heating and cooling system, electrical system, and window replacement. Estimated cost of the project is $1.5 million over a 12 month timeframe. The High School is currently planning to add a Family and Consumer Sciences building at an estimated cost of $650,000 over a timeframe of 6 months.

Dadeville Elementary is also upgrading their electrical system at $1 million and Councill Middle School is upgrading the gymnasium at $250,000.

The Tallapoosa County School Board identified three improvements needed to provide better educational services to the City of Dadeville. These are listed as follows:
1. Facility upgrade—requiring additional funding
2. Ongoing professional development utilizing instructional specialists as "coaches"—requiring additional funding
3. Communal and parental involvement/outreach programs for after-school and evening that help educate parents? How so?

Parks and Recreation

The Dadeville area also holds numerous natural, outdoor recreational amenities. Nearby Lake Martin, known as possibly the most beautiful lake in the south, offers 750 miles of shoreline and 44,000 acres of crystal clear water for fishing, swimming, skiing, sailing, and motor-boating. The lake area is considered one of the nation's most prestigious retirement communities due to luxurious lakefront living, a wide variety of recreational opportunities, and exception healthcare.

The City of Dadeville offers a variety of opportunities for parks and recreation. The city's parks and recreation department owns and maintains a recreation center, complete with fields and facilities for baseball, basketball, and soccer which is shared by the high school. The department also maintains two city parks—McKelvey Park (6 acres) which provides a baseball field, and Keebler Park (7 acres) offers swing sets, slides, a walking trail, and a wooden play structure. Department staff currently constitutes two workers in addition to the superintendent to help maintain the baseball fields, parks, and the recreation center. The city also offers sports leagues for baseball, basketball, and youth soccer. Basketball and soccer is organized by the parks and recreation department, while baseball is run through Dixie Youth Board. Expansion to the city park system entails a 14 acre multi-purpose field (open space) for soccer and other ball-sports, along with a walking trail.

The Dadeville Parks and Recreation Department identified two improvements needed to provide better parks and recreation services and opportunities to its residents. These are listed as follows:
1. New baseball fields
2. New basketball gym

Senior Center

The Dadeville Senior Center was established in the 1970s with the mission/goal of providing anyone who is a senior citizen (over the age of 60) with a hot, nutritional meal five days a week and a warm and friendly facility where they have the opportunity to share time, talk, and participate in activities with other seniors. At its inception the center grew to over 100 citizens. The center currently serves daily meals to 12 congregate and 13 home-bound seniors at a cost of $2.64 per meal. The waiting list for meals is short. Some seniors do not come every day and others fill in for them when they are out.

The senior center offers a variety of activities such as board games and card games. Bingo is held once or twice a month. The center provides a short program every day and a speaker once a month.

The Dadeville Senior Center identified three improvements needed to provide better services to seniors in the City of Dadeville. These are listed as follows:
1. Interior improvements—new kitchen countertops, a new sofa chair
2. New board games for entertainment
3. Continue to inform seniors of the program and enroll more members

Healthcare Facilities

Lake Martin Community Hospital is the primary healthcare facility for the City of Dadeville. The hospital was founded in 1963 with the mission to become one of the most effective rural community health facilities in the State of Alabama, by treating the illness and maintaining the wellness of our patients and the community in the most effective manner through dedicated commitment from every person, both individually and collectively, who is associated with Lake Martin Community Hospital. Goals of for Lake Martin Community Hospital include the following:
- To provide high quality patient and acute care in a rural setting
- To provide support, education, and development for a healthy community environment
- To provide opportunity for professional growth and development of all its employees
- To provide a financially viable facility that will continue to serve the best interests of the people and the community

Hospital staff consists of five general physicians, two specialty physicians, 133 full-time and 21 part-time staff, which includes nurses and office administration. General home health services offered constitute 24-hour on-call nurses and skilled nursing service, personal hygiene, physical therapy, occupational therapy, and speech therapy. Specialty clinics include those for Cardiology, Endoscopy, General Surgery, Orthopedics, Podiatry, Audiology, and Neurology. Personal transportation to the hospital is also provided for through support from the East Tallapoosa Medical Foundation. The hospital serves approximately 15,163 patients per year and 1,263 per

month. Funding is made available through a combination of private investors, Medicare and Medicaid, Blue Cross & Blue Shield, Commercial and Workers Compensation Insurance, and private (self-pay) patients, co-pay and deductibles. In addition to treatment services, the hospital has acquired a wellness center, adjacent to Lake Martin Family Medicine. The center is a state-of-the-art physical therapy, rehabilitation, and exercise complex, offering facilities for strength training, cardiovascular fitness, tanning, and a swimming pool for aquatic therapy.

Lake Martin Community Hospital identified three improvements needed to provide better healthcare services to the City of Dadeville and the wider rural community. These are listed as follows:

1. Upgrade software to improve quality and integrate all departments of the hospital—the hospital has received several grants from the Alabama Hospitality Flexibility Grant Program, in the amount of $5,092 from 2007-08, to help toward this goal. Approximately $1,337 in assistance is appropriated to Quality Improvement and upgrades to the hospital system. The hospital also receives grants through the Alabama Department of Public Health totaling an amount between $8,500 and $9,000 per year, which is earmarked for acquisition of Nursing Program software. The hospital is currently seeking this method of grant assistance in order to complete software integration to include all departments.
2. Provide faster service to Emergency Room patients and clinic patients—hospital wants to staff an additional physician to cover Emergency Room services. This should cut waiting times in the E.R. and clinic considerably.
3. Provide transportation to elderly patients that do not have Medicaid at no cost to the patient—Lake Martin Community Hospital is currently seeking a federal transportation grant in coordination with other members of the public transit-human services transportation plan that will pay for transportation services and assistance with the cost of a new van. The grant should pay 80% of the cost of wheelchair van and 50% operating costs, including a driver. Grant is to be let in 2009.

Utilities

Dadeville utilities constitute water, sewer, and gas services. The city owns and maintains water, sewer, and gas lines throughout the city. Water and gas service is available to residents outside the city limits, while sewer is not. Water is purchased from neighboring Alexander City.

Water Utilities

The Dadeville Water Department was established in 1942 and is charged with conducting daily collection, treatment, and distribution of water throughout the city. The department serves approximately 1,300 residents both inside and outside the city limits. There is currently a considerable need to upgrade water lines. Many lines consisting of old galvanized steel or cast iron should be replaced with more durable and resilient PVC pipe. Expansion plans for water utilities include installing new lines in the mill village for an estimated cost of $500,000 and laying new 16 inch lines throughout the city to support moderate and heavy industry. Estimated cost of this project is $750,000. Table CF-2 displays water line size and distribution for Dadeville in 2008.

Table CF-2. Water Line Size and Distribution: Dadeville, 2008		
Water Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
12"	17,424	9.7%
8"	24,288	13.5%
6"	106,128	59.2%
3"	7,920	4.4%
2"	23,497	13.1%
Total	179,257	100.0%

Source: Community Facilities Survey, Dadeville Water Department, 2008.

Dadeville's water system has been determined to provide reasonable service in sustaining basic city needs, however, improvements should be highly considered. 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 inch lines, or larger, are usually required in multi-family and commercial areas. Twelve inches diameter is the determined minimum size required for industrial, while 16 inches may be required for heavy industry. Based on data provided, the significant majority (approximately 82%) of city water lines are inventoried at 6 diameter inches and above, indicating substantial provision for residential uses and adequate fire protection. However, with only 23% of city water lines at 8 inches or larger, the city should plan to install larger diameter lines, preferably 12 inches or larger, in order to prepare for significant industrial growth. A minimum of 16 inches should be required in areas where the city plans to develop heavy industry. The city's water department is currently seeking monetary assistance through CDBG in the amount of $375 K and ARC at $200 K to install 16 inch ductile water lines extending from Lafayette Street into the city's industrial park. The city currently holds over $400 K toward the $575 K match needed to secure the money for the project. Water line locations and expansion proposals are shown on Map#6: *Water Utilities*.

The Dadeville Water Department identified three improvements needed to provide better water services to the community. These include the following:

1. Upgrade old galvanized and cast iron pipes to PVC
2. Pumps and tanks need periodic maintenance and upgrade
3. Install 16 inch water lines in areas of the city planned for industrial growth

Sewer Utilities

The Dadeville Sanitation Department was established in 1942 and is charged with the responsibility of maintaining and updating the city's sewer system in order to meet growth and expansion needs. The department serves approximately 673 residents inside the city limits. Due to surface runoff some of the older pipes in the city need to be replaced. These replacements are conducted as funding becomes available.

Dadeville's sewer system has been determined to provide adequate service in sustaining basic city needs. Sewer line requirements are similar to water. A 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. Based on the data provided current sewer line size and

distribution for 8 inch diameter line and larger represents approximately 25% of the city's sewer system, while 12 inch line is not provided. This information indicates that Dadeville's sewage infrastructure is capable of supporting basic residential and small-scale public use, but not industrial. In order to plan and prepare for significant industrial development the city needs to install 12 inch sewage lines in areas slated for substantial industrial growth. Sewer line locations are shown on Map#7: *Sewer Utilities*. Table CF-3 shows sewer line size and distribution for Dadeville in 2008.

Table CF-3. Sewer Line Size and Distribution: Dadeville, 2008

Sewer Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
4" PVC	2,000	3.8%
6" PVC	21,000	40.4%
6" DI	6,000	11.5%
8" PVC	10,000	19.2%
8" DI	10,000	19.2%
10"	3,000	5.8%
Total	52,000	100.0%

Source: Community Facilities Survey, Dadeville Sewer Department, 2008.

The Dadeville Sanitation Department identified three improvements needed to provide better sewage services to the community. These include the following:

1. More sewage service for residents
2. Upgrade sewage treatment plant
3. Upgrade older cast iron sewage lines and install lift pumps as necessary
4. Install 16 inch sewer lines in areas of the city planned for industrial growth

Gas Utilities

The Dadeville Gas Department is responsible for providing quality and efficient gas service to public and private interests and to maintain and update the city's gas system in order to meet future growth and expansion needs. The mission/goal of the gas department is to provide natural gas to the residents and pick up new customers when possible. Approximately 600 to 700 residents both inside and outside the city limits are provided for by this service. There are currently no necessary expansions or improvement needs for the gas department. Table CF-4 exhibits gas line size and distribution for Dadeville in 2008.

Table CF-4. Gas Line Size and Distribution: Dadeville, 2008

Gas Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
6" PE	8,000	5.4%
4" HP	120,704	81.2%
1&2" PE	20,000	13.4%
Total	148,704	100.0%

Source: Community Facilities Survey, Dadeville Sewer Department, 2008.

The city's gas department currently provides suitable service to the community in meeting growth and development needs. The generally required gas line size for residential use is 1 and 2 inches,

while commercial and industrial would require 4 inches or slightly more. The considerable majority (86%) of city gas line size is either 4 or 6 inches diameter, indicating that current gas line infrastructure is sufficiently accommodating to present and future needs.

Solid Waste Management

Dadeville's solid is managed by Advanced Waste in Carrville, AL approximately 20 directly south, where waste is disposed of. The city does provide brush and appliances pick-up, other than refrigerator equipment. The Dadeville Sanitation Department identified two improvements needed to provide better waste management services to the community. These include the following:

1. Additional equipment for brush pick-up
2. Recycling program

Analytical Summary

This analytical summary outlines the top three or four needs determined by each community facilities entity in the City of Dadeville in 2008. Results were based on the 2008 Community Facilities Survey distributed and collected by EARPDC and the City of Dadeville.

City Administration
1. More sewer improvements
2. More retail business
3. New industry to provide more jobs for the city

Law Enforcement
1. More officers
2. More updated vehicles
3. More up-to-date technology

Note: The department has applied for and received several grants, however, there is still a need for improved protection and technology.

Fire and Rescue
1. Additional full-time personnel
2. Replace some very old equipment
3. Provide a better water supply in some areas

Educational Facilities
1. Facility upgrade—requiring additional funding
2. Ongoing professional development utilizing instructional specialists as "coaches"—requiring additional funding
3. Communal and parental involvement/outreach programs for after-school and evening that help educate parents? How so?

Parks and Recreation
1. New baseball fields
2. New basketball gym

Senior Center
1. Interior improvements—new kitchen countertops, a new sofa chair
2. New board games for entertainment
3. Continue to inform seniors of the program and enroll more members

Healthcare Facilities
1. Upgrade software to improve quality and integrate all departments of the hospital—the hospital has received several grants from the Alabama Hospitality Flexibility Grant Program, in the amount of $5,092 from 2007-08, to help toward this goal. Approximately $1,337 in assistance

is appropriated to Quality Improvement and upgrades to the hospital system. The hospital also receives grants through the Alabama Department of Public Health totaling an amount between $8,500 and $9,000 per year, which is earmarked for acquisition of Nursing Program software. The hospital is currently seeking this method of grant assistance in order to complete software integration to include all departments.

2. Provide faster service to Emergency Room patients and clinic patients—hospital wants to staff an additional physician to cover Emergency Room services. This should cut waiting times in the E.R. and clinic considerably.
3. Provide transportation to elderly patients that do not have Medicaid at no cost to the patient—Lake Martin Community Hospital is currently seeking a federal transportation grant in coordination with other members of the public transit-human services transportation plan that will pay for transportation services and assistance with the cost of a new van. The grant should pay 80% of the cost of wheelchair van and 50% operating costs, including a driver. Grant is to be let in 2009.

Utilities

Water Utilities

1. Upgrade old galvanized and cast iron pipes to PVC
2. Pumps and tanks need periodic maintenance and upgrade
3. Install 16 inch water lines in areas of the city planned for industrial growth

Sewer Utilities

1. More sewage service for residents
2. Upgrade sewage treatment plant
3. Upgrade older cast iron sewage lines and install lift pumps as necessary
4. Install 16 inch sewer lines in areas of the city planned for industrial growth

Solid Waste Management

1. Additional equipment for brush pick-up
2. Recycling program

MAP 5
COMMUNITY FACILITIES
DADEVILLE
ALABAMA

N
W E
S

SCALE

2,400 1,200 0 2,400

Feet

Prepared By The East Alabama Regional Planning And Development Commission, 2008.

1. CITY HALL
2. POLICE DEPT. & COMMUNITY ACTION COMMITTEE
3. TALLAPOOSA COUNTY COURTHOUSE
4. LIBRARY
5. TALLAPOOSA COUNTY HEALTH CENTER
6. FIRE DEPT.
7. TALLAPOOSA MUSEUM
8. TALLAPOOSA COUNTY HUMAN RESOURCE
9. DADEVILLE HEALTH CARE CENTER
10. POST OFFICE
11. RECREATION CENTER
12. DADEVILLE ELEMENTARY SCHOOL
13. DADEVILLE HIGH SCHOOL
14. COUNCILL MIDDLE SCHOOL
15. McKELVEY BALL PARK
16. H.A . HARRELSON FOOTBALL FIELD
17. LAKE MARTIN COMMUNITY HOSPITAL
18. TALLAPOOSA CO. JAIL & COURTHOUSE ANNEX
19. TALLAPOOSA 911
20. RESIDENT SERVICE CENTER
21. CREATION PLANTATION PARK

MAP 6
WATER UTILITIES
DADEVILLE
ALABAMA

SCALE

3,000 1,500 0 3,000

Feet

Legend

- UNKNOWN SIZE
- 1" WATER LINE
- 2" WATER LINE
- 3" WATER LINE
- 6" WATER LINE
- 8" WATER LINE
- 10" WATER LINE
- 12" WATER LINE
- 16" WATER LINE
- 18" WATER LINE
- 24" WATER LINE

N W E S

Prepared By The East Alabama Regional Planning And Development Commission, 2009.

MAP 7
SEWER UTILITIES
DADEVILLE
ALABAMA

2,400 1,200 0 2,400
Feet

Legend

- 4" SEWER LINE SIZE
- 5" SEWER LINE SIZE
- 6" SEWER LINE SIZE
- 8" SEWER LINE SIZE
- 10" SEWER LINE SIZE
- 24" SEWER LINE SIZE
- UNKNOWN SEWER SIZE

Prepared By The East Alabama Regional Planning And Development Commission, 2009.

MAP 8
GAS UTILITIES
DADEVILLE
ALABAMA

SCALE
2,600 1,300 0 2,600
Feet

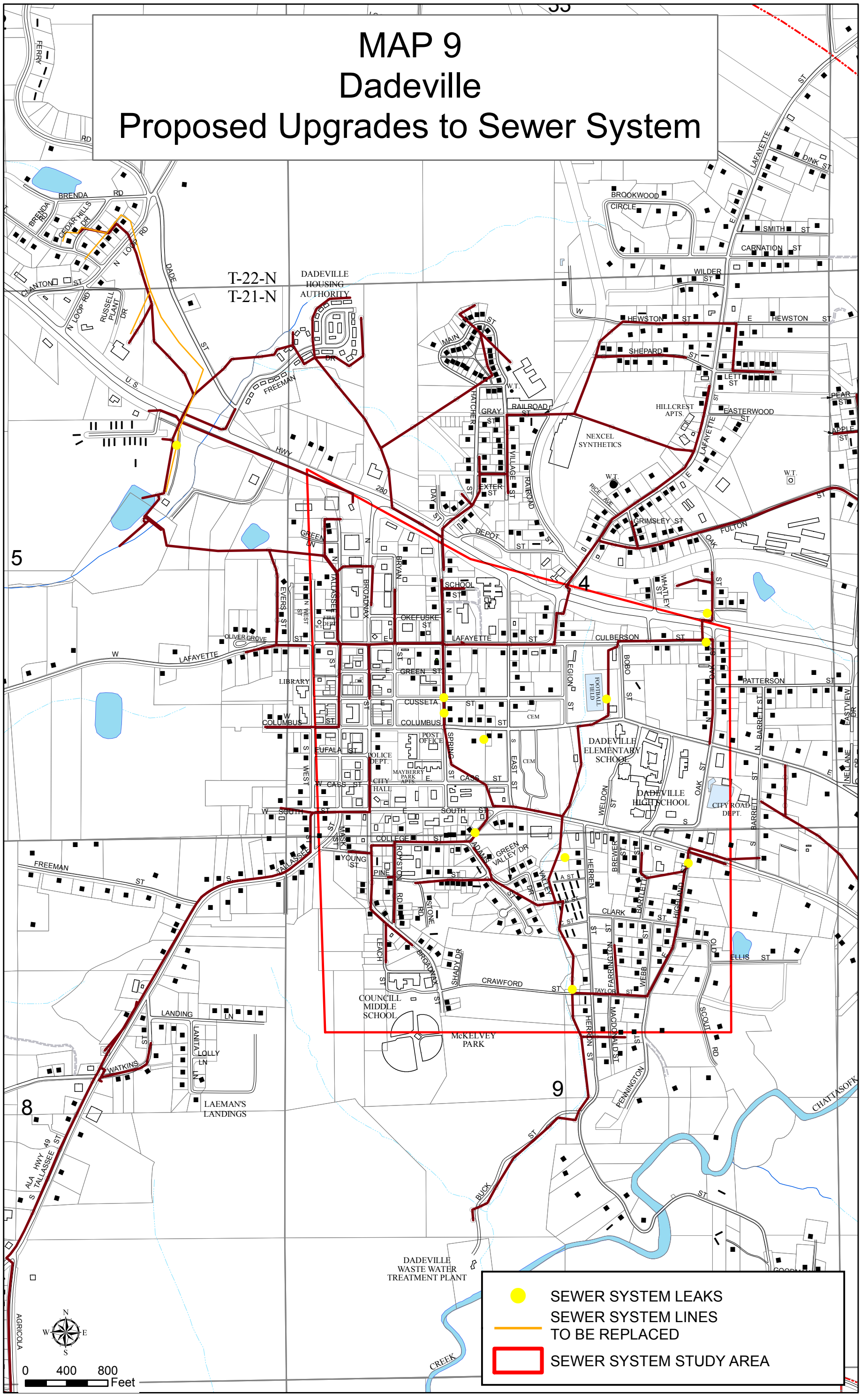
N
W E
S

Legend

- 1" GAS LINE
- 2" GAS LINE
- 3" GAS LINE
- 4" GAS LINE
- 6" GAS LINE
- 8" GAS LINE
- UNKNOWN GAS SIZE

Prepared By The East Alabama Regional Planning And Development Commission, 2009.

MAP 9
Dadeville
Proposed Upgrades to Sewer System



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 Dadeville. Traffic volumes along five major routes through the city have been used to calculate maximum capacity and future growth projections. Other modes of transportation, such as bicycling and air transport are also discussed in this section.

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. The City of Dadeville is located at considerable distance from convenient interstate access.

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. Federal highway 280 is the major principal arterials extending northwest and southeast through the city, while AL Hwy. 49 is the minor arterial stretching north and south.

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 defined 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 primary federal highway running through Dadeville is U.S. 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 in 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. AL Highway 49 is categorized as state routes passing through Dadeville.

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. The major municipal routes traversing through the city are Tallassee Street (partially AL Hwy. 49) Lafayette Street and South Street.

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: 100 – 0.76 = 0.24% 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 provides definitions for LOS, which are listed 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, Dadeville showed LOS A, free flow traffic, throughout most of its roadway system, with a few areas exceeding or nearing capacity levels, indicating that the city, for the most part, should be able to increase in traffic volumes substantially before significant improvements need to be made.

U.S. Hwy. 280

Federal highway 280 extends northwest by southeast, connecting the Opelika/Auburn metro area and Interstate 85 to Birmingham where it meets Interstate 65. The route is classified as a 4-lane divided principal arterial throughout its length and traverses through numerous rural communities in eastern and east/central Alabama. Traffic volumes indicate that the highway sustains relatively free traffic flow. Level of Service A (free traffic flow) throughout the route indicates that traffic volumes could increase substantially before improvements need consideration. Table T-1 shows traffic volumes and level of service along U.S. Hwy. 280 through the City of Dadeville from 1996 to 2006.

Table T-1. Traffic Volumes, U.S. Hwy. 280: City of Dadeville

Location of Traffic Count	1996	1998	2000	2002	2004	2006	# Change	% Change	LOS
N.W. Edge of City (804)	9,990	10,580	11,720	11,930	11,180	11,490	1,500	15.0%	A
N.W. Portion of City (903)	13,260	14,010	15,090	14,760	14,410	14,840	1,580	11.9%	A
BTW. SR-49 & Co. Rd. 57 (510)	13,640	14,410	15,210	14,280	14,500	14,700	1,060	7.8%	A
BTW. SR-49 & Freeman	9,990	11,260	12,520	11,570	12,180	12,650	2,660	26.6%	A
At McDill Bridge/Sandy Crk. (513)	7,740	8,160	9,640	9,310	9,550	9,690	1,950	25.2%	A

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

Maximum capacity for a 4-lane divided principal arterial highway is set at 33,900, indicating that 2006 traffic volumes ranging from 9,000 to 14,000 could double and not quite reach capacity along this route. This information suggests that significant traffic improvements along U.S. Hwy. 280 through the city should not be needed in the near future.

AL Hwy. 49

State route 49 extends north and south through Dadeville, connecting the city with Interstate 20 to the north and Interstate 85 to the south. Much of the route traverses through rural areas of the state

and is classified as a 2-lane undivided minor arterial throughout its length. Table T-2 displays traffic volumes and Level of Service along AL Hwy. 49 from 1996 to 2006.

Table T-2. Traffic Volumes, AL Highway 49: City of Dadeville

Location of Traffic Count	1996	1998	2000	2002	2004	2006	# Change	% Change	LOS
N. of US Hwy. 280 (523)	1,790	1,960	1,870	1,850	2,170	2,160	370	20.7%	A
Downtown Dadeville	6,410	7,030	6,960	6,830	7,750	7,600	1,190	18.6%	A
BTW. Freeman & Watkins (524)	5,800	6,380	6,200	6,020	6,600	6,460	660	11.4%	A

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

Traffic volumes along AL Hwy. 49, from 1996 to 2006, show relatively free traffic flow throughout the stretch of roadway in and near the city and moderate growth. The greatest traffic growth along this route occurred north of U.S. Hwy. 280 at 20% and in downtown Dadeville at 18%, with the heaviest traffic counts in the downtown. Level of Service A, free traffic flow, indicates low traffic volumes. Maximum approved capacity for a 2-lane undivided minor arterial is set at 18,600 AADT, indicating that with the highest traffic volumes occurring in the downtown, reaching 7,600 AADT in 2006, traffic volume could double and not quite reach capacity level. This information verifies that significant improvements should not be needed along AL Hwy. 49 in the near future.

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.
   2006 AADT is 10,230 - 1996 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 1996 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 2006. .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.

Should traffic increase at a rate similar to that between 1996 and 2006, there would still be little need for road development and expansion up until the year 2016. Level of Service would still be at free flow. Table T-3 displays AADT along Dadeville's major routes for 1996 and 2006, and gives projections and Level of Service for 2016.

Table T-3. Annual Average Daily Traffic Projections, Dadeville 1996-2016					
Roadway	**Location of Traffic Count**	**1996**	**2006**	**2016**	**LOS**
US Hwy 280	N.W. Edge of City (804)	9,990	11,490	13,215	A
	N.W. Portion of City (903)	13,260	14,840	16,608	A
	BTW. SR-49 & Co. Rd. 57 (510)	13,640	14,700	15,842	A
	BTW. SR-49 & Freeman	9,990	12,650	16,018	A
	At McDill Bridge/Sandy Crk. (513)	7,740	9,690	12,131	A
AL Hwy 49	N. of US Hwy. 280 (523)	1,790	2,160	2,606	A
	Downtown Dadeville	6,410	7,600	9,011	A
	BTW. Freeman & Watkins (524)	5,800	6,460	7,195	A

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

U.S. Hwy. 280, as a 4-lane divided principal arterial, is the most used road in traversing through Dadeville. Projections indicate AADT to increase to 15,000 and 16,000 at various count stations in 2016, which still falls substantially short of the ALDOT approved capacity of 33,900. All major roads in Dadeville could double traffic counts, even with projected AADT volumes, and still not quite reach capacity level. This information indicates that the sections of these routes in Dadeville are highly underutilized. Dadeville should not be concerned with significant road improvements through expansion, rather the city should focus development in areas where highway infrastructure best allows and maintain good highway access throughout the community.

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 and unnecessary traffic congestion and gridlock at major intersections. As development continues along the U.S. Highway 280 corridor through Dadeville, the city 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 along the city's major highway. 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. These guidelines and subsequent diagrams, selected from the Alabama Department of Transportation Highway Access Management Guidelines manual, 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, this practice 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 intersection 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, while Figure T-2 illustrates proper commercial center placement.

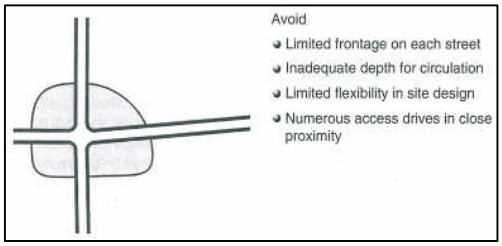


Figure T-1. Improper Commercial Node

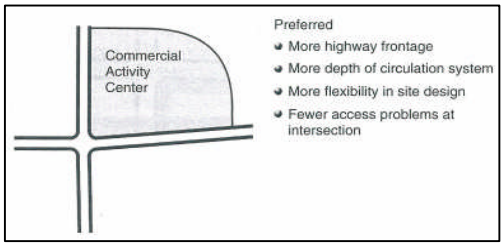


Figure T-2. Proper Commercial Node

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.

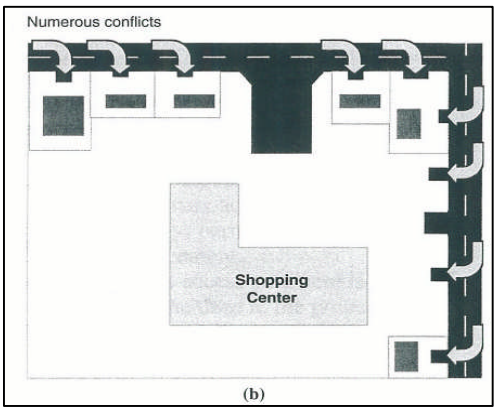


Figure T-3. Improper Corner Parcel Access

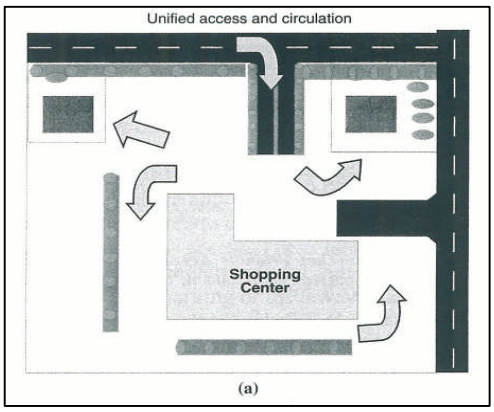


Figure T-4. Proper Corner Parcel Access

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.

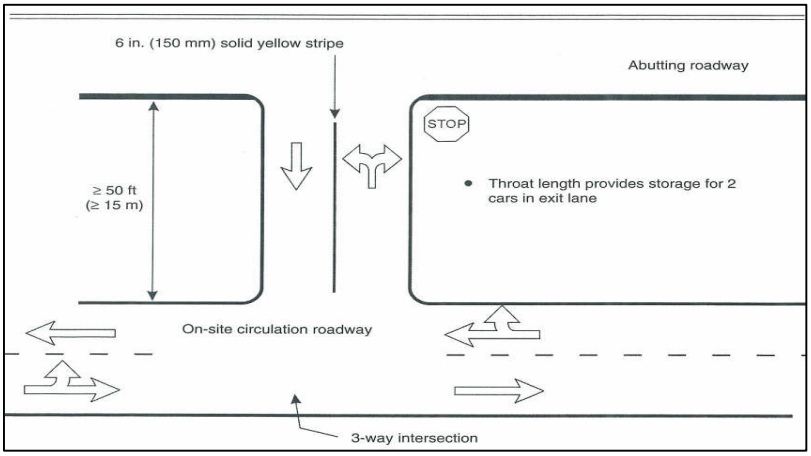


Figure T-5. Proper Throat Length

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.

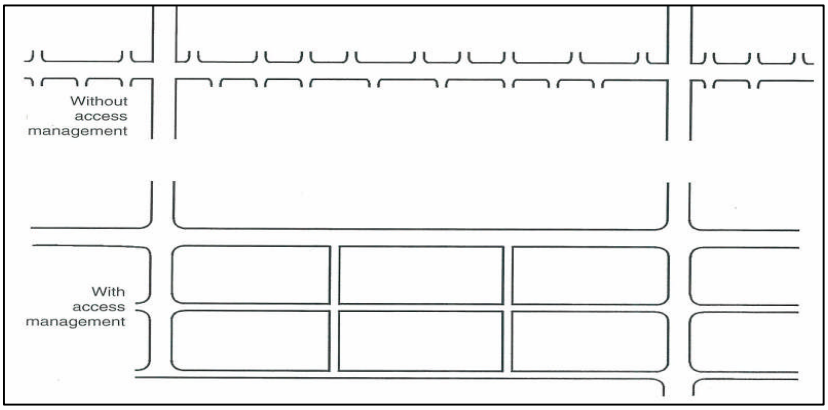


Figure T-6. Street Network With and Without Proper Access Management

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.

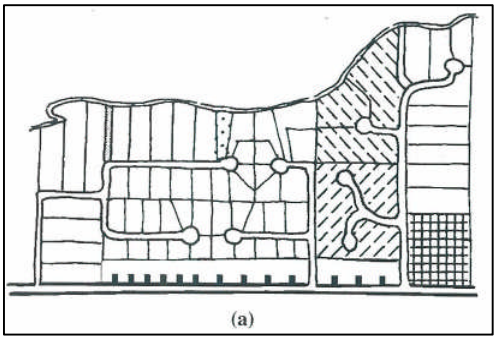


Figure T-7. Improper Connectivity

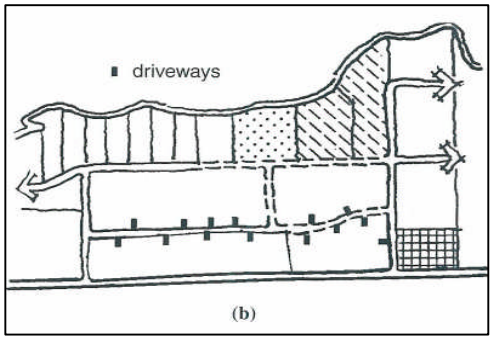


Figure T-8. Proper Connectivity

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.

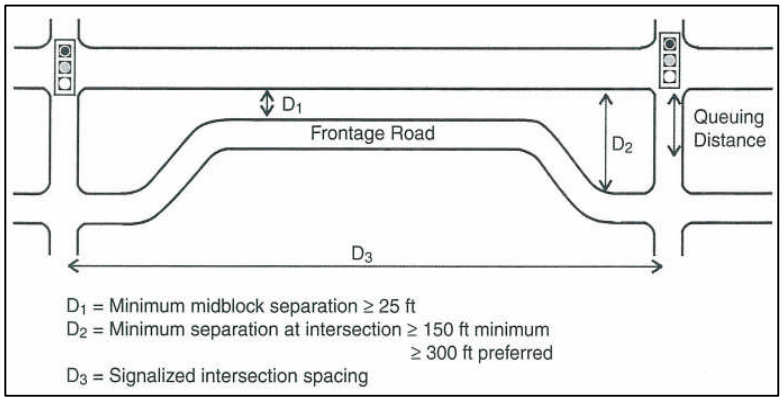


Figure T-9. Minimum Separation for Frontage Roads

Transportation Plan

As a growing and thriving community, Dadeville needs to plan for effective and efficient transportation. The primary form of transportation throughout the city is personal vehicular with most traffic generation along U.S. Hwy 280. 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#10: *Transportation Plan*). These recommendations are listed as follows:

- Connect Lanita Lane to Herren Str.
- Link Agricola Str. to Christian Str.
- Link Brodnax Str. to extended Christian Str.
- Extend Scout Rd. to Herron Str.

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:

U.S. Hwy. 280

Classification: Federal Highway 280 is a 4-lane divided principal arterial roadway
Maximum Capacity: 33,900 AADT (Average Annual Daily Traffic)
Capacity Assessment: Maximum capacity for a 4-lane divided principal arterial highway is set at 33,900, indicating that the 2006 traffic volumes, along this route in the city, ranging from 9,000 to 14,000 could double and not quite reach capacity along this route. This information suggests that significant traffic improvements along U.S. Hwy. 280 through the city should not be needed in the near future. Level of Service A also indicates this same conclusion.
Recommendations: No improvements needed in the near future.

AL Hwy. 49

Classification: AL Hwy. 49 is a 2-lane minor arterial roadway.
Maximum Capacity: 18,600 AADT (Average Annual Daily Traffic)
Capacity Assessment: Maximum approved capacity for a 2-lane undivided minor arterial is set at 18,600 AADT, indicating that with the highest traffic volumes occurring in the downtown, reaching 7,600 AADT in 2006, traffic volume could double and not quite reach capacity level. This information verifies that significant improvements should not be needed along AL Hwy. 49 in the near future. Level of Service A also indicates this same conclusion.
Recommendations: No improvements needed in the near future.

MAP 10
DADEVILLE
ALABAMA

TRANSPORTATION PLAN

SCALE

2,600 1,300 0 2,600

Feet

Legend

- Principle Arterial
- Minor Arterial
- Major Collector Rural
- Minor Collector Rural
- **Proposed New Routes**

N W E S

Level of Service

LOS-A Free Flow
LOS-B Stable
LOS-C Stable
LOS-D High Density
LOS-E Capacity Level
LOS-F Forced/Breakdown

Prepared By The East Alabama Regional Planning And Development Commission, 2009.

(804) 11,490 LOS-A

(523) 2,160 LOS-A

(510) 14,700 LOS-A

(511) 12,650 LOS-A

(903) 14,840 LOS-A

(905) 7,600 LOS-A

(524) 6,460 LOS-A

(513) 9,690 LOS-A

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 Dadeville'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 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

Dadeville is located in the central section of Tallapoosa County approximately 60 miles north of Montgomery and 90 miles southeast of Birmingham. Major natural resources in the area include Talladega National Forest, approximately 40 miles to the northwest and Lake Martin, on the city's western boundary. Lake Martin is the city's major natural resource and amenity. Known as possibly the most beautiful lake in the south, Lake Martin offers 750 miles of shoreline and 44,000 acres of crystal clear water for fishing, swimming, skiing, sailing, and motor-boating. The lake area is also considered one of the nation's most prestigious retirement communities in regards to luxurious lakefront living. Other than steep slopes in some areas, environmental constraints are not significantly prevalent problem to development. The city should be able to develop and expand reasonably well without environmental hindrance.

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, wetlands, areas unfit for septic systems, and shrink/swell soils in the city. Dadeville's

land area is composed of a broad range of soil series classifications, which identify the previously mentioned constraints. The *Environmental Constraints* Map (Map#11) identifies and locates Dadeville'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 Natural Resources Conservation Service. The following highlights list environmental constraints in the city along with their associated soil series, characteristics, and pertaining development limitations:

- ***Steep Slope***—Series include a variety of complex types such as, Gwinnett-Agricola, Madison-Louisa, Pacolet-Rion, and Tallapoosa-Fruithurst which account for approximately 91% of Tallapoosa County soils with steep slope characteristics. Series is characterized by deep, well-drained, moderately permeable soils on uplands, formed in residuum weathered from cherty limestone. Slopes range from 2 to 45 percent, but dominantly 6 to 15 percent. Areas should be restricted to low intensity development such as agricultural or single-family residential for most proper land use. Prior to development, stabilization precautions should be determined and implemented in steep slope areas in order to mitigate landslides and erosion.
- ***Floodplains/Wetlands***—Series include soil types such as Chewacla-Cartecay, Wehadkee, and Tocca, which account for approximately 89% of the county's soils with floodplain/wetland characteristics. Soil characteristics consists of deep, somewhat poorly drained, slowly permeable soils formed in thick beds of loamy alluvium deposited from upland sandstone and shale. Slope ranges are limited at 0 to 2 percent. Similar to steep slope areas, floodplains should be restricted to low intensity development such as agricultural or single-family residential for most proper land use. Prior to development, floodplain hazard mitigation strategies must be determined and implemented in order to enhance flood protection and limit potential damage.
- ***Septic Restrictive Areas***—Soil types consist of Cowarts, Hard Labor, Mecklenburg, Tallapoosa –Baden-Fruithurst, accounting for 82% of the county's soil deemed septic restrictive. Soil is characterized as moderately deep, moderately well drained, slowly permeable soils on uplands. Slopes range from 1 to 35 percent, but dominantly 1 to 5 percent. Due to slow percolation and low depth to bedrock areas with these soils are unfit for septic systems.
- ***Shrink/Swell***—Soil types include Wynott-Winnsboro. Soil is characterized as very stony, with 6 to 15 percent slope, and is restrictive in nature to substantial development due to extensive shrinking and swelling under wet or dry conditions. As a general rule, areas with substantial shrink/swell conditions should not sustain intensive development.

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.

The Environmental Constraints Map (Map#11) shows a considerable amount of land in steep-slope areas, however, most of these situations are not of considerable restraint to more intensive development.

Floodplains

Floodplains are areas highly susceptible to flood conditions occurring during extreme rainfall and should thus be reserved for minimal development. 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.

Floodplains are not a considerable constraint to the city. The most significant floodplains in the city are found along Buck Creek in the western section and Sandy Creek and Chattasofka Creek in the south. For more detail see Map#11: *Environmental Constraints.*

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. Dadeville's primary water body is the Lake Martin on the western border of the city. Tributaries to the lake include Buck Creek and Sandy Creek. The city should continue to plan and develop policy to protect water quality in Lake Martin and its adjoining tributaries, utilizing local organizations such as the Tallapoosa Clean Water Partnership and Lake Martin Lake Watch.

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.

Dadeville exhibits determined wetland areas primarily along Buck Creek, Sandy Creek, Chattasofka Creek and in the eastern portion of the city near U.S. Hwy. 280. A sizable portion of wetland in the city industrial park could be somewhat of a hindrance to intensive development. For more detail see Map#11: *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.

With the natural amenity of Lake Martin and an abundance of wilderness land Dadeville should consider planning for wildlife preservation in order to promote environmental protection and enhance the city's draw as an outdoor recreational community.

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.

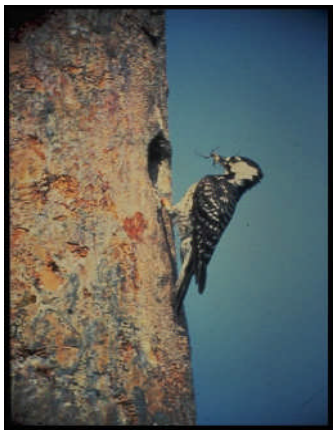
Tallapoosa County is home to a diverse population of plants and animals. A few of these species are ESA listed as threatened and endangered and should be considered for preservation purposes. Threatened species in the county include the Bald Eagle and Fine-lined Pocketbook Mussel. The Red-cockaded Woodpecker is the only endangered listed species known to occur in the county.

Aviary Animals

Bald Eagle—Recognized as the symbol of our country, adult bald eagles have dark bodies with a

distinctive white head, neck, and tail feathers. Young eagles are less identifiable, having not yet grown their white feathers until after one year. The bald eagle is a large bird with a body length of 28 to 32 inches and a wingspan of 6 to 7 feet. Eagles catch and eat live fish from lakes and streams and wild game, however, they will also scavenger for dead animals. Nests for raising their young are primarily located at the tops of tall trees near the water and are re-used every year. Although the Bald Eagle is listed as a threatened species, their numbers are steadily increasing across the nation. Guidelines for protecting bald eagles, formulated by the U.S. Fish and Wildlife Service, recommend restricting activities and disturbances around known Bald Eagle nesting sites. Nearby counties where the eagle is known to occur include neighboring Elmore County. The Bald Eagle is has also been found in various counties throughout the state and in particular in northern Alabama.

Red-cockaded Woodpecker—is a small black and white bird (7-8 inches in length)



distinguishable from other black and white woodpeckers by its large white cheek patch and zebra stripped or laddered back. Despite the name, no red is visible. The red-cockaded woodpecker is also the only woodpecker in Alabama that lives in living pine trees by drilling a three-inch diameter into the heart of the tree. The birds tend to flock in small groups on a one to ten acre colony or cluster and feed on mites, insects, and larvae underneath the tree bark. Since nesting requires large and old (65 years and older) pines the woodpeckers do not occur in many places. Dens found in an area should be kept in tact until an experienced biologist can determine if the site is still active. The U.S. Fish and Wildlife Service and other conservation agencies provide management advice for preserving active woodpecker dens and nesting sites. Nearby counties where the Red-cockaded woodpecker is know to occur include Macon, Coosa, and Clay Counties.

Invertebrates

The Fine-lined Pocketbook Mussel is the only invertebrate mollusk in Tallapoosa County listed on the threatened species list. Other nearby counties where the Fine-lined Pocketbook Mussel is known to occur include Elmore, Lee, Clay, Macon, and Talladega Counties.

As a part of policy to preserve the natural environment and inherent species diversity, Dadeville 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 of 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 and sets forth broad recommendations. Environmental constraints pose significant limitations for land use and development, thus requiring careful consideration of proper planning and mitigation measures. The topics indicated below describe these considerations and offer opportunities for more effective and efficient land use.

Soil Characteristics

- **Steep Slope**—Series include a variety of complex types such as, Gwinnett-Agricola, Madison-Louisa, Pacolet-Rion, and Tallapoosa-Fruithurst which account for approximately 91% of Tallapoosa County soils with steep slope characteristics. Areas should be restricted to low intensity development such as agricultural or single-family residential for most proper land use.
- **Floodplains/Wetlands**—Series include soil types such as Chewacla-Cartecay, Wehadkee, and Tocca, which account for approximately 89% of the county's soils with floodplain/wetland characteristics. Similar to steep slope areas, floodplains should be restricted to low intensity development such as agricultural or single-family residential for most proper land use.
- **Septic Restrictive**—Soil types consist of Cowarts, Hard Labor, Mecklenburg, Tallapoosa – Baden-Fruithurst, accounting for 82% of the county's soil deemed septic restrictive. Due to slow percolation and low depth to bedrock areas with these soils are unfit for septic systems.
- **Shrink/Swell**—Soil types include Wynott-Winnsboro at 100%. Soil is characterized as very stony, with 6 to 15 percent slope, and is restrictive in nature to substantial development due to extensive shrinking and swelling under wet or dry conditions.

Steep Slopes

- Steep slopes do not pose a significant environmental constraint in the city. The Environmental Constraints Map (Map#11) shows a considerable amount of land in steep-slope areas, however, most of these situations are not of considerable restraint to more intensive development.

Floodplains

- Floodplains are not a considerable constraint to the city. The most significant floodplains in the city are found along Buck Creek in the western section and Sandy Creek and Chattasofka Creek in the south. For more detail see Map#11: *Environmental Constraints*.

Water Resources

- Dadeville's primary water body is Lake Martin on the western border of the city. Tributaries to the lake include Buck Creek and Sandy Creek. The city should continue to plan and develop policy to protect water quality in Lake Martin and its adjoining tributaries, utilizing local organizations such as the Tallapoosa Clean Water Partnership and Lake Martin Lake Watch.

Wetlands

- Dadeville exhibits determined wetland areas primarily along Buck Creek, Sandy Creek, Chattasofka Creek and in the eastern portion of the city near U.S. Hwy. 280. A sizable portion of wetland in the city industrial park could be somewhat of a hindrance to intensive development. For more detail see Map#11: *Environmental Constraints*.

Wildlife Habitats

- With the natural amenity of Lake Martin and an abundance of wilderness land Dadeville should consider planning for wildlife preservation in order to promote environmental protection and enhance the city's draw as an outdoor recreational community.

Threatened and Endangered Species

- An examination of threatened and endangered species in Tallapoosa County shows the Bald Eagle and Fine-Lined Pocketbook Mussel on the threatened list and the Red-cockaded Woodpecker as endangered.
- As a part of policy to preserve the natural environment and inherent species diversity, Dadeville should implement best management practices for forestry, maintained and updated by the Alabama Forestry Commission, taking the previously mentioned threatened and endangered 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 of 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 Re-vegetation/Stabilization.

MAP 11
ENVIRONMENTAL CONSTRAINTS

DADEVILLE
ALABAMA

N
W E
S

SCALE

4,000 2,000 0 4,000 8,000

Feet

Prepared By The East Alabama Regional Planning And Development Commission, 2009.

LEGEND

- Wetlands
- Areas Requiring Sewer
- Steep-Slope Areas
- Shrink-Swell
- Pits
- Flood Prone Areas

Note: The Environmental Constraints were obtained from the USDA Natural Resources Conservation Service Soil Survey and from the National Wetlands Inventory. The data shown should only be used for general purposes and should not take the place of a detailed soil analysis.

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#14) 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#13), 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 Dadeville 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. Dadeville has approximately 9,726 total acres within the city limits, which includes right-of-ways and bodies of water and 9,016 land acres. Approximately 6,631 acres (73%) in the city are undeveloped leaving room for development as environmental constraints allow. For more detail on existing land use see Map#12: *Existing Land Use*. Table LU-1 shows existing land use acreage for the City of Dadeville in 2008.

Table LU-1. Existing Land Use Acreage: City of Dadeville, 2008

Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	601.3	6.7%	25.2%
Commercial	191.5	2.1%	8.0%
Industrial	156.0	1.7%	6.5%
Single-Family Residential	1,194.0	13.2%	50.1%
Multi-Family Residential	24.8	0.3%	1.0%
Park and Recreation	7.8	0.1%	0.3%
Public	209.3	2.3%	8.8%
Undeveloped	6,631.8	73.6%	N/A
Total Land Area	9,016.5	100.0%	N/A
Total Developed Land	2,384.7	26.4%	100.0%
Total Water in City	710.2	N/A	N/A
Total City Acreage	9,726.7	N/A	N/A

Source: EARPDC database, 2008.

Agriculture

Agriculture constitutes a substantial portion of developed land within the city limits at 25% with 601 acres. Much of this land is located in the northern area of the city.

Commercial

Approximately 191 acres (2% of the total land and 8% of developed land) in Dadeville is dedicated to commercial development. Much of this land is located in the downtown area and along U.S. Hwy. 280. A substantial goal for the city is to promote and enhance commercial development through small business establishments in the downtown. The city should acquire additional land for commercial development along U.S. Hwy. 280 in preparation for growth, at strategic growth areas in the city.

Industrial

Dadeville uses about 156 acres for industrial development (1% of the total land use and 6% developed). The city's industry is categorized as general manufacturing and located primarily William Thweatt Industrial Park along U.S. Hwy 280 in the southeastern portion of the city. The city does provide some manufacturing in the central section to the immediate north of U.S. Hwy. 280 as well. However, most of the city's industrial growth should be established in the industrial park in order to consolidate infrastructure needs and promote park development.

Residential

Residential land use in the form of single-family housing is spread reasonably evenly throughout the city, with the largest concentration in the central portion. Larger segments of residential exist near the city outskirts, however, the densest areas have developed in the downtown. On the western side the city has annexed single-family residential land along Lake Martin and should strive to continue bringing these highly-valued properties into the city limits. Single-family residential is substantially the largest residential use in the city, constituting 1,194 acres and accounting for 50% of total developed land in the city. Multi-family land use throughout the city is sparse, accounting for less than 1% of total developed land use.

Public/Parks and Recreation

Provision of public land use plays an important role in community services. Dadeville's parks and recreation are concentrated chiefly in the central portion of the city at Keebler Park. Public and parks and recreation land uses in the city account for less than 1% of total developed land use. Approximately 7 acres are used for parks and recreation. The city would benefit by building more areas for parks and recreation and constructing trails to connect the parks with schools and other areas in the downtown.

Undeveloped

The single most dominate land use in the city is undeveloped, consisting of 6,631 acres and 73% of total land use. The majority of this land is spread out extensively throughout the city with the largest portions in the western side between the downtown and Lake Martin. The city also offers a large amount of undeveloped land along U.S. Hwy. 280, which holds substantial potential for commercial and industrial development.

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#13: *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.

The dominant zoning in Dadeville is agricultural at approximately 66% of zoned land within the city limits. Industrial zoned land follows a distant second at 14%, while residential accounts for 10%. Special districts such as the Mobile Home Area and Flood Hazard Zone overlap other districts and must therefore be separately classified. With such a significant majority of land zoned agricultural the city shows substantial opportunity for growth and development through the process of rezoning and annexation. Table LU-2 examines zoning acreage and percent of total for Dadeville in 2008.

Table LU-2. Zoning Acreage: City of Dadeville, 2008

Zoning	District Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
AG-1	Agricultural	3,346.5	33.6%	6,665.8	66.8%
AG-2	Agricultural/Residential	3,319.3	33.3%		
R-1	Single-Family	727.9	7.3%	1,055.8	10.6%
R-2	Medium-Density Residential	101.2	1.0%		
R-3	High-Density Residential	183.4	1.8%		
MHP	Mobile Home Park	43.3	0.4%		
C-1	Neighborhood Commercial	55.6	0.6%	848.1	8.5%
C-2	Central Business	61.6	0.6%		
C-3	General Commercial	730.9	7.3%		
M-1	Limited Industrial	387.9	3.9%	1,401.8	14.1%
M-2	General Industrial	1,013.9	10.2%		
Totals		9,971.5	100.0%	9,971.5	100.0%
Special Districts					
MHA	Mobile Home Area	189.9	1.9%	N/A	N/A
FHZ	Flood Hazard Zone	587.5	5.9%	N/A	N/A

Source: EARPDC database, 2008.

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.

In 2008, the single most dominant land use for Dadeville was undeveloped at 73%. Most of this land was zoned for agriculture in the form of either Agricultural or Agricultural/Residential. There were also undeveloped areas along U.S. Hwy. 280 which could be used for commercial and industrial purposes. Single-family land use consists of primarily R-1, single-family zoned land. Multi-family land use and zoning consists of densities for Medium-Density (R-2), High-Density (R-3), and Manufactured Home Park (MHP). These land uses are not permitted in single-family zoning districts and are categorized and identified on the existing land use map as multi-family (Map #12). Multi-family land use and zoning accounted for less than 1% of the total land area, indicating low priority for residential densities higher than single-family. Single-family Residential land use accounted for 1,194 acres (13% of the total land use) and 727 zoned acres (7% of total zoning acreage) indicating that a substantial portion of the single-family development has occurred on land zoned for a higher intensity use, primarily commercial and industrial. In order to more efficiently use commercial and industrial land for its intended purpose the city should utilize zoning to promote and encourage commercial and industrial to locate along U.S. Hwy. 280. Figure LU-1 illustrates percent land use and zoning for the City of Dadeville in 2008.

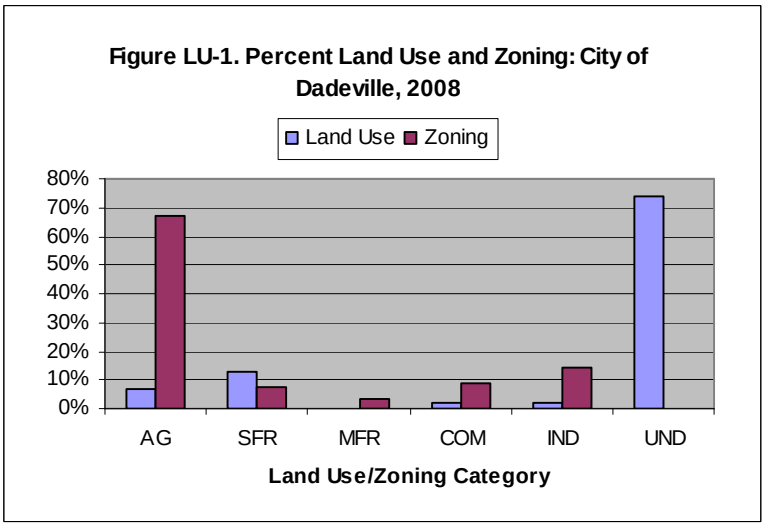


Figure LU-1. Percent Land Use and Zoning: City of Dadeville, 2008

Residential development should also be promoted and encouraged by rezoning agriculture districts to single-family residential, accompanied with parks and recreation as an incentive, along minor routes. Commercial use represented approximately 2% of the total land use and 8% of the zoned land, while industry accounted for 1% and 14%, respectively. This information indicates that the city provides sufficient land for commercial and industrial development.

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 Dadeville 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#14: *Future Land Use Plan*) provides general guidance in this directive.

Dadeville offers numerous opportunities for growth and development. Among the major incentives for growth is the substantial availability of land. The large majority of land in the city is zoned for agriculture and is currently undeveloped. Agricultural land along U.S. Hwy. 280 could be rezoned for commercial and industrial use, thus increasing in value and spurring more intensive development along the major roadway. Single-family residential should be concentrated near areas suited for parks and recreation and agricultural purposes with convenient proximity to the downtown. Zoning should be utilized to promote and encourage this strategy. The following highlights are general recommendations for land use planning and development in the city:

- The most intensive commercial use in the form of General Commercial should only be established along U.S. Hwy. 280, while lighter forms of commercial such as Central Business and Neighborhood Commercial should be promoted and encouraged in the downtown and in less intensive use areas in order to conserve space and protect small scale neighborhoods.
- Industrial expansion should be promoted and encouraged along U.S. Hwy 280, in particular, in the Industrial Park.
- Single-family residential should be promoted and encouraged to concentrate near areas suited for parks and recreation and in agricultural areas with convenient proximity to the downtown.
- Agriculture districts near the center portion of the city should be rezoned to single-family residential in order to promote and encourage residential expansion.
- In order to diversify housing options and build more compactly, multi-family land use should be promoted and encouraged in the downtown.
- Public land use should be promoted and encouraged to locate in the downtown where civic uses would be most readily utilized.
- Wetlands and flood prone areas should be preserved 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.
- Adequate expansion land for public facilities should be reserved for important community facilities, particularly the schools.
- The city should also plan annexations of land in the Industrial Park to gain access to the railroad tracks and also incorporate more land along Lake Martin in order to bring valuable housing development into the city.

Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter and sets forth broad recommendations in *italics*.

Agriculture

- Agriculture, with just over 600 acres, constitutes approximately 6% of the total land use in the city and 25% of the total developed land use. Much of this land is located in steep slope areas, however, this constraint should not limit development significantly.
- City zoning provides sufficient agricultural expansion with 6,665 acres at 66% of the total zoned land area.

Residential

- Residential land use in the form of single-family housing is spread reasonably evenly throughout the city, with the largest concentration in the central portion. Large segments of residential exist near the city outskirts in agricultural districts, however, the densest areas have encircled the downtown.
- Single-family residential is the second largest land use in the city, constituting 1,194 acres, accounting for 13% of the total land use, and 50% of total developed land. Approximately 727 acres are zoned for single-family residential land use, indicating that a large portion of single-family is utilized in other districts, primarily agriculture and some in commercial and industrial zones. In order to provide more efficient land use the city should strive to expand single-family in areas surrounding the downtown by rezoning AG-2 Agricultural/Residential to R-1 Single-Family Residential. This would allow for more compact residential development in the central portion of the city and preserve areas on the outskirts as agricultural.
- Multi-family land use throughout the city is sparse, accounting for less than 1% of total developed land use. A few multi-family properties in the downtown should rezone from C-3 General Commercial to their respective R-3 High-Density Residential districts in order to preserve multi-family use in this area.

Commercial

- Approximately 191 acres (2% of the total land and 8% of developed land) in Dadeville is dedicated to commercial development. Zoning provides sufficient expansion of commercial with 848 acres and 8% of the total zoned acreage.
- *Rezone areas along U.S. Hwy. 280 for intensive commercial purposes.* The city should capitalize on land availability and prepare for growth by rezoning agricultural land along U.S. Hwy. 280 for intensive commercial development.
- *Promote and enhance commercial development through small business establishments in the downtown.* Less intensive commercial uses such as those regulated to C-1 Neighborhood Commercial and C-2 Central Business should be promoted and encouraged to locate in the downtown, while more intensive uses in the form of C-3 General Commercial should locate on U.S. Hwy. 280.

Industrial

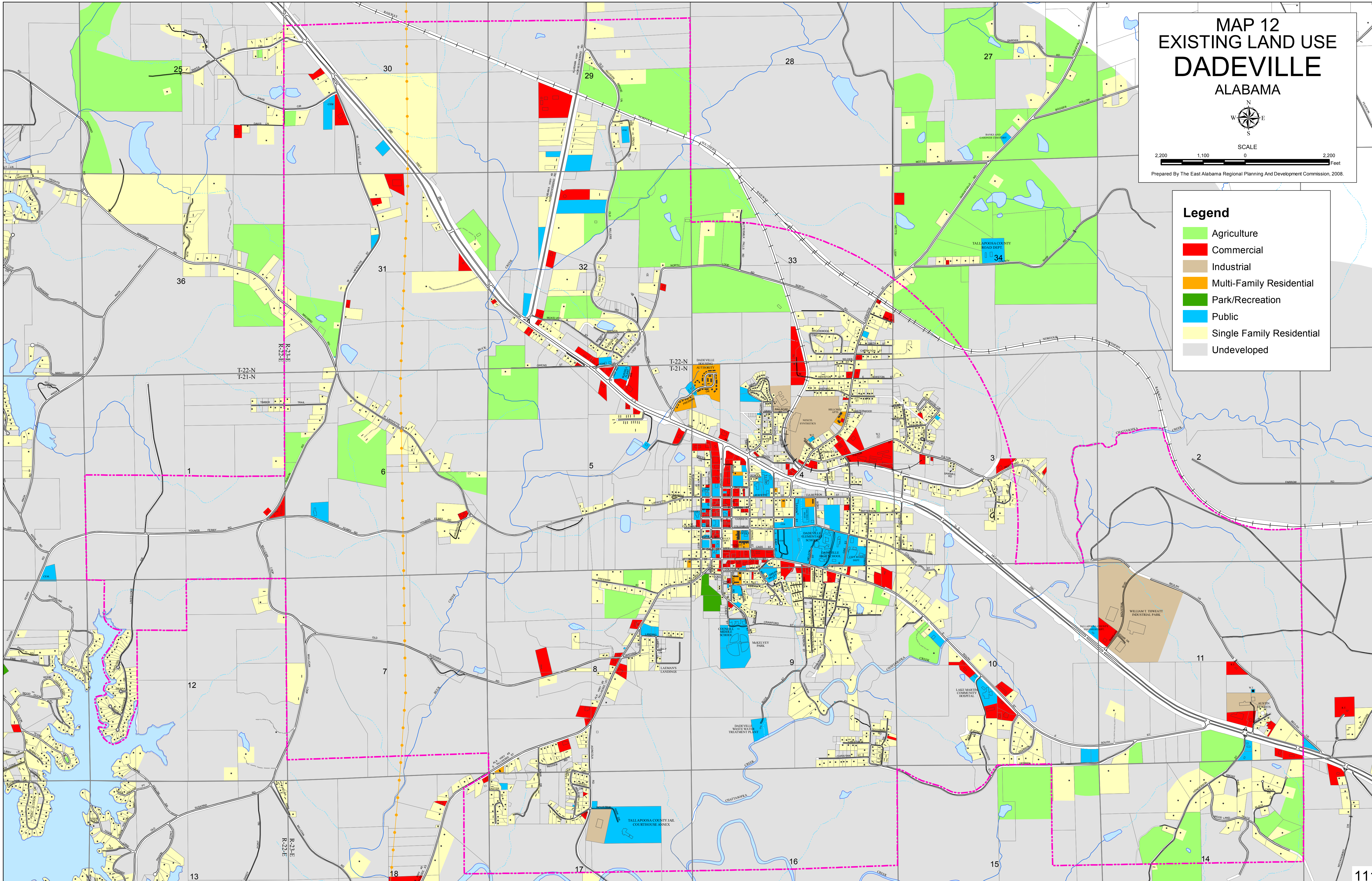
- *Promote and encourage light to moderate industrial development in the city's industrial park.* Dadeville uses about 156 acres for industrial development (1% of the total land use and 6% developed). The city's industry is categorized as light and general manufacturing and located primarily William Thweatt Industrial Park along U.S. Hwy 280 in the southeastern portion of the city. The city does provide some manufacturing in the central section to the immediate north of U.S. Hwy. 280 as well. However, most of the city's industrial growth should be established in the industrial park in order to consolidate infrastructure needs and promote park development.

Public/Parks and Recreation

- Dadeville's parks and recreation are concentrated chiefly in the central portion of the city at Keebler Park. Public and parks and recreation land uses in the city account for less than 1% of total developed land use. Approximately 7 acres are used for parks and recreation. The city would benefit by preserving areas for parks and recreation and constructing trails to connect park and recreation facilities with schools and other public uses in the downtown.

Undeveloped

- The single most dominate land use in the city is undeveloped, consisting of 6,631 acres and 73% of total land use. The majority of this land is spread out extensively throughout the city with the largest portions in the western side between the downtown and Lake Martin. The city also offers a large amount of undeveloped land along U.S. Hwy. 280, which holds substantial potential for commercial and industrial development.


MAP 12
EXISTING LAND USE
DADEVILLE
ALABAMA
N
W
E
S
SCALE
2,200
1,100
0
2,200
Feet
Prepared By The East Alabama Regional Planning And Development Commission, 2008.
Legend
Agriculture
Commercial
Industrial
Multi-Family Residential
Park/Recreation
Public
Single Family Residential
Undeveloped
T-22-N
T-21-N
R-23-E
R-22-E
DADEVILLE HOUSING AUTHORITY
NEXCEL SYNTHETICS
HILLCREST APTS
TALLAPOOSA COUNTY ROAD DEPT.
BANKS AND GARDNER CEMETERY
DADEVILLE ELEMENTARY SCHOOL
DADEVILLE HIGH SCHOOL
CITY ROAD DEPT.
POST OFFICE
POLICE DEPT.
CITY HALL
LIBRARY
FOOTBALL FIELD
COUNCILL MIDDLE SCHOOL
McKELVEY PARK
LAEMAN'S LANDINGS
DADEVILLE WASTE WATER TREATMENT PLANT
TALLAPOOSA COUNTY JAIL COURTHOUSE ANNEX
LAKE MARTIN COMMUNITY HOSPITAL
WILLIAM T. THWEATT INDUSTRIAL PARK
TALLAPOOSA COUNTY ENGINEER DEPT
AUSTIN HEIGHTS
NORFOLK SOUTHERN RAILWAY
U.S. HIGHWAY 280
ALABAMA HWY 49 HORSESHOEBEND RD
CHATTASOFKA CREEK
BUCK CREEK
MADWIND RD
YOUNGS FERRY RD
W LAFAYETTE ST
NORTH LOOP RD
DUDLEYVILLE RD
BEULAH LN
FARROW RD
SUSANNA RD
MULLICAN LOOP
LAKESHORE DR
25
30
29
28
27
36
31
32
33
34
1
6
5
4
3
2
12
7
8
9
10
11
13
18
17
16
15
14

MAP 13
ZONING MAP
DADEVILLE
ALABAMA

N
W E
S

Scale

2,200 1,100 0 2,200

Feet

Prepared By The East Alabama Regional Planning And Development Commission, February 2012.

Legend

AG-1	AGRICULTURAL
AG-2	AGRICULTURAL/RESIDENTIAL
R-1	SINGLE FAMILY RESIDENTIAL
R-2	MEDIUM FAMILY RESIDENTIAL
R-3	HIGH DENSITY RESIDENTIAL
MHP	MOBILE HOME PARK
C-1	NEIGHBORHOOD COMMERCIAL
C-2	CENTRAL BUSINESS
C-3	GENERAL COMMERCIAL
M-1	LIMITED INDUSTRIAL
M-2	GENERAL INDUSTRIAL

SPECIAL DISTRICTS

MHA	MOBILE HOME AREA
FHZ	FLOOD HAZARD AREA
PUD	PLANNED UNIT DEVELOPMENT

T-22-N
T-21-N

R-23-E
R-22-E

MAP 14
FUTURE LAND USE
DADEVILLE
ALABAMA

N
W E
S

SCALE
2,800 1,400 0 2,800
Feet

Legend

SPECIAL DISTRICTS

FHZ FLOOD HAZARD AREA

Wetlands

Land Use

Agriculture
Commercial
Industrial
Multi-Family Residential
Park/Recreation
Public
Single Family Residential
Undeveloped

Prepared By The East Alabama Regional Planning And Development Commission, 2009.

CHAPTER IX: GOALS AND OBJECTIVES

Introduction

The City of Dadeville is committed to growing and developing as a successful rural Alabama community. The city's location along a major federal highway, U.S. Hwy. 280, and in close proximity to the metro markets of Auburn/Opelika provides a significant opportunity for commercial and industrial development. As development along U.S. Hwy. 280 continues, the city should prepare for potential growth by building and improving the infrastructure and facilities necessary to accommodate commercial and industrial needs.

In order to improve its infrastructure, Dadeville currently has plans and funding to upgrade the city's wastewater treatment plant to almost double capacity, as recommended by contracted engineering and planning firm Goodwyn, Mills, and Cawood (GMC). The plant upgrade, as specified in the plan, will prepare the city to accommodate sewage overload from major industrial companies looking to locate in the area, preferably in the William T. Thewatt Industrial Park. The park, in the southeastern portion of the city, along U.S. Hwy. 280, offers an abundance of land for industrial development with annexation plans to extend to the railroad tracks at the northern end of the property. As another infrastructure investment, the city has made plans, also recommended by GMC, and secured funding to improve and update its water and sewer lines. Water line projects have been secured for line extension through the central city along U.S. Hwy. 280 to the Industrial Park. Dadeville is also in the process of securing funding to upgrade and replace sewer lines in the central portion of the city and to make better connections to the wastewater treatment plant.

The Dadeville School system is owned and maintained by Tallapoosa County Schools. However, the city and county could cooperate to plan facility enhancements that would best serve the community. According to results from the community facilities survey, produced and collected for the comprehensive plan, Dadeville City Schools need improvements to classroom and recreational facilities. Some of these projects are currently being administered. The schools would also benefit from programs to enhance parent and teacher education, fostering higher achievement and educational attainment, in preparing future generations for the workforce and lifelong learning.

Transportation should play an important role in planning and development for the city. Traffic volumes, provided by the Alabama Department of Transportation (ALDOT) indicate that Dadeville should not need major roadway improvements in the near future. However, the city could enhance transportation by creating and adopting highway access management standards. Other communities located along U.S. Hwy. 280 have adopted management standards tailored to meet respective needs. Another measure to enhance transportation would be to better direct traffic throughout the city with a signage way-finding or signage guidance system.

Dadeville also shows opportunity to more efficiently and effectively plan for future land use. Approximately 6,640 acres (66% of all land) within the city limits are undeveloped. Most of this land is zoned for agricultural purposes, but could be rezoned for single-family residential in order to encourage housing development and protect residences from nuisances attributed to legitimate agricultural uses. A future land use plan would assist the city in guiding land use and development according to city goals and objectives.

Vision Statement

Dadeville 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 Dadeville will strive to grow and develop as an attractive, historic Alabama community offering quality small-town living and social charm. Established as the county seat of Tallapoosa County, with convenient access to Federal Highway 280 and significant metro market cities, Dadeville will prepare for and promote itself as a community well-suited and logistically positioned for substantial commercial and industrial development. With nearby Lake Martin serving as an important natural amenity, the city will also continue to promote and encourage outdoor recreation and lakefront living as a means to quality economic growth, housing development, and environmental preservation.*

In order to achieve this vision, Dadeville 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 September of 2006, the East Alabama Regional Planning and Development Commission (EARPDC) and the Dadeville Planning Commission (DPC) began work on the Dadeville Comprehensive Plan Update. The first meeting conducted 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 DPC formed a basis in which to determine community needs and formulate goals and objectives. EARPDC and DPC then met on a bi-monthly or tri-monthly basis as needed in order to establish goals and objectives 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 X: 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 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.

The goals and objectives listed below, as well as proceeding strategies and work activities/projects (shown as bulleted), have been established and approved by the Dadeville Planning Commission and the Dadeville City Council as a practical methodology for the future improvement, growth, and development of the City of Dadeville:

Goal 1: Promote and Enhance Commercial Development

Objective 1: Improve the Aesthetic Appearance and Facades of Commercial Structures in the Downtown

Strategy: Create and Implement a Downtown Improvement Plan

- Identify commercial structures needing significant improvements on the city base map, establish priority projects, and list items for improvement
- Cooperate and create incentives for small business owners to enhance the aesthetic appearance of their storefronts
- Seek and apply for local downtown redevelopment grants and assistance

Importance: As commercial development increases along U.S. Hwy. 280 establishments in the downtown will struggle to maintain adequate business, unless they offer a positive, attractive, and unique atmosphere for local shopping.

Additional Recommendations: The city to work with the Dadeville Area Chamber of Commerce to draw new businesses to Dadeville and retain existing. Designate areas for commercial development on the *Future Land Use Plan* (Map #14) in the comprehensive plan. Dadeville could also utilize the resources of the Auburn Design Studio's Small Town Design Initiative (STDI), with home offices in Birmingham. STDI could help the city develop a physical master plan for the downtown through a community charrette process, involving local stakeholders and public input in the plan. Established in 1999, STDI has worked for and created design plans for over 40 small Alabama communities with populations ranging from 4,800 to as small as 400, the average size being between 1,200 and 4,800.

Performance Indicator: Create downtown improvement plan by 2013 and implement plan in 2015. Enhance commercial facades of 5 businesses in the downtown by the year 2016.

Objective 2: Prepare U.S. Hwy. 280 for Commercial and Industrial Development and Growth Management through Planning

Strategy: Create and Implement a Highway Corridor Study and Plan along U.S. Hwy. 280

- Designate a study area along the roadway
- Identify existing land use, zoning, and development in this area on a city base map
- Examine water and sewer infrastructure to determine capacity and distribution needs
- Determine highway access management standards to be applied in the area
- Identify environmental constraints
- Formulate a plan to reserve areas for commercial, industrial, and residential development. Propose re-zoning and developing/re-developing strategic areas accordingly.

Goal 2: Promote and Enhance Industrial Development

Objective: Promote and Enhance Light to Medium Scale Industrial Development along Major Highway Routes

Strategy: Create and Implement an Industrial Recruitment Strategy

- Identify land along U.S. Hwy. 280 suitable for light, moderate, and heavy industrial development, considering important criteria such as environmental constraints, necessary infrastructure, and adjacent land use
- Provide the necessary infrastructure to support appropriate industrial development
- Cooperate and partnership with the Dadeville Area Chamber of Commerce and Industrial Development Board to promote industry throughout the city
- Cooperate and partnership with local educational institutions, such as Auburn University and Central Alabama Community College in Alexander City, and Southern Union State Community College in Opelika to develop and enhance curriculum and program extensions supportive of regionally marketed industrial development opportunity in the city

Importance: Dadeville offers considerable opportunity for small to heavy industrial development, which the city should strive to promote and encourage by properly utilizing its local educational institutions and development authorities.

Additional Recommendations: Designate land for industrial development on the *Future Land Use Plan* Map in the comprehensive plan and plan city growth accordingly.

Performance Indicator: Create an industrial recruitment strategy by 2014 and implement the strategy by 2015.

Goal 3: Promote and Enhance Residential Development

Objective: Improve City Housing Conditions

Strategy: Promote and Enhance Quality Affordable Housing throughout the City

- Create a housing improvement plan for the community—identifying structures in need of improvements, establishing priority areas, and listing items needing improvements.
- Hold a series of public meetings to discuss housing redevelopment options and the housing improvement plan.

Importance: According to an EARPDC housing conditions study, conducted in 2008, approximately 40% of the city's housing was in deteriorating condition, and 4% recorded dilapidated status. Manufactured homes reported the greatest need with about 58% of homes in deteriorating condition and 7% dilapidated.

Additional Recommendations: Make provisions for brick and stone masonry in the Dadeville 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 #14) in the comprehensive plan for quality affordable housing.

Performance Indicator: Housing Improvement Plan created by 2016 and implemented by 2019.

Goal 4: Promote and Enhance Community Facilities

Objective 1: Improve and Enhance Sewer Utilities and Services

Strategy: Upgrade Dadeville's Waste Water Treatment Plant (WWTP)

- Provide operational training and standard operating procedures for the wastewater treatment personnel to correct the non-compliance for ammonia-nitrogen and fecal coliform violations. This strategy should help in correcting the issue of non-compliance with effluent parameters as determined and approved by ADEM.
- Begin basis of design for the upgrade of the wastewater treatment facility to 0.75 MGD to handle the anticipated industrial and residential growth. This strategy should also help in correcting the issue of non-compliance with effluent parameters.
- Utilize the City lagoon to handle excess flows during rain events to reduce hydraulic overloading on the wastewater treatment facility. The lagoon would reduce over 30% of the flow during rain events. Once the flows have subsided back to normal operating limits, GMC recommends pumping the surpernatant of the lagoon to the wastewater treatment facility for processing and provide volume to handle the next high flow and rain event. This would help alleviate peak flows during periods of sustained heavy rainfall.
- Replace conventional chlorine disinfection system with a safer and more efficient ultraviolet radiation disinfection system

Note: These upgrades were determined through a detailed plant assessment conducted by contracted engineering firm Goodwyn Mills & Cawood, based in Montgomery. The firm also conducted an assessment to determine needed sewer infrastructure improvements.

Importance: Dadeville's WWTP in past years has struggled to maintain ADEM regulations and compliance for water pollutant discharge into the Chattasofka Creek, which flows into Sandy Creek, then empties into Lake Martin. The city has secured funding to upgrade plant processing capacity from .42 million gallons per day (mgd.) to .75 mgd. in order to properly discharge an increased amount of wastewater and eliminate untreated spillover as the city grows. This plan is standard procedure, however, as capacity is increased permit levels for waste load allocation will be reduced even further commensurate with resulting increases of wastewater concentration in Chattasofka Creek at the point of discharge. To add further concern, decreasing water levels and

reduced flow will naturally increase parameter concentrations and make assimilation/dilution into the stream considerably more difficult. Flow rate studies of the Chattasofka Creek, conducted by ADEM show a substantial reduction of the stream's low-flow value used for calculating its assimilation capacity from 4.77 cubic feet per second (cfs) to 1.52 cfs., indicating that requirements for discharge will be even more stringent in the near future. This new flow rate would result in a 43% in-stream waste concentration for the creek, putting downstream aquatic plants and animals and human uses of these waters in this area at dangerous risk. Another issue of critical importance is that the Dadeville WWTP is rapidly nearing the end of its 30-year lifecycle, making upgrades and general maintenance a more costly and time consuming process than with a newer plant.

Additional Recommendations: During the planning process of the comprehensive plan other alternatives to plant upgrades were explored such as building a new wastewater treatment plant, piping to Alexander City's Sugar Creek Treatment Plant, and rerouting sewer lines to discharge into other parts of the Chattasofka Creek deemed more acceptable. However, the city determined, along with advice from Goodwyn, Mills & Cawood, that standard upgrade would be the best option available.

Performance Indicator: Upgrades completed in 2009.

Strategy: Upgrade Sewer Infrastructure

- Perform a video inspection on all sewer lines within the downtown area addressed as shown on Map #9: *Proposed Upgrades to Sewer System*. Once the problem areas are identified, proceed with point repairs, complete replacement or relining of the pipes and sealing of manholes as necessary.
- Replace the 8 inch sewer main on East Highland Street with an adequate size pipe to accommodate additional flow from the industrial park. This consists of approximately 2,500 linear feet of pipe.
- Replace the concrete sewer main in the Dade Street area as shown on Map #9: *Proposed Upgrades to Sewer System*. This project should mitigate potential backup flow resulting from increased development in the industrial park. The area should qualify for Community Development Block Grants.
- Pumps at the city shop should be replaced with two T3's in order to improve quality and handle additional flow.

Importance: In addition to the wastewater treatment plant assessment, Goodwyn, Mills, and Cawood Engineering also identified sewer infrastructure needs for Dadeville. Two areas of concern, needing immediate attention, have been identified in the GMC study. These areas include: 1) The Dade Street area, which includes the Cedar Hills Subdivision and sewage lagoon, along U.S. Hwy. 280, in the western portion of the city and 2) The downtown area south of U.S. Hwy. 280, east of West Street and west of Oak Street and East Highland Street. These studies were conducted and reviewed through a series of smoke tests performed in 2001 and lift stations analyzed.

Performance Indicator: Upgrades completed by 2015.

Objective 2: Improve and Enhance City Administration

Strategy: Promote the City and Share Information through the Internet

- Hire a webmaster to construct and maintain an official website for the City of Dadeville

Importance: Small communities throughout Alabama and across the U.S. have developed and maintained an official city website in order to promote the city and share information on city administration, departments, public facilities, programs, and area attractions with the world. The website would also report news items and events of important value to the community and its citizens, keeping the general public informed and creating venues for public participation.

Additional Recommendations: The city should also create a slogan for the city that captures the essence of Dadeville.

Objective 3: Improve Educational Facilities

Strategy: Encourage Community and Parental Involvement in the Schools

- Provide communal and parental involvement/outreach programs for after-school and evening that help support and educate parents in improving their child's education

Strategy: Promote and Encourage Quality Teaching and Child Development

- Provide on-going professional development for teachers by utilizing instructional specialists as "coaches"

Importance: The Tallapoosa County School System strives to promote and encourage improvements to teaching quality and child development in order to prepare youths for the workforce and lifelong learning. In order to further these goals, the Dadeville School System should provide organized programs which help parents participate more effectively in their child's education. The school should also provide programs to help teachers instruct and encourage their students more effectively.

Performance Indicator: Programs to be created and implemented by 2015.

Goal 5: Promote and Enhance Transportation

Objective 1: Improve Options for Alternative Transportation

Strategy: Construct Bicycling/Hiking Trails throughout the Community

- Construct a bicycling/hiking trail to connect Keebler Park with the school, recreational facilities, downtown, and nearby residential areas
- Create and implement a pathway plan for the community (seek funding from appropriate sources)

Importance: Dadeville would benefit from an integrated bicycling/pedestrian pathway network which would decrease reliance on vehicular transportation and promote and encourage a relaxing atmosphere for recreational activity.

Performance Indicator: Pathway plan to be created and implemented by 2017.

Objective 2: Improve Highway Access Management

Strategy: Create and Implement Highway Access Management Regulations

- Create a Highway Access Management Manual/Guidebook, specifically tailored to meet access management needs in the city
- Utilize the Highway Access Management Manual to introduce plans and policies into the comprehensive plan
- Introduce access management regulations into the zoning ordinance to be lawfully implemented through the city
- Designate a corridor district along U.S. Hwy. 280 in which to implement access management standards

Importance: As development and road construction and improvements continue along U.S. Hwy. 280 unregulated and mismanaged highway access management could lead to driver confusion and an increase in traffic accidents. Proper access management is necessary to maintain working, efficient, and safe traffic flow as land is developed and traffic volumes increase along the major roadway.

Performance Indicator: Highway Access Management Manual/Guidebook produced by 2019.

Goal 7: Promote and Enhance Land Use and Development

Objective 1: 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

- Agriculture zoned land should be rezoned to single-family residential in accordance with city goals for residential growth, as directed in the future land use plan
- City council should also utilize the zoning map to rezone areas in accordance with the future land use map and city goals

Importance: Approximately 66% of the land in Dadeville is zoned agricultural as Agriculture or Agriculture/Residential, with less than 10% of the land used for agricultural purposes. Most of this land is undeveloped and could be used for unrestricted agriculture. There is substantial concern about the use of agricultural land in the city. Suburban residences in these areas are being disturbed by legitimate agricultural uses. Residents desire to rezone many of these agricultural areas to single-family residential in order to control these practices. As a basic planning principal the agricultural zoned areas closest in proximity to the city and/or in clusters of single-family

residences should be prioritized first. This strategy would mitigate the tendency for spot-zoning and would also buffer and residential areas from potentially undesirable land use and development.

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 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 4: Reserve Land for Pubic 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

Objective 5: Annex Land for City Growth and Expansion

Strategy: Annex land along Lake Martin

- Annexations along Lake Martin would incorporate valuable housing development into the city.

Strategy: Annex land in the William T. Thewatt Industrial Park

- The city should annex land in the industrial park and gain access to commercial rail lines.

CHAPTER X: 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 Dadeville 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, Dadeville 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 Dadeville 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 (depending on the population of the city). The City of Dadeville’s police jurisdiction extends approximately 2 miles beyond 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. Attalla 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

Dadeville 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.

Priority Goals, Objectives, and Strategies Review

To initiate the implementation process Dadeville established priority goals and objectives drawn from the list of goals and objectives in the previous chapter. In review, these priority goals, objectives, and strategies are listed, in no particular order, as follows:

Goal: Promote and Enhance Commercial Development

Objective: Improve the Aesthetic Appeal and Facades of Commercial Structures in the Downtown

- **Strategy:** Create and Implement a Downtown Improvement Plan

Objective: Annex land along Major Highway Routes, particularly along AL Hwy. 49 and US Hwy. 280 for Commercial and Industrial Growth

Goal: Promote and Enhance Residential Development
Objective: Improve City Housing Conditions
- **Strategy:** Create and Implement a Housing Improvement Plan

Goal: Promote and Enhance Community Facilities
Objective: Improve and Enhance Sewer Utilities and Services
- **Strategy:** Upgrade wastewater treatment plant
- **Strategy:** Upgrade sewer infrastructure

Objective: Improve Educational Facilities
- **Strategy:** Encourage Parental and Community Involvement in the Schools
- **Strategy:** Promote and Encourage Quality Teaching and Child Development

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 Dadeville's implementation schedule for projects to be implemented from 2009 through 2019 and continuing indefinitely for ongoing work activities.

Table I-1. Implementation Schedule: City of Dadeville, 2009-2019

Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2011-2013	Upgrade Dadeville WWTP	City of Dadeville	EDA/ADECA/ARC/ ADEM
2011-2015	Upgrade Sewer System	City of Dadeville	EDA/ADECA/ARC/ ADEM
2011-Cont.	Provide Parental Outreach/Involvement Programs for Schools	Tallapoosa County Schools	DOE
2011-Cont.	Provide Instructional "coaches" for Schools	Tallapoosa County Schools	DOE
2013-2015	Create and Implement a Downtown Improvement Plan	City of Dadeville	EARPDC/AHC
2016-2019	Create and Implement a Housing Improvement Plan	City of Dadeville	EARPDC/CDBG

Source: City of Dadeville Comprehensive Plan, 2009.

Implementation Strategies

Implementation of work activities and projects require thorough planning and investment of resources from city administration, departments, and local agencies. The work activities and projects listed in the implementation schedule (above) have been examined in greater detail, as highlighted below, in order to: 1) review and verify their importance as top city priorities and centrality to the vision statement and goals and objectives, 2) examine implementation strategies (including financing), 3) and explore potential benefits to the community. Work activities/projects for the City of Dadeville are listed as follows:

1. **Work Activity/Project: Upgrade Dadeville's Wastewater Treatment Plant**
   Priority: Dadeville's WWTP in past years has struggled to maintain ADEM regulations and compliance for water pollutant discharge into the Chattasofka Creek, which flows into Sandy Creek, then empties into Lake Martin. An increase in capacity and proposed upgrades (See Goals and Objectives Chapter) would enhance the plant's process ability and prepare the city for future growth.
   Implementation Strategy: Upgrades to the plant have been proposed by Engineering Consultants Goodwyn, Mills, and Cawood (See Goals and Objectives Chapter).
   Result/s: The WWTP should maintain a safer and more efficient wastewater disposal and discharge system which allows for more treatment capacity and mitigates waste-load concentrations into the Chattasofka Creek. Upgrade completed in 2009.

2. **Work Activity/Project: Upgrade Dadeville's Sewer System**
   Priority: Identified sections of the city's sewer system needs repair and/or replacement in accordance with a detailed assessment and improvement plan
   Implementation Strategy: Upgrades to the sewer system have been proposed by Engineering Consultants Goodwyn, Mills, and Cawood (See Goals and Objectives Chapter).
   Result/s: The city's sewer system should be improved according to the GMC plan. A final assessment should confirm that the system will adequately serve increased commercial and industrial development without foreseeable problems. Upgrades completed by 2015.

3. **Work Activity/Project: Provide Parental Outreach and Programs for Schools**
   Priority: The Tallapoosa County School System should strive to involve parents in their children's educational advancement in order to improve their children's education and prepare them for success in the future workforce and in life in general.
   Implementation Strategy: Tallapoosa County Schools should provide after-school and evening classes to educate parents in how to improve their child's education
   Result/s: Higher graduation rates, testing scores, and higher educational attainment in the community.

4. **Work Activity/Project: Provide Instructional "Coaches" for Schools**
   Priority: The Tallapoosa County School System should create programs and utilize human resources in order to improve education through teacher development training.
   Implementation Strategy: Initiate a teaching program for school teachers in which "coaching" specialists provide a hands-on approach to teacher training and continued advancement.

Result/s: The program should meet success in training teachers to be more effective, promoting children's educational success and social interaction.

5. **Work Activity/Project: Create and Implement a Downtown Improvement Plan**
   Priority: Although a downtown improvement plan is not as high priority as the upgrades to the WWTP and the city sewer system, a plan could be initiated after these projects are completed. The plan would promote and enhance downtown Dadeville as an attractive place to live, shop, and conduct business, as well as provide opportunity for recreation.
   Implementation Strategy: Utilize a planning agency such as EARPDC and/or the Auburn Design Studio to create a plan to improve the physical appearance of downtown and identify land use and transportation related opportunities.
   Result/s: Significantly and noticeably improved physical character of the downtown as well as substantially more space for parking.

6. **Work Activity/Project: Create and Implement a Housing Improvement Plan**
   Priority: The housing conditions study, conducted by EARPDC in 2008, indicated that approximately 40% of the city's housing stock was in deteriorating condition and 4% dilapidated, which is not of substantial concern. However, the Dadeville would benefit by improve housing conditions as the community seeks to provide homes for the workers of companies and business looking to move to the city.
   Implementation Strategy: Dadeville could seek funding through CDBG and assistance in plan formation by EARPDC or a private consultant.
   Result/s: Significant and noticeable improvement to housing conditions throughout the city.

The planning commission and/or city council, or a special committee, should review the comprehensive plan and identify any actions that need to be taken to implement the plan. Action items may require relatively little commitment of time and financial resources, such as updating certain provisions of the zoning ordinance or conducting seminars and round table discussions on topics important to the city's future. The city then can prioritize projects requiring financial investment, make a list of prioritized projects and their associated tasks, and plug the estimated costs of those projects/tasks into a multi-year table. Such an activity will help the city insure that it does not over-commit its funds and addresses the most pressing needs first. The city reserves the right to review and to determine removing projects that have been completed, re-prioritizing projects if needed, shifting projects that have been delayed to later fiscal years, and adding projects to be undertaken in fiscal year 2019. This update should be performed each year to ensure that the city has a current report on project status and is able to address unforeseen events.

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.

RESOLUTIONS

RESOLUTION PZ 11-02

A RESOLUTION BY THE DADEVILLE PLANNING COMMISSION ADOPTING THE 2011 CITY OF DADEVILLE COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE OF SAID PLAN, AND FORWARDING SAID PLAN TO THE CITY COUNCIL FOR ITS CONSIDERATION AS AN ADVISORY POLICY DOCUMENT.

WHEREAS, Title 11, Chapter 52, Section 8 of the Code of Alabama, 1975, as amended, authorizes the Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the Planning Commission's judgment, bear relation to the planning of the municipality and, from time to time, to amend, extend or add to the plan; and

WHEREAS, the City of Dadeville, Alabama recognizes the vulnerability of its resources, property and operation to the potential impacts of future growth and development and, therefore, desires to exercise its planning powers in accordance with Alabama law; and

WHEREAS, the Planning Commission conducted a public hearing on August, 25, 2011 to solicit final public comments on the 2011 City of Dadeville Comprehensive Plan in accordance with Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF DADEVILLE, ALABAMA:

SECTION 1. That the 2011 City of Dadeville Comprehensive Plan, and all maps contained therein, is hereby adopted in accordance with the authority granted to the Planning Commission by Title 11, Chapter 52, Section 8 of the Code of Alabama, 1975, as amended.

SECTION 2. That the aforementioned plan shall become effective upon the date of approval by the Planning Commission.

SECTION 3. That an attested copy of the aforementioned plan shall be certified to the Dadeville City Council of and to the Tallapoosa County Probate Judge.

SECTION 4. That Planning Commission requests that the Dadeville City Council consider approving the aforementioned plan, by resolution, as an advisory policy document.

ADOPTED, this 25th day of August, 2011.

Chair, Dadeville Planning Commission

ATTEST:

Secretary, Dadeville Planning Commission

RESOLUTION 12-04

CITY OF DADEVILLE
COUNTY OF TALLAPOOSA COUNTY
STATE OF ALABAMA

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF DADEVILLE, APPROVING THE 2011 CITY OF DADEVILLE COMPREHENSIVE PLAN AS AN ADVISORY POLICY DOCUMENT.

WHEREAS, Title 11, Chapter 52, Section 8 of the Code of Alabama, 1975, as amended, authorizes the Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the Planning Commission's judgment, bear relation to the planning of the municipality and, from time to time, to amend, extend or add to the plan; and

WHEREAS, the City of Dadeville, Alabama recognizes the vulnerability of its resources, property and operation to the potential impacts of future growth and development and, therefore, desires to exercise its planning powers in accordance with Alabama law; and

WHEREAS, the Planning Commission conducted a public hearing on August 25, 2011 to solicit final public comments on the 2011 City of Dadeville Comprehensive Plan in accordance with Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975, as amended, and subsequently adopted a resolution adopting the aforementioned plan, providing an effective date thereof, and forwarding the plan to the City Council for its consideration as an advisory policy document.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DADEVILLE, ALABAMA that the 2011 City of Dadeville Comprehensive Plan, and all maps contained therein, are hereby approved as an advisory document to guide the City in policy formulation and implementation.

ADOPTED, this 24th day of January, 2012.

Mayor

ATTEST:

City Clerk