

City of Glencoe Comprehensive Plan

"City of Patriotism"



*Prepared by the East Alabama Regional Planning and Development
Commission*

March 2009

**CITY OF GLENCOE
COMPREHENSIVE PLAN**

This document was prepared under the direction of the

GLENCOE CITY PLANNING COMMISSION

AND

GLENCOE CITY COUNCIL

by the

**EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT
COMMISSION**

for additional information:

**City of Glencoe
City Hall
201 Chastain Boulevard, West
Glencoe, Alabama 35905**

Reproduction of this document in whole or in part is permitted.

The preparation of this report was financed by the City of Glencoe 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 – August, 2008

Second Printing – October, 2008

Final Printing – March, 2009

Printed in the United States of America

Source of Copies:

City of Glencoe
City Hall
201 Chastain Boulevard, West
Glencoe, Alabama 35905

Abstract:

The intent of this Comprehensive Plan is to serve as a guide for the future growth and development of the City of Glencoe, 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 Glencoe

Honorable Mayor Charles Gilchrist

City Council

Dewayne Hare
Wayne Farley
Danny Wagnon—Mayor Pro-tem
Brent Lang
Chris Sims

Planning Commission

Bill Abel
Gary Barber
Brent Lang
Pat McNew
Walter Burns
Susan Casey
Cindy Jagers

East Alabama Regional Planning and Development Commission

Ryan Kallem, Principal Planner, Project Manager
Robert Monroe, Cartography Director
Michael Brewer, Senior Cartographer
Rebecca Peppers, Intern, Mapping

TABLE OF CONTENTS

CHAPTER I: INTRODUCTION	1
Purpose of the Comprehensive Plan	1
Benefits of the Comprehensive Plan.....	1
Legal Authority	2
Planning Process	3
Location.....	3
General Information.....	3
Historical Background.....	4
CHAPTER II: POPULATION	11
Population Trends.....	11
Historic Population Trends	11
Place of Birth	12
Place of Residence	13
Population Composition	14
Age Distribution.....	14
Marital Status	15
Race Distribution	16
Gender Distribution	17
Population Density.....	17
Analytical Summary	19
CHAPTER III: ECONOMY	21
Educational Attainment	21
Income	22
Household Income	22
Commuting Patterns.....	24
Labor Force Participation and Unemployment.....	25
Industrial Composition.....	26
Employment by Industrial Sector	26
Establishments by Industrial Sector.....	27
Occupational Status	28
Poverty Status.....	30
Analytical Summary	31

CHAPTER IV: HOUSING.....33

Housing Inventory.....33
Units by Type.....33
Tenure and Occupancy Status.....34
Vacancy Status.....35
Household Size36
Housing Conditions.....37
Housing Stock Age37
Physical Conditions38
Selected Physical Conditions.....39
Housing Value40
Housing Affordability41
Affordability of Owner-occupied Housing.....42
Affordability of Renter-occupied Housing.....42
Analytical Summary44

CHAPTER V: COMMUNITY FACILITIES51

City Administration51
City Council.....51
Planning Commission.....51
Zoning Board of Adjustments.....52
Industrial Development Board.....52
Public Safety52
Law Enforcement.....52
Fire and Rescue.....53
Educational Facilities.....54
Senior Center.....56
Utilities57
Water Utilities.....57
Sewer Utilities.....58
Analytical Summary59

CHAPTER VI: TRANSPORTATION.....67

Definitions67
Interstates67
Arterial Streets67
Collector Streets.....68
Local Streets.....68
Administrative Street Classification68
Federal Highways68

Other Federal Roads	68
State Highways	68
County Roads.....	68
Municipal Streets	69
Private Roads	69
Traffic Volumes and Capacity	69
U.S. Hwy. 431.....	70
U.S. Hwy. 278.....	70
Lonesome Bend Rd.....	71
Green Valley Rd.	71
Traffic Projections	72
Highway Access Management	73
Placement of Commercial Activity Centers	73
Corner Parcel Access	74
Throat Length.....	74
Grid-pattern Connectivity	75
Connectivity in Local Neighborhoods	76
Frontage Roads	76
Transportation Plan.....	77
Analytical Summary	78

CHAPTER VII: ENVIRONMENTAL FEATURES..... 83

Overview of Natural Resources and Constraints	83
Soil Characteristics	83
Steep Slopes	84
Floodplains.....	85
Water Resources	86
Wetlands.....	86
Wildlife Habitats	87
Threatened and Endangered Species	87
Reptiles and Amphibians	88
Plants.....	88
Analytical Summary	90

CHAPTER VIII: LAND USE AND DEVELOPMENT..... 95

Definitions	95
Single-family Residential.....	95
Multi-family Residential.....	95
Manufactured Home Park.....	95
Commercial.....	95
Industrial	95

Public and Semi-Public.....	95
Parks and Recreation.....	96
Agriculture	96
Undeveloped/Forestry.....	96
Existing Land Use	96
Agricultural	96
Commercial.....	97
Industrial	97
Residential.....	97
Public/Parks and Recreation	97
Undeveloped	97
Zoning Patterns	98
Existing Land Use and Zoning Patterns	98
Future Land Use Plan.....	99
Analytical Summary	101

CHAPTER IX: GOALS AND OBJECTIVES 109

Introduction.....	109
Vision Statement	110
Goal-Setting Process	110
Goals and Objectives	110
Definitions	110
Goals	110
Objectives	111
Strategies.....	111
Work Activities/Projects.....	111
Importance	111
Additional Recommendations.....	111
Performance Indicators	111
Goal#1: Promote and Enhance Commercial Development	111
Objective: Promote and Enhance Highway Commercial Development.....	111
Goal#2: Promote and Enhance Residential Development	112
Objective#1: Improve City Housing Conditions	112
Goal#3: Promote and Enhance Community Facilities	112
Objective#1: Improve City Utility Infrastructure	112
Objective#2: Improve City Administration Services.....	113
Objective#3: Improve Fire Emergency and Medical Services	113
Objective#4: Promote and Enhance Parks and Recreation.....	113
Goal#4: Promote and Enhance Transportation Infrastructure.....	114
Objective#1: Improve the City’s Road Network	114
Objective#2: Promote and Encourage Highway Access Management.....	114
Goal#5: Promote and Enhance Land Use and Development	114

Objective: Reserve Land for Commercial Development.....	114
Objective: Reserve Land for Industrial Development	114
Objective: Reserve Land for Residential Development.....	115
Objective#4: Reserve Land for Public Uses and Parks and Recreation	115
Priority Goals, Objectives, and Strategies.....	115

CHAPTER X: IMPLEMENTATION.....117

City Administration	117
Codes and Ordinances	118
Zoning.....	118
Subdivision Regulations	118
Building Codes.....	119
Financing.....	119
Priority Goals, Objectives, and Strategies Review	121
Implementation Schedule.....	122
Implementation Strategies	122
Plan Adoption and Amendment	124

APPENDICES..... I

APPENDIX A: DETAILED POPULATION STATISTICS III

APPENDIX B: DETAILED ECONOMIC STATISTICS IX

APPENDIX C: DETAILED HOUSING STATISTICS XV

**APPENDIX D: DETAILED COMMUNITY FACILITIES
STATISTICS..... XXIII**

**APPENDIX E: DETAILED TRANSPORTATION
STATISTICS..... XXVII**

APPENDIX F: DETAILED LAND USE STATISTICSXXXI

APPENDIX G: IMPLEMENTATION SCHEDULE XXXV

APPENDIX H: COMMUNITY PROFILESXXXIX

RESOLUTIONSXLI

TABLES

Population Tables

Table P-1. Historical Population Trends.....	12
Table P-2. Place of Birth.....	12
Table P-3. Place of Residence.....	13
Table P-4. Age Distribution	15
Table P-5. Marital Status	16
Table P-6. Racial Distribution	17
Table P-7. Gender Distribution.....	17
Table P-8. Population Density	18

Economy Tables

Table E-1. Educational Attainment.....	22
Table E-2. Household Income Distribution	23
Table E-3. Commuting Patterns.....	25
Table E-4. Labor Force Participation.....	26
Table E-5. Establishment and Employment by Industry	28
Table E-6. Occupational Status.....	29
Table E-7. Poverty Status.....	30

Housing Tables

Table H-1. Housing Types	34
Table H-2. Tenure and Occupancy Status	35
Table H-3. Vacant Housing Units.....	36
Table H-4. Household Size	37
Table H-5. Housing Stock Age	38
Table H-6. Physical Housing Conditions.....	39
Table H-7. Selected Physical Housing Conditions	40
Table H-8. Housing Value of Owner-occupied Units	41
Table H-9. Housing Value/Cost.....	41
Table H-10. Selected Monthly Owner Costs as a Percentage of Household Income	42
Table H-11. Gross Rent as a Percentage of Household Income.....	43

Community Facilities Tables

Table CF-1. Educational Facilities	54
Table CF-2. Water Line Size and Distribution	57
Table CF-3. Sewer Line Size and Distribution.....	58

Transportation Tables

Table T-1. Traffic Volumes: U.S. Hwy. 431	70
Table T-2. Traffic Volumes: U.S. Hwy. 278	71
Table T-3. Traffic Volumes: Lonesome Bend Rd.	71
Table T-4. Traffic Volumes: Green Valley Rd.	71
Table T-6. Annual Average Daily Traffic Projections	72

Land Use Tables

Table LU-1. Existing Land Use Acreage.....	96
Table LU-2. Zoning Acreage	98

Implementation Tables

Table I-1. Implementation Schedule.....	122
--	-----

FIGURES

Population Figures

Figure P-1. Historic Population Trends	11
Figure P-2. Percent Age Distribution	14
Figure P-3. Percent Marital Status.....	15
Figure P-4. Percent Population and Housing Density	18

Economy Figures

Figure E-1. Percent Educational Attainment	21
Figure E-2. Percent Household Income	23
Figure E-3. Percent Commuting Patterns	24
Figure E-4. Percent Labor Force Participation	25
Figure E-5. Percent Employment by Industry	27

Figure E-6. Percent Establishments by Industry	27
Figure E-7. Percent Occupational Status	29

Housing Figures

Figure H-1. Percent Housing Unit Types	33
Figure H-2. Percent Tenure and Occupancy Status.....	34
Figure H-3. Percent Vacancy Status	35
Figure H-4. Percent Household Size	36
Figure H-5. Percent Housing Stock Age	37
Figure H-6. Percent Selected Physical Housing Conditions	39
Figure H-7. Percent Housing Value.....	40

Transportation Figures

Figure T-1. Proper Commercial Node	74
Figure T-2. Improper Commercial Node.....	74
Figure T-3. Proper Corner Parcel Access	74
Figure T-4. Improper Corner Parcel Access.....	74
Figure T-5. Proper Throat Length.....	75
Figure T-6. Street Network With and Without Proper Access Management.....	75
Figure T-7. Proper Connectivity	76
Figure T-8. Improper Connectivity.....	76
Figure T-9. Minimum Separation for Frontage Roads	76

Land Use Figures

Figure LU-1. Percent Land Use and Zoning	99
---	-----------

MAPS

Map 1. Location	7
Map 2. Base Map.....	9
Map 3. Housing Conditions	47
Map 4. Housing Conditions (Cont.).....	49
Map 5. Community Facilities.....	61
Map 6. Water Utilities	63
Map 7. Sewer Utilities.....	65
Map 8. Transportation Plan.....	81

Map 9. Environmental Constraints..... 93
Map 10. Existing Land Use..... 103
Map 11. Zoning 105
Map 12. Future Land Use Plan..... 107

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 the community's citizens and visitors 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 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

In February of 2006, the East Alabama Regional Planning and Development Commission (EARPDC) contracted with the City of Glencoe to create a comprehensive plan for the city in order to guide and direct land use and development in a logical manner, consistent with city goals and objectives.

To initiate the planning process, an initial public hearing was called and conducted on February 28, 2006 in Glencoe City Hall. The meeting was used to inform Glencoe City Council and the 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 pertaining to community strengths, weaknesses, opportunities, and threats in what is referred to as a SWOT Analysis. This information was recorded by staff for future use.

After the initial public hearing, EARPDC staff conducted a series of working sessions with the Glencoe Planning Commission (GPC) on a monthly basis in order to keep GPC updated on the plan's progress and for EARPDC staff to receive guidance and direction on the plan. Working sessions focused on analyzing and discussing information presented in the chapters of the plan and were also used to create goals, objectives, strategies for land use and development within the City of Glencoe. EARPDC cartography staff provided mapping services for land use and transportation research as well as practical development applications in the plan.

Location

The City of Glencoe is located in southeast corner of Etowah County, along U.S. Hwy 431, bordering Calhoun County, the City of Gadsden to the northwest, the City of Hokes Bluff to the northeast, the Coosa River and the City of Southside to west. To the south of the city along U.S. Hwy. 431 is the unincorporated community of Alexandria and further south, approximately 20 miles, the Cities of Saks and Anniston. With bordering cities and natural barriers locking Glencoe's expansion, the city's major growth will occur primarily to the south along U.S. Hwy. 431 with some opportunity in the east, extending into Calhoun County. The Silver Lakes Golf Course, approximately 5 miles to the south of Glencoe is a part of the famous Robert Trent Jones Golf Trail and a part of Glencoe's long-range goals for annexation into the city limits.

General Information

As a small Alabama community, incorporated in 1939, Glencoe offers an abundance of opportunity. Located in the southern Appalachian foothills and bordering the Coosa River, much of this opportunity is catered around outdoor recreation and riverfront living. The city is also located just 5 miles north of Silver Lakes Golf Course, which is a part of the famous Robert Trent Jones Golf Trail. Glencoe's plan is that as the trail increases in popularity, the city will annex land in areas adjacent to the course and benefit from commercial and recreational development.

Residential growth in Glencoe is on the rise with new subdivisions offering a variety of home options. On January 24, 2006 the city passed an ordinance permitting garden home development districts. The city established four garden home districts and three subdivisions under construction with approximately 100 new lots in total. The largest subdivision, with 67 lots, is located on Lonesome Bend Road, a short distance north of the Glencoe High School and Middle School. Garden homes are built to serve as single-family detached ground floor only residential dwellings with high accessibility and easy care lawn maintenance. These homes are built with the desires of seniors and upper-middle age adults in mind, in order to satisfy housing needs and encourage them to continue their lives in the city.

As part of the Etowah County School System, Glencoe's schools sustain high quality education and attainment. The Glencoe High School, in the 2005-2006 school year, was designated as an Honor Roll School by the Alabama Department of Education. According to the Alabama Department of Education educational assessment for the school year 2005-2006, Glencoe's schools consistently outperformed other schools in the county school system and the state in attaining and exceeding Reading and Math test standards.

Glencoe holds a special recognition among Alabama communities as a "City of Patriotism" designated by Governor Bob Riley in September 2003. This title was given by the state legislature in expressing their immense gratitude for the city's outstanding display of patriotism. Each year on Memorial Day, Fourth of July, and Veterans Day the City of Glencoe and the Veterans of Foreign Wars Organization recognize and honor, through ceremony, 187 servicemen and women from Glencoe who served in the Military and fought in foreign wars such as WWI, WWII, Vietnam, and Korea. The ceremony is performed by displaying 187 flags and crosses bearing the names of these men and women who defended and preserved our nation before their passing.

Glencoe's convenient location along U.S. Hwy 431 affords the city commercial development opportunity. However, with Gadsden bordering to the north, much of this development will be limited to the downtown and to the south of the city. As the city grows and expands, the greatest concentrations of residential development should most likely occur along the Coosa River and in various garden home developments throughout the city, while commercial development would be concentrated in the downtown and extending along U.S. Hwy. 431.

Historical Background

Prior to European influence, the area of Glencoe 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. 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 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 in north central Tallapoosa County, 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.

Etowah County and the Glencoe area were first explored in 1540 by the Spanish voyager Hernando DeSoto on an expedition from Tali, in Marshall County to Sesqui, in St. Clair County. Today a bridge stands where the Pensacola Trading Path crossed the Coosa River in remembrance of DeSoto.

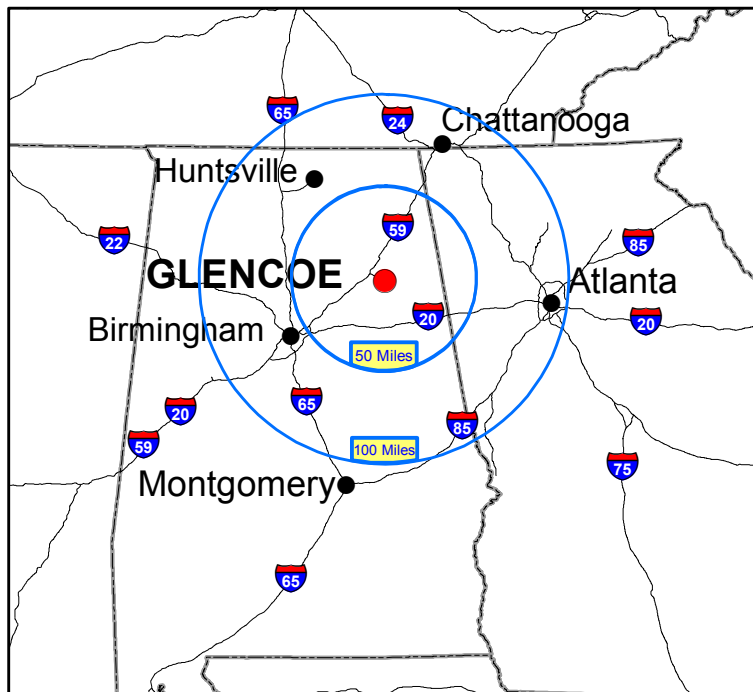
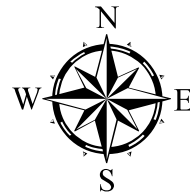
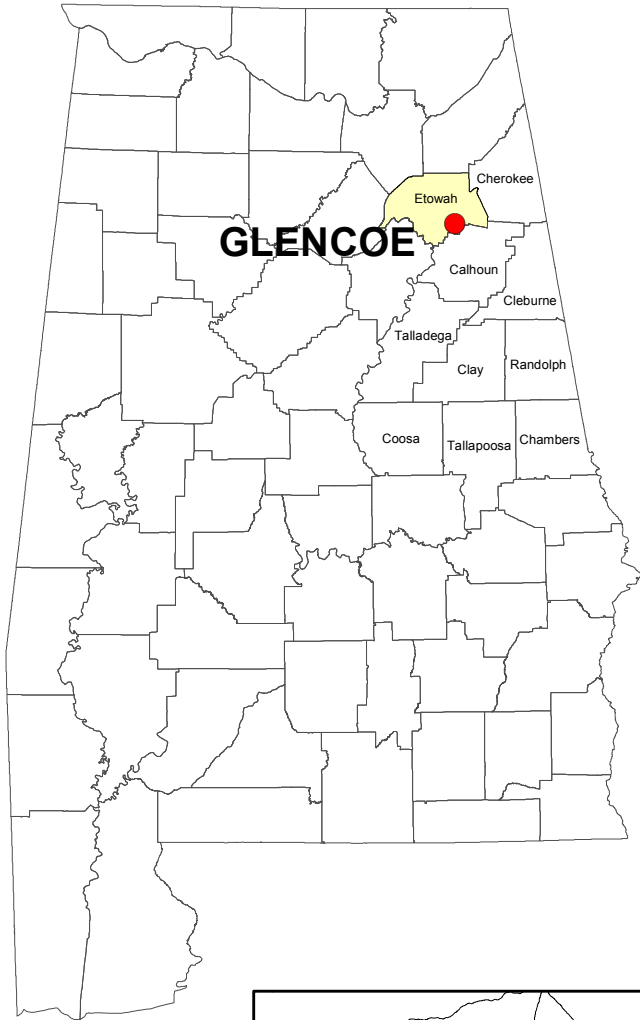
The first white settlers came to the county much later, in 1810, when the Coosa River and Big Wills Creek formed the boundary of the Cherokee Indian nation. From 1813 to 1814, during the Creek Indian War, General Andrew Jackson built a military road from the Tennessee River to the Upper Creek country in the location near present day Glencoe. A paved highway now marks the path that was laid by General Jackson on his way to fight the Creek Indians at Horseshoe Bend.

Around 1818, not long after Jackson’s victory, settlers arrived from Georgia and the Carolinas and established farms, home sites, and trading posts near the Coosa River in an area known as Coosa Bend. The Coosa River played an important role in the settlement and development of the area. Influence from the industrial revolution spurred steel and iron production as stern wheelers and barges transported raw materials and finished products to and from the region’s mills.

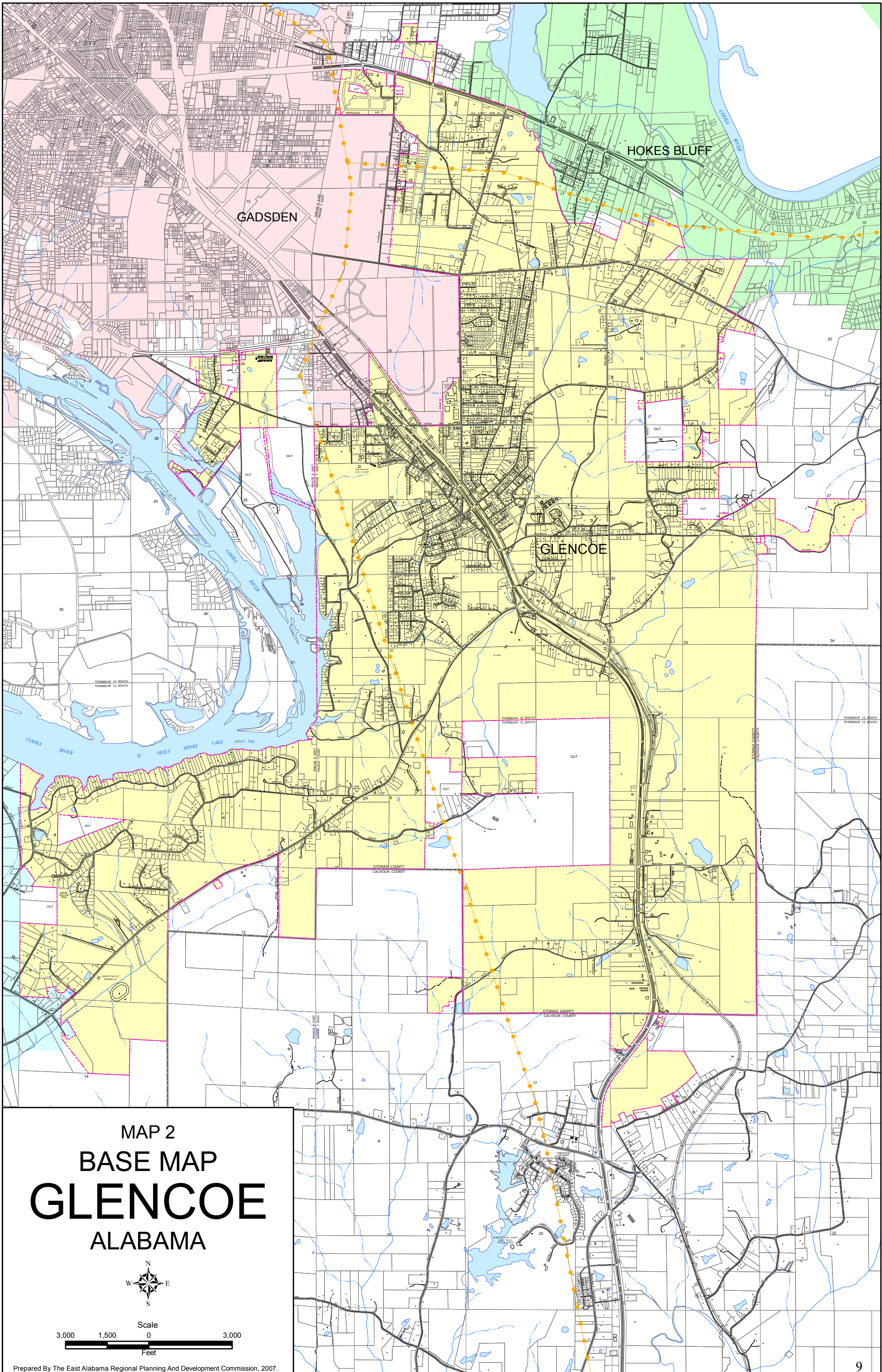
Etowah County was first named Bain County on December 7, 1866, but shortly thereafter, in 1868, it was abolished and re-established under its present name Etowah, which in the Cherokee language means “good tree” or “well-bearing tree.”

Glencoe was incorporated as a city in 1939. Today Glencoe stands as a small, but sustainable community with goals and plans of growing as a city that promotes and encourages quality education, economic vitality, and a variety of options for affordable and practical residential development.

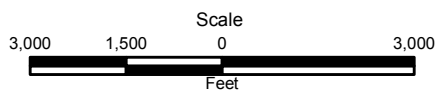
MAP 1 LOCATION



SOUTHEASTERN U.S.



MAP 2
BASE MAP
GLENCOE
ALABAMA



CHAPTER II: POPULATION

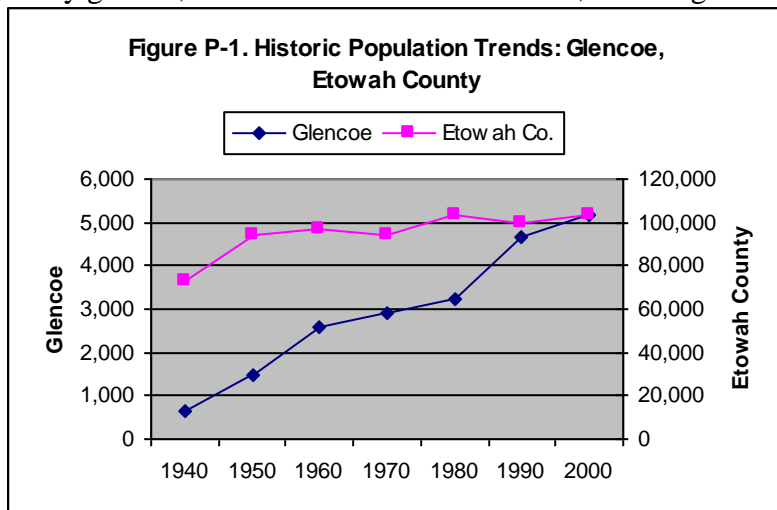
Population characteristics and trends play a pivotal role in the planning effort. Since people constitute a city, the general population creates a city’s identity, distinguishing it from other communities. Changes in population influence land use decisions, economic spending patterns and employment,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

From 1940 to 2000, Glencoe sustained considerable population growth, increasing from 669 people to 5,152, a percent increase of 670%. During this time, Etowah County population showed steady growth, with intermittent minor losses, climbing from 72,580 residents to 103,459, a 42%



percent increase, substantially smaller than the Glencoe increase. Figure P-1 illustrates historic population trends for Glencoe and Etowah County from 1940 to 2000. Notice the city’s significant increase in population, while the county increased slightly, accompanied by periods of slight decrease.

The period of greatest population growth for the city occurred between 1980 and 1990, increasing from 3,216 to 4,670, an addition of 1,454 residents. Meanwhile, Etowah County decreased in population by a slight -3%. From 1990 to 2000, Glencoe increased in population by 10% while the

county increased by 3%. Such substantial growth could be attributed to eastward residential expansion along U.S. Hwy. 431, extending outside the City of Gadsden. Table P-1 shows population trends for the City of Glencoe and Etowah County from 1940 to 2000.

Table P-1. Population Trends: City of Glencoe, Etowah County, Alabama						
Year	Glencoe	% Change	Etowah Co.	% Change	Alabama	% Change
1940	669	NA	72,580	14.5%	2,832,961	7.1%
1950	1,466	119.1%	93,892	29.4%	3,061,743	8.1%
1960	2,592	76.8%	96,980	3.3%	3,266,740	6.7%
1970	2,901	11.9%	94,144	-2.9%	3,444,165	5.4%
1980	3,216	10.9%	103,057	9.5%	3,893,888	13.1%
1990	4,670	45.2%	99,840	-3.1%	4,040,587	3.8%
2000	5,152	10.3%	103,459	3.6%	4,447,100	10.1%

Source: U.S. Census of Population, 1980, 1990 and 2000 STF 3.
Population and Economic Analysis: Glencoe, AL 1974.

Place of Birth

Migratory patterns can be understood from a study of place of birth and place of residence. Place of birth is determined as the U.S. state or foreign country where a person is born and is used in identifying citizenship. Place of birth is one of the most common methods of examining emigration and immigration to a community.

Census data reveals that the majority of Glencoe residents were born in Alabama or some other southern state. Approximately 85% of city residents in 1990 were born in Alabama and in 2000 about 84% recorded being born in-state. Table P-2 displays place of birth for Glencoe from 1990 to 2000.

Table P-2. Place of Birth: City of Glencoe, 1990 to 2000					Change 1990-2000	
Born in	1990	% of Total	2000	% of Total	#Change	%Change
State of Residence	3,979	85.3%	4,176	84.6%	197	5.0%
Another State	654	14.0%	715	14.5%	61	9.3%
A Northeastern State	35	5.4%	121	16.9%	86	245.7%
A Midwestern State	111	17.0%	114	15.9%	3	2.7%
A Southern State	482	73.7%	439	61.4%	-43	-8.9%
A Western State	26	4.0%	41	5.7%	15	57.7%
Born outside U.S.	15	0.3%	16	0.3%	1	6.7%
Puerto Rico	5	33.3%	0	0.0%	-5	-100.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Abroad of U.S. Parents	10	66.7%	16	100.0%	6	60.0%
Foreign-born	15	0.3%	29	0.6%	14	93.3%
Total	4,663	100.0%	4,936	100.0%	273	5.9%

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

From 1990 to 2000, Glencoe increased slightly (5%) in residents born in-state, but grew slightly more substantially (9%) in residents from another state. Most of these people were from another

Southern state, 73% in 1990 and 61% in 2000. The city increased most significantly in residents born in a Northeastern state, climbing from 35 to 121, an increase of 245%, accounting for 16% of the population from other states. In 2000, residents born in Midwestern states accounted for 15% and 5% were born in Western states. Glencoe showed only a minor and insignificant increase in foreign born population.

Place of Residence

While place of birth determines where immigrants were born, place of residence determines where immigrants previously lived. The U.S. Census glossary defines place of residence as the area of residence 5 years prior to the reference date for those who reported that they lived in a different housing unit. The reference dates of 1990 and 2000 would establish information on place of residents for the years 1985 and 1995. Consequently, residents less than 5 years of age to the previous reference date cannot be included in this study. Table P-3 examines place of residence for the City of Glencoe from 1985 to 1995.

Table P-3. Place of Residence: City of Glencoe					Change 1985-1995	
Resided in	1985	% of Total	1995	% of Total	#Change	%Change
Same House in...	3,031	68.7%	3,002	64.0%	-29	-1.0%
Different House in....	1,384	31.3%	1,688	36.0%	304	22.0%
Same County	920	66.5%	357	21.1%	-563	-61.2%
Same State	290	21.0%	1,162	68.8%	872	300.7%
Other State...	167	12.1%	169	10.0%	2	1.2%
Northeastern State	0	0.0%	15	8.9%	15	150.0%
Midwestern State	0	0.0%	0	0.0%	0	0.0%
Southern State	167	100.0%	126	74.6%	-41	-24.6%
Western State	0	0.0%	28	16.6%	28	280.0%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
Foreign Country	7	0.5%	0	0.0%	-7	-100.0%
Total	4,415	100.0%	4,690	100.0%	275	6.2%

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

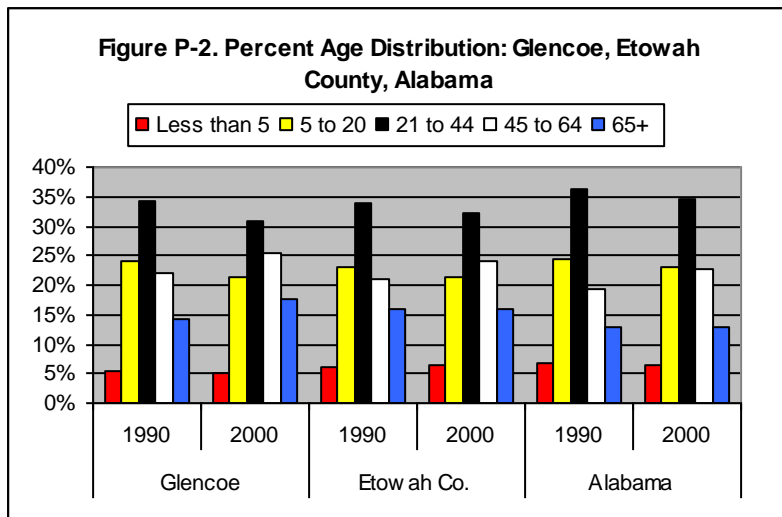
The majority (68% in 1985 and 64% in 1995) of Glencoe residents remained in the same house occupying the same home in 1985 and 1995. However, during this time the city showed a slight decrease (-1%) in residents staying in the same home and an increase (22%) in residents transitioning to a new residence. Most residents moving to a different home transitioned to a new home out of county, but remained in the same state (68% in 1995). Census data indicates a pattern reversal when in 1985 approximately 66% of residents transitioned to another home in the county and 21% into another state county, but in 1995 about 21% remained in county and 68% resided in another county in-state. This emigration could be attributed to residents moving to larger metro areas of the state.

Population Composition

Age Distribution

Age distribution is a critical element in any population study. A community must structure its budget and resources to meet a wide variety of residents' needs. Needs tend to differ significantly from one age group to another; therefore, in order to better serve the population, a proper understanding of age distribution in the community is necessary. For the purposes of this study, age distributions are 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).

Populations change over time as people grow older, move away, or as new people settle in the community. The goal of every community is to increase population evenly among all ages of people in order to maintain a healthy social network. In terms of overall population growth, Glencoe (10%) outpaced Etowah County (3%) and closely followed Alabama (10%). Between 1990 and 2000, the city increased in every age bracket except youth and young adult, which showed only slight declines of 2% and 1%, respectively. This could be due to not having enough recreational or job opportunities for youth. Similar declining trends were exhibited in the county and the state with declining youth populations and increase in older populations. Figure P-2 illustrates percent age distribution for Glencoe, Etowah County, and Alabama from 1990 to 2000.



Notice decreased representation in youth populations and larger portions of older groups. Glencoe's most significant population gain was in the senior population with an increase of 36%, followed by middle age at 27%, with a cumulative growth of 63%. In 2000, the city's population of 45 and older accounted for 42%. Both Etowah County and Alabama recorded similar trends, yet to a somewhat lesser extent than Glencoe. The county's 45 and older population increased by

23%, accounting for 40% of the population while the state registered 40% and 35%, respectively. Senior populations in the city (17%) and county (16%) ranked somewhat higher than the state (13%) during this time. This information indicates that while the city's 45 and older population grew considerably more rapidly than the county and state, overall representation remained fairly equal.

A common trend within Glencoe, Etowah County, and Alabama has been greater population gains among middle age and senior populations. Many other communities within the county and state reported considerable increases in these populations. As the majority of the population ages into middle age and senior status, the social ramifications and effects on planning become far-reaching. Middle age and senior populations tend to depend on medical and personal services much more

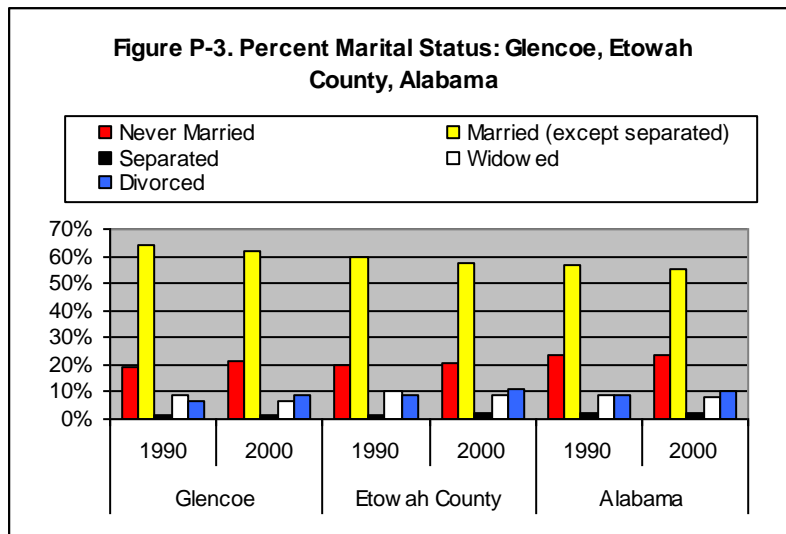
than youth and young adult. As a result, the community will need to provide transportation for a population decreasing in mobility and needing more efficient and convenient health care. Opportunities and planning will be necessary to attract and retain youth and young adult populations. These objectives could be realized by providing new opportunities in education and workforce development. Table P-4 displays age distribution information for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Table P-4. Age Distribution: Glencoe, Etowah County, Alabama									
Age Group	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less than 5	248	257	3.6%	5,973	6,686	11.9%	280,785	294,822	4.5%
% of Total	5.3%	5.0%		6.0%	6.5%		6.9%	6.6%	
5 to 20	1,126	1,103	-2.0%	23,067	22,110	-4.1%	981,123	1,024,554	-2.1%
% of Total	24.1%	21.4%		23.1%	21.4%		24.3%	23.0%	
21 to 44	1,604	1,586	-1.1%	33,794	33,181	-1.8%	1,470,475	1,535,034	8.5%
% of Total	34.4%	30.8%		33.8%	32.1%		36.4%	34.5%	
45 to 64	1,024	1,306	27.5%	20,978	24,895	18.7%	785,598	1,012,662	29.7%
% of Total	22.0%	25.3%		21.0%	24.1%		19.4%	22.8%	
65+	661	900	36.2%	15,876	16,587	4.5%	522,606	580,028	10.9%
% of Total	14.2%	17.5%		15.9%	16.0%		12.9%	13.0%	
Total	4,663	5,152	10.5%	99,840	103,459	3.6%	4,040,587	4,447,100	10.1%
Median Age	35.9	40.9	13.9%	36	38.3	6.4%	33	35.8	8.5%

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

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 for building stronger families. For purposes of this study, marital status reports for all persons age 15 and older are organized into 5 categories which are as follows: 1) never married, 2) married (except separated), 3) separated, 4) widowed, 5) divorced.



According to Census data, the majority of Glencoe residents were married, 64% in 1990 and 61% in 2000. Similar trends followed in Etowah County at 59% in 1990 and 57% in 2000, and Alabama at 56% and 55%, respectively. Figure P-3 illustrates percent marital status for Glencoe, Etowah County, and Alabama from 1990 to 2000.

For the most part, marital status in the city closely followed the

county and state. From 1990 to 2000, Glencoe declined somewhat substantially (-10%) in married status while Etowah County (2%) and Alabama (9%) increased. However, during this time, city divorce rates increased (27%), though not as significantly as the county and state, both at 35%. The most significant change in city marital status occurred in the widowed population which declined by -32%, while the county and state declined considerably less significantly at -7% and -0.6%, respectively. This information suggests that city marital status showed slightly more stability than in the county and state. Table P-5 examines marital status (age 15 and older) for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Marital Status	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Never Married	676	718	6.2%	15,568	16,884	8.5%	754,868	839,185	11.2%
% of Total	18.8%	21.3%		19.8%	20.3%		23.9%	23.9%	
Married (except separated)	2,315	2,080	-10.2%	46,764	47,856	2.3%	1,791,644	1,953,261	9.0%
% of Total	64.2%	61.7%		59.5%	57.5%		56.6%	55.6%	
Separated	43	42	-2.3%	1,286	1,729	34.4%	68,002	75,988	11.7%
% of Total	1.2%	1.2%		1.6%	2.1%		2.1%	2.2%	
Widowed	327	222	-32.1%	8,171	7,524	-7.9%	276,267	274,547	-0.6%
% of Total	9.1%	6.6%		10.4%	9.0%		8.7%	7.8%	
Divorced	244	311	27.5%	6,850	9,249	35.0%	273,511	371,218	35.7%
% of Total	6.8%	9.2%		8.7%	11.1%		8.6%	10.6%	
Total	3,605	3,373	-6.4%	78,639	83,242	5.9%	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. These needs can spur opportunities for growth and achievement within the community. In contrast to the county and state, Glencoe sustained little racial diversity.

Glencoe has been a predominantly white community. From 1990 to 2000, the city sustained little change among racial diversity as a percentage of its population, as whites accounted for 98% in 1990 and 94% in 2000. Both Etowah County and Alabama showed considerably more racial diversity than Glencoe. The county white population accounted for 85% in 1990 and 82% in 2000, while the state recorded 73% and 71%, respectively. During this time the city almost doubled in black population growing from 66 in 1990 to 129 in 2000, but accounted for an insignificant 2% of the population. Both the county and state increased somewhat in blacks at 6% and 13%, respectively. Populations other than black and white were recognized in racial composition. The population of these other races more than doubled in size during this time, however, in showing such small representation (averaging 2%) any increases, were considered insignificant. Although black populations in the city grew by 95%, from 1990 to 2000, the overall percentage in this group grew from a minor 1% to 2%, an insignificant increase. Both the county and state showed similar increases in black populations, climbing by about 1%. This information indicates

that Glencoe’s racial diversity has remained fairly stable during this time, along with Etowah County and Alabama. Table P-6 shows racial distribution for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Table P-6. Racial Distribution: Glencoe, Etowah County, Alabama									
Racial Characteristics	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
White	4,573	4,678	2.3%	85,274	85,640	0.4%	2,975,797	3,162,808	6.3%
% of Total	98.1%	94.8%		85.4%	82.8%		73.6%	71.1%	
Black	66	129	95.5%	13,799	14,672	6.3%	1,020,705	1,155,930	13.2%
% of Total	1.4%	2.6%		13.8%	14.2%		25.3%	26.0%	
Other	24	129	437.5%	767	3,147	310.3%	44,085	128,362	191.2%
% of Total	0.5%	2.6%		0.8%	3.0%		1.1%	2.9%	
Total	4,663	4,936	5.9%	99,840	103,459	3.6%	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.

According to Census data, Glencoe ranked similar to Etowah County and Alabama in terms of gender distribution. From 1990 to 2000 the city showed a 5% increase in males and a 6% increase in females. The county increased in males by 5% and female by 2%, while the state climbed by 10% and 9%, respectively. In both 1990 and 2000 females remained the slight majority at 52% in the city and county and 51% in the state in 2000. Table P-7 exhibits gender distribution for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Table P-7. Gender Distribution: Glencoe, Etowah County, Alabama									
Gender Type	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Male	2,218	2,341	5.5%	47,065	49,433	5.0%	1,935,936	2,144,463	10.8%
% of Total	47.6%	47.4%		47.1%	47.8%		47.9%	48.2%	
Female	2,445	2,595	6.1%	52,775	54,026	2.4%	2,104,651	2,302,637	9.4%
% of Total	52.4%	52.6%		52.9%	52.2%		52.1%	51.8%	
Total	4,663	4,936	5.9%	99,840	103,459	3.6%	4,040,587	4,447,100	10.1%

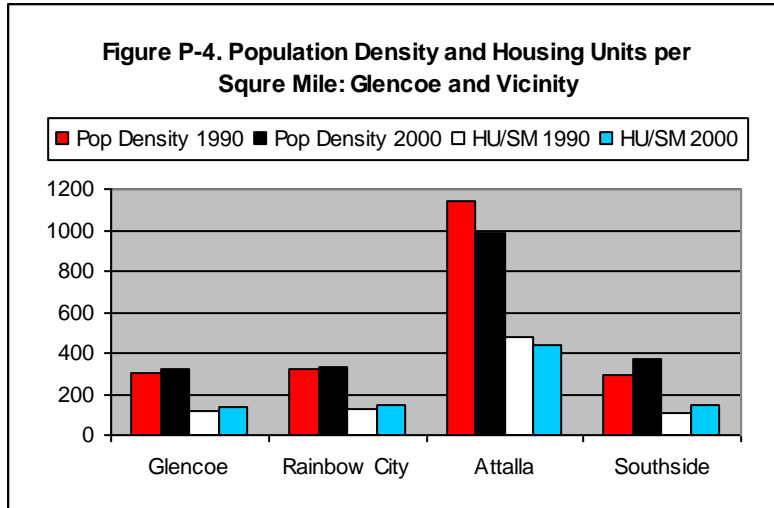
Source: U.S. Census of Population, 1990 and 2000 STF 3.

Population Density

Population density measures this growth and examines how population changes and concentration affect the city. According to the Census Bureau, 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).

Glencoe’s population and housing density ranked similar to other surrounding communities of similar size, with the exception of Attalla. Consistent with population growth, from 1990 to 2000, the city increased in population per square mile by 7% and housing units per square mile by 16%.



This growth ranked slightly higher than neighboring Rainbow City, which grew in population per square mile by 4% and housing units per square mile by 14%, but considerably lower than Southside which climbed by 24% and 36%, respectively. Figure P-4 illustrates population density and housing units per square mile for Glencoe and its vicinity from 1990 to 2000. Notice slight increase in Glencoe, Rainbow City, and Southside population density and housing units per square mile.

As Glencoe grows, new housing development and residential density should distribute and establish itself fairly evenly throughout the city. Most of Glencoe’s land should be developed as single-family residential with small clusters of new subdivisions on land deemed appropriate for building. Table P-8 shows population density and area for Glencoe and its vicinity from 1990 to 2000.

Geographic Area	Total Area	Total Land Area	Pop. Per sq. mile	Housing Units Per sq. mile	Total Population
Glencoe 1990	14.3	14.2	298.0	113.6	4,663
2000	16.1	16.0	319.5	132.2	4,936
%Change	12.6%	12.7%	7.2%	16.4%	5.9%
Rainbow City 1990	24.3	24.1	318.4	131.6	7,673
2000	25.3	25.1	333.0	151.1	8,607
%Change	4.1%	4.1%	4.6%	14.8%	12.2%
Attalla 1990	6.0	6.0	1,143.2	479.0	6,859
2000	6.6	6.6	988.0	436.8	6,677
%Change	10.0%	10.0%	-13.6%	-8.8%	-2.7%
Southside 1990	18.6	18.4	295.4	106.5	5,556
2000	19.1	18.9	368.3	145.7	7,057
%Change	2.7%	2.7%	24.7%	36.8%	27.0%

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 maintain population.* From 1990 to 2000, Glencoe increased in population by 10% while the county increased by 3%. Such substantial growth could be attributed to eastward residential expansion along U.S. Hwy. 431, extending outside the City of Gadsden.

Place of Birth

- From 1990 to 2000, Glencoe increased slightly (5%) in residents born in-state, but grew slightly more substantially (9%) in residents from another state. Most of these people were from another Southern state, 73% in 1990 and 61% in 2000.

Place of Residence

- *Promote and encourage housing residency through planning and preservation.* The majority (68% in 1985 and 64% in 1995) of Glencoe residents remained in the same house occupying the same home in 1985 and 1995. However, during this time the city showed a slight decrease (-1%) in residents staying in the same home and an increase (22%) in residents transitioning to a new residence.

Age Distribution

- *Increase youth populations through education and workforce development.* In terms of overall population growth, Glencoe (10%) outpaced Etowah County (3%) and closely followed Alabama (10%). Between 1990 and 2000, the city increased in every age bracket except youth and young adult, which showed only slight declines of 2% and 1%, respectively.
- Glencoe's most significant population gain was in the senior population with an increase of 36%, followed by middle age at 27%, with a cumulative growth of 63%. In 2000, the city's population of 45 and older accounted for 42%. Both Etowah County and Alabama recorded similar trends, yet to a somewhat lesser extent than Glencoe.

Marital Status

- From 1990 to 2000, Glencoe declined somewhat substantially (-10%) in married status while Etowah County (2%) and Alabama (9%) increased. However, during this time, city divorce rates increased (27%), though not as significantly as the county and state, both at 35%. This information suggests that city marital status showed slightly more stability than in the county and state.

Race Distribution

- From 1990 to 2000, the city sustained little change among racial diversity as a percentage of its population, as whites accounted for 98% in 1990 and 94% in 2000. Both Etowah County and Alabama showed considerably more racial diversity than Glencoe. The county white

population accounted for 85% in 1990 and 82% in 2000, while the state recorded 73% and 71%, respectively.

Gender Distribution

- According to Census data, Glencoe ranked similar to Etowah County and Alabama in terms of gender distribution. From 1990 to 2000 the city showed a 5% increase in males and a 6% increase in female. The county increased in males by 5% and female by 2%, while the state climbed by 10% and 9%, respectively. In both 1990 and 2000 females remained the slight majority at 52% in the city and county and 51% in the state in 2000.

Population Density

- Glencoe's population and housing density ranked similar to other surrounding communities of similar size, with the exception of Attalla. Consistent with population growth, from 1990 to 2000, the city increased in population per square mile by 7% and housing units per square mile by 16%. This growth ranked slightly higher than neighboring Rainbow City, which grew in population per square mile by 4% and housing units per square mile by 14%, but considerably lower than Southside which climbed by 24% and 36%, respectively.

CHAPTER III: ECONOMY

The economy directly affects a community’s growth and prosperity. The state of the local economy, i.e., how well it creates and maintains employment opportunities, handles production, and distributes goods and services greatly influences population, housing, transportation, and land use. Therefore, a clear understanding of the local economy is a vital factor for community growth and development as well as a sustainable comprehensive planning effort.

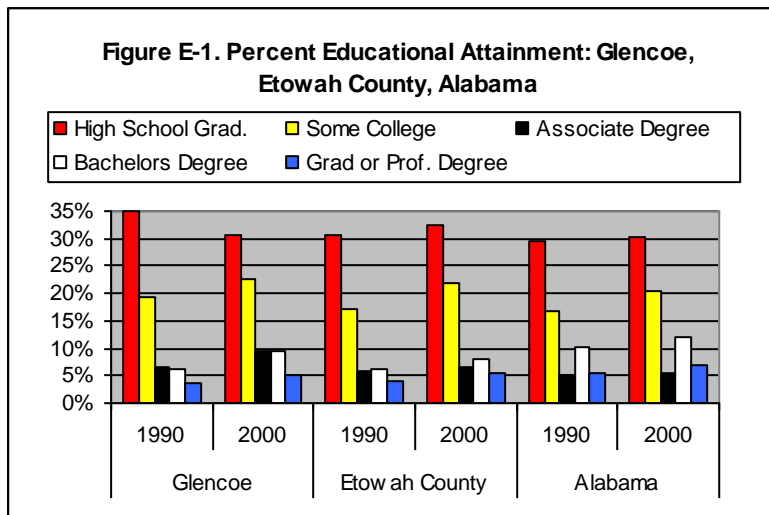
This chapter of the comprehensive plan examines the following economy-related elements: educational attainment, income, commuting patterns, labor force participation and unemployment, industrial composition, occupational status, and poverty. Glencoe has great economic potential. Located in south-central Etowah County, in close proximity to U.S. Hwy. 431, I-59, and bordering the City of Gadsden, Glencoe has convenient access to a good metro market and major highway connections.

Educational Attainment

Education is a vital factor for initiating community growth and economic development. A high quality education system prepares and empowers individuals within the community to be productive, successful leaders in their respective fields of training and expertise. This, in turn, qualifies individuals for greater earning potential, allowing more money to be reinvested into the community, building the local economy.

Glencoe ranked reasonably high in educational attainment. From 1990 to 2000, the city increased in residents having received a college degree by 201% collectively, while the county grew by 100% and the state by 99%. In 2000, approximately 24% of Glencoe’s 25 and over population reported receiving a college degree, compared to Etowah County at 20% and Alabama at 24%. Of these graduates in the city, about 9% received an associate degree, 9% a bachelors degree, and 5% a graduate/professional degree. County attainment patterns followed closely with the city but with slightly less associate degree recipients at 6%. The state reported a smaller portion of associates

(5%) but slightly more bachelor (12%) and graduate/professional degree holders (6%). This information suggests that the city slightly surpassed the county in educational attainment and kept sufficient pace with the state. Figure E-1 illustrates percent educational attainment for Glencoe, Etowah County, and Alabama from 1990 to 2000. Notice the city’s considerable representation in associate and bachelor degree recipients compared to the county and state.



The majority of Glencoe residents (53%), in 2000, attained a high school diploma or received their diploma and attended some college. Similar trends were shown in the county (54%) and state (50%). High educational attainment could be attributed to good local schools, surrounding community colleges, and skilled labor force development in the area. Table E-1 exhibits educational attainment for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Table E-1. Educational Attainment: Glencoe, Etowah County, Alabama									
Educational Level	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than 9th Grade	351	297	-15.4%	9,516	6,023	-36.7%	348,848	240,333	-31.1%
% of Total Pop. 25 Years +	11.3%	8.4%		14.5%	8.6%		13.7%	8.3%	
9th to 12 Grade, No Diploma	556	495	-11.0%	14,072	12,092	-14.1%	494,790	473,748	-4.3%
% of Total Pop. 25 Years +	18.0%	14.0%		21.4%	17.3%		19.4%	16.4%	
High School Graduate	1,085	1,087	0.2%	20,194	22,531	11.6%	749,591	877,216	17.0%
% of Total Pop. 25 Years +	35.0%	30.8%		30.7%	32.3%		29.4%	30.4%	
Some College, No Degree	599	798	33.2%	11,301	15,137	33.9%	427,062	591,055	38.4%
% of Total Pop. 25 Years +	19.3%	22.6%		17.2%	21.7%		16.8%	20.5%	
Associate Degree	198	337	70.2%	3,900	4,674	19.8%	126,450	155,440	22.9%
% of Total Pop. 25 Years +	6.4%	9.5%		5.9%	6.7%		5.0%	5.4%	
Bachelors Degree	189	339	79.4%	4,076	5,679	39.3%	258,231	351,772	36.2%
% of Total Pop. 25 Years +	6.1%	9.6%		6.2%	8.1%		10.1%	12.2%	
Graduate or Professional	119	181	52.1%	2,613	3,693	41.3%	140,997	197,836	40.3%
% of Total Pop. 25 Years +	3.8%	5.1%		4.0%	5.3%		5.5%	6.9%	
Persons 25 Years and Over	3,097	3,534	14.1%	65,672	69,829	6.3%	2,545,969	2,887,400	13.4%
% of Total Population	66.3%	68.6%		65.8%	67.5%		63.0%	64.9%	

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

Income

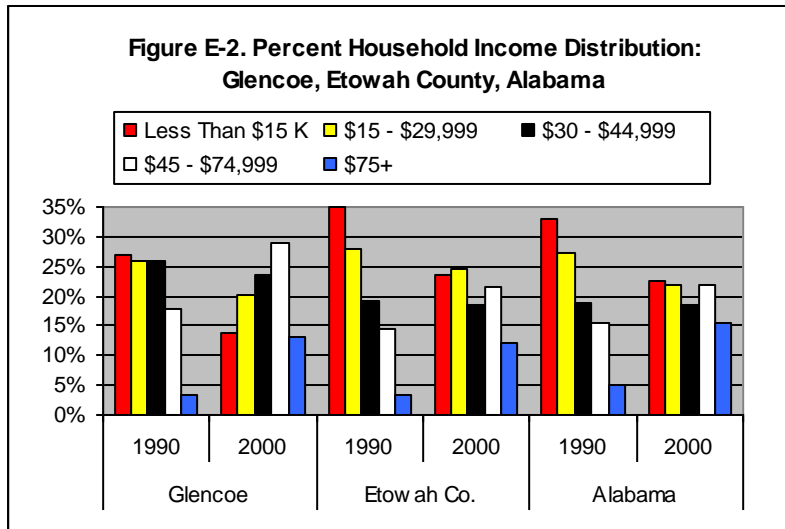
Monetary income is a primary factor in determining a community's wealth and prosperity. Higher incomes promote a higher standard of living and more return investment into the community, while lower incomes suggest lower standards and less investment. Therefore, a comprehensive economic study requires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

Household Income

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

Glencoe ranked considerably well in terms of household income. Between 1990 to 2000 Glencoe households earning more than \$44 K increased by a combined 455%, while Etowah County increased by 365% and Alabama by 303%. In 2000, approximately 42% of city households earned more than 44 K. Both the county at 33% and the state at 37% showed somewhat lower

representation in this income category. This information suggests that the city has been growing economically. Such growth could be attributed to higher educational attainment as previously discussed. Figure E-2 illustrates percent household income distribution for Glencoe, Etowah County, and Alabama from 1990 to 2000. Notice, in 2000, the substantial portion of city households in the \$30 - \$44,000 and \$45 - \$74,000 income brackets compared to those in the county and state at this time.



As Glencoe grew in high income households, the city decreased considerably in lower income households. City households reporting less than \$15 K decreased by a significant -39%, accounting for approximately 13% of all city households in 2000. Meanwhile the county (-27%) and state (-21%) showed declines in households within this income bracket, but in 2000 recorded substantially higher representation at 23% and 22%, respectively. Increases in

household income were also demonstrated as the majority (52%) of Glencoe households in 1990 earned less than \$30 K and in 2000 the majority (52%) received between \$30 K and \$74,999.

Median household income (MHI) also grew in Glencoe from \$28,628 in 1990 to \$38,385 in 2000, a 34% increase, while MHI in Etowah County climbed from \$22,314 to \$31,170. Alabama MHI grew from \$23,597 to \$34,135. Table E-2 shows household income distribution for Glencoe, Etowah County, and Alabama from 1990 to 2000.

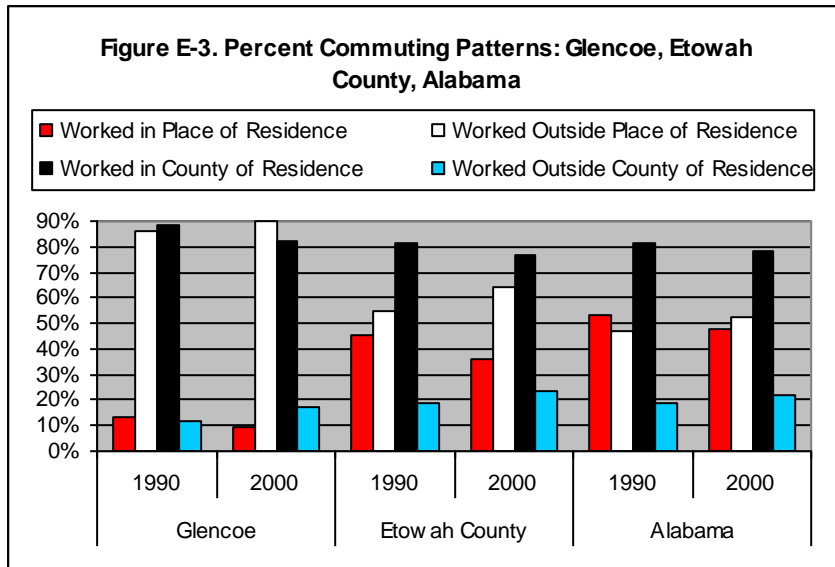
Income Level	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than \$15 K	443	268	-39.5%	13,519	9,787	-27.6%	498,957	391,406	-21.6%
% of Total	26.8%	13.8%		35.2%	23.5%		33.1%	22.5%	
\$15 - \$29,999	428	391	-8.6%	10,772	10,199	-5.3%	412,393	378,264	-8.3%
% of Total	25.9%	20.2%		28.0%	24.5%		27.4%	21.8%	
\$30 - \$44,999	430	459	6.7%	7,401	7,673	3.7%	284,506	318,861	12.1%
% of Total	26.0%	23.7%		19.2%	18.4%		18.9%	18.4%	
\$45 - \$74,999	296	562	89.9%	5,521	8,981	62.7%	231,304	381,959	65.1%
% of Total	17.9%	29.0%		14.4%	21.6%		15.4%	22.0%	
\$75+	55	256	365.5%	1,240	4,994	302.7%	78,849	266,895	238.5%
% of Total	3.3%	13.2%		3.2%	12.0%		5.2%	15.4%	
Total Households	1,652	1,936	17.2%	38,453	41,634	8.3%	1,506,009	1,737,385	15.4%
Median Income	\$28,628	\$38,385	34.1%	\$22,314	\$31,170	39.7%	\$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. Glencoe lagged behind Etowah County and Alabama in terms of providing shorter commutes to work. Between 1990 and 2000 the city decreased substantially (-24%) in commuters working in their place of residence (city). During this time the county decreased in these commuters by -20% and the state by -4%. In 2000, approximately 9% of city commuters worked in their place of residence, while the county and state reported a substantially higher portion of



these individuals at 35% and 47%, respectively. This information suggests that a considerably larger majority of city commuters than those generally found in the county and state decided to work outside their place of residence. This could be attributed to a combination of the city not providing enough employment options for their residents and greater opportunity in surrounding communities. Figure E-3 illustrates percent commuting

patterns for Glencoe, Etowah County, and Alabama from 1990 to 2000. Notice that there was little change in city commuting at this time and that city commuters working in their place of residence represented a much smaller portion of commuters than those in the county and state.

Glencoe residents commuting outside the community to work, for the most part, worked in another city in Etowah County. Between 1990 and 2000 the city increased in residents commuting inside the county by a slight .04%. During this time, the county decreased in these commuters by a minor -0.9% and the state increased by 4%.

Glencoe desires to grow and maintain its image and social status as a bedroom community to the neighboring cities of Gadsden and Anniston. This strategy would involve the focus of maintaining and improving housing conditions to make the city more livable and attractive to people who desire to live in the city, but work in a neighboring city. The city could also improve infrastructure such as electrical, sewer, water, and roads in residential areas. Residents should have the option of living in a quiet and peaceful neighborhood, apart from major development, and have the incentive to do so. Neighborhoods should also consider promoting other forms of transportation such as

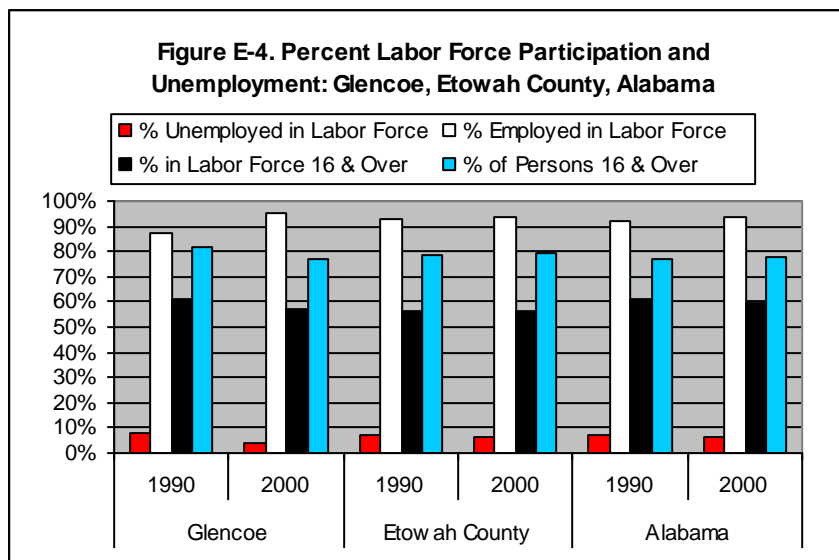
biking and walking, thus alleviating the need for the automobile, and enhancing opportunities for social interaction in the community. Table E-3 displays commuting patterns for Glencoe, Etowah County, and Alabama between 1990 and 2000.

Table E-3. Commuting Patterns: Glencoe, Etowah County, Alabama									
Geographic Area	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Worked in Place of Residence	273	206	-24.5%	13,592	10,840	-20.2%	596,516	569,905	-4.5%
% of Total	13.6%	9.5%		45.4%	35.9%		53.2%	47.8%	
Worked Outside Place of Residence	1,732	1,972	13.9%	16,365	19,351	18.2%	525,480	621,853	18.3%
% of Total	86.4%	90.5%		54.6%	64.1%		46.8%	52.2%	
Total Place	2,005	2,178	8.6%	29,957	30,191	0.8%	1,121,996	1,191,758	6.2%
Worked in County of Residence	1,761	1,768	0.4%	32,370	32,082	-0.9%	1,363,133	1,421,356	4.3%
% of Total	88.6%	82.4%		81.5%	76.6%		81.5%	78.0%	
Worked Outside County of Residence	227	377	66.1%	7,328	9,800	33.7%	310,438	400,437	29.0%
% of Total	11.4%	17.6%		18.5%	23.4%		18.5%	22.0%	
Total County	1,988	2,145	7.9%	39,698	41,882	5.5%	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 search for communities with a strong labor force in which to draw qualified employment. To do this they must estimate approximately how many candidates are available to fill positions required to perform necessary company operations. Therefore, a proper understanding of a community's labor force is critical to a comprehensive planning effort.



Glencoe's labor force participation kept pace with Etowah County and Alabama. From 1990 to 2000, the city's labor force decreased by -2%. During this time, the county's labor force increased by 4% and the state by 8%, however, in 2000 Glencoe's portion of the 16+ population in the labor force (57%) remained close to par with the county at 56% and the state at 59%. This information suggests that despite some labor force loss, the city was able to keep

sufficient pace with county and state labor force participation. Figure E-4 illustrates percent labor

force participation and unemployment for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Glencoe fared well in mitigating unemployment. From 1990 to 2000 the city decreased unemployment from 7% to 3%, while the county decreased from 7% to 6% and the state remained unchanged at 6%. Table E-4 shows labor force participation and unemployment for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Labor Classification	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Total Persons 16+	3,814	3,981	4.4%	78,517	81,735	4.1%	3,103,529	3,450,542	11.2%
In Labor Force	2,339	2,286	-2.3%	44,211	46,225	4.6%	1,895,361	2,061,169	8.7%
% in Labor Force	61.3%	57.4%	-6.4%	56.3%	56.6%	0.5%	61.1%	59.7%	-2.2%
Armed Forces	0	19	190.0%	117	45	-61.5%	24,980	14,069	-43.7%
% in Armed Forces	0.0%	0.5%	0.5%	0.3%	0.1%	-66.7%	0.9%	0.7%	-22.2%
Civilian Labor Force	2,219	2,267	2.2%	44,094	46,180	4.7%	1,870,381	2,047,100	9.4%
Employed	2,043	2,183	6.9%	40,902	43,426	6.2%	1,741,794	1,920,189	10.2%
Unemployed	176	84	-52.3%	3,192	2,754	-13.7%	128,587	126,911	-1.3%
% Unemployed	7.9%	3.7%	-53.3%	7.2%	6.0%	-17.5%	6.8%	6.2%	-9.2%
Not in Labor Force	1,475	1,695	14.9%	34,306	35,510	3.5%	1,208,168	1,389,373	15.0%

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

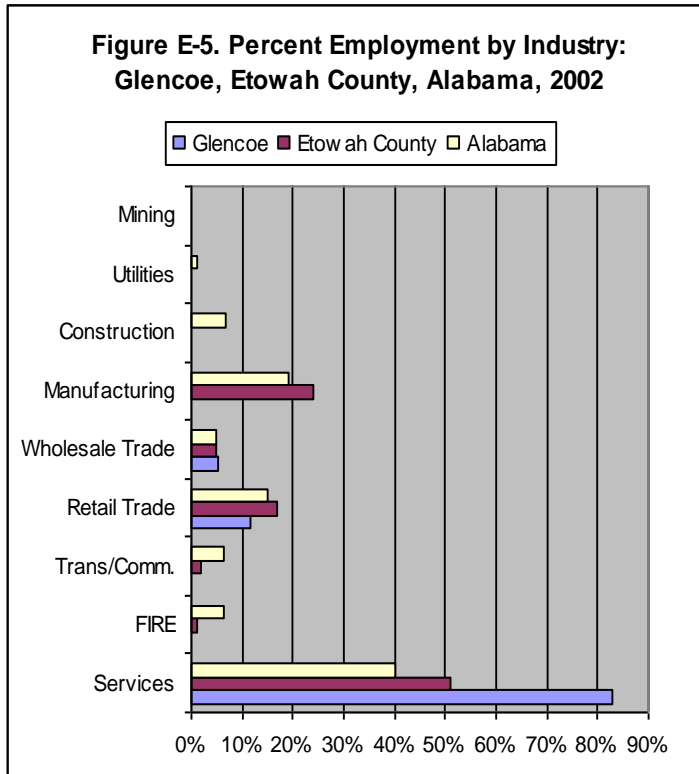
Industrial Composition

Any economically prosperous community will have a diverse and changing economic base, offering a variety of job opportunities and services to its population. As markets change and demand for specified goods and services increases or decreases, 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 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). Information was collected from the 2002 Economic Census, which profiles American business every 5 years from the national to the local level.

Employment by Industrial Sector

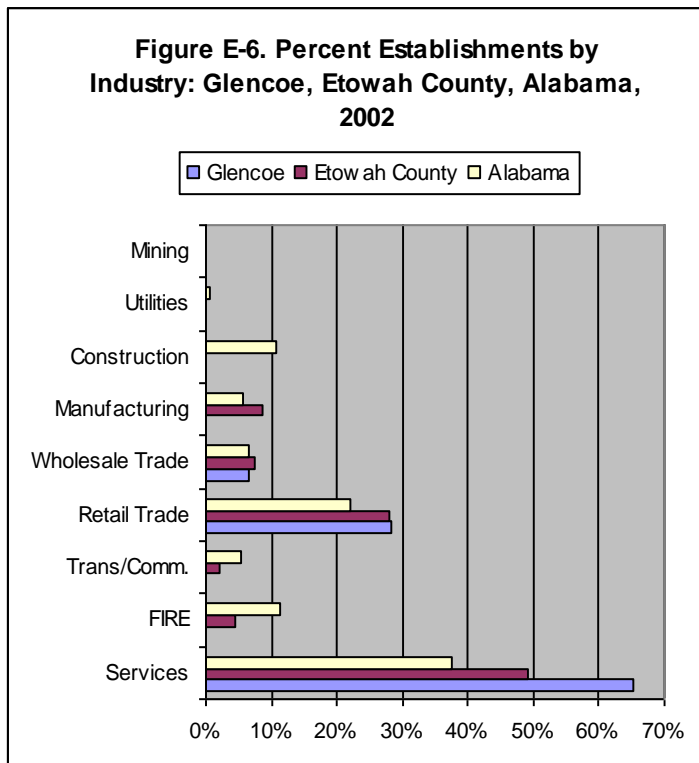
A study of employment in the city, county, and state is useful in determining the probable direction of job growth and opportunity. Glencoe's primary industrial employment sector in 2002 was services at 83%, followed distantly by retail trade at 11% and wholesale trade at 5%. This information indicates that Glencoe, during this time, had very little diversification in its economy, placing the vast majority of job opportunities, advancement, and economic development into

services. Figure E-5 illustrates percent employment by industry for Glencoe, Etowah County, and Alabama in 2002.



Etowah County showed slightly more economic diversity than the city with employment in manufacturing (24%) and transportation/communication and FIRE, both at 1%. Services accounted for 50% of the county's employment. Meanwhile Alabama showed the greatest economic diversity with manufacturing (19%), retail trade (14%), and construction, transportation/communication, and FIRE at 6%.

Establishments by Industrial Sector



A study of business establishments is a useful follow-up to employment patterns. As companies grow and expand they need new and better facilities for operation. The majority of Glencoe's industrial establishments were in the service sector at 65%, followed distantly by retail trade (28%) and wholesale trade at 6%. Etowah County and Alabama showed similar trends in these establishments. Services were the largest sector in the county at 49% and in the state at 37%. Retail trade showed 28% and 22% in the county and state, respectively. Figure E-6 illustrates percent establishments by industry in Glencoe, Etowah County, and Alabama in 2002.

Based on industrial sector information, Glencoe showed significantly less economic diversity than Etowah County and Alabama in 2002. Both the county and state reported employment and establishments in manufacturing, transportation/communication, and FIRE while the city showed industrial composition primarily in retail trade, wholesale trade, and services. Table E-5 examines establishment and employment by industry for Glencoe, Etowah County, and Alabama in 2002. Industries marked with an X indicated that the pertinent data was not applicable. Due to disclosure concerns, data pertaining to mining, utilities, and construction were only available at the state level.

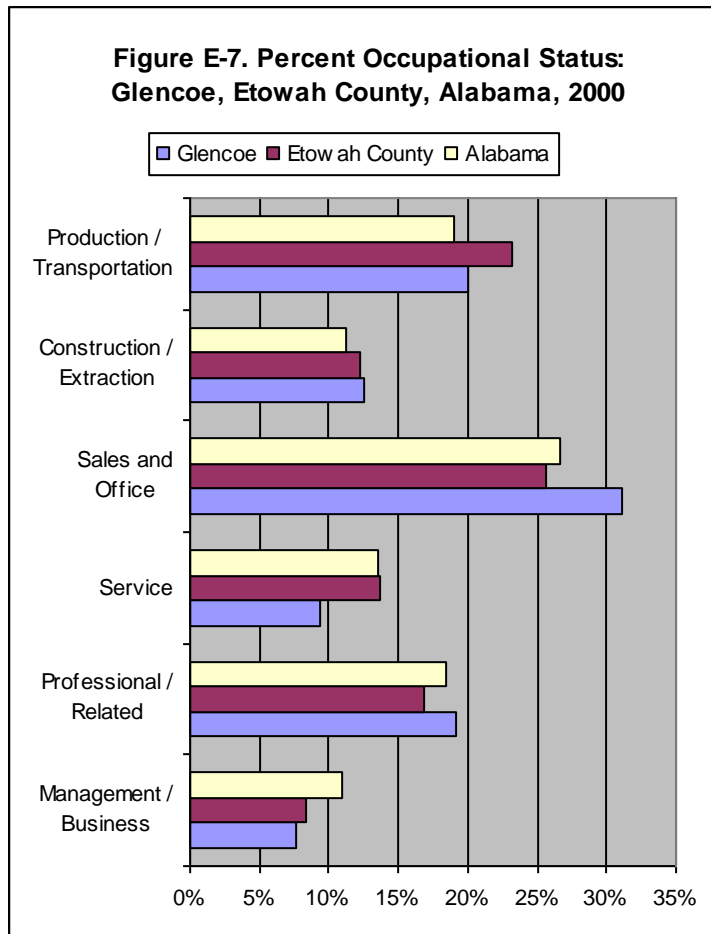
Industry	Glencoe		Etowah County		Alabama	
	Est.	Emp.	Est.	Emp.	Est.	Emp.
Mining	X	X	X	X	282	7,508
% of Total	0.0%	0.0%	0.0%	0.0%	0.3%	0.5%
Utilities	X	X	X	X	503	16,014
% of Total	0.0%	0.0%	0.0%	0.0%	0.6%	1.1%
Construction	X	X	X	X	9,345	98,555
% of Total	0.0%	0.0%	0.0%	0.0%	10.6%	6.6%
Manufacturing	z	z	138	6,504	5,119	284,127
% of Total	0.0%	0.0%	8.5%	24.1%	5.8%	19.0%
Wholesale Trade	3	20	119	1,333	5,747	74,915
% of Total	6.5%	5.3%	7.4%	4.9%	6.5%	5.0%
Retail Trade	13	44	454	4,581	19,608	222,416
% of Total	28.3%	11.7%	28.0%	16.9%	22.1%	14.9%
Trans/Comm.	X	X	36	452	4,731	91,960
% of Total	0.0%	0.0%	2.2%	1.7%	5.3%	6.2%
FIRE	X	X	75	350	9,971	95,551
% of Total	0.0%	0.0%	4.6%	1.3%	11.3%	6.4%
Services	30	312	797	13,807	33,257	600,844
% of Total	65.2%	83.0%	49.2%	51.1%	37.6%	40.3%
Totals	46	376	1,619	27,027	88,563	1,491,890

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

Occupational Status

Every economically viable community has a variety of 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.

Although Glencoe showed significantly less economic diversity in the industrial sector, the city displayed relatively balanced occupational status in comparison to the county and state.

The largest occupational status in Glencoe in 2000 was in sales and office at 31% followed by

production/transportation (20%) and professional/related occupations (19%).

Figure E-7 illustrates percent occupational status for Glencoe, Etowah County, and Alabama in 2000.

Both Etowah County and Alabama displayed similar trends with sales and office occupations at 25% in the county and 26% in the state.

Production/transportation was also the second largest occupation in the county (23%) and state (19%). Service occupations accounted for approximately 9% of occupations. This information, reviewed with industrial sector data previously discussed, suggest

that a considerable portion of sales and office occupations, professional/related, and management/business could overlap into service sectors in order to account for the 83% service sector representation.

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 Glencoe, Etowah County, and Alabama in 2000.

Occupation	Glencoe	% of Total	Etowah County	% of Total	Alabama	% of Total
Management / Business	169	7.7%	3,655	8.4%	211,869	11.0%
Professional / Related	419	19.2%	7,312	16.8%	354,456	18.5%
Service	205	9.4%	5,969	13.7%	259,106	13.5%
Sales and Office	678	31.1%	11,138	25.6%	512,117	26.7%
Construction / Extraction	276	12.6%	5,290	12.2%	217,200	11.3%
Production / Transportation	436	20.0%	10,062	23.2%	365,441	19.0%
Total	2,183		43,426		1,920,189	

Source: U.S. Census of Population, 1990 and 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 as follows: 1) 5 and under, 2) 6 to 17, 3) 18 to 64, and 4) 65+. From 1990 to 2000, the largest city age group in poverty (50% in 1990 and 57% in 2000) was in the 18 to 64 status. However, poverty in Glencoe decreased considerably in every age category ranging from a -19% decline in the 5 and under group to a -65% drop in the 65 and above age class. During this time the city cut overall poverty in half, declining from 12% to 6% while the county and state remained fairly unchanged between 18% and 15%. The largest poverty decreases in the city were shown in the 65 and above age category declining from 146 individuals to 51, a drop of 95 people in poverty. The 18 to 64 age status recorded a similar drop of 98 individuals in poverty.

The city should strive to create policy and plans to mitigate poverty and continue setting the pace for the county and state. Table E-7 displays poverty status for Glencoe, Etowah County, and Alabama between 1990 and 2000.

Poverty Status by Age	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
5 and under	63	51	-19.0%	1,832	2,024	10.5%	87,462	82,914	-5.2%
% of Total	11.3%	16.0%		11.3%	12.7%		12.1%	11.9%	
6 to 17	69	33	-52.2%	3,215	3,359	4.5%	166,174	154,967	-6.7%
% of Total	12.3%	10.4%		19.8%	21.1%		23.0%	22.2%	
18 to 64	281	183	-34.9%	8,030	8,388	4.5%	350,179	373,940	6.8%
% of Total	50.3%	57.5%		49.4%	52.6%		48.4%	53.6%	
65 and above	146	51	-65.1%	3,165	2,167	-31.5%	119,799	86,276	-28.0%
% of Total	26.1%	16.0%		19.5%	13.6%		16.6%	12.4%	
Total	559	318	-43.1%	16,242	15,938	-1.9%	723,614	698,097	-3.5%
% Below Poverty Level	12.4%	6.7%	-5.7%	16.5%	15.7%	-0.8%	18.3%	16.1%	-2.2%

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

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 quality K-12 education and vocational training.* Glencoe ranked reasonably high in educational attainment. From 1990 to 2000, the city increased in residents having received a college degree by 201% collectively, while the county grew by 100% and the state by 99%.
- In 2000, approximately 24% of Glencoe's 25 and over population reported receiving a college degree, compared to Etowah County at 20% and Alabama at 24%. Of these graduates in the city, about 9% received an associate degree, 9% a bachelors degree, and 5% a graduate/professional degree. County attainment patterns followed closely with the city but with slightly less associate degree recipients at 6%. The state reported a smaller portion of associates (5%) but slightly more bachelor (12%) and graduate/professional degree holders (6%). This information suggests that the city slightly surpassed the county in educational attainment and kept sufficient pace with the state.

Income

- *Increase household income levels through improved workforce development.* Glencoe ranked considerably well in terms of household income. Between 1990 to 2000 Glencoe households earning more than \$44 K increased by a combined 455%, while Etowah County increased by 365% and Alabama by 303%.
- In 2000, approximately 42% of city households earned more than 44 K. Both the county at 33% and the state at 37% showed somewhat lower representation in this income category. This information suggests that the city has been growing economically. Such growth could be attributed to higher educational attainment as previously discussed.

Commuting Patterns

- Glencoe lagged behind Etowah County and Alabama in terms of providing shorter commutes to work. Between 1990 and 2000 the city decreased substantially (-24%) in commuters working in their place of residence (city). During this time the county decreased in these commuters by -20% and the state by -4%.
- In 2000, approximately 9% of city commuters worked in their place of residence, while the county and state reported a substantially higher portion of these individuals at 35% and 47%, respectively. This information suggests that a considerably larger majority of city commuters than those generally found in the county and state decided to work outside their place of residence.

Labor Force Participation and Unemployment

- *Increase labor force participation and enhance employment opportunities through work force development and education.* Glencoe's labor force participation kept pace with Etowah County and Alabama. From 1990 to 2000, the city's labor force decreased by -2%. During this time,

the county's labor force increased by 4% and the state by 8%, however, in 2000 Glencoe's portion of over the 16+ population in the labor force (57%) remained close to par with the county at 56% and the state at 59%. This information suggests that despite some labor force loss, the city was able to keep with county and state labor force participation.

Industrial Composition

- Glencoe's primary industrial employment sector in 2002 was services at 83%, followed distantly by retail trade at 11% and wholesale trade at 5%. This information indicates that Glencoe, during this time, had very little diversification in its economy, placing the vast majority of job opportunities, advancement, and economic development into services. Etowah County showed slightly more economic diversity than the city with employment in manufacturing (24%) and transportation/communication and FIRE, both at 1%. Services accounted for 50% of the county's employment. Meanwhile Alabama showed the greatest economic diversity with manufacturing (19%), retail trade (14%), and construction, transportation/communication, and FIRE at 6%
- The majority of Glencoe's industrial establishments were in the service sector at 65%, followed distantly by retail trade (28%) and wholesale trade at 6%. Etowah County and Alabama showed similar trends in these establishments. Services were the largest sector in the county at 49% and in the state at 37%. Retail trade showed 28% and 22% in the county and state, respectively.

Occupational Status

- Although Glencoe showed significantly less economic diversity in the industrial sector, the city displayed relatively balanced occupational status in comparison to the county and state. The largest occupational status in Glencoe in 2000 was in sales and office at 31% followed by production/transportation (20%) and professional/related occupations (19%).
- Both Etowah County and Alabama displayed similar trends with sales and office occupations at 25% in the county and 26% in the state. Production/transportation was also the second largest occupation in the county (23%) and state (19%). Service occupations accounted for approximately 9% of occupations.

Poverty Status

- From 1990 to 2000, the largest city age group in poverty (50% in 1990 and 57% in 2000) was in the 18 to 64 status. However, poverty in Glencoe decreased considerably in every age category ranging from a -19% decline in the 5 and under group to a -65% drop in the 65 and above age class. During this time the city cut poverty in half, declining from 12% to 6% while the county and state remained fairly unchanged between 18% and 15%.

CHAPTER IV: HOUSING

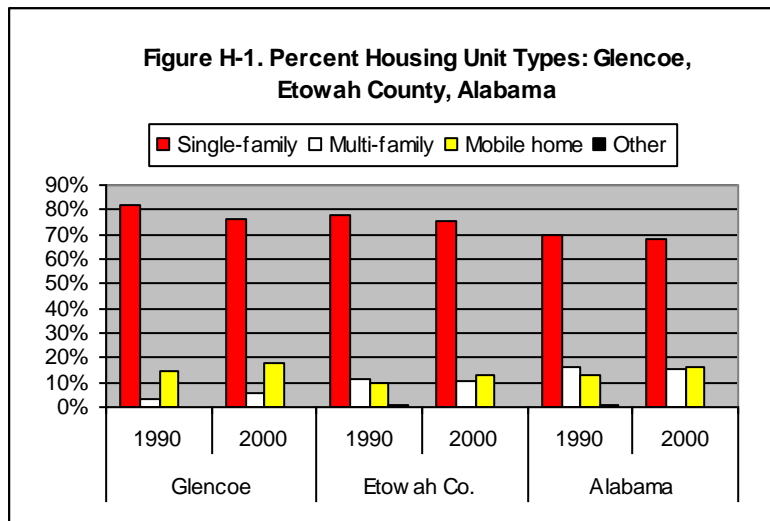
Housing is one of the most fundamental elements of community needs. In order for a community to grow and prosper there must be a diverse and satisfactory amount of quality housing available. A housing examination is useful in determining housing types, existing housing conditions, availability, and affordability,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

Housing Inventory

Units by Type

Housing comes in many forms and styles, each aiming to satisfy a wide range of people with changing demands and needs. A community that champions a variety of housing types has an advantage in that it provides many housing options with which to choose from, thus attracting more people and creating a diverse community. An examination of unit types reveals the most common and least common housing options available, expressing trends in housing development. Glencoe’s housing consists of the following four types: 1) Single-family—one unit attached or detached structures housing one family, primarily a house 2) Multi-family—contains two or more units within one structure with one family per unit; these include apartments, town homes, and duplexes, 3) Manufactured—a transportable structure which is three hundred-twenty or more square feet, when installed, to be used as a dwelling with or without a foundation, 4) Other—any living accommodations occupied as a housing unit that does not fit the previous types. These structures include houseboats, railroad cars, campers, and vans.

In following county and state trends, single-family units were substantially the most common housing option in Glencoe, accounting for approximately 81% of the housing stock in 1990 and 76% in 2000. In 2000, this approximation was substantially higher than the county and state at



75% and 68%, respectively. From 1990 to 2000, Glencoe increased significantly in mobile home units (39%), while Etowah County increased by 45% and Alabama by 46%, suggesting that mobile home and multi-family housing, although less prevalent, were viable housing options. Figure H-1 illustrates percent housing unit types for Glencoe, Etowah County, and Alabama between 1990 and 2000. Notice the considerably larger portion of single-family housing compared to other housing types.

Increases in multi-family units and mobile home units often signify changes in housing preferences. Mobile homes tend to be more efficient and less expensive than traditional single-family homes and multi-family. Also, middle age and senior populations are growing at a faster rate than younger populations (as discussed in the population chapter), indicating a greater need for more diversity in housing types to meet changing needs. Table H-1 displays housing type information for Glencoe, Etowah County, and Alabama between 1990 and 2000.

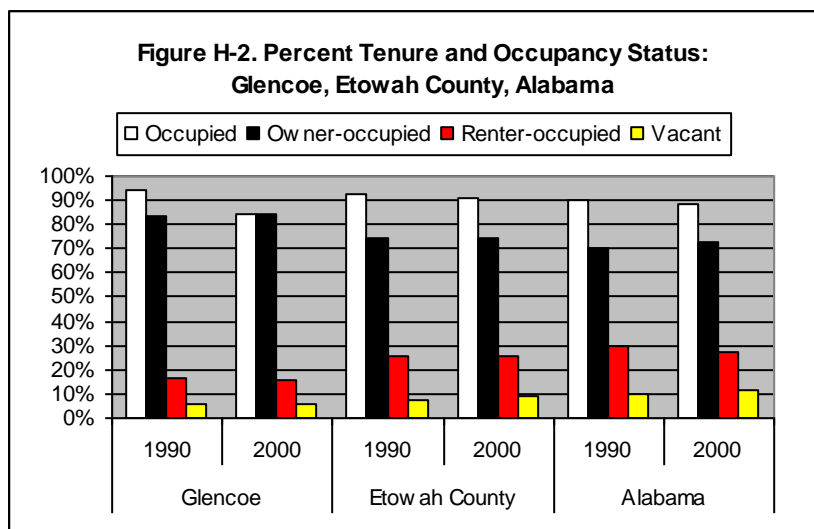
Table H-1. Housing Types: Glencoe, Etowah County, Alabama									
Housing Types	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Single-family	1,470	1,555	5.8%	32,378	34,855	7.7%	1,171,201	1,338,832	14.3%
% of Total	81.9%	76.4%		77.5%	75.8%		70.1%	68.2%	
Multi-family	57	116	103.5%	4,902	5,011	2.2%	266,351	300,569	12.8%
% of Total	3.2%	5.7%		11.7%	10.9%		15.9%	15.3%	
Mobile home	262	365	39.3%	4,166	6,056	45.4%	217,784	319,212	46.6%
% of Total	14.6%	17.9%		10.0%	13.2%		13.0%	16.3%	
Other	5	0	-100.0%	341	37	-89.1%	15,043	5,098	-66.1%
% of Total	0.3%	0.0%		0.8%	0.1%		0.9%	0.3%	
Total Units	1,794	2,036	13.5%	41,787	45,959	10.0%	1,670,379	1,963,711	17.6%

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

Tenure and Occupancy Status

Housing 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.

Glencoe ranked fairly average in tenure and occupancy status. The large majority of Glencoe's housing was owner occupied in both 1990 at 83% and in 2000 at 84%. Between 1990 and 2000, the city increased in owner-occupied housing by 15%, while the county and state increased by 8% and 18%, respectively.



In 2000, Glencoe, at 84%, somewhat surpassed Etowah County (74%) and Alabama (72%) in owner-occupancy, however, both the county (25%) and state (27%) showed a significantly larger portion of renter-occupied housing than the city (15%) did at this time. Figure H-2 illustrates percent tenure and occupancy status for Glencoe, Etowah County, and Alabama from 1990 to 2000. Notice the substantially larger portions of

renter-occupied housing in the county and state than in the city. City occupancy rates (84% in

2000) ranked slightly behind the county at 90% and state at 88%. Between 1990 and 2000, Glencoe occupied housing increased by 13%, as the county and state climbed by 7% and 15%, respectively. This information indicates that the city should diversify housing options in order to decrease vacancy. Table H-2 exhibits tenure and occupancy status for Glencoe, Etowah County, and Alabama from 1990 to 2000.

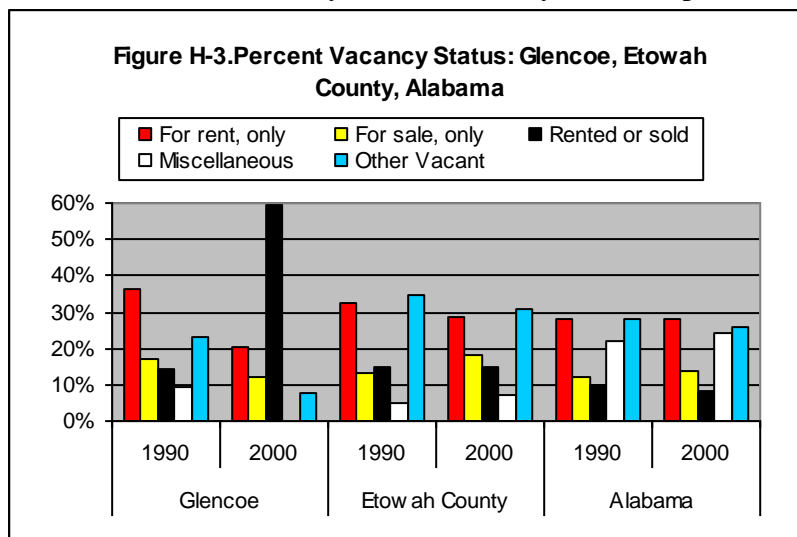
Table H-2. Tenure and Occupancy Status: Glencoe, Etowah County, Alabama									
Tenure & Occupancy	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Occupied	1,690	1,922	13.7%	38,675	41,615	7.6%	1,506,790	1,737,080	15.3%
% of Total	94.2%	84.3%		92.6%	90.5%		90.2%	88.5%	
Owner-occupied	1,408	1,621	15.1%	28,612	30,957	8.2%	1,062,148	1,258,686	18.5%
% of Total	83.3%	84.3%		74.0%	74.4%		70.5%	72.5%	
Renter-occupied	282	301	6.7%	10,063	10,658	5.9%	444,642	478,394	7.6%
% of Total	16.7%	15.7%		26.0%	25.6%		29.5%	27.5%	
Vacant	104	114	9.6%	3,112	4,344	39.6%	163,589	226,631	38.5%
% of Total	5.8%	5.6%		7.4%	9.5%		9.8%	11.5%	
Total Units	1,794	2,036	13.5%	41,787	45,959	10.0%	1,670,379	1,963,711	17.6%

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

Vacancy Status

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

The primary vacancy use in Glencoe, in 2000, was rented or sold, but not occupied at 59%. This trend differed substantially from the county, which reported other vacant (31%) and for rent only



(28%) as the dominant vacancy uses. The state showed the same trend at 25% and 28%, respectively. Figure H-3 illustrates percent vacancy status for Glencoe, Etowah County, and Alabama between 1990 and 2000. Notice the considerably dominant portion of rented or sold vacant housing in the city, while the county and state recorded significantly smaller portions in this vacancy status. The city increased substantially in rented or sold, but not occupied vacancy

in 1990 from 14% of the vacant housing stock to 59% in 2000, a 353% increase. This information suggests that a significantly large portion of homes in the city have been underutilized by their owners or renters. Table H-3 examines vacant housing units for Glencoe, Etowah County, and Alabama from 1990 to 2000.

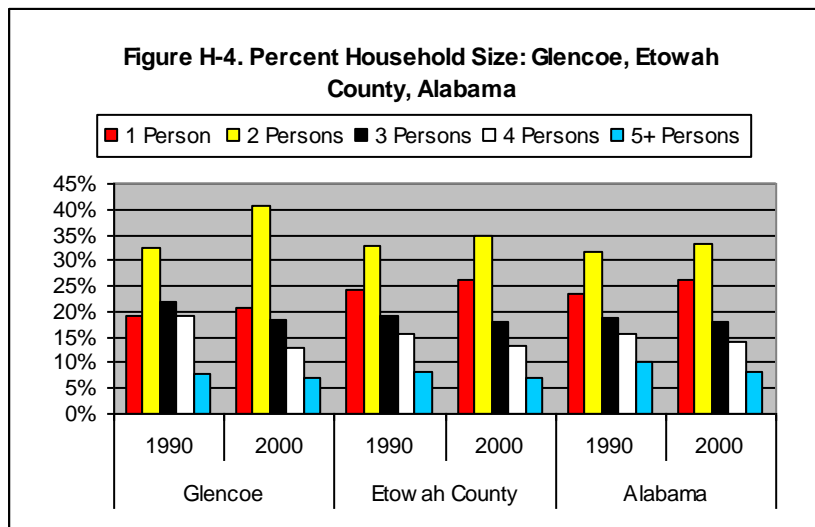
Vacancy Status	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
For rent, only	38	23	-39.5%	1,010	1,239	22.7%	45,871	64,037	39.6%
% of Total	36.2%	20.2%		32.5%	28.5%		28.0%	28.3%	
For sale, only	18	14	-22.2%	414	781	88.6%	19,845	31,121	56.8%
% of Total	17.1%	12.3%		13.3%	18.0%		12.1%	13.7%	
Rented or sold	15	68	353.3%	463	655	41.5%	16,058	18,507	15.3%
% of Total	14.3%	59.6%		14.9%	15.1%		9.8%	8.2%	
Miscellaneous	10	0	-100.0%	147	322	119.0%	35,904	54,593	52.1%
% of Total	9.5%	0.0%		4.7%	7.4%		21.9%	24.1%	
Other Vacant	24	9	-62.5%	1,078	1,347	25.0%	45,911	58,373	27.1%
% of Total	22.9%	7.9%		34.6%	31.0%		28.1%	25.8%	
Total Vacant	105	114	8.6%	3,112	4,344	39.6%	163,589	226,631	38.5%

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

Household Size

Household size is a useful measure in determining how housing is being utilized and in meeting household needs. Generally speaking, a community with fewer individuals per household could best utilize housing by building smaller or more compact housing than a community with larger households and vice versa.

Glencoe household size followed county and state patterns, with a few exceptions. From 1990 to 2000, the city grew in household size by 13%, while the county grew by 8% and the state by 15%. The significantly dominant household size in Glencoe was two-persons at 32% in 1990 and 40% in 2000.



In 2000, the county (35%) and state (33%) also reported two-person households as the most common household size, however, both the county and state showed higher representation in one-person households at 26% than the city did at 20%. Figure H-4 illustrates percent household size for Glencoe, Etowah County, and Alabama from 1990 to 2000. Notice the significantly larger portion of two-person

households in the city in 2000 compared to the county and state at this time. Census data also

showed that Glencoe households with more than two persons closely followed county and state patterns. This information indicates that Glencoe households were, in general, slightly larger than those in the county and state. Table H-4 examines household size for Glencoe, Etowah County, and Alabama from 1990 to 2000.

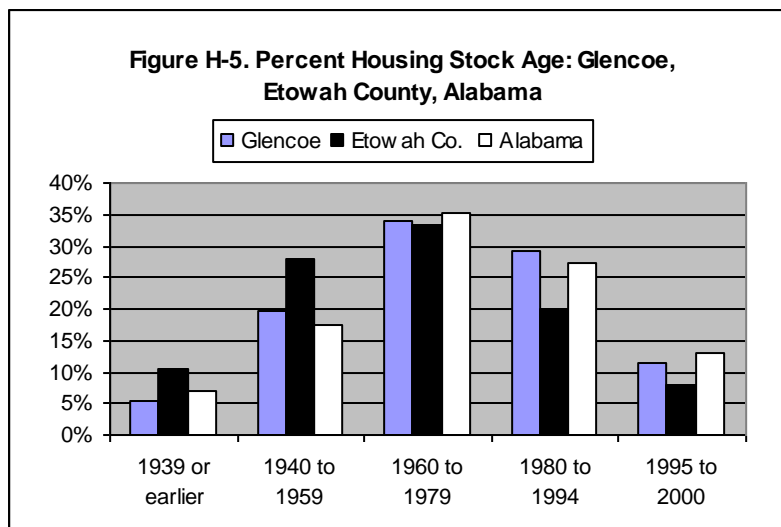
Table H-4. Household Size: Glencoe, Etowah County, Alabama									
Household Size	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
1 Person	321	401	24.9%	9,254	10,973	18.6%	354,918	453,927	27.9%
% of Total	19.0%	20.9%		24.1%	26.4%		23.6%	26.1%	
2 Persons	547	784	43.3%	12,573	14,577	15.9%	478,471	579,355	21.1%
% of Total	32.3%	40.8%		32.7%	35.0%		31.8%	33.4%	
3 Persons	373	350	-6.2%	7,351	7,546	2.7%	284,277	315,083	10.8%
% of Total	22.0%	18.2%		19.1%	18.1%		18.9%	18.1%	
4 Persons	321	248	-22.7%	6,082	5,552	-8.7%	237,174	245,005	3.3%
% of Total	19.0%	12.9%		15.8%	13.3%		15.7%	14.1%	
5 Persons or more	130	139	6.9%	3,193	2,967	-7.1%	151,169	143,710	-4.9%
% of Total	7.7%	7.2%		8.3%	7.1%		10.0%	8.3%	
Total Persons	1,692	1,922	13.6%	38,453	41,615	8.2%	1,506,009	1,737,080	15.3%

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

Housing Conditions

Housing Stock Age

Housing stock 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. The majority of Glencoe's housing in 2000 (59%) was built prior to 1980. This trend closely followed state housing development for this category with 59% of the state housing stock built prior to 1980,



while the county recorded a considerably larger portion of older homes at 71%. Figure H-5 illustrates percent housing stock age for Glencoe, Etowah County, and Alabama from prior 1939 to 2000. Notice the relative similarity in city and state housing stock age, while the county registered substantially older housing. This information indicates that Glencoe has kept sufficient pace with the state in terms of new housing development during this time, while the county lagged somewhat

behind. The median year structure built at 1968 also shows county homes being somewhat older than the city and state, both at 1975. As a major planning objective, Glencoe should continue to

promote and encourage new housing development throughout the community. Table H-5 displays housing stock age for Glencoe, Etowah County, and Alabama from prior 1939 to 2000.

Table H-5. Housing Stock Age: Glencoe, Etowah County, Alabama						
Housing Stock	Glencoe		Etowah County		Alabama	
	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	111	NA	4,824	NA	139,227	NA
% of Total	5.5%		10.5%		7.1%	
1940 to 1959	404	72.5%	12,831	166.0%	341,735	145.5%
% of Total	19.8%		27.9%		17.4%	
1960 to 1979	695	41.9%	15,364	19.7%	692,480	102.6%
% of Total	34.1%		33.4%		35.3%	
1980 to 1994	596	-16.6%	9,246	-39.8%	534,533	-22.8%
% of Total	29.3%		20.1%		27.2%	
1995 to 2000	230	-159.1%	3,694	-60.0%	255,736	-52.2%
% of Total	11.3%		8.0%		13.0%	
Total Units	2,036		45,959		1,963,711	
Median Year Structure Built	1975		1968		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, Glencoe showed somewhat of a need for physical housing improvements. In 2007, EARPCD 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. These units are wide ranging from almost sound condition to nearly dilapidated.
- Dilapidated—units are neglected and could be vacant, abandoned, or burned and not repaired. These units exhibit many obvious defects and have been deemed “unlivable” and not habitable under city code.

As of 2007, there were approximately 2,287 housing units in Glencoe. Single-family units accounted for 1,917 (83%), manufactured 344 (15%), and multi-family 26 (1%). The city showed reasonably good housing conditions with some need for minor improvements. Approximately 33% of the housing stock was in deteriorating condition and 1% dilapidated. Multi-family housing

showed the greatest need with about 73% of homes in deteriorating condition. Approximately 506 (26%) single-family homes were reported deteriorating condition. Table H-6 shows physical housing conditions for Glencoe in 2007.

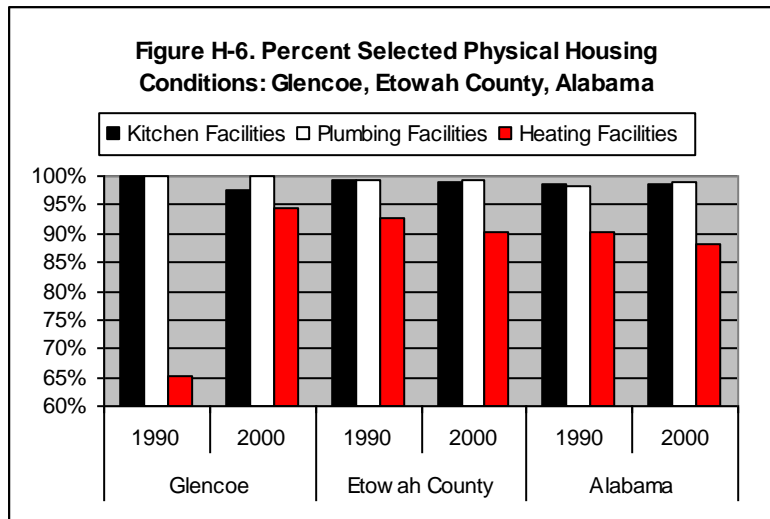
Housing Conditions	Single Family		Multi-Family		Manufactured		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound Condition	1,387	72.4%	87	25.3%	19	73.1%	1,493	65.3%
Deteriorating	506	26.4%	251	73.0%	7	26.9%	764	33.4%
Dilapidated	24	1.3%	6	1.7%	0	0.0%	30	1.3%
Total	1,917		344		26		2,287	

Source: EARPDC Housing Inventory Study, 2007.

Selected Physical Conditions

Glencoe displayed good 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 selected 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.

From 1990 to 2000, Glencoe utility provision for kitchen and plumbing facilities showed only minor change, however, provisions for complete heating facilities increased considerably from 65% of all city homes receiving heat to 94% providing heating facilities. Figure H-6 illustrates



percent selected physical housing conditions for Glencoe, Etowah County, and Alabama from 1990 to 2000. Notice the substantial increase in heating facility provision for the city between 1990 and 2000. Meanwhile, Etowah County and Alabama reported similar trends with the county providing slightly more homes with complete heating facilities. Overall, Glencoe sustained selected physical housing conditions, remaining on par with the county and state.

Table H-7 records selected physical housing conditions for Glencoe, Etowah County, and Alabama between 1990 and 2000.

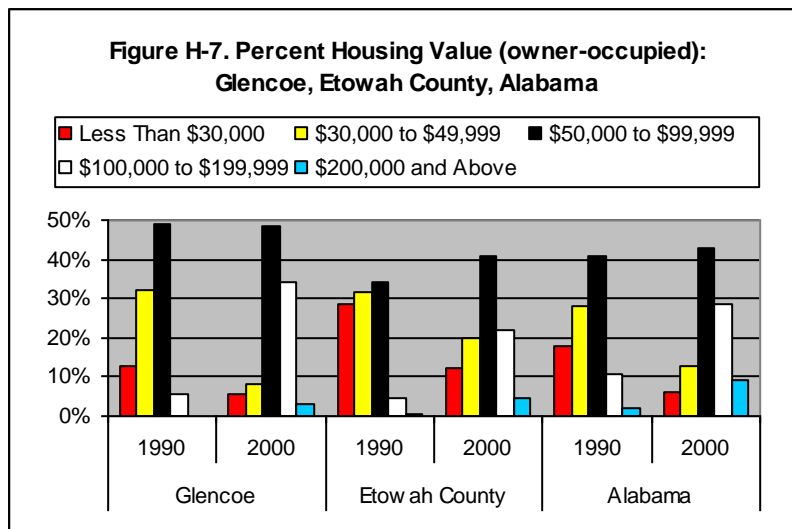
Housing Conditions	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Complete Kitchen Facilities	1,794	1,989	10.9%	41,519	45,410	9.4%	1,648,290	1,937,261	17.5%
% of Total	100.0%	97.7%		99.4%	98.8%		98.7%	98.7%	
Complete Plumbing Facilities	1,794	2,036	13.5%	41,471	45,573	9.9%	1,642,879	1,939,344	18.0%
% of Total	100.0%	100.0%		99.2%	99.2%		98.4%	98.8%	
Heating Facilities	1,168	1,922	64.6%	38,675	41,549	7.4%	1,506,790	1,732,744	15.0%
% of Total	65.1%	94.4%		92.6%	90.4%		90.2%	88.2%	
Total Units	1,794	2,036	13.5%	41,787	45,959	10.0%	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. Every community desires housing with high resale value and growing equity. The information provided focuses chiefly on housing value for owner-occupied housing, being the primary form of housing in the community. Glencoe recognizes the need to promote and encourage quality housing development and has been active in preparing for such growth.

Glencoe strives to provide quality housing for its residents and, in general, ranks above average in terms of monetary housing value. From 1990 and 2000, the city grew in homes valued between \$50 K and \$199,999 by a combined 598%, accounting for approximately 54% of the owner-occupied housing stock in 1990 and 82% in 2000. Meanwhile, Etowah County increased in this home value category by 438% and Alabama by 247%. In 2000, the county at 62% and state at 71% recorded considerably smaller portion of homes in this price range. This information indicates that Glencoe housing values for higher priced homes, during this time, increased substantially



more than Etowah County and Alabama. Also in 2000, the city significantly surpassed both the county and state in higher home values. Figure H-7 illustrates percent housing value of owner-occupied units for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Median housing value for Glencoe also increased at this time, growing from \$53,000 in 1990 to \$84,600 in 2000, a percent increase of 59%. Both the county at 66% and state at 58%

increased in median housing value comparable to the city during this time. City housing values, in 2000, ranked considerably above the county at \$71,200 and slightly below the state at \$85,100.

Table H-8 displays housing values of owner-occupied units for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Table H-8. Housing Value of Owner-occupied Units: Glencoe, Etowah County, Alabama									
Housing Value	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than \$30,000	140	69	-50.7%	6,266	2,928	-53.3%	138,101	57,528	-58.3%
% of Total	13.0%	5.6%		28.8%	12.4%		18.1%	6.3%	
\$30,000 to \$49,999	348	101	-71.0%	6,869	4,745	-30.9%	214,835	118,659	-44.8%
% of Total	32.3%	8.3%		31.6%	20.1%		28.1%	12.9%	
\$50,000 to \$99,999	527	595	12.9%	7,407	9,649	30.3%	313,210	392,400	25.3%
% of Total	49.0%	48.6%		34.1%	40.8%		41.0%	42.7%	
\$100,000 to \$199,999	61	418	585.2%	1,028	5,226	408.4%	82,341	264,879	221.7%
% of Total	5.7%	34.2%		4.7%	22.1%		10.8%	28.8%	
\$200,000 and above	0	41	410.0%	150	1,089	626.0%	16,239	85,104	424.1%
% of Total	0.0%	3.3%		0.7%	4.6%		2.1%	9.3%	
Total Units	1,076	1,224	13.8%	21,720	23,637	8.8%	764,726	918,570	20.1%
Median Value	\$53,000	\$84,600	59.6%	\$42,700	\$71,200	66.7%	\$53,700	\$85,100	58.5%

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

Housing Affordability

Glencoe 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. Glencoe 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.)”. Table H-9 shows housing value and cost in rent for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Table H-9. Housing Value/Cost: Glencoe, Etowah County, Alabama						
Ownership Status	Glencoe		Etowah County		Alabama	
	1990	2000	1990	2000	1990	2000
Median Contract Rent	\$215	\$305	\$186	\$280	\$229	\$339
Median Gross Rent	\$353	\$418	\$281	\$395	\$325	\$447
Median Value Owner-Occupied Housing	\$53,000	\$84,600	\$42,400	\$71,200	\$53,200	\$85,100
% Units > \$100,000	5.7%	37.5%	5.4%	26.7%	12.9%	38.1%
Total Housing Units	1,794	2,036	41,787	45,959	1,670,379	1,963,711

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

Cost of living in Glencoe from 1990 to 2000 was somewhat higher than Etowah County and somewhat lower compared to Alabama. Median contract rent in the city climbed from \$215 to \$305, while the county and state showed an increase from \$186 to \$280 and \$229 to \$339,

respectively. In 2000, median gross rent was \$418 in Glencoe, \$395 in Etowah County, and \$447 in Alabama. Also in 2000, Glencoe homes valued at \$100 K or greater represented 37% of the housing stock, while Etowah County reported 24% and Alabama 33%.

Affordability of Owner-occupied Housing

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

Home ownership has been a relatively affordable housing option for Glencoe residents. From 1990 to 2000, city residents paying less than 20% of their household income on their home increased by 12%. During this time, Etowah County increased in this affordability bracket by 5% and Alabama by 15%. In 2000, approximately 78% of Glencoe home-owners spent less than 25% of their income on housing, while the county and state showed slightly smaller portions at 74% and 72%, respectively. Also in 2000, the city showed a slightly smaller portion (14%) of home-owners spending more than 29% of their income on housing than the county (17%) and state (18%). This information indicates that Glencoe slightly surpassed both the county and state in terms of home-owner affordability. Table H-10 exhibits selected monthly owner costs as a percentage of household income for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Percent of Income	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	738	828	12.2%	14,452	15,285	5.8%	482,702	556,093	15.2%
% of Total	68.6%	67.6%		66.5%	64.7%		63.1%	60.5%	
20 to 24%	97	138	42.3%	2,376	2,396	0.8%	93,693	110,978	18.4%
% of Total	9.0%	11.3%		10.9%	10.1%		12.3%	12.1%	
25 to 29%	70	76	8.6%	1,511	1,453	-3.8%	56,044	67,849	21.1%
% of Total	6.5%	6.2%		7.0%	6.1%		7.3%	7.4%	
30 to 34%	41	46	12.2%	837	990	18.3%	33,671	42,840	27.2%
% of Total	3.8%	3.8%		3.9%	4.2%		4.4%	4.7%	
35% or more	111	136	22.5%	2,341	3,151	34.6%	91,195	127,930	40.3%
% of Total	10.3%	11.1%		10.8%	13.3%		11.9%	13.9%	
Not computed	19	0	-100.0%	203	362	78.3%	7,421	12,880	73.6%
Total Households	1,076	1,224	13.8%	21,720	23,637	8.8%	764,726	918,570	20.1%

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

Affordability of Renter-occupied Housing

Renting has often been an attractive alternative to owning a home. Home ownership is generally more expensive and houses often require greater maintenance than apartments, town homes, or

condominiums. Although home ownership, nationally, is much more popular and highly regarded, renter-occupied housing is needed to meet the needs of a diverse population, requiring a variety of housing choices.

Renting in Glencoe has also been a relatively affordable housing option. Glencoe renters paying less than 20% of their household income on gross rent increased from 74 (29% of city renters) in 1990 to 138 (45%) in 2000, a significant 86% increase. Etowah County and Alabama, during this time, increased in this category by 10% and 9%, respectively. In 2000, approximately 55% of city renters reported spending less than 25% of their income on rent, while the county at 45% and state at 43% showed slightly smaller portions. Also in 2000, the city recorded approximately 24% of renters spending more than 29% of their income on rent, while the county and state showed 30% and 33%, respectively. This information indicates that Glencoe slightly surpassed both the county and state in terms of renter affordability. Table H-11 examines gross rent as a percentage of household income for Glencoe, Etowah County, and Alabama from 1990 to 2000.

Percent of Income	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	74	138	86.5%	3,485	3,852	10.5%	139,708	153,017	9.5%
% of Total	29.0%	45.8%		35.8%	36.9%		32.6%	32.6%	
20 to 24%	28	28	0.0%	1,016	937	-7.8%	52,569	51,356	-2.3%
% of Total	11.0%	9.3%		10.4%	9.0%		12.3%	10.9%	
25 to 29%	16	33	106.3%	983	926	-5.8%	42,333	41,425	-2.1%
% of Total	6.3%	11.0%		10.1%	8.9%		9.9%	8.8%	
30 to 34%	8	8	0.0%	598	532	-11.0%	28,501	29,476	3.4%
% of Total	3.1%	2.7%		6.1%	5.1%		6.7%	6.3%	
35% or more	101	66	-34.7%	2,516	2,610	3.7%	117,289	128,349	9.4%
% of Total	39.6%	21.9%		25.8%	25.0%		27.4%	27.4%	
Not computed	28	28	0.0%	1,147	1,574	37.2%	47,624	65,506	37.5%
Total	255	301	18.0%	9,745	10,431	7.0%	428,024	469,129	9.6%

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

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

- In following county and state trends, single-family units were substantially the most common housing option in Glencoe, accounting for approximately 81% of the housing stock in 1990 and 76% in 2000. In 2000, this approximation was slightly higher than the county and state at 75% and 68%, respectively.
- From 1990 to 2000, Glencoe increased significantly in mobile home units (39%), while Etowah County increased by 45% and Alabama by 46%, indicating that mobile home and multi-family housing, although less prevalent, were viable housing options.

Tenure and Occupancy

- Glencoe ranked fairly average in tenure and occupancy status. The large majority of Glencoe's housing was owner occupied in both 1990 at 83% and in 2000 at 84%. Between 1990 and 2000, the city increased in owner-occupied housing by 15%, while the county and state increased by 8% and 18%, respectively.
- In 2000, Glencoe, at 84%, somewhat surpassed Etowah County (74%) and Alabama (72%) in owner-occupancy, however, both the county (25%) and state (27%) showed a significantly larger portion of renter-occupied housing than the city (15%) did at this time.
- City occupancy rates (84% in 2000) ranked slightly behind the county at 90% and state at 88%. Between 1990 and 2000, Glencoe occupied housing increased by 13%, while the county and state climbed by 7% and 15%, respectively.

Vacancy Status

- The primary vacancy use in Glencoe, in 2000, was rented or sold, but not occupied at 59%. This trend differed substantially from the county, which reported other vacant (31%) and for rent only (28%) as the dominant vacancy uses. The state showed the same trend at 25% and 28%, respectively.

Household Size

- Glencoe household size followed county and state patterns, with a few exceptions. From 1990 to 2000, the city grew in household size by 13%, while the county grew by 8% and the state by 15%.
- The significantly dominant household size in Glencoe was two-persons at 32% in 1990 and 40% in 2000. In 2000, the county (35%) and state (33%) also reported two-person households as the most common household size, however, both the county and state showed higher representation in one-person households at 26% than the city did at 20%.

Housing Stock Age

- The majority of Glencoe's housing in 2000 (59%) was built prior to 1980. This trend closely followed state housing development for this category with 59% of the state housing stock built prior to 1980, while the county recorded a considerably larger portion of older homes at 71%.

Physical Conditions

- In 2007 the city showed reasonably good housing conditions with some need for minor improvements. Approximately 33% of the housing stock was in deteriorating condition and 1% dilapidated. Multi-family housing showed the greatest need with about 73% of homes in deteriorating condition. Approximately 506 (26%) single-family homes were reported deteriorating condition.

Selected Physical Conditions

- From 1990 to 2000, Glencoe utility provision for kitchen and plumbing facilities showed only minor change, however, city provisions for complete heating facilities increased considerably from 65% of all city homes receiving heat to 94% with heating.

Housing Value

- From 1990 and 2000, the city grew in homes valued between \$50 K and \$199,999 by a combined 598%, accounting for approximately 54% of the owner-occupied housing stock in 1990 and 82% in 2000. Meanwhile, Etowah County increased in this home value category by 438% and Alabama by 247%. In 2000, the county at 62% and state at 71% recorded considerably smaller portion of homes in this price range.
- Median housing value for Glencoe also increased at this time, growing from \$53,000 in 1990 to \$84,600 in 2000, a percent increase of 59%. Both the county at 66% and state at 58% increased in median housing value comparable to the city during this time. In 2000, the city housing values ranked considerably above the county at \$71,200 and slightly below the state at \$85,100.

Housing Affordability

- Cost of living in Glencoe from 1990 to 2000 was somewhat higher than Etowah County and somewhat lower compared to Alabama. Median contract rent in the city climbed from \$215 to \$305, while the county and state showed an increase from \$186 to \$280 and \$229 to \$339, respectively. In 2000, median gross rent was \$418 in Glencoe, \$395 in Etowah County, and \$447 in Alabama.

Affordability of Owner-occupied Housing

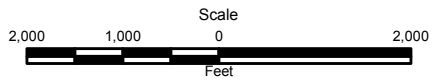
- Home ownership has been a relatively affordable housing option for Glencoe residents. From 1990 to 2000, city residents paying less than 20% of their household income on their home increased by 12%. During this time, Etowah County increased in this affordability bracket by 5% and Alabama by 15%.
- In 2000, approximately 78% of Glencoe home-owners spent less than 25% of their income on housing, while the county and state showed slightly smaller portions at 74% and 72%, respectively.

Affordability of Renter-occupied Housing

- Renting in Glencoe has also been a relatively affordable housing option. Glencoe renters paying less than 20% of their household income on gross rent increased from 74 (29% of city renters) in 1990 to 138 (45%) in 2000, a significant 86% increase.




- In 2000, approximately 55% of city renters reported spending less than 25% of their income on rent, while the county at 45% and state at 43% showed slightly smaller portions.

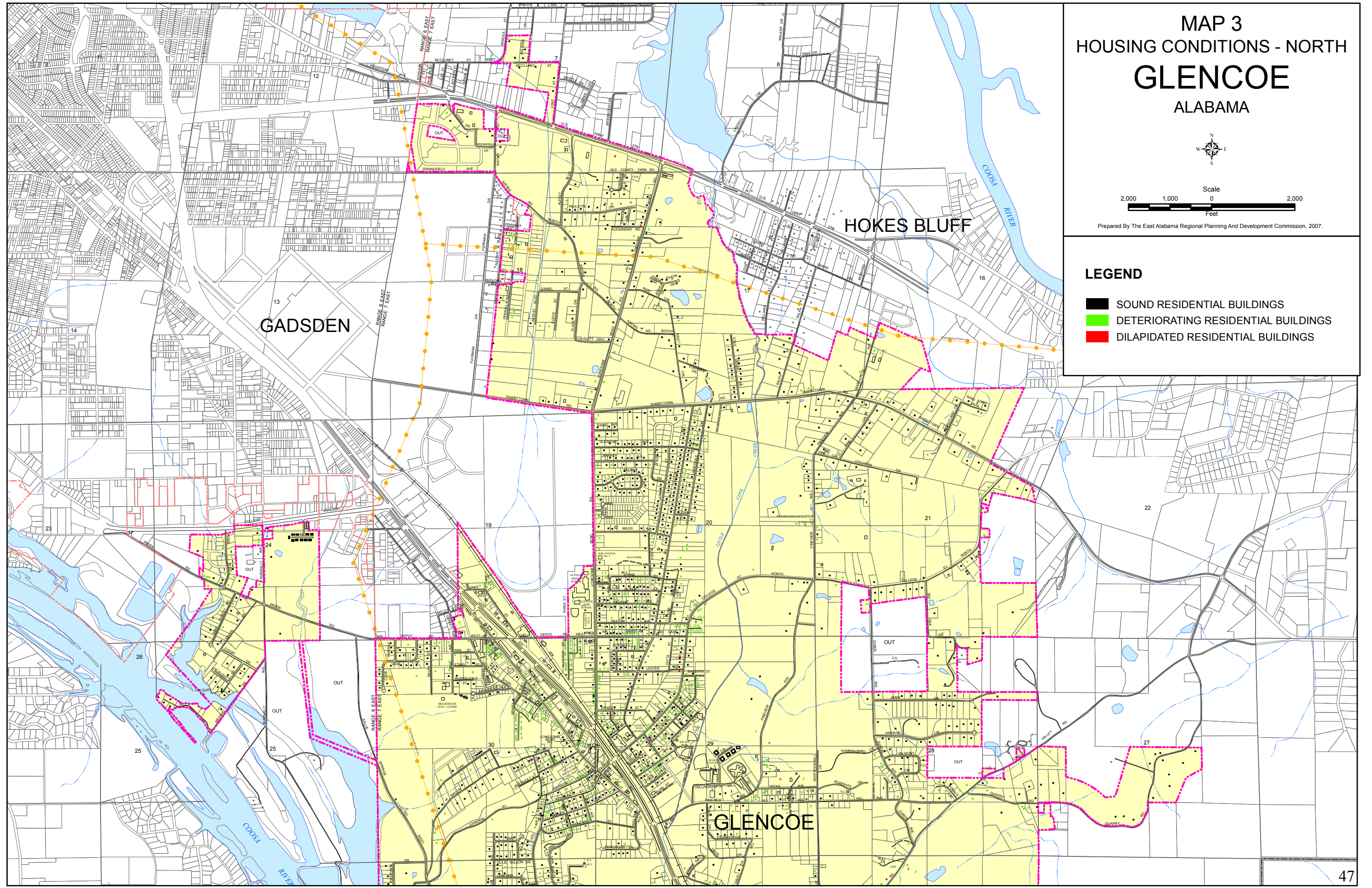
MAP 3
HOUSING CONDITIONS - NORTH
GLENCOE
ALABAMA



Prepared By The East Alabama Regional Planning And Development Commission, 2007.

LEGEND

-  SOUND RESIDENTIAL BUILDINGS
-  DETERIORATING RESIDENTIAL BUILDINGS
-  DILAPIDATED RESIDENTIAL BUILDINGS






MAP 4
HOUSING CONDITIONS - SOUTH (CONT.)

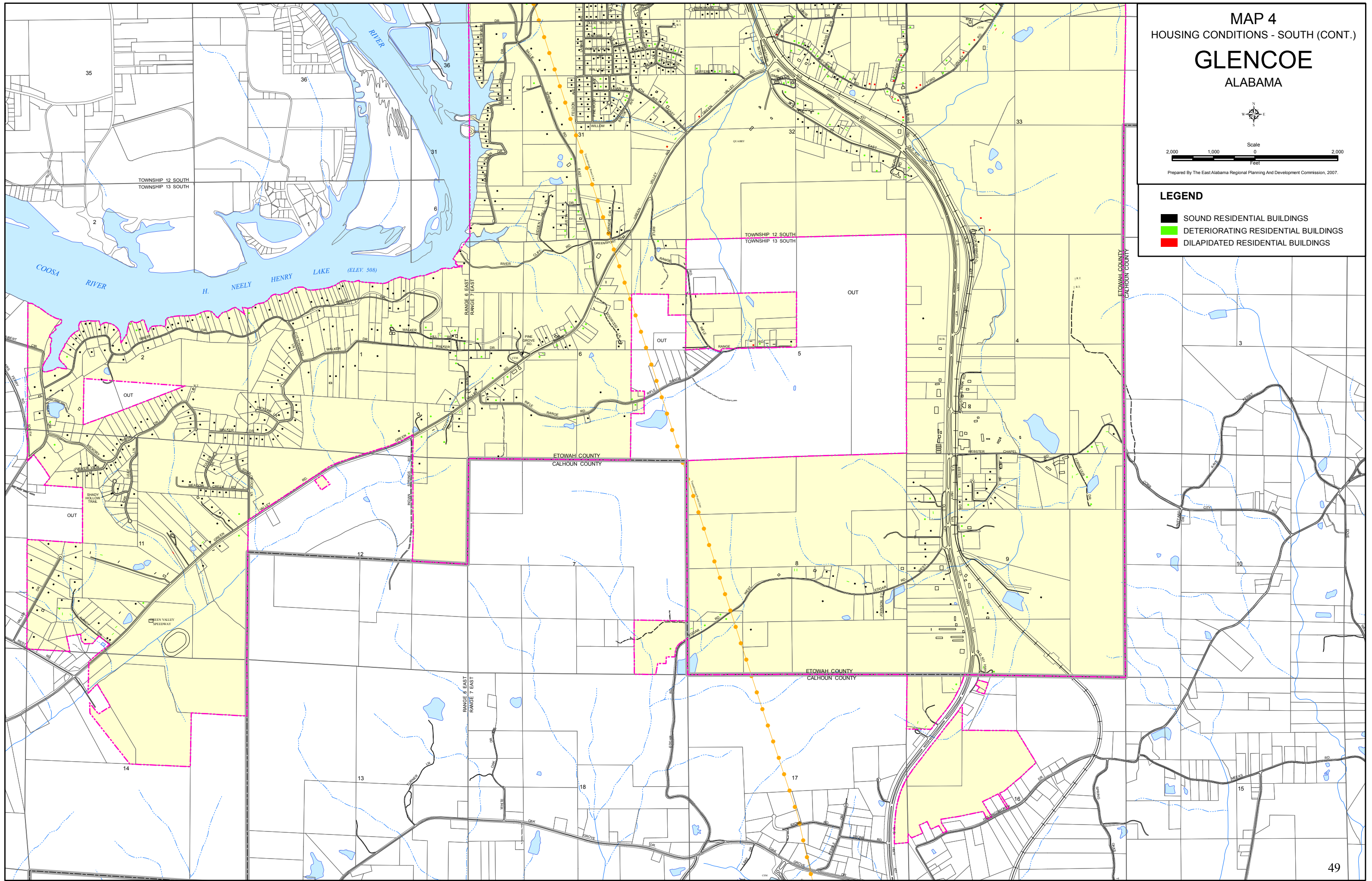
GLENCOE
ALABAMA



Prepared By The East Alabama Regional Planning And Development Commission, 2007.

LEGEND

-  SOUND RESIDENTIAL BUILDINGS
-  DETERIORATING RESIDENTIAL BUILDINGS
-  DILAPIDATED RESIDENTIAL BUILDINGS



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 five community facilities have been identified and discussed in this chapter. These include: city administration, fire department, law enforcement, education, and utilities.

The purpose this chapter is to inventory existing community facilities and services, assess their capacity to serve existing and future needs, and suggest improvements and expansions for meeting these needs. In order to determine current community facility goals and needs, surveys were distributed to facility and department leaders and collected by 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

Glencoe's city government consists of five council members and the Mayor. Elected officials serve 4-year 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.

Offices located in City Hall include the Water Department, Mayor's Office, City Clerk's Office, and Code Official. City Hall is also used for various government activities and community meetings such as Municipal Court, Board Meetings, and Youth Sports Meetings. Current City Hall facilities have been deemed inadequate for city administration needs. More office space is needed in City Hall in order to sufficiently serve the community.

Planning Commission

Glencoe'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, seven of which are appointed by city council, one council representative appointed by city council, and one representative appointed by the Mayor. Meetings are called as necessary and held in the City Council Chambers.

Zoning Board of Adjustments

The Glencoe Zoning Board of Adjustments consists of four 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.

Industrial Development Board

The Glencoe Industrial Development Board consists of five members, each appointed to serve 6-year terms. The board meets with developers on an as needed basis to offer technical assistance in planning for development.

Glencoe City Administration identified four improvements needed to provide better administrative services to the community. These include the following:

1. Need for a steady increase in revenue
2. Expand all infrastructure—particularly water and sewer
3. Nuisance abatement and building demolition
4. Incentives for prospective businesses

Public Safety

Law Enforcement

Glencoe's Police Department was founded in 1949 with the continuing mission to make the city a safe and secure place to live. Department staff currently consists of 6 full-time officers and 1 part-time along with 1 administrator, 2 supervisors, 5 dispatchers, and 1 other. The current ratio of officers to residents is 1 to 1,000, which is deemed too low. At least two more officers are needed for issuing warrants and conducting investigations.

Emergency calls are handled through an E-911 operator who determines where calls are located and transfers the call to a department dispatcher. The dispatcher then notifies the appropriate officers, medics, or fire department as needed. Glencoe's police jurisdiction extends approximately 2 miles outside the city limits. The most common crime in the city is credit card fraud. However, this crime has been successfully mitigated through proper preventative measures such as reminding residents to destroy all credit card and banking statements and never allow anyone access to personal and private numbers. Since Glencoe has no city jail, suspects and criminal detainees are transported and held at the Etowah County Detention Center. The police department currently owns and maintains eight vehicles:

The Glencoe Police Department has been involved in programs to prevent crime, particularly in protecting children. The department has been fingerprinting children at school and allowing parents to retain the information in case it is needed. As an educational and preventative measure, the department utilizes a School Resource Officer (SRO), trained in child safety and protection, to teach children at school how to identify potential threats and respond in a cautious and acceptable manner. Glencoe police also participate in Drivers ED classes.

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

1. A Computer Aided Dispatch System (CAD)—would keep records and dispatch logs within easier reach of officers
2. Vehicle computers for officers—would allow officers to issue E-tickets, not requiring a signature. Computers would also make filling out reports a lot easier and less time-consuming, thus freeing up more time for patrolling and other duties.

Note: the police department is currently trying to obtain grants for these systems.

Fire and Rescue

The Glencoe Fire Department was established in 1946 with the goal of providing fire protection and prevention throughout the community. Department staff comprises 30 volunteer firefighters, called on an as needed basis. There are currently four firefighters with paramedic training serving the department. Based on professional viewpoint the department sustains enough personnel to adequately serve the city's resident population of approximately 5,200. Emergency calls are handled through an E-911 operator or direct to Glencoe dispatch. The fire department's jurisdiction is 15 square miles.

Currently vehicles used by the Glencoe Fire Department include:

- 2—Pierce Pumpers
- 2—Brush Trucks
- 1—Tanker
- 1—Rescue Truck
- 1—Medic Van

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 Glencoe Fire Department ISO rating was a Class 6, indicating somewhat average fire protection, however improvements could be deemed necessary. The department could further improve its ISO rating if it were provided a better water supply, allowing more water pressure in heavy business areas.

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

1. Build a new fire station to replace Station no. 1
2. Acquire a new front line pumper truck
3. Ambulance Service is needed

Note: The department is currently searching for a station design to build.

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. Glencoe city schools, which include Glencoe Elementary, Middle School, and High School—are owned and administered by the Etowah County School System, constituting 22 schools, a Career Technical Center, and Special Education Learning Center. Glencoe Elementary and Middle Schools are accredited by the Southern Association of Colleges and Schools, and Glencoe High School is accredited by the Alabama Department of Education, qualifying these schools for state and federal grants and other monetary assistance. Table CF-1 examines information on Glencoe educational facilities in 2008.

Table CF-1. Educational Facilities: Glencoe, 2008							
School	Teachers Available		# Students	# Classrooms	Programs		
	Full	Part			Band room	Gym	Library
Glencoe Elementary School	28	0	399	27	0	1	1
Glencoe Middle School	17	0	325	19	0	1	1
Glencoe High School	22	0	335	24	1	1	1

Source: Community Facilities Survey, Etowah County Schools, 2008.

Glencoe’s educational system is one of the top rated educational institutions in the state. From 2005 to 2006 Glencoe’s High School earned the distinction of “Honor Roll Schools” by the Alabama Department of Education.

Glencoe Elementary School

The mission of Glencoe Elementary School (GES), in cooperation with the parents and the community, is to provide a quality educational program with multiple opportunities for students to learn and experience success. It is the intent of the school to develop students who will become responsible citizens, productive workers, and successful, mature life-long learners. In addition to a gymnasium and library, GES also provides a functioning computer lab.

Glencoe Middle School

The mission of Glencoe Middle School (GMS) is to ensure the development of an inspired and self-motivated individual with a commitment to excellence. This will be achieved by a caring and resourceful faculty in a safe environment. In addition to a library and gymnasium, GMS provides a functioning science lab.

Glencoe High School

The mission of Glencoe High School (GHS) is to safely provide the very best education possible, while challenging all students to become life-long learners and responsible, productive citizens. In addition to a band room, gymnasium, and library, GHS provides a Home Economics room, distance learning room, Agri-business room, auditorium/gymnasium, and functioning science lab.

Expansions/Additions and Other Needs

In the spring of 2003, the Etowah County School System began work on a county-wide strategic plan for its county schools. The plan determined and instituted a series of common beliefs, objectives, and strategies for educational quality, service, and achievement throughout the school system. The plan also established mission statement for the Etowah County Board of Education and is defined as follows: To provide a diverse and challenging program that includes academic, career technical, fine arts, and extra-curricular activities and which prepares its students to be leaders ready to contribute responsibility in a global, technological society through quality instruction and maximum use of resources within a safe environment. To begin the process, a stakeholder committee of school representatives, personnel, students, and teachers, as well as contributing business, industry, and other professionals was formed from a selection of nominees submitted to the public. This selection became the strategic planning team. After team formation a series of public meeting were scheduled to discuss and determine important various components of a strategic plan in order to enhance education in the county. These meetings established a basic planning foundation which incorporated a statement of beliefs, mission statement, strategic parameters, objectives, and strategies. Plans and projects were then determined and subsequently implemented.

In 2006, the city built a new high school administrative and classroom facility as a part of the Etowah County School construction program, which also included new schools for the communities of Gaston, Hokes Bluff, Sardis, Southside, and West End.

Renovations and additions/expansions currently needed include—a new GES lunchroom with an estimated cost of \$1,000,000.

The Etowah County Board of Education identified two improvements needed to provide better services to the Glencoe community. These include the following:

1. Offer Advanced Placement or ACCESS Classes at GHS—Alabama offers online and distance learning classes
2. Provide Career Technical Counseling to GHS—Many different vocational offerings are available at the Career Tech. Center

Senior Center

The George Wallace Senior Center, established in 1982, was named in commemoration of State Governor George Wallace who served four terms from 1963 to 1987. One of Wallace's primary achievements was doubling expenditures for improved health care and allocating revenue-sharing funds to improve mental health care in the state. The goal of the senior center is to provide meals and programs for seniors in order for them to participate in activities which promote bonding and fellowship opportunities with other seniors and an active lifestyle. At its inception approximately 19 seniors were served meals. Today the center serves 75 meals to congregate seniors and homebound residents at a cost of \$2.64 per meal. The center also provides an indoor carpeted walking track (heated in the winter and cooled in the summer), rooms for recreation, and a pool table. Services offered by RSVP include: Telecare, food for shut-ins and other volunteer services at the hospital, city hall, county courthouse, and tutoring service.

The center offers and provides facilities for a variety of programs and activities for seniors to choose from and participate in. These programs/activities include the following:

- Nutrition Program—Offered Monday through Friday in which homebound meals are available according to need
- Exercise Class—Meets Monday, Wednesday, and Friday which is geared toward seniors to help restore flexibility and to hopefully avoid falls
- Mini Workshops—55 Alive Driving Classes and others (Available Upon Request)
- Pool Playing Hours—Members finance and maintain this activity through their donations. Pool table is available for members and their guests only
- Table Games—Checkers, cards, etc may be played at any time
- Bingo—Scheduled every other Friday night
- TOPS—Weight loss program entitled Take Off Pounds Sensibly is held every Tuesday with a prior weigh-in. All Welcome
- Fellowship Dinner—Held quarterly and on special occasions
- AARP Monthly Meeting—Scheduled for the third Wednesday of each month with a program and a covered dish lunch
- Advisory Council—Meets quarterly and for special called meetings
- Veterans of Foreign Wars (VFW)—Meets every third Tuesday of each month

The center may also be used during the weekends for prior reserved special events such as family reunions, anniversaries, singings, class reunions, baby and bridal showers, and Christmas parties.

The George Wallace Senior Center identified three improvements needed to provide better services to Glencoe seniors. These include:

1. A building maintenance manager is needed to repair leaks as necessary
2. Younger seniors need more incentives to get involved
3. More funding needed for meals

Utilities

Glencoe utilities consist of water and sewer services. Both services are owned and operated by the Glencoe Water and Sewer Works. The Glencoe Water and Sewer Works was established in 1939 with the mission to provide drinking water that is safe and that meets all the requirements of the Safe Drinking Water Act (SDWA). Water and sewer services are not provided for residents outside the city limits.

Water Utilities

Glencoe serves approximately 2,050 customers inside the city limits with safe and sanitary drinking water. There are approximately 75 miles (404,426 feet) of water main lines in the city, varying in diameter size of less than 4 inches to 12 inches. Water utilities currently have no plans for water utility expansion at this time. Table CF-2 displays water line size and distribution for the City of Glencoe in 2009.

Table CF-2. Water Line Size and Distribution: Glencoe, 2009		
Water Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
Less than 4"	23,047	5.7%
4"	53,838	13.3%
6"	311,172	76.9%
8"	15,380	3.8%
12"	989	0.2%
Total	404,426	100.0%

Source: EARPDC database, 2008.

Glencoe's water system has been determined to provide adequate service in sustaining city needs. Water line size of 6 inches is, in general, the minimum required line diameter for general use and fire protection in areas zoned for agriculture and single-family residential, while water lines 8 inches lines, or larger, are usually required in multi-family and commercial areas. Twelve inches diameter is generally the minimum size required for industrial. Based on data provided, approximately 80% of city water lines are inventoried at 6 diameter inches and above, indicating suitable infrastructure provision for residential uses and fire protection. The city's water system could support some light to moderate commercial, requiring 8 inch line, but not a significant amount of development. Glencoe should continue to inventory and maintain its current water infrastructure in order to best meet community needs. As residential growth continues the city should extend water lines accordingly. Water line location is shown on Map#6: *Water Utilities*.

Sewer Utilities

Glencoe's sewer system serves approximately 700 customers inside the city limits. The city inventoried about 70,744 linear feet of sewer line consisting of 6 to 8, and 12 inch diameter size. There are currently no plans for sewer expansion at this time. Table CF-3 shows sewer line size and distribution for the City of Glencoe in 2009.

Sewer Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
12"	5,160	7.3%
6" to 8"	65,584	92.7%
Total	70,744	100.0%

Source: EARPDC database, 2008.

The city's sewer system has been determined to need substantial inventory and updating. Approximately 65,584 linear feet (92%) of sewer line in Glencoe is listed as either 6 or 8 inches in size and distribution, thus hindering efficient planning and development throughout the city. As a general rule, 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 existing data, the city could support some moderate industry with 12 inch line, however, the areas and extent to which the city could support commercial is largely unknown. Sewer line locations are shown on Map#7: *Sewer Utilities*.

The Glencoe Water and Sewer Works identified four improvements needed to provide better water and sewer services to the Glencoe community. These include the following:

1. A new water source—currently being sought through wells
2. Additional sewer re-habilitation
3. Small water mains need upgrading
4. Inventory sewer lines

Analytical Summary

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

City Administration

1. Need for a steady increase in revenue
2. Expand all infrastructure—particularly water and sewer
3. Nuisance abatement and building demolition
4. Incentives for prospective businesses

Law Enforcement

1. A Computer Aided Dispatch System (CAD)—would keep records and dispatch logs within easier reach of officers
2. Vehicle computers for officers—would allow officers to issue E-tickets, not requiring a signature. Computers would also make filling out reports a lot easier and less time-consuming, thus freeing up more time for patrolling and other duties.

Note: the police department is currently trying to obtain grants for these systems.

Fire and Rescue

1. Build a new fire station to replace Station no. 1
2. Acquire a new front line pumper truck
3. Ambulance Service is needed

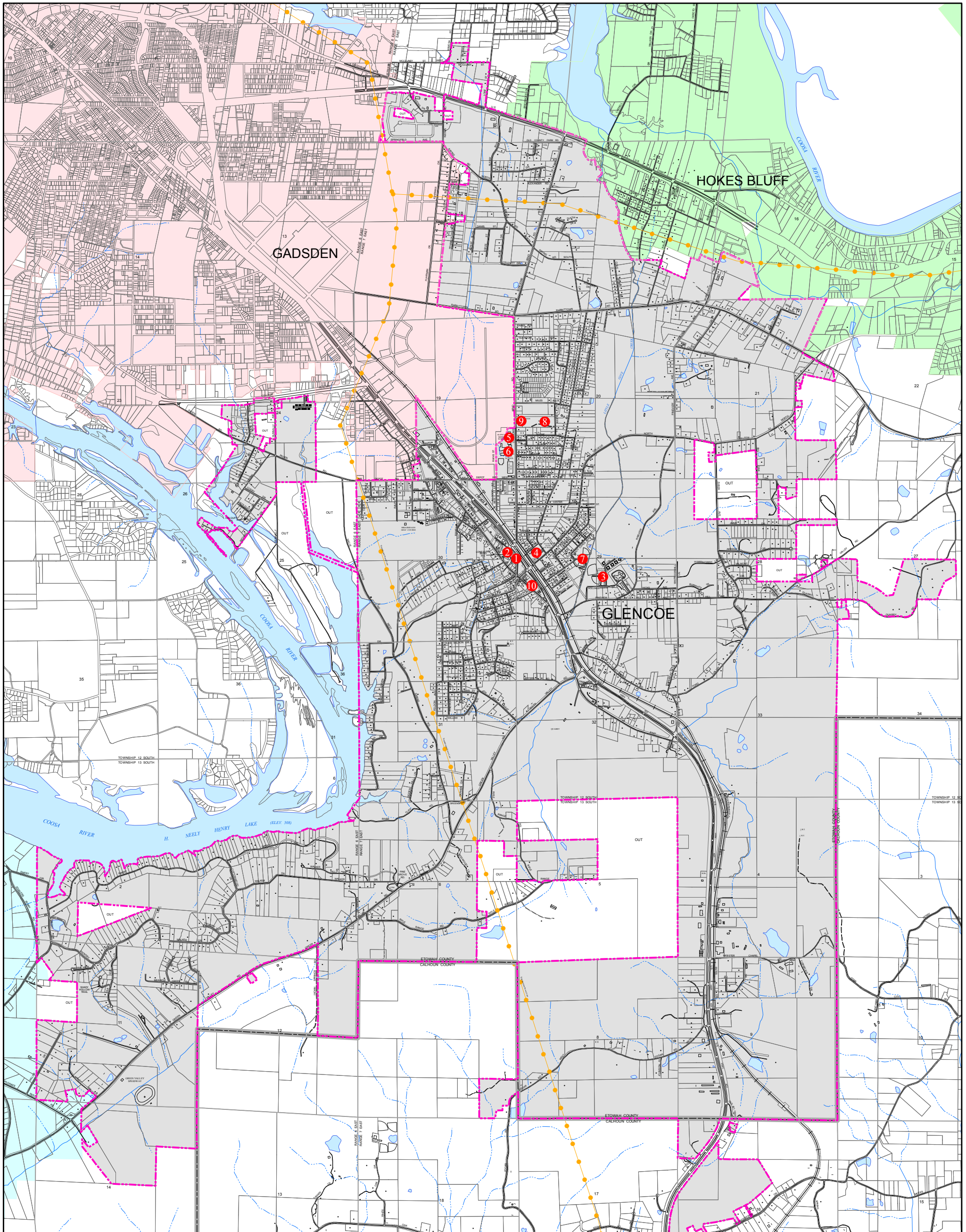
Note: The department is currently searching for a station design to build.

Senior Center

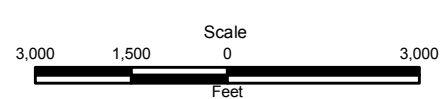
1. A building maintenance manager is needed to repair leaks as necessary
2. Younger seniors need more incentives to get involved
3. More funding needed for meals

Water and Sewer Utilities

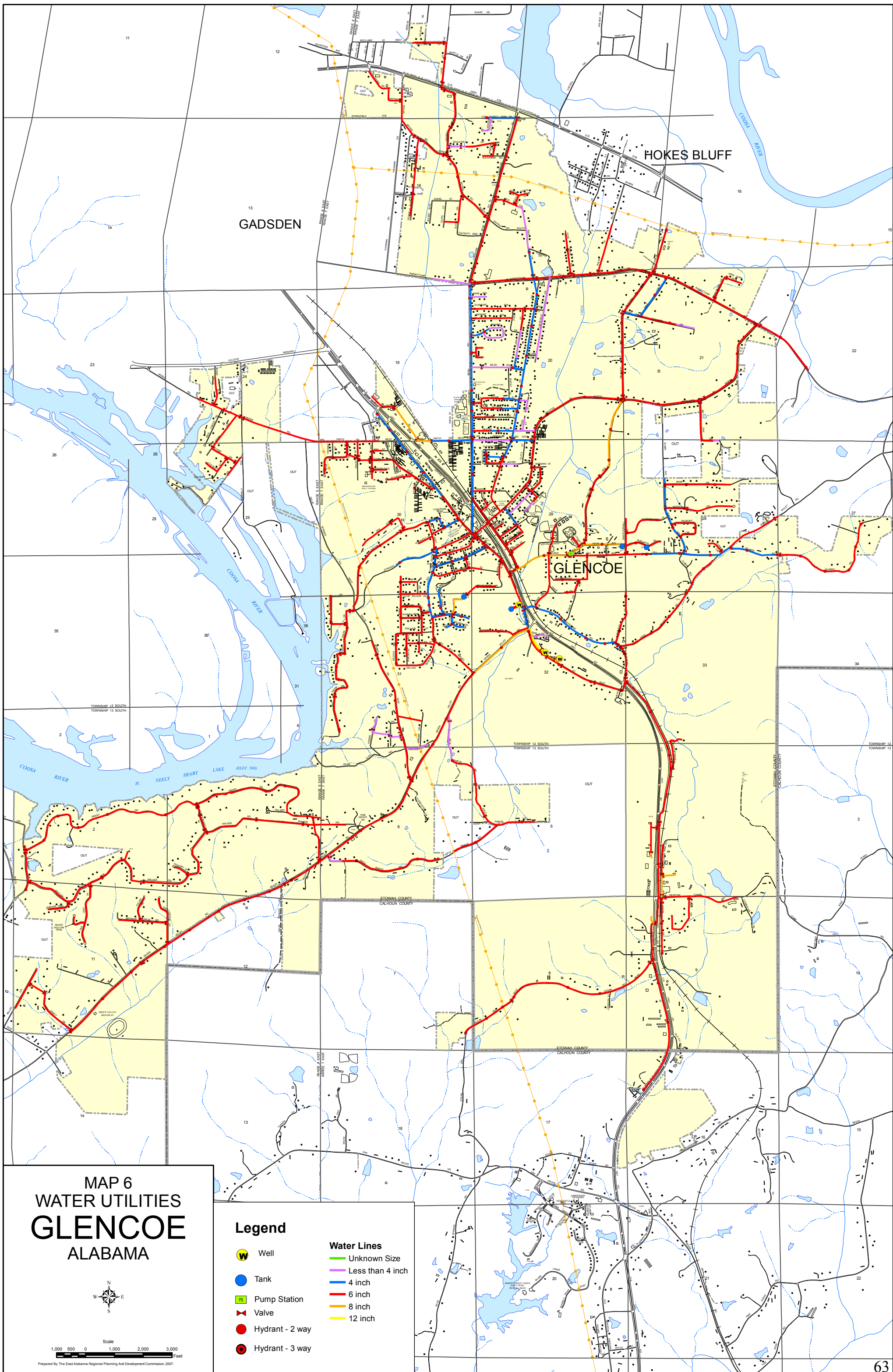
1. A new water source—currently being sought through wells
2. Additional sewer re-habilitation
3. Small water mains need upgrading
4. Inventory sewer lines



MAP 5
COMMUNITY FACILITIES
GLENCOE
ALABAMA



- 1** City Hall / Police / Fire Dept.
- 2** Water Dept. / City Garage
- 3** George Wallace Senior Center
- 4** Glencoe Elementary School
- 5** Glencoe Middle School
- 6** Glencoe High School
- 7** Wilson Park
- 8** Ballpark
- 9** Huff Memorial #2 Fire Station
- 10** Post Office



MAP 6
 WATER UTILITIES
GLENCOE
 ALABAMA



Scale
 1,000 500 0 1,000 2,000 3,000
 Feet

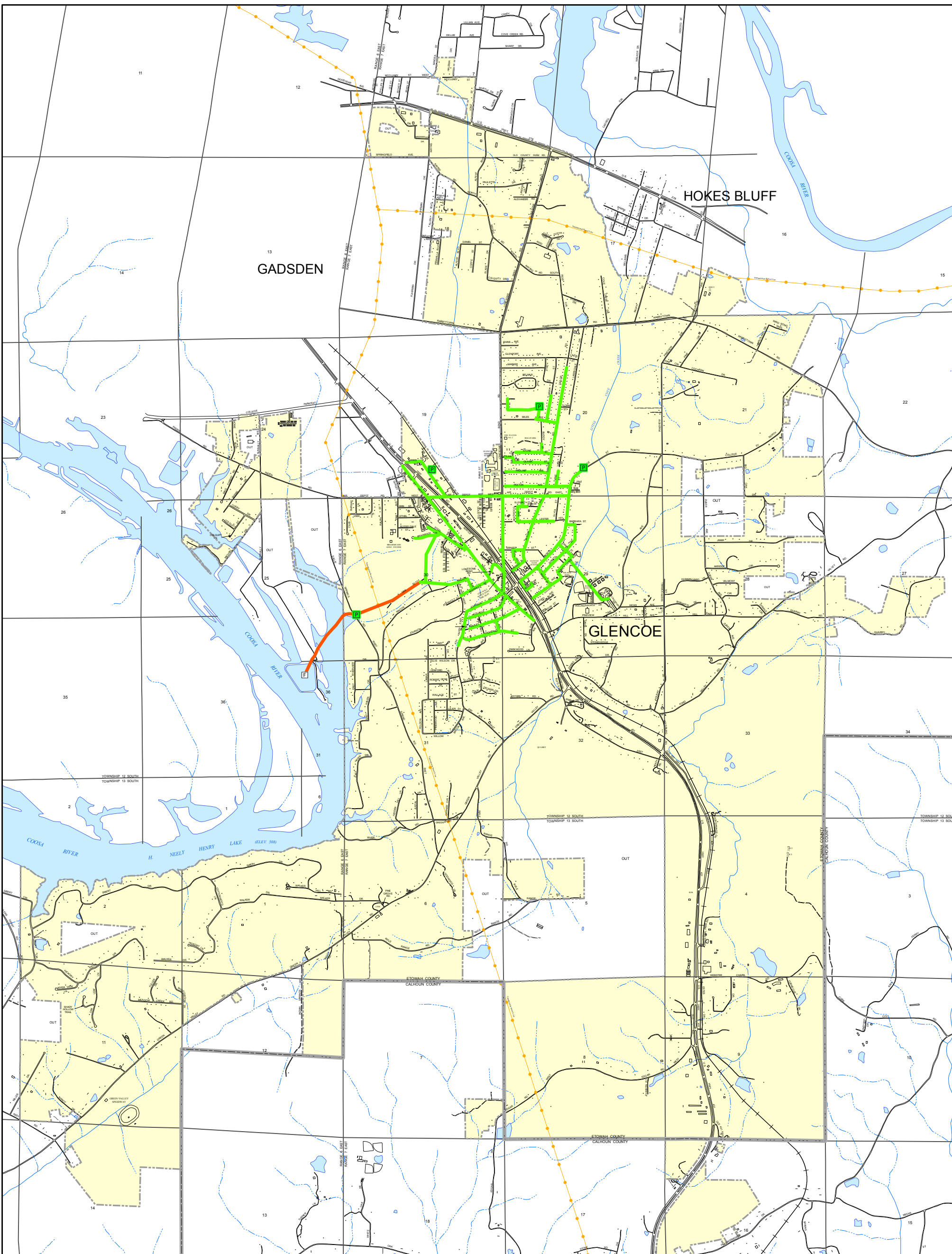
Prepared By The East Alabama Regional Planning And Development Commission, 2007.

Legend

- Well
- Tank
- Pump Station
- Valve
- Hydrant - 2 way
- Hydrant - 3 way

Water Lines

- Unknown Size
- Less than 4 inch
- 4 inch
- 6 inch
- 8 inch
- 12 inch



GADSDEN

HOKES BLUFF

GLENCOE

MAP 7
SEWER UTILITIES
GLENCOE
ALABAMA

- Legend**
- F Treatment Facility
 - P Pump Station
 - Sewer Lines**
 - Unknown Size
 - 12 inch



Prepared By The East Alabama Regional Planning And Development Commission, 2007.

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 Glencoe. 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 Glencoe is located approximately 11 miles southeast of Interstate 59 and 26 miles north of Interstate 20.

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. Principal arterials extending through the city include U.S. Hwy. 431 and a relatively small portion of U.S. Hwy. 278.

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. Lonesome Bend Road is the primary collector in Glencoe, connecting U.S. Hwy. 431 with U.S. Hwy. 278. Green Valley Road is also a major collector street in the city.

Local Streets

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

Administrative Street Classification

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

Federal Roads

Federal highways are owned and funded by the U.S. Department of Transportation; the State Department of Transportation coordinates improvements on these roadways. Federal highways running through Glencoe include U.S. Highway 431 and U.S. Highway 278.

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. There are no state highways running through Glencoe.

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 Glencoe not listed in the other classifications fall into this category. The major municipal route running through the city is Lonesome Bend Road.

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. The Gadsden/Etowah 2030 Long Range Transportation Plan Update, completed in 2005, determines traffic volumes and capacities, based on functional street classifications, along major routes throughout Etowah County.

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

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

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

Level of Service F Forced or breakdown traffic flow

Ideal traffic flow is Service level A, but B and C permit adequate traffic flow as well. Service level D is high-density stable traffic flow. When traffic volumes reach level D, plans to accommodate higher traffic volumes should be taken into consideration. Plans to accommodate more traffic are mandatory should traffic volumes meet or exceed levels E and F.

According to Level of Service information, Glencoe showed LOS A, free flow traffic, throughout most of its roadway system, with a few areas, particularly in the downtown recording LOS C, stable traffic flow, indicating that the city, for the most part, should be able to increase in traffic volumes substantially before significant improvements need to be made. Locations for traffic stations and accompanying 2006 traffic counts and LOS in the city can be seen on Map#8: *Transportation Plan*. Stations are marked in parentheses with 2006 traffic counts and LOS identified below.

U.S. Hwy. 431

Federal Highway 431 travels through downtown Glencoe and connects the city to Anniston in southeast and Gadsden to the immediate northwest. The route is classified as a 4-lane divided principal arterial throughout its length in Glencoe and serves as the primary roadway in the city. Traffic volumes along U.S. Hwy. 431 in the city have been sustainable, with little congestion. From 1996 to 2006, traffic volumes increased somewhat significantly, particularly in the downtown near the highway’s intersection with Lonesome Bend Road. At this station, traffic counts increased from 17,340 AADT to over 20,710 AADT, an increase of 19%. Maximum capacity level for a 4-lane principal arterial highway is set 33,900, indicating that with the highest AADT at 21,450 traffic volumes could increase considerably before improvements need consideration. Level of Service C, stable traffic flow, also verifies this conclusion. Table T-1 displays traffic volumes for U.S. Hwy. 431 in Glencoe from 1996 to 2006.

Location of Traffic Count	1996	1998	2000	2002	2004	2006	# Change	% Change	LO S
BTW. Marker Rd. & Banks Str. (76)	20,910	22,320	21,350	21,720	21,310	21,450	540	2.6%	C
Near INT. w/ Lonesome Bend Rd. (2081)	17,340	18,740	17,760	19,070	18,620	20,710	3,370	19.4%	C
BTW. College & Pineview (78)	16,800	18,280	17,350	17,840	17,330	17,480	680	4.0%	B
N. of Websters Chapel Rd. (80)	14,820	16,230	15,260	15,830	15,070	15,530	710	4.8%	A
At Calhoun Co. line (15)	13,400	14,510	13,970	14,270	15,020	14,810	1,410	10.5%	A

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

U.S. Hwy. 278

Federal Route 278 borders the northern edge of Glencoe running from Gadsden in the west to Hokes Bluff in the east. The route is classified as a 4-lane divided principal arterial throughout its length from Gadsden, through Glencoe, and into Hokes Bluff. The greatest increase along this

route occurred in the section on the outer edge of the city limits, in Gadsden, with an AADT growth from 10,410 to 13,440, a significant increase of 29%. Maximum capacity level for a 4-lane divided principal arterial is set at 33,900, indicating that with a 2006 AADT between 13,000 and 14,000 throughout, traffic volumes could double before capacity is reached. Level of Service A, free traffic flow, also verifies this information. Table T-2 shows traffic volumes along U.S. Hwy. 278 in Glencoe from 1996 to 2006.

Location of Traffic Count	1996	1998	2000	2002	2004	2006	# Change	% Change	LOS
BTW. Silver & Armstrong (82)	10,410	10,430	10,630	12,120	13,020	13,440	3,030	29.1%	A
E. of Furham Drive (83)	13,510	13,810	12,960	12,800	14,160	14,700	1,190	8.8%	A

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

Lonesome Bend Road

Lonesome Bend Road is classified as a 2-lane undivided collector route, connecting U.S. Hwy. 431 to U.S. Hwy. 278 in downtown Glencoe. Traffic counts for this roadway were available only from 2004 to 2006, therefore making long-range traffic projections unfeasible. However, the information presented permits suitable study. From 2004 to 2006, traffic counts increased by a minor amount, indicating substantial capacity and significant room for growth. Maximum capacity for a 2-lane undivided collector is set at 16,600, indicating that with an AADT just over 2,000 traffic volumes could increase substantially before capacity is reached. Level of Service A, free traffic flow, throughout the route concludes this finding. Table T-3 exhibits traffic volumes along Lonesome Bend Road in Glencoe from 2004 to 2006.

Location of Traffic Count	1996	1998	2000	2002	2004	2006	# Change	% Change	LOS
At INT. w/ U.S. Hwy. 278 (2084)	NA	NA	NA	NA	2,120	2,150	30	1.4%	A
Near Rabbittown Rd. (2083)	NA	NA	NA	NA	2,380	2,290	-90	-3.8%	A
Near Rabbittown Rd. (2082)	NA	NA	NA	NA	2,310	2,320	10	0.4%	A

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

Green Valley Road

Green Valley Road runs through the southern section of the city and links U.S. Hwy. 431 in Glencoe with AL Hwy. 77 outside Glencoe near the City of Southside. The route is classified as a 2-lane undivided collector route throughout its length. Since traffic count data for Green Valley Road is only available for 2006, traffic growth and projections cannot be determined on this route. However, current volumes in this year indicate suitable traffic flow at Level of Service A. Table T-4 examines traffic volumes along Green Valley Road in Glencoe in 2006.

Location of Traffic Count	1996	1998	2000	2002	2004	2006	LOS
Near U.S. Hwy. 431 (241)	NA	NA	NA	NA	N/A	4,650	A
S. Sally Springs Road (242)	NA	NA	NA	NA	N/A	5,240	A

N. Kirkland Lane (243)	NA	NA	NA	NA	N/A	4,660	A
------------------------	----	----	----	----	-----	-------	---

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

Maximum capacity for a 2-lane undivided collector roadway is set at 16,600, indicating that current volumes could triple and still not reach capacity levels. This information suggests that significant improvements to this road should not be needed 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.
2005 AADT is 10,230 - 1995 AADT is 10,010. $10,230 - 10,010 = 220$.
2. Second, the difference is divided by the earliest AADT examined, which is 1995 data.
Difference is 220/ AADT 1995 is 10,010. $220 / 10,010 = .0219$ or 2.2%, which is the growth rate for the 10-year period.
3. Third, the growth rate is multiplied by the traffic volume of the most recent year.
Growth rate is $2.2 \times 10,230$ AADT 2005. $.0219 \times 10,230 = 224.84$. This calculation produces the estimated increase over the next 10-year period, which is 224.84.
4. Lastly, the estimated increase and the most recent AADT are summed.
Estimated increase $224.84 + 10,230$ AADT 2005. $224.84 + 10,230 = 10,455$. This calculation gives us the projected traffic count on this section of road for 2015, which is 10,455.

Traffic projections have been calculated for the year 2016 as well as probable Level of Service at these count stations in the city at this time. Traffic volumes in 1996 and 2006 have also been included for comparison purposes. Table T-5 displays AADT in 1996 and 2006 as well as 2016 traffic projections and accompanying LOS for the city's major roadways.

Roadway	Location of Traffic Count	1996	2006	2016	LOS
U.S. Hwy. 431	BTW. Marker Rd. & Banks Str. (76)	20,910	21,450	22,004	C
	Near INT. w/ Lonesome Bend Rd. (2081)	17,340	20,710	24,735	D
	BTW. College & Pineview (78)	16,800	17,480	18,188	B
	N. of Websters Chapel Rd. (80)	14,820	15,530	16,274	A
	At Calhoun Co. line (15)	13,400	14,810	16,368	A
U.S. Hwy. 278	BTW. Silver & Armstrong (82)	10,410	13,440	17,352	B
	E. of Furham Drive (83)	13,510	14,700	15,995	B

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

Glencoe traffic projections for 2016 suggest somewhat stable conditions, given trends in growth remain the same. The single major concern for city traffic flow involves AADT along U.S. Hwy. 431 which could become slightly congested, particularly in the downtown near the intersection

with Lonesome Bend Road, with a projected LOS D and AADT of 24,735 in 2016. Attributing a maximum capacity set at 33,900, traffic growth could continue satisfactorily, however, some improvements should be considered in the near future in order to promote efficient traffic flow. Federal Route 278 should maintain stable traffic flow at LOS B, stable traffic flow.

Highway Access Management

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

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

Placement of Commercial Activity Centers

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

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

access problems at the major intersection.

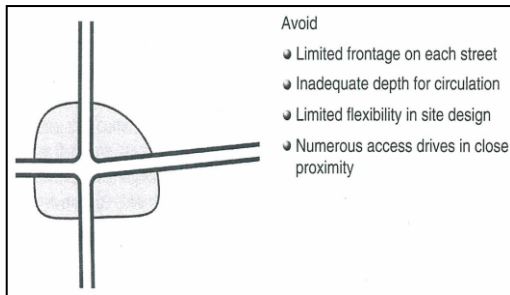


Figure T-1. Improper Commercial Node

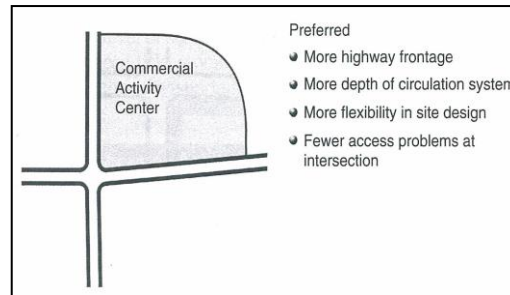


Figure T-2. Proper Commercial Node

Corner Parcel Access

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

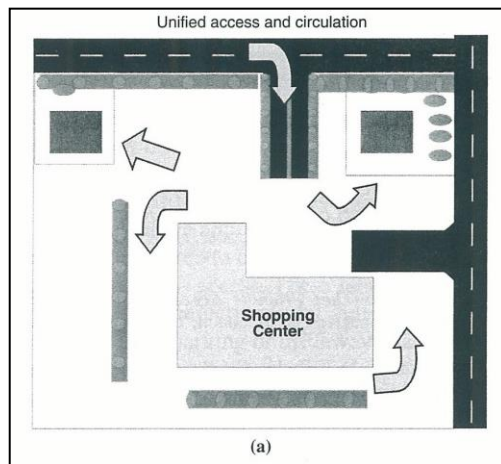


Figure T-3. Proper Corner Parcel Access

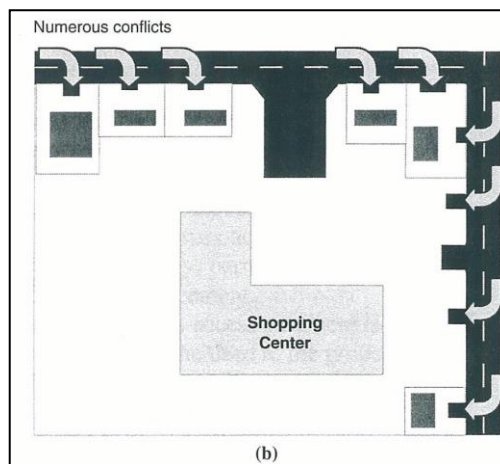


Figure T-4. Improper Corner Parcel Access

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.

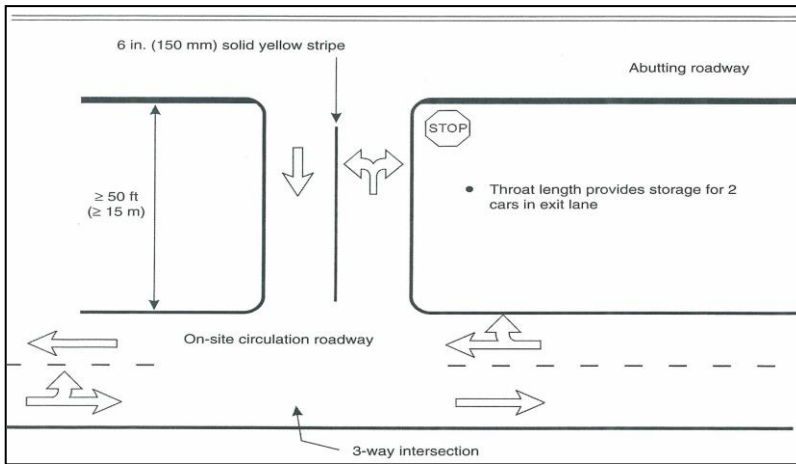


Figure T-5. Proper Throat Length

Grid-pattern Connectivity

The most critical component of highway access management is a unified and well integrated roadway network system. Without such a 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.

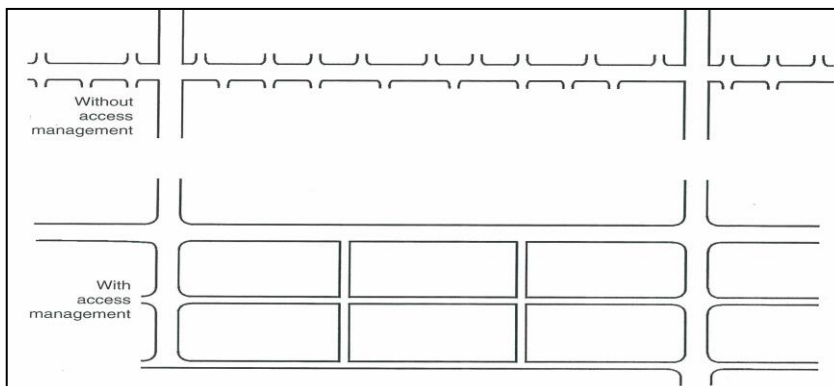


Figure T-6. Street Network With and Without Proper Access Management
Connectivity in Local Neighborhoods

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 illustrates poor connectivity and greater demand for arterial access, while Figure T-8 shows efficient connectivity and less demand for arterial access.

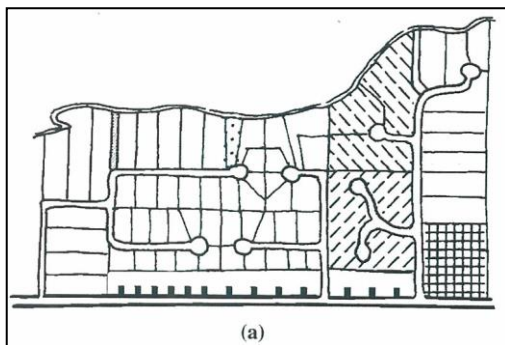


Figure T-7. Improper Connectivity

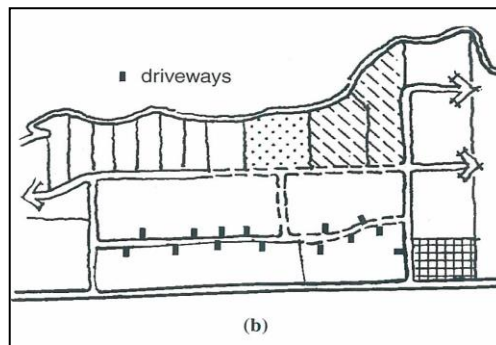


Figure T-8. Proper Connectivity

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.

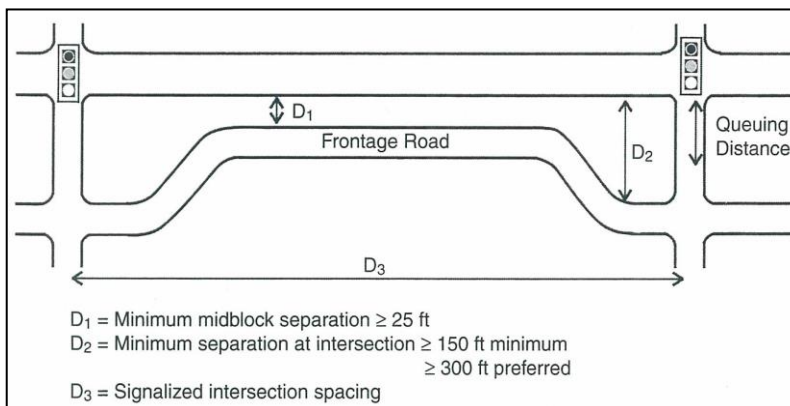


Figure T-9. Minimum Separation for Frontage Roads

Transportation Plan

As a growing and thriving community, Glencoe needs to plan for effective and efficient transportation. The primary form of transportation throughout the city is personal vehicular with most traffic generation along the two main routes, U.S. Hwy. 431, running through the center of the city, and U.S. Hwy. 278, traversing the northern edge of the city. Lonesome Bend Road connects these two major routes, forming the north/south corridor through the city. Traffic volumes and projections indicate stable traffic throughout most of the city, with the exception of possible congestion (high density) near the intersection of U.S. Hwy. 431 and Lonesome Bend Road.

As a geographic incorporation of the Gadsden-Etowah County Metropolitan Planning Area, Glencoe transportation plans are guided by the Gadsden-Etowah Metropolitan Planning Organization (GEMPO). GEMPO is required by federal law to maintain and update a long range transportation plan for the City of Gadsden and surrounding cities in Etowah County. This plan assesses community transportation needs and establishes strategic solutions (transportation improvement projects) to meet those needs.

The GEMPO plan also outlines projects for bicycle and pedestrian traffic. The following bicycle/pedestrian projects have been proposed for The City of Glencoe:

- Pave path parallel to U.S. Hwy. 431 from Lonesome Bend Road into Gadsden, connecting to Gadsden bicycle/pedestrian network

Glencoe has a reasonably well integrated and connected road grid throughout, making vehicular transportation substantially safe and efficient. In order to provide more convenient connections and improve traffic flow, EARPDC recommends constructing new routes at various points in the city (See Map#8: *Transportation Plan*). These recommendations are listed as follows:

- Extend Alfest Boulevard to Rabbittown Road
- Extend Cochran Drive to College Street North
- Link Feldon Avenue to Spring Road East
- Angle and continue Lamar Avenue to Johnson Street
- Connect Pineview Avenue to Akridge Circle
- Link Larrydale Drive to Pineview Avenue
- Join Taylor Road with Larrydale Drive and continue to Pineview Avenue
- Connect Landon Lane to Alexander Road
- Extend and angle Jeffers Road to 4th Avenue East

Analytical Summary

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

U.S. Hwy. 431

Classification: The route is classified as a 4-lane divided principal arterial throughout its length in Glencoe and serves as the primary roadway in the city.

Maximum Capacity: 33,900

Capacity Assessment: Maximum capacity level for a 4-lane principal arterial highway is set 33,900, indicating that with the highest AADT at 21,450 traffic volumes could increase considerably before improvements need consideration. Level of Service C, stable traffic flow, also verifies this conclusion.

MPO Planned Improvements: None

Recommendations: No significant improvements needed for the highway section in Glencoe in the near future. However, the MPO plans to widen U.S. Hwy. 431 to 6 lanes from Paden Road to the intersection with U.S. Hwy. 278 in Gadsden. As more traffic is accommodated along this route in Gadsden, spillover will most likely occur into Glencoe thus spurring a need for significant improvements. City should check with Gadsden-Etowah MPO about TIP status and determine possible future improvements and expansion into Glencoe.

Note: The MPO also plans to pave a bicycle/pedestrian path parallel to U.S. Hwy. 431 from Lonesome Bend Road into Gadsden, connecting to the Gadsden bicycle/pedestrian network.

U.S. Hwy. 278

Classification: The route is classified as a 4-lane divided principal arterial throughout its length from Gadsden, through Glencoe, and into Hokes Bluff.

Maximum Capacity: 33,900

Capacity Assessment: Maximum capacity level for a 4-lane divided principal arterial is set at 33,900, indicating that with a 2006 AADT between 13,000 and 14,000 throughout, traffic volumes could double before capacity is reached. Level of Service A, free traffic flow, also verifies this information.

MPO Planned Improvements: None

Recommendations: None

Lonesome Bend Road

Classification: Lonesome Bend Road is classified as a 2-lane undivided collector route, connecting U.S. Hwy. 431 to U.S. Hwy. 278 in downtown Glencoe.

Maximum Capacity: 16,600

Capacity Assessment: Maximum capacity for a 2-lane undivided collector is set at 16,600, indicating that with an AADT just over 2,000 traffic volumes could increase substantially before capacity is reached. Level of Service A, free traffic flow, throughout the route concludes this finding.

MPO Planned Improvements: None

Recommendations: None

Green Valley Road

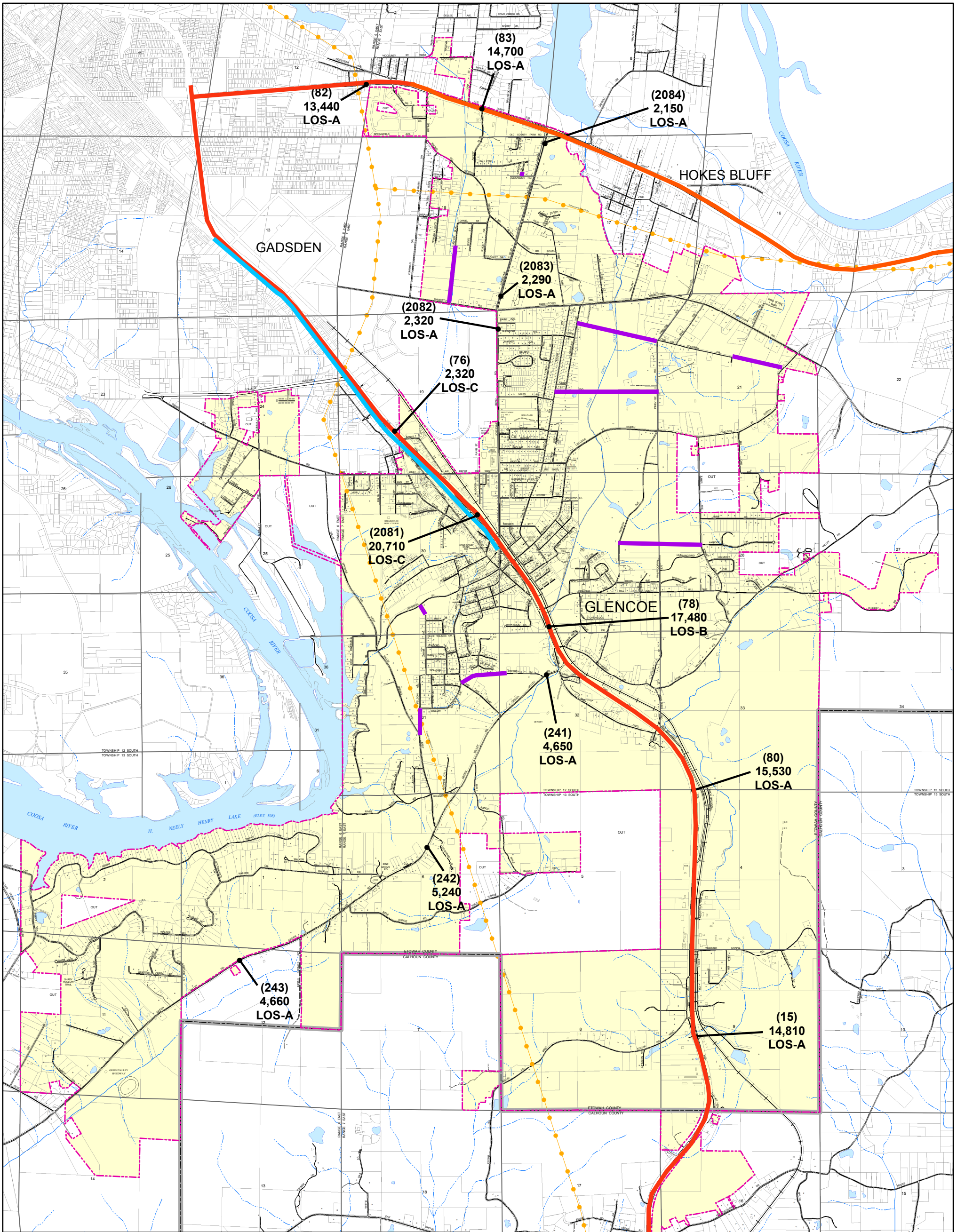
Classification: The route is classified as a 2-lane undivided collector route throughout its length.

Maximum Capacity: 16,600

Capacity Assessment: Maximum capacity for a 2-lane undivided collector roadway is set at 16,600, indicating that current volumes could triple and still not reach capacity levels. This information suggests that significant expansion improvements to this road should not be needed in the near future.

MPO Planned Improvements: None

Recommendations: None



Map 8
 Transportation Plan
GLENCOE
 ALABAMA

Traffic Count Stations

2006 Traffic Counts
 Level of Service

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

- Principal Arterial
- Proposed New Route
- Bicycle / Pedestrian Path



Scale
 3,000 1,500 0 3,000
 Feet

Prepared By The East Alabama Regional Planning And Development Commission, 2007.

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 ecotourism. 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 Glencoe'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

Glencoe is located in northeastern Appalachian foothills of Alabama in central Etowah County. Nearby Lake H. Neely Henry provides opportunities for water sports, recreation, and prestigious lakeside living. Little Cove Creek runs through the north central section of the city, forming the city's major floodplain area, while steep slopes constitute the southern and western portions. The Coosa River serves as the western edge of the city with steep slopes rising on the Glencoe shoreline. Some northern parts of the city show septic restrictive land and areas of low soil strength.

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 low strength soils in the city. Glencoe's land area is generally composed of four broad soil series classifications: 1) Minvale-Bodine Series, 2) Cedarbluff Series, 3) Conasauga Series, 4) Firestone Series. The *Environmental Constraints Map (Map#10)* identifies and locates Glencoe's environmental constraints based on these and other soil classifications in order to guide and direct land use and development decisions accordingly.

Soil information was made available through the *Soil Survey of Etowah County, 1978*. The following highlights list environmental constraints in the city along with their associated soil series, characteristics, and pertaining development limitations:

- ***Steep Slope***—Minvale-Bodine Series. 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***—Cedarbluff Series. 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***—Conasauga Series. 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.
- ***Low Strength Areas***—Firestone Series. Characterized as moderately deep, well drained, slowly permeable soils with clayey subsoil. Slope ranges from 2 to 45 percent, but is dominantly 2 to 15 percent. Soil strength in this series is undermined by clayey subsoil, causing rapid shrinking and expanding, thus making the land unfit for major development projects.

Steep Slopes

Steep slopes are an environmental constraint worthy of attention. Many slopes have weak or loose 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 exacerbates 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#9) shows a considerable amount of land in steep-slope areas, however, most of these situations (with the exception of the area near the Coosa River) 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.

Glencoe's floodplain areas are located primarily in the northern part of the city with some running parallel to Lonesome Bend Road, U.S. Hwy. 431, and Green Valley Road. Developments in these floodplains should develop and implement flood mitigation strategies as needed in order to preserve the environment and limit flood damage. Flood prone areas shown on the *Environmental*

Constraints Map (Map#9) are identified as Zone A or Zone B but not specifically shown in their respective zones, rather these zones are illustrated as all encompassing flood zone areas.

Water Resources

Water resources serve a variety of positive functions for the community. A clean and beautiful aquatic environment not only benefits residents environmentally, but also economically. Eco-tourism adds to local revenue and attracts businesses. Developing in a manner that best utilizes this highly valued resource is in the best interest of any community. Overall, quality water resources enhance quality of life. Glencoe's primary water body is the Coosa River, running along the western edge of the city.

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 led 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.

Glencoe exhibits determined wetland areas primarily along the Coosa River and along Little Cove Creek. For more detail see Map#9: *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.

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.

Etowah County is home to a diverse population of plants and animals. Many of these species are ESA listed as threatened and endangered and should be considered for preservation purposes. Threatened species in the county include the following: Flattened Musk Turtle, Mohr's Barbara's Buttons, and Fine-lined Pocketbook Mussel. Endangered species include: Green Pitcher Plant, Alabama Leather Flower, and a variety of invertebrates such as: Southern Clubshell Mussel, Triangular Kidneyshell Mussel, Southern Acornshell Mussel, Ovate Clubshell Mussel, Southern Combshell Mussel, Southern Pigtoe Mussel, and Cumberland Combshell.

Reptiles and Amphibians

Flattened Musk Turtle—is a small freshwater turtle less than 5 inches in length with a flattened top shell. The Musk Turtle feeds on invertebrates such as snails and mussels in small to medium size clear, shallow streams. These animals are extremely susceptible to changes in streambed water quality, especially siltation. The Flattened Musk Turtle has been found in numerous Alabama counties, in the north central portion of the state. These counties include Blount, Cullman, Etowah, Jefferson, Marshall, Tuskaloosa, Walker, and Winston. For detailed preservation measures consult the Alabama Best Management



Practices for Forestry guidelines.

Plants

Mohr's Barbara Buttons—are small pink flowers produced in several heads in a branched arrangement. The plant grows in moist to wet woodlands near shale-bedded streams. Mechanical site preparations, clear-cutting, and herbicides could be very disruptive to populations. Species is known to occur in Calhoun, Etowah, Cherokee, and Bibb Counties. For conservation methods see *Alabama's Best Management Practices for Forestry*.



Alabama Leather Flower—is a standing herb about 7 to 12 inches tall with a blue, dangling, bell-shaped flower that appears in April and May. The plant grows in wet, silty-clay flats near creeks and streams and is often surrounded by grasses and sedges. Due to its sensitive nature, the Alabama Leather Flower is a poor competitor and suffers when canopy is too much or if the soil is too dry. Mechanical site prep would likely destroy the flower. For conservation methods see *Alabama's Best Management Practices for Forestry*.

Green Pitcher Plant—is a rare carnivorous plant with a tubular, hollow spring leaf and distinct hood, common to pitcher plants. The tube is green, or yellow-green with maroon veins. Insects are attracted to the tube, where they are trapped and then digested when the water level in the tube drains inside. In the summer the tubes dry up and are replaced by flat, sickle-shaped leaves colored pale or reddish at the base. Pitcher plants grow in boggy areas, streambanks and seeps in company with grasses, sedges, sphagnum moss and cinnamon ferns. Fire and burning practices are essential for this plants survival. Fireline construction should be conducted in a manner to avoid alteration to the drainage pattern and water table levels. Other management practices should be done in a way to mitigate such changes. The Green Pitcher Plant has been known to occur exclusively in the top eastern portion of the state in Cherokee, Etowah, Dekalb,



Jackson, and Marshall Counties.

As a part of policy to preserve the natural environment and inherent species diversity, Glencoe 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

- Glencoe's land area is generally composed of four broad soil series classifications: 1) Minvale-Bodine Series, 2) Cedarbluff Series, 3) Conasauga Series, 4) Firestone Series. The *Environmental Constraints* Map (Map#10) identifies and locates Glencoe's environmental constraints based on these and other soil classifications in order to guide and direct land use and development decisions accordingly. The city shows substantial environmental constraints due to the presence of these soil types.

Steep Slopes

- The city has many steep slopes, much of this land is located in mountainous regions in the central and southern sections and also along the Coosa River. Steep slopes usually have slopes of 15 percent or more, making development expensive, time consuming, and risky.

Floodplains

- Glencoe's primary floodplain areas are located along the Coosa River and also along Little Cove Creek. As development continues into these areas strategies and plans for flood mitigation must be developed and implemented as needed. Much of this land could be used for agriculture, low density residential, and wildlife preserve.

Water Resources

- The city's major water body is the Coosa River which forms the western edge of the city. Another major regional water resource includes nearby Weiss Lake to the northeast.

Wetlands

- Glencoe's determined wetlands are located near the Coosa River and Little Cove Creek. These areas should be identified and preserved entirely as wetlands in their natural state.

Wildlife Habitats

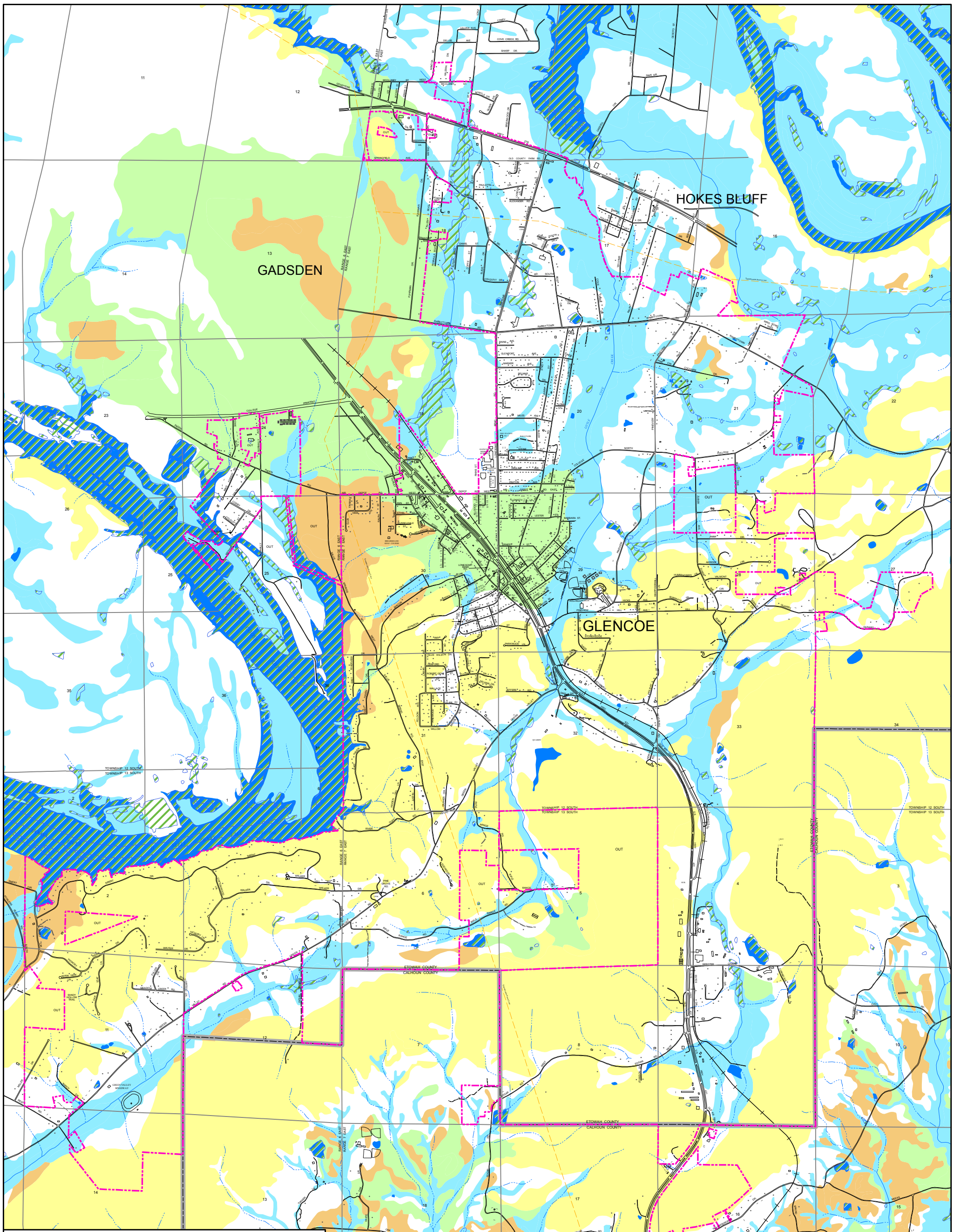
- With an abundance of natural mountain wilderness land Glencoe should consider planning for wildlife preservation in order to promote environmental protection and enhance the city's draw as an outdoor recreational community.

Threatened and Endangered Species

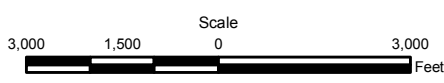
- An examination of threatened and endangered species in Etowah County shows the Flattened Musk Turtle, Mohr's Barbara's Buttons, and Fine-lined Pocketbook Mussel on the threatened list and the Green Pitcher Plant, Alabama Leather Flower, and a variety of invertebrates such

as: Southern Clubshell Mussel, Triangular Kidneyshell Mussel, Southern Acornshell Mussel, Ovate Clubshell Mussel, Southern Combshell Mussel, Southern Pigtoe Mussel, and Cumberland Combshell as endangered.

- As a part of policy to preserve the natural environment and inherent species diversity, Glencoe 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 9
 ENVIRONMENTAL CONSTRAINTS
GLENCOE
 ALABAMA



Legend

- Wetlands
- Flood Prone Areas
- Low Strength
- Open Pit Mining
- Areas Requiring Sewer
- Steep-Slope Areas
- Water

Source: USDA National Resources Conservation Service Soil Survey and The National Wetlands Inventory

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#12) is a conceptual future plan to be used in guiding zoning and development decisions. It is not intended to be used as a zoning map or even to reflect similarities to districts on the *Zoning Map* (Map#11), rather it is to be used as a conceptual vision for the community's future.

Definitions

The following land use categories are described below for use in the Glencoe 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. Glencoe has approximately 10,114 total acres within the city limits, which includes right-of-ways and bodies of water and 10,015 land acres. Approximately 3,952 acres in the city are undeveloped leaving room for development as environmental constraints allow. For more detail on existing land use see Map#10: *Existing Land Use*. Table LU-1 shows existing land use acreage for the City of Glencoe in 2008.

Table LU-1. Existing Land Use Acreage: City of Glencoe, 2008			
Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	1,156.1	11.5%	29.2%
Commercial	245.9	2.5%	6.2%
Industrial	293.7	2.9%	7.4%
Single-Family Residential	2,010.9	20.1%	50.9%
Multi-Family Residential	21.5	0.2%	0.5%
Park and Recreation	140.5	1.4%	3.6%
Public	84.0	0.8%	2.1%
Undeveloped	6,062.6	60.5%	N/A
Total Land Area	10,015.2	100.0%	N/A
Total Developed Land	3,952.6	39.5%	100.0%
Total Water in City	98.8	N/A	N/A
Total City Acreage	10,114.0	N/A	N/A

Source: EARPCD database, 2008.

Agriculture

Agriculture constitutes a substantial portion of developed land within the city limits at 29% with 1,156 acres. Agricultural land use is distributed fairly evenly throughout the city.

Commercial

Approximately 245 acres (2% of the total land and 6% of developed land) in Glencoe is dedicated to commercial development. Much of this land is located in the downtown area and along U.S. Hwy. 431. 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. 431 in preparation for growth, particularly in the southern portion of the city.

Industrial

Glencoe uses about 293 acres for industrial development (2% of the total land use and 7% developed). The city's industry is categorized as general manufacturing and located primarily along U.S. Hwy 431 in the southern portion of the city. The city does provide some manufacturing in the northern section along U.S. Hwy. 278 as well. However, moderate to heavy industry, as zoning allows, should be planned in the south due to land availability and less environmental constraints than in other parts of the city.

Residential

Residential land use in the form of single-family housing is spread throughout the city, particularly in the northern, central, and western portions along the Coosa River. Single-family residential is substantially the largest residential use in the city, constituting 2,010 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. Glencoe's parks and recreation are concentrated chiefly in the central portion of the city. Public and parks and recreation land uses in the city account for approximately 3% of total developed land use. Approximately 140 acres are used for parks and recreation. The nearby Robert Trent Jones Silver Lakes Golf Course comprises a large amount of land for recreation, however, this area is outside the Glencoe city limits. A major plan for Glencoe is to annex the course and surrounding land into the city and in order to gain revenue benefit from upper-scale residential and commercial development locating there.

Undeveloped

The single most dominate land use in the city is undeveloped, consisting of 6,062 acres and 60% of total land use. The majority of this land is spread out fairly evenly throughout the city with the largest concentrations in the south. Although steep slopes represent a significant constraint, this land could be used for commercial and industrial development, particularly along U.S. Hwy. 431.

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#12: *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 district in Glencoe was single-family at 48% of all zoned land. Agriculture follows somewhat behind at 36%. Approximately 49% of the city is zoned for residential purposes, 11% industrial and 3% commercial, suggesting that Glencoe should consider expanding businesses in order provide services and job opportunities for its residents. Table LU-2 examines zoning acreage and percent of total for Glencoe in 2008.

Table LU-2. Zoning Acreage and Percent of Total: City of Glencoe, 2008					
Zoning	District Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
AG	Agriculture	3,840.20	36.2%	3,840.2	36.2%
R-1	Single-Family Residential	5,112.40	48.2%	5,229.0	49.3%
R-2	Multi-Family Residential	2.1	0.02%		
GH	Garden Home	35.2	0.3%		
MHP	Manufactured Home Park	79.3	0.7%		
B-1	General Business	5.0	0.05%	345.7	3.3%
B-2	General Business	13.0	0.1%		
H-C-1	Highway Commercial	327.7	3.1%		
GM	General Manufacturing	1,199.6	11.3%	1,199.6	11.3%
Totals		10,614.5			
FHZ	Flood Hazard Overlay	889.8	8.4%	889.8	8.4%

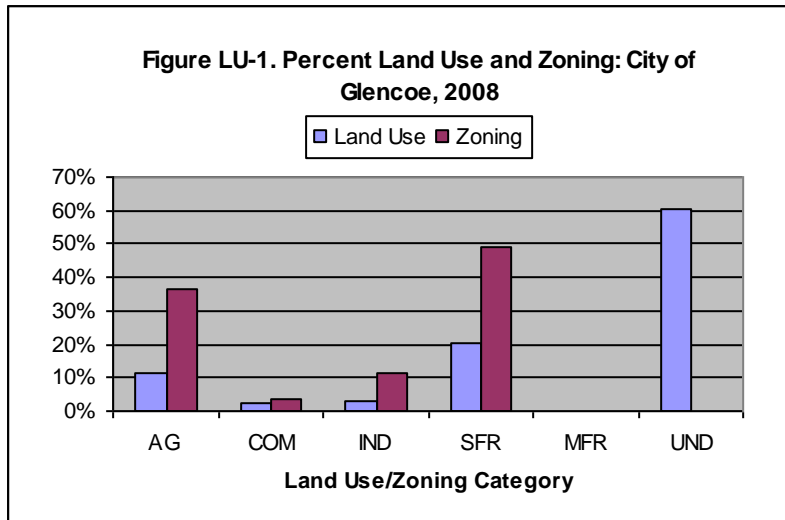
Source: EARPDC database, 2008.

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, single-family residential was the dominant land use at 48% for Glencoe. Approximately 48% of the city is zoned for single-family suggesting that the city provides sufficient expansion for this type of land development. Single-family land use consists of primarily R-1, single-family zoned land. Multi-family land use and zoning consists of densities for two-family (R-2), multi-family (R-3), and manufactured home park (MHP). These land uses are not permitted in single-

family zoning districts and are categorized and identified in Figure LU-1 and on the existing land use map as multi-family (Map #10). 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.



However, in 2007 the city created a new garden home district in order to accommodate more diverse housing needs in the community. Agricultural followed single-family, representing the second most significant portion of land use at 11% with expansion provided through zoning at 36% of the city land area. Commercial and industrial purposes followed distantly, both representing 2% of land use. Zoning for commercial represented 3% of the land area, while industrial showed 11%. As

development continues in Glencoe, primarily along U.S. Hwy. 431, the city should consider zoning more land for commercial and industrial use in preparation for this sort of development. Commercial should be encouraged primarily in the downtown and at strategic locations along U.S. Hwy. 431 while industry should locate on the outskirts of the city, also along this highway, where more land is available.

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 Glencoe 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#12: *Future Land Use Plan*) provides general guidance in this directive.

As previously discussed, Glencoe is limited in its ability to grow due to adjacent borders with the cities of Gadsden and Hokes Bluff to the north and east and with the Coosa River to the west. The city's primary growth will occur to the south along U.S. Hwy. 431 towards the Alexandria area. Much of this land is undeveloped or used for agriculture, with a fairly small area used for industry. Current zoning allows for much more of this land to be used for commercial immediately adjacent to U.S. Hwy. 431 and for general manufacturing along large tracts also adjacent the highway (See Map#12: *Zoning*). The following highlights are general recommendations for land use planning and development in the city:

- Garden Home developments should be properly zoned for in areas in and surrounding established neighborhoods, schools, the senior center, and the downtown in order to provide seniors with reasonable access to these facilities and the community in general.
- Revise and update Glencoe's Zoning Ordinance.

- The most intensive commercial use in the form of highway commercial should only be established along major roadways in the city, namely U.S. Hwy. 431 and U.S. Hwy. 278 in order to preserve and protect small scale neighborhoods in the downtown.
- Light to medium industrial expansion should be promoted and encouraged along U.S. Hwy 431 and U.S. Hwy. 278.
- 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 create a plan to improve the structural integrity and appearances of old buildings in the downtown or develop strategies for demolition and possible replacement.
- The city should enforce rental inspections in order to better assure the structural integrity of rental units.
- The city should establish a new high-intensity manufactured zoning district to be applied to areas designated for industrial purposes.
- Continue annexations in the southern portion of the city with the major goal of annexing Silver Lakes Golf Course 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 constitutes a substantial portion of developed land within the city limits at 29% with 1,156 acres. Agricultural land use is distributed fairly evenly throughout the city.
- Agricultural represented the second most significant portion of land use at 11% with expansion provided through zoning at 36% of the city land area.

Residential

- Residential land use in the form of single-family housing is spread throughout the city, particularly in the northern, central, and western portions along the Coosa River. Single-family residential is substantially the largest residential use in the city, constituting 2,010 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.

Commercial

- *Continue to annex more land into the city to be used for commercial purposes, particularly along the major roadways.* Approximately 245 acres (2% of the total land and 6% of developed land) in Glencoe is dedicated to commercial development. Much of this land is located in the downtown area and along U.S. Hwy. 431. 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. 431 in preparation for growth, particularly in the southern portion of the city.

Industrial

- Glencoe uses about 293 acres for industrial development (2% of the total land use and 7% developed). The city's industry is categorized as general manufacturing and located primarily along U.S. Hwy 431 in the southern portion of the city. The city does provide some manufacturing in the northern section along U.S. Hwy. 278 as well. However, moderate to heavy industry, as zoning allows, should be planned in the south due to land availability and less environmental constraints than in other parts of the city.

Public/Parks and Recreation

- Glencoe's parks and recreation are concentrated chiefly in the central portion of the city. Public and parks and recreation land uses in the city account for approximately 3% of total developed land use. Approximately 140 acres are used for parks and recreation. The nearby Robert Trent Jones Silver Lakes Golf Course comprises a large amount of land for recreation, however, this area is outside the Glencoe city limits. A major plan for Glencoe is to annex the course and surrounding land into the city and in order to gain revenue benefit from upper-scale residential and commercial development locating there.

Undeveloped

- The single most dominate land use in the city is undeveloped, consisting of 6,062 acres and 60% of total land use. The majority of this land is spread out fairly evenly throughout the city with the largest concentrations in the south.









MAP 10 EXISTING LAND USE GLENCOE ALABAMA

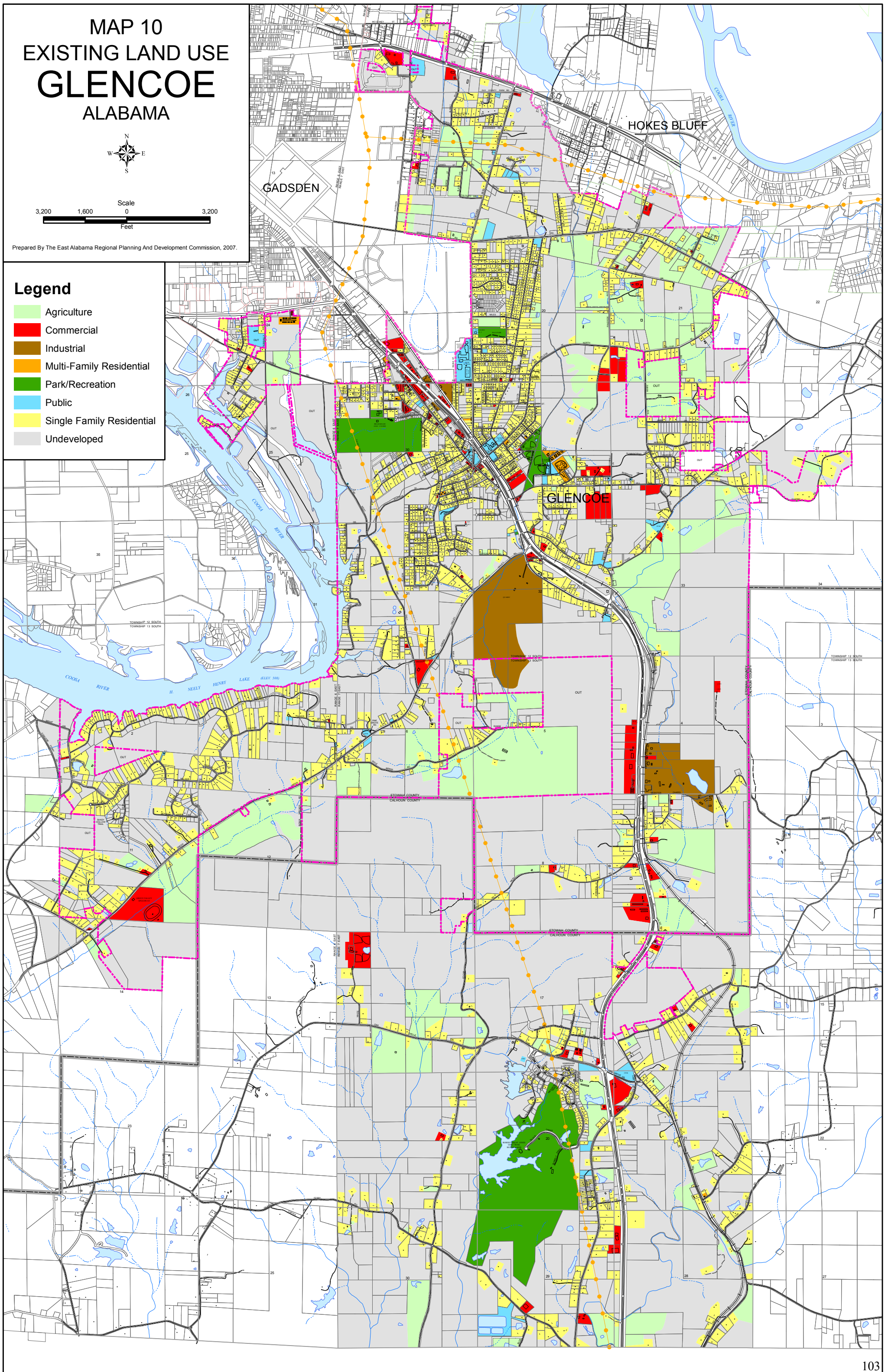


Scale
0 1,600 3,200
Feet

Prepared By The East Alabama Regional Planning And Development Commission, 2007.

Legend

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



MAP 11 ZONING MAP GLENCOE ALABAMA



3,000 1,500 Scale 3,000
Feet

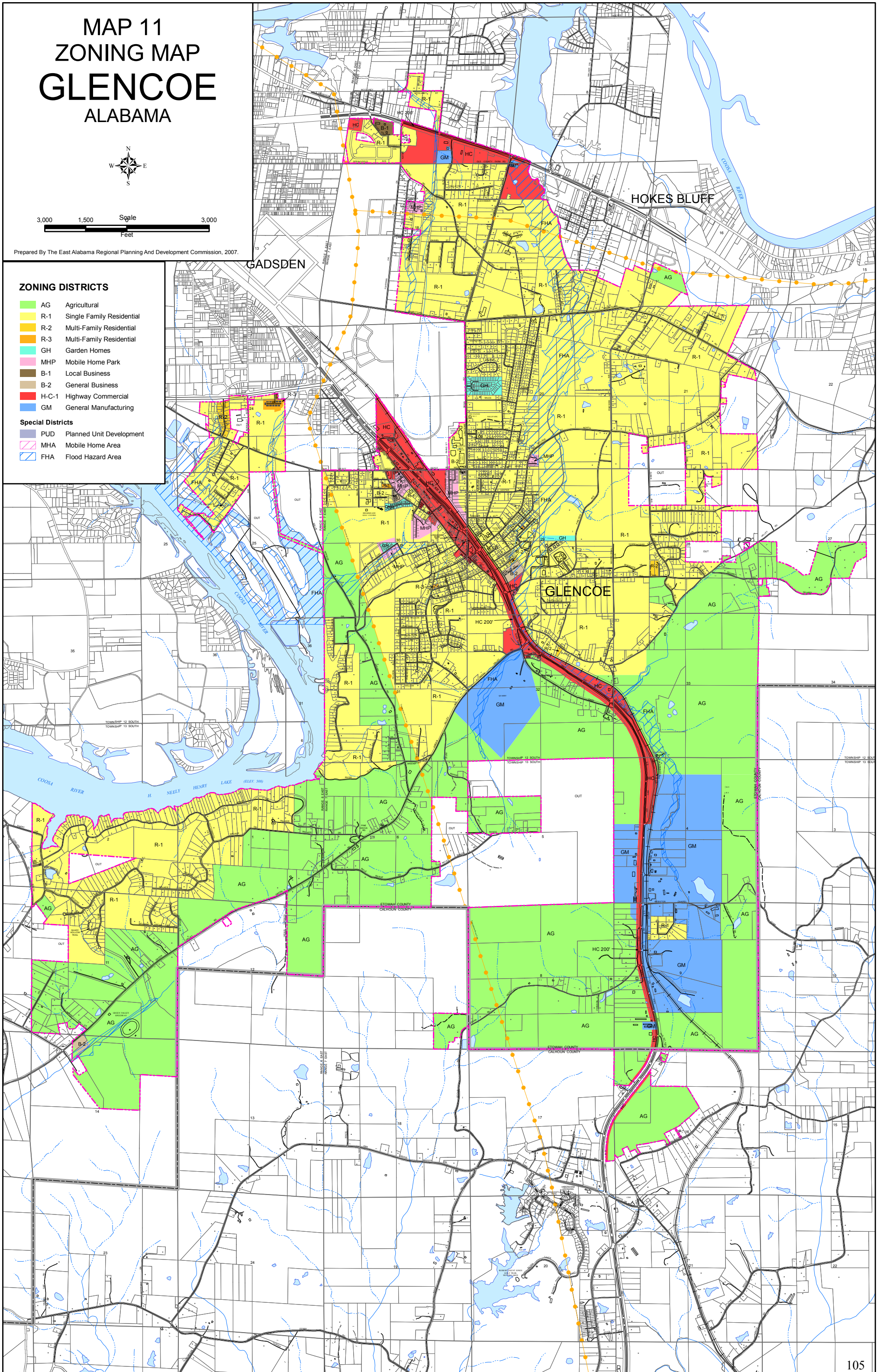
Prepared By The East Alabama Regional Planning And Development Commission, 2007.

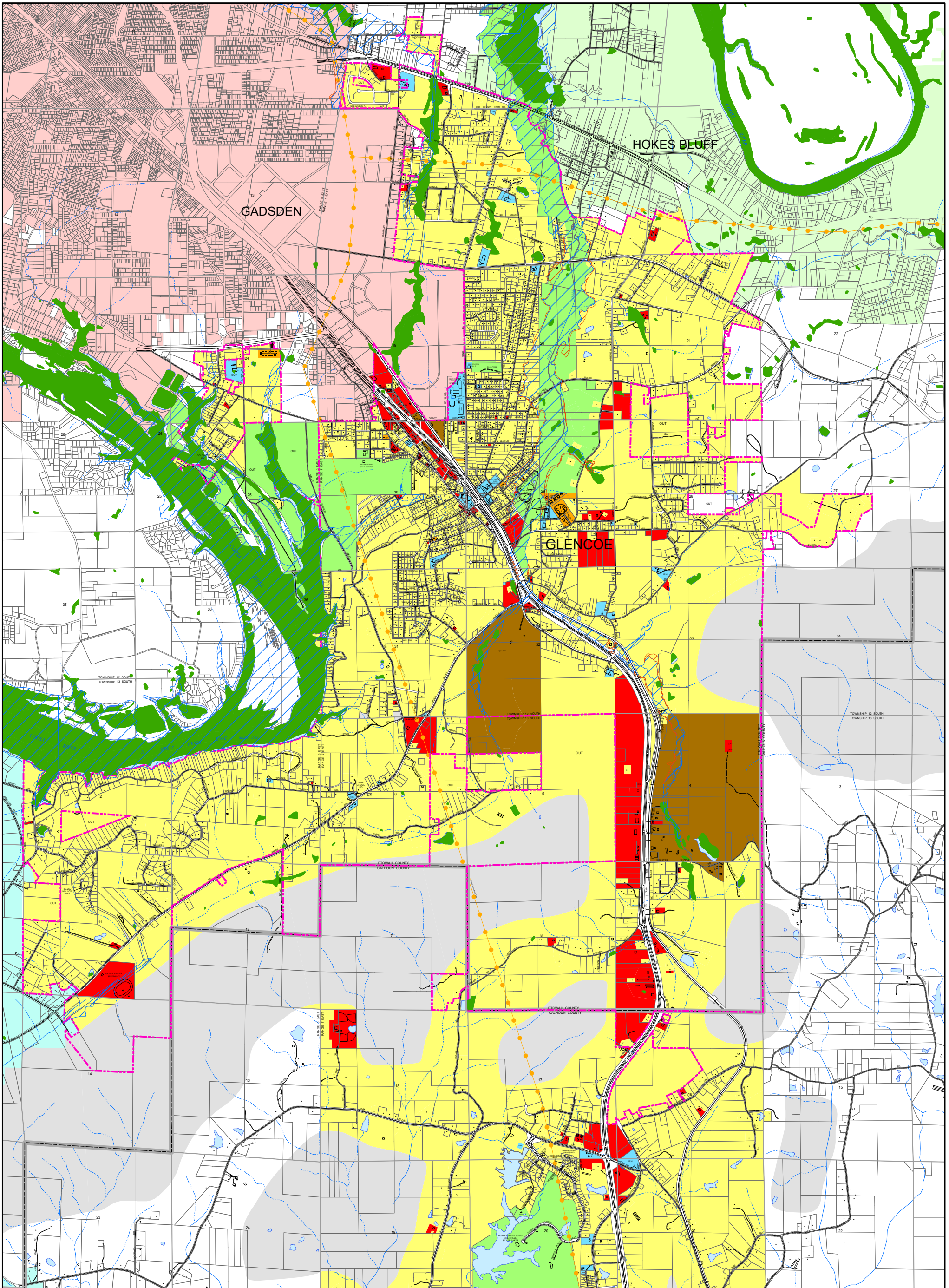
ZONING DISTRICTS

- AG Agricultural
- R-1 Single Family Residential
- R-2 Multi-Family Residential
- R-3 Multi-Family Residential
- GH Garden Homes
- MHP Mobile Home Park
- B-1 Local Business
- B-2 General Business
- H-C-1 Highway Commercial
- GM General Manufacturing

Special Districts

- PUD Planned Unit Development
- MHA Mobile Home Area
- FHA Flood Hazard Area





MAP 12
 FUTURE LAND USE PLAN
GLENCOE
 ALABAMA



Scale



- LEGEND**
- 100-Year Flood Hazard
 - 500-Year Flood Hazard
 - Wetlands
 - Future Land Use**
 - Single Family Residential
 - Multi-Family Residential
 - Commercial
 - Industrial
 - Park / Recreation
 - Public
 - Undeveloped

Prepared By The East Alabama Regional Planning And Development Commission, 2007.

CHAPTER IX: GOALS AND OBJECTIVES

Introduction

Glencoe's location on U.S. Hwy. 431, bordering the cities of Gadsden and Hokes Bluff to the north and northeast, and the Coosa River on the western edge, makes the city a prime community for economic development, housing growth, and outdoor recreation. However, this adjacent proximity comes as a two-edge sword since the city cannot expand in these directions and must grow towards the south. The southern portion of the city holds significant promise with a large amount of undeveloped and agricultural land which could be used for commercial and industrial purposes along the highway. Also of important consideration to the south is the Silver Lakes Golf Course, a destination of the prestigious Robert Trent Jones Golf Tour in the state. A major goal of Glencoe is to annex the course and bring revenue generated from these commercial and residential properties into the city.

Residential growth, in recent years, has been reasonably stable and consistent as new home development spreads fairly evenly throughout the city. In 2006 the city spurred the development of new garden home subdivisions with an ordinance permitting garden home districts. Garden homes are built to serve as single-family detached ground floor only residential dwellings with high accessibility and easy care lawn maintenance. These homes are built with the desires of seniors and upper-middle age adults in mind, in order to satisfy housing needs and encourage them to continue their lives in the city. As a planning principal the city should also strive to improve housing conditions through plans for feasible renovation and demolition as necessary. Thus, promoting and enhancing the health, safety, and welfare of the community.

Glencoe also provides significant opportunity for parks and recreation. The Coosa River forms the western boundary of the city and could be used as a beneficial natural amenity to be used for parks and recreation. Another considerable parks and recreation planning strategy the city could adopt is to preserve Little Cove Creek, traversing from the southern portion of the city through the downtown and northward into Hokes Bluff, and construct a pedestrian/bicycle trail along the creek. This trail would serve the community by connecting numerous single-family residential units to parks and recreational facilities, multi-family, and the downtown.

Downtown Glencoe is a primary concern as the city grows and expands with commercial development along the major arterial U.S. Hwy. 431. Much of the traffic entering Glencoe is through traffic with destinations in either the cities of Anniston or Gadsden. Glencoe should capitalize on this situation and draw in these travelers by providing an attractive commercial environment, with safe and efficient highway access. This goal could be accomplished through downtown improvement and investment. As a planning strategy the city could create and implement a downtown improvement plan to enhance the structural integrity and aesthetic appeal of commercial structures. As a complimentary addition the city could create and implement a highway access management plan in order to improve vehicular access to commercial establishments along the highway.

Vision Statement

Glencoe 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 Glencoe will strive to grow and develop as an attractive Alabama community offering quality small-town living and social charm. With convenient access to major transportation routes and close proximity to major metro markets, the city will promote moderate commercial growth, particularly along U.S. Hwy. 431 in the southern portion of the city. The city will also build upon its residential strengths by improving housing conditions and updating infrastructure services offered to the community.*

In order to achieve this vision, Glencoe 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 February of 2006, the East Alabama Regional Planning and Development Commission (EARPDC) and the Glencoe Planning Commission began work on the Glencoe 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 the planning commission formed a basis in which to determine community needs and in determining goals and objectives. EARPDC and the planning commission then met on a bi-monthly or tri-monthly basis as needed in order to establish 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 Glencoe Planning Commission and the Glencoe City Council as a practical methodology for the future improvement, growth, and development of the City of Glencoe:

Goal #1: Promote and Enhance Commercial Development

Objective#1: Promote and Enhance Highway Commercial Development

Strategy: City to Annex Land along U.S. Hwy. 431 and eventually Annex Silver Lakes Golf Course into the City

Importance: Glencoe needs to expand its borders to the south, along U.S. Hwy. 431, and draw in potential commercial development in order to increase employment and revenue to the city.

Annexing Silver Lakes Golf Course into the city would bring in more up-scale commercial development such as quality hotels and sit-down restaurants as well as high-value residential.

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

Goal #2: Promote and Enhance Residential Development

Objective#1: 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.
- Enforce rental inspections

Importance: According to an EARPDC housing conditions study, conducted in 2007, approximately 33% of the city’s housing was in deteriorating condition, and 1% recorded dilapidated status. Multi-family homes reported the greatest need with about 73% of homes in deteriorating condition and 1% dilapidated. However, multi-family housing represents less than 1% of the city’s developed land use.

Additional Recommendations: The city should designate areas on the *Future Land Use Plan* (Map #13) in the comprehensive plan for quality affordable housing.

Performance Indicator: Housing Improvement Plan created by 2010 and implemented by 2012.

Goal#3: Promote and Enhance Community Facilities

Objective#1: Improve City Utility Infrastructure

Strategy: Update City Water and Sewer Lines

Importance: There is a substantial need for additional water and sewer line rehabilitation. Lines need to be upgraded in order to serve the community with proper water provision and sewer collection and distribution to the wastewater treatment plant. A complete inventory and update is needed to determine problem locations and prioritize needs. The comprehensive plan will be used to inventory sewer line size and distribution, however, the city should develop a plan to inventory, prioritize, repair, and update lines as necessary.

Performance Indicator: Update Sewer Lines in 2009 and continue.

Objective #2: Improve City Administration Services

Strategy: Provide a Mechanism for More Efficiently Collecting Revenue Generated in the City

- Hire a full-time revenue officer to oversee proper revenue collection

Importance: The city needs to assure the proper collection of revenue in order to provide better services to the community. As the city annexes more land, particularly along U.S. Hwy. 431, with the goal of annexing Silver Lakes, substantially more commercial development will be brought into the city.

Performance Indicator: Revenue Officer hired and on city staff by 2012. Continue staffing.

Objective #3: Improve Fire Emergency and Medical Services

Strategy: Enhance Fire Department Facilities and Services

- Design a plan to build a new fire station to replace station no. 1 at city hall
- Purchase a new Front-line Pumper Truck
- Seek funding through FEMA and other financial assistance

Strategy: Enhance Medical Services

- Hire a full-time paramedic personnel

Importance: Although the fire department provides quality service to the community, the department would be more prepared to meet the growing needs of the city by building a new facility on the block adjacent to city hall. This facility would subsequently allow the department to free-up space in city hall for expansion of city administration services.

Performance Indicator: Secure funding for new fire station by 2010 and construct new station by 2012.

Objective#4: Promote and Enhance Parks and Recreation

Strategy#1: Construct a Pedestrian/Bicycling Trail along Little Cove Creek

- Identify possible easements along the creek established by the U.S. Army Corps of Engineers
- Establish a conservation easement along Little Cove Creek through the Alabama Land Trust in order to protect the land
- Secure grant funding for the trail through transportation enhancement grants
- The construct a pedestrian/bicycling trail along Little Cove Creek, extending from U.S. Hwy. 431 northward through Wilson Park to the northern city limits, and ending at Hokes Bluff city limits

Importance: Little Cove Creek runs through the center of the city. A hiking/bicycling trail along the creek would benefit the city by facilitating an alternative transportation means in connecting the downtown and Wilson Park to single-family and multi-family residential developments.

Performance Indicator: Secure land and build trail by 2012.

Goal#4: Promote and Enhance Transportation Infrastructure

Objective#1: Improve the City's Road Network

Strategy: Cooperate with the Gadsden/Etowah County Metropolitan Planning Commission (GEMPO) to Facilitate Road Improvements and Expansion Throughout the City

Importance: Glencoe should work with GEMPO to facilitate road improvements which integrate into Etowah County's transportation network plans, enhancing transportation throughout the county.

Performance Indicator: City to cooperate and plan transportation improvements with GEMPO—2008 on a continuing and consistent basis.

Objective#2: Promote and Encourage Highway Access Management

Strategy: Create and Implement a Highway Access Management Plan

- Research and Analyze principals of highway access management
- Identify sections of U.S. Hwy. 431 where potential highway access problems could occur on a city base map
- Establish solution recommendations and create a strategy to secure funding for access improvements
- Work with GEMPO to facilitate road access improvement

Goal#5: Promote and Enhance Land Use and Development

Objective#1: 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#2: 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#3: Reserve Land for Residential Development

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

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

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

Objective#5: Improve City Zoning Administration and Enforcement

Strategy: Update the City Zoning Ordinance

Priority Goals, Objectives, and Strategies

The final stage of goal and objective formulation is to establish priority goals and objectives which the city plans to implement as a part of the comprehensive plan. These priority goals and objectives have been recognized and approved by the Glencoe Planning Commission and the Glencoe City Council as high priority city policy and planning initiatives. Goals and objectives are listed, in no particular order, as follows:

Goal#1: Promote and Enhance Commercial Development

Objective: Promote and Enhance Highway Commercial Development

- **Strategy:** Annex Silver Lakes Golf Course and Surrounding Area in the City

Goal#2: Promote and Enhance Community Facilities

Objective: Improve Fire Department and Medical Services

- **Strategy:** Build a New Fire Station adjacent to City Hall

Objective: Improve City Administration Services

- **Strategy:** Provide a Mechanism for More Effectively Collecting Revenue in the City—Hire a Full-time Revenue Collection Officer

Objective: Improve City Utility Infrastructure

- **Strategy:** Update Water and Sewer Infrastructure

Objective: Promote and Enhance Parks and Recreation

- **Strategy:** Construct a Pedestrian/Bicycling Trail along Little Cove Creek

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 Glencoe 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, Glencoe 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 Glencoe 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).

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. Glencoe 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 through 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

Glencoe 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 Glencoe established priority goals, objectives, and strategies drawn from the previous chapter. In review, these priority goals, objectives, and strategies are listed, in no particular order, as follows:

Goal#1: Promote and Enhance Commercial Development

Objective: Promote and Enhance Highway Commercial Development

- **Strategy:** Annex Silver Lakes Golf Course and Surrounding Area in the City

Goal#2: Promote and Enhance Community Facilities

Objective: Improve Fire Department and Medical Services

- **Strategy:** Build a New Fire Station adjacent to City Hall

Objective: Improve City Administration Services

- **Strategy:** Provide a Mechanism for More Effectively Collecting Revenue in the City—Hire a Full-time Revenue Collection Officer

Objective: Improve City Utility Infrastructure

- **Strategy:** Update Water and Sewer Infrastructure

Objective: Promote and Enhance Parks and Recreation

- **Strategy:** Construct a Pedestrian/Bicycling Trail along Little Cove Creek

Goal#3: Promote and Enhance Land Use

Objective: Improve City Zoning Administration and Enforcement

- **Strategy:** Update the City Zoning Ordinance

Implementation Schedule

One way to promote plan implementation is to create a plan implementation schedule. The implementation schedule lists work activities or projects to be undertaken during a five to ten-year period. The schedule should formulate the timeframe within which each work activity 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. This schedule was formulated based on city goals, objectives, and strategies established in the previous chapter. These goals, objectives, and strategies were then prioritized and translated into specific work activities and projects to be implemented and/or continued indefinitely as an integral aspect of the comprehensive plan. Table I-1 examines Glencoe's implementation schedule for projects to be implemented from 2008 through 2018 and continuing indefinitely for ongoing work activities.

Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2009-2018	Annex Silver Lakes Golf Course	City of Glencoe	ALM
2009-Cont.	Update Water and Sewer Infrastructure	City of Glencoe	CDBG/EDA
2010-2012	Build a New Fire Department Station	City of Glencoe	FEMA
2010-2012	Construct Hiking/Bicycling Trail along Little Cove Creek	City of Glencoe	ALDOT
2012-Cont.	Hire a Revenue Officer	City of Glencoe	RAI/ALM
2010-Cont.	Update the City Zoning Ordinance	City of Glencoe	EARPDC

Source: Goals and Objectives Chapter of the Glencoe Comprehensive Plan, 2008.

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.

1. Work Activity/Project: Annex Silver Lakes Golf Course

Priority: Silver Lakes Golf Course is a part of the prestigious Robert Trend Jones Golf Trail. A major goal of Glencoe is to annex the course and bring revenue generated from these commercial and residential properties into the city.

Implementation Strategy: The most effective strategy for annexing land into the city would entail the city cooperating with land owners to annex adjacent and connecting properties to the south along U.S. Hwy. 431. Annexations could also be acquired through a decision of the state legislature.

Result/s: Annexations acquired, parallel and adjoining to U.S. Hwy. 431, which would incorporate Silver Lakes Golf Course and surrounding residential and commercial properties.

2. Work Activity/Project: Update Water and Sewer Infrastructure

Priority: Many of the city's water and sewer lines are significantly dated and in need of replacement. The city also needs to loop lines together in order to make proper and efficient connections.

Implementation Strategy: Identify and prioritize utility needs based on information obtained from the comprehensive plan. Seek CDBG and EDA funding for high priority projects. Continue updates as needed.

Result/s: Proper utility provision for substantial increase in residential and commercial development.

3. Work Activity/Project: Build a New Fire Department Station

Priority: Glencoe has sufficient facilities for fire department services, however, a new building would provide room for additional vehicular and equipment needs as the city grows. As a subsequent benefit, the vacated space in city hall would provide extra space for city administration expansion needs.

Implementation Strategy: The city is currently searching for designs for a new fire station to be located on two blocks adjacent to city hall. Funding for the project could be acquired through FEMA.

Results/s: A new and larger fire station located adjacent to city hall.

4. Work Activity/Project: Construct Hiking/Bicycle Trail along Little Cove Creek

Priority: Little Cove Creek should be preserved as a floodplain area in order to mitigate flood hazards and preserve the creek environment.

Implementation Strategy: Identify easements along Little Cove Creek through the U.S. Army Corps of Engineers. Apply for and secure funding through transportation enhancement grants allocated through ALDOT.

Result/s: Construction and completion of a hiking/bicycling trail extending from Wilson Park to Rabbittown Road.

5. Work Activity/Project: Hire a Full-time Revenue Officer

Priority: As Glencoe grows and develops the city will need to more efficiently collect revenue.

Implementation Strategy: Apply for ALM or RAI grants. City should set aside funding on a continual basis.

Result/s: Hire a full-time revenue officer by 2012 and remain on staff indefinitely.

6. Work Activity/Project: Update the City Zoning Ordinance

Priority: The city's zoning ordinance needs to be regularly updated in accordance with the comprehensive plan and changing needs within the community.

Implementation Strategy: Contract the services of EARPDC or hire a private planning consultant. The zoning ordinance should be updated in order to accomplish the following objectives:

- Zone incorporated areas recently annexed into the city
- Zone un-zoned spots of land throughout the city
- Rezone areas incorrectly zoned
- Rezone areas inconsistent with the land use plan for the city or which would induce unnecessary spot-zoning

Result/s: Update zoning ordinance by 2010.

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.

APPENDICES

APPENDIX A: DETAILED POPULATION STATISTICS

Historic Population Trends

Year	Glencoe	% Change	Etowah Co.	% Change	Alabama	% Change
1940	669	NA	72,580	14.5%	2,832,961	7.1%
1950	1,466	119.1%	93,892	29.4%	3,061,743	8.1%
1960	2,592	76.8%	96,980	3.3%	3,266,740	6.7%
1970	2,901	11.9%	94,144	-2.9%	3,444,165	5.4%
1980	3,216	10.9%	103,057	9.5%	3,893,888	13.1%
1990	4,670	45.2%	99,840	-3.1%	4,040,587	3.8%
2000	5,152	10.3%	103,459	3.6%	4,447,100	10.1%

Source: U.S. Census of Population, 1980, 1990 and 2000 STF 3.

Population and Economic Analysis: Glencoe, AL 1974.

Place of Birth

Born in	1990				Change 1990-2000	
	1990	% of Total	2000	% of Total	#Change	%Change
State of Residence	3,979	85.3%	4,176	84.6%	197	5.0%
Another State	654	14.0%	715	14.5%	61	9.3%
A Northeastern State	35	5.4%	121	16.9%	86	245.7%
A Midwestern State	111	17.0%	114	15.9%	3	2.7%
A Southern State	482	73.7%	439	61.4%	-43	-8.9%
A Western State	26	4.0%	41	5.7%	15	57.7%
Born outside U.S.	15	0.3%	16	0.3%	1	6.7%
Puerto Rico	5	33.3%	0	0.0%	-5	-100.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Abroad of U.S. Parents	10	66.7%	16	100.0%	6	60.0%
Foreign-born	15	0.3%	29	0.6%	14	93.3%
Total	4,663	100.0%	4,936	100.0%	273	5.9%

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

Place of Residence

Table P-3. Place of Residence: City of Glencoe					Change 1985-1995	
Resided in	1985	% of Total	1995	% of Total	#Change	%Change
Same House in...	3,031	68.7%	3,002	64.0%	-29	-1.0%
Different House in....	1,384	31.3%	1,688	36.0%	304	22.0%
Same County	920	66.5%	357	21.1%	-563	-61.2%
Same State	290	21.0%	1,162	68.8%	872	300.7%
Other State...	167	12.1%	169	10.0%	2	1.2%
Northeastern State	0	0.0%	15	8.9%	15	150.0%
Midwestern State	0	0.0%	0	0.0%	0	0.0%
Southern State	167	100.0%	126	74.6%	-41	-24.6%
Western State	0	0.0%	28	16.6%	28	280.0%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
Foreign Country	7	0.5%	0	0.0%	-7	-100.0%
Total	4,415	100.0%	4,690	100.0%	275	6.2%

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

Age Distribution

Table P-4. Age Distribution: Glencoe, Etowah County, Alabama									
Age Group	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less than 5	248	257	3.6%	5,973	6,686	11.9%	280,785	294,822	4.5%
% of Total	5.3%	5.0%		6.0%	6.5%		6.9%	6.6%	
5 to 20	1,126	1,103	-2.0%	23,067	22,110	-4.1%	981,123	1,024,554	-2.1%
% of Total	24.1%	21.4%		23.1%	21.4%		24.3%	23.0%	
21 to 44	1,604	1,586	-1.1%	33,794	33,181	-1.8%	1,470,475	1,535,034	8.5%
% of Total	34.4%	30.8%		33.8%	32.1%		36.4%	34.5%	
45 to 64	1,024	1,306	27.5%	20,978	24,895	18.7%	785,598	1,012,662	29.7%
% of Total	22.0%	25.3%		21.0%	24.1%		19.4%	22.8%	
65+	661	900	36.2%	15,876	16,587	4.5%	522,606	580,028	10.9%
% of Total	14.2%	17.5%		15.9%	16.0%		12.9%	13.0%	
Total	4,663	5,152	10.5%	99,840	103,459	3.6%	4,040,587	4,447,100	10.1%
Median Age	35.9	40.9	13.9%	36	38.3	6.4%	33	35.8	8.5%

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

Marital Status

Marital Status	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Never Married	676	718	6.2%	15,568	16,884	8.5%	754,868	839,185	11.2%
% of Total	18.8%	21.3%		19.8%	20.3%		23.9%	23.9%	
Married (except separated)	2,315	2,080	-10.2%	46,764	47,856	2.3%	1,791,644	1,953,261	9.0%
% of Total	64.2%	61.7%		59.5%	57.5%		56.6%	55.6%	
Separated	43	42	-2.3%	1,286	1,729	34.4%	68,002	75,988	11.7%
% of Total	1.2%	1.2%		1.6%	2.1%		2.1%	2.2%	
Widowed	327	222	-32.1%	8,171	7,524	-7.9%	276,267	274,547	-0.6%
% of Total	9.1%	6.6%		10.4%	9.0%		8.7%	7.8%	
Divorced	244	311	27.5%	6,850	9,249	35.0%	273,511	371,218	35.7%
% of Total	6.8%	9.2%		8.7%	11.1%		8.6%	10.6%	
Total	3,605	3,373	-6.4%	78,639	83,242	5.9%	3,164,292	3,514,199	11.1%

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

Racial Distribution

Racial Characteristics	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
White	4,573	4,678	2.3%	85,274	85,640	0.4%	2,975,797	3,162,808	6.3%
% of Total	98.1%	94.8%		85.4%	82.8%		73.6%	71.1%	
Black	66	129	95.5%	13,799	14,672	6.3%	1,020,705	1,155,930	13.2%
% of Total	1.4%	2.6%		13.8%	14.2%		25.3%	26.0%	
Other	24	129	437.5%	767	3,147	310.3%	44,085	128,362	191.2%
% of Total	0.5%	2.6%		0.8%	3.0%		1.1%	2.9%	
Total	4,663	4,936	5.9%	99,840	103,459	3.6%	4,040,587	4,447,100	10.1%

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

Gender Distribution

Gender Type	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Male	2,218	2,341	5.5%	47,065	49,433	5.0%	1,935,936	2,144,463	10.8%
% of Total	47.6%	47.4%		47.1%	47.8%		47.9%	48.2%	
Female	2,445	2,595	6.1%	52,775	54,026	2.4%	2,104,651	2,302,637	9.4%
% of Total	52.4%	52.6%		52.9%	52.2%		52.1%	51.8%	
Total	4,663	4,936	5.9%	99,840	103,459	3.6%	4,040,587	4,447,100	10.1%

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

Population Density

Table P-8. Population Density and Area: Glencoe and Vicinity					
Geographic Area	Total Area	Total Land Area	Pop. Per sq. mile	Housing Units Per sq. mile	Total Population
Glencoe 1990	14.3	14.2	298.0	113.6	4,663
2000	16.1	16.0	319.5	132.2	4,936
%Change	12.6%	12.7%	7.2%	16.4%	5.9%
Rainbow City 1990	24.3	24.1	318.4	131.6	7,673
2000	25.3	25.1	333.0	151.1	8,607
%Change	4.1%	4.1%	4.6%	14.8%	12.2%
Attalla 1990	6.0	6.0	1,143.2	479.0	6,859
2000	6.6	6.6	988.0	436.8	6,677
%Change	10.0%	10.0%	-13.6%	-8.8%	-2.7%
Southside 1990	18.6	18.4	295.4	106.5	5,556
2000	19.1	18.9	368.3	145.7	7,057
%Change	2.7%	2.7%	24.7%	36.8%	27.0%

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

APPENDIX B: DETAILED ECONOMIC STATISTICS

Educational Attainment

Educational Level	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than 9th Grade	351	297	-15.4%	9,516	6,023	-36.7%	348,848	240,333	-31.1%
% of Total Pop. 25 Years +	11.3%	8.4%		14.5%	8.6%		13.7%	8.3%	
9th to 12 Grade, No Diploma	556	495	-11.0%	14,072	12,092	-14.1%	494,790	473,748	-4.3%
% of Total Pop. 25 Years +	18.0%	14.0%		21.4%	17.3%		19.4%	16.4%	
High School Graduate	1,085	1,087	0.2%	20,194	22,531	11.6%	749,591	877,216	17.0%
% of Total Pop. 25 Years +	35.0%	30.8%		30.7%	32.3%		29.4%	30.4%	
Some College, No Degree	599	798	33.2%	11,301	15,137	33.9%	427,062	591,055	38.4%
% of Total Pop. 25 Years +	19.3%	22.6%		17.2%	21.7%		16.8%	20.5%	
Associate Degree	198	337	70.2%	3,900	4,674	19.8%	126,450	155,440	22.9%
% of Total Pop. 25 Years +	6.4%	9.5%		5.9%	6.7%		5.0%	5.4%	
Bachelors Degree	189	339	79.4%	4,076	5,679	39.3%	258,231	351,772	36.2%
% of Total Pop. 25 Years +	6.1%	9.6%		6.2%	8.1%		10.1%	12.2%	
Graduate or Professional	119	181	52.1%	2,613	3,693	41.3%	140,997	197,836	40.3%
% of Total Pop. 25 Years +	3.8%	5.1%		4.0%	5.3%		5.5%	6.9%	
Persons 25 Years and Over	3,097	3,534	14.1%	65,672	69,829	6.3%	2,545,969	2,887,400	13.4%
% of Total Population	66.3%	68.6%		65.8%	67.5%		63.0%	64.9%	

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

Household Income Distribution

Income Level	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than \$15 K	443	268	-39.5%	13,519	9,787	-27.6%	498,957	391,406	-21.6%
% of Total	26.8%	13.8%		35.2%	23.5%		33.1%	22.5%	
\$15 - \$29,999	428	391	-8.6%	10,772	10,199	-5.3%	412,393	378,264	-8.3%
% of Total	25.9%	20.2%		28.0%	24.5%		27.4%	21.8%	
\$30 - \$44,999	430	459	6.7%	7,401	7,673	3.7%	284,506	318,861	12.1%
% of Total	26.0%	23.7%		19.2%	18.4%		18.9%	18.4%	
\$45 - \$74,999	296	562	89.9%	5,521	8,981	62.7%	231,304	381,959	65.1%
% of Total	17.9%	29.0%		14.4%	21.6%		15.4%	22.0%	
\$75+	55	256	365.5%	1,240	4,994	302.7%	78,849	266,895	238.5%
% of Total	3.3%	13.2%		3.2%	12.0%		5.2%	15.4%	
Total Households	1,652	1,936	17.2%	38,453	41,634	8.3%	1,506,009	1,737,385	15.4%
Median Income	\$28,628	\$38,385	34.1%	\$22,314	\$31,170	39.7%	\$23,597	\$34,135	44.7%

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

Commuting Patterns

Geographic Area	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Worked in Place of Residence	273	206	-24.5%	13,592	10,840	-20.2%	596,516	569,905	-4.5%
% of Total	13.6%	9.5%		45.4%	35.9%		53.2%	47.8%	
Worked Outside Place of Residence	1,732	1,972	13.9%	16,365	19,351	18.2%	525,480	621,853	18.3%
% of Total	86.4%	90.5%		54.6%	64.1%		46.8%	52.2%	
Total Place	2,005	2,178	8.6%	29,957	30,191	0.8%	1,121,996	1,191,758	6.2%
Worked in County of Residence	1,761	1,768	0.4%	32,370	32,082	-0.9%	1,363,133	1,421,356	4.3%
% of Total	88.6%	82.4%		81.5%	76.6%		81.5%	78.0%	
Worked Outside County of Residence	227	377	66.1%	7,328	9,800	33.7%	310,438	400,437	29.0%
% of Total	11.4%	17.6%		18.5%	23.4%		18.5%	22.0%	
Total County	1,988	2,145	7.9%	39,698	41,882	5.5%	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 Classification	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Total Persons 16+	3,814	3,981	4.4%	78,517	81,735	4.1%	3,103,529	3,450,542	11.2%
In Labor Force	2,339	2,286	-2.3%	44,211	46,225	4.6%	1,895,361	2,061,169	8.7%
% in Labor Force	61.3%	57.4%	-6.4%	56.3%	56.6%	0.5%	61.1%	59.7%	-2.2%
Armed Forces	0	19	190.0%	117	45	-61.5%	24,980	14,069	-43.7%
% in Armed Forces	0.0%	0.5%	0.5%	0.3%	0.1%	-66.7%	0.9%	0.7%	-22.2%
Civilian Labor Force	2,219	2,267	2.2%	44,094	46,180	4.7%	1,870,381	2,047,100	9.4%
Employed	2,043	2,183	6.9%	40,902	43,426	6.2%	1,741,794	1,920,189	10.2%
Unemployed	176	84	-52.3%	3,192	2,754	-13.7%	128,587	126,911	-1.3%
% Unemployed	7.9%	3.7%	-53.3%	7.2%	6.0%	-17.5%	6.8%	6.2%	-9.2%
Not in Labor Force	1,475	1,695	14.9%	34,306	35,510	3.5%	1,208,168	1,389,373	15.0%

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

Establishment and Employment by Industry

Table E-5. Establishment and Employment by Industry: Glencoe, Etowah County, Alabama, 2002						
Industry	Glencoe		Etowah 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	138	6,504	5,119	284,127
% of Total	0.0%	0.0%	8.5%	24.1%	5.8%	19.0%
Wholesale Trade	3	20	119	1,333	5,747	74,915
% of Total	6.5%	5.3%	7.4%	4.9%	6.5%	5.0%
Retail Trade	13	44	454	4,581	19,608	222,416
% of Total	28.3%	11.7%	28.0%	16.9%	22.1%	14.9%
Trans/Comm.	X	X	36	452	4,731	91,960
% of Total	0.0%	0.0%	2.2%	1.7%	5.3%	6.2%
FIRE	X	X	75	350	9,971	95,551
% of Total	0.0%	0.0%	4.6%	1.3%	11.3%	6.4%
Services	30	312	797	13,807	33,257	600,844
% of Total	65.2%	83.0%	49.2%	51.1%	37.6%	40.3%
Totals	46	376	1,619	27,027	88,563	1,491,890

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

Occupational Status

Table E-6. Occupational Status: Glencoe, Etowah County, Alabama, 2000						
Occupation	Glencoe	% of Total	Etowah County	% of Total	Alabama	% of Total
Management / Business	169	7.7%	3,655	8.4%	211,869	11.0%
Professional / Related	419	19.2%	7,312	16.8%	354,456	18.5%
Service	205	9.4%	5,969	13.7%	259,106	13.5%
Sales and Office	678	31.1%	11,138	25.6%	512,117	26.7%
Construction / Extraction	276	12.6%	5,290	12.2%	217,200	11.3%
Production / Transportation	436	20.0%	10,062	23.2%	365,441	19.0%
Total	2,183		43,426		1,920,189	

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

Poverty Status

Table E-7. Poverty Status: Glencoe, Etowah County, Alabama									
Poverty Status by Age	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
5 and under	63	51	-19.0%	1,832	2,024	10.5%	87,462	82,914	-5.2%
% of Total	11.3%	16.0%		11.3%	12.7%		12.1%	11.9%	
6 to 17	69	33	-52.2%	3,215	3,359	4.5%	166,174	154,967	-6.7%
% of Total	12.3%	10.4%		19.8%	21.1%		23.0%	22.2%	
18 to 64	281	183	-34.9%	8,030	8,388	4.5%	350,179	373,940	6.8%
% of Total	50.3%	57.5%		49.4%	52.6%		48.4%	53.6%	
65 and above	146	51	-65.1%	3,165	2,167	-31.5%	119,799	86,276	-28.0%
% of Total	26.1%	16.0%		19.5%	13.6%		16.6%	12.4%	
Total	559	318	-43.1%	16,242	15,938	-1.9%	723,614	698,097	-3.5%
% Below Poverty Level	12.4%	6.7%	-5.7%	16.5%	15.7%	-0.8%	18.3%	16.1%	-2.2%

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

APPENDIX C: DETAILED HOUSING STATISTICS

Housing Unit Types

Housing Types	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Single-family	1,470	1,555	5.8%	32,378	34,855	7.7%	1,171,201	1,338,832	14.3%
% of Total	81.9%	76.4%		77.5%	75.8%		70.1%	68.2%	
Multi-family	57	116	103.5%	4,902	5,011	2.2%	266,351	300,569	12.8%
% of Total	3.2%	5.7%		11.7%	10.9%		15.9%	15.3%	
Mobile home	262	365	39.3%	4,166	6,056	45.4%	217,784	319,212	46.6%
% of Total	14.6%	17.9%		10.0%	13.2%		13.0%	16.3%	
Other	5	0	-100.0%	341	37	-89.1%	15,043	5,098	-66.1%
% of Total	0.3%	0.0%		0.8%	0.1%		0.9%	0.3%	
Total Units	1,794	2,036	13.5%	41,787	45,959	10.0%	1,670,379	1,963,711	17.6%

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

Tenure and Occupancy Status

Tenure & Occupancy	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Occupied	1,690	1,922	13.7%	38,675	41,615	7.6%	1,506,790	1,737,080	15.3%
% of Total	94.2%	84.3%		92.6%	90.5%		90.2%	88.5%	
Owner-occupied	1,408	1,621	15.1%	28,612	30,957	8.2%	1,062,148	1,258,686	18.5%
% of Total	83.3%	84.3%		74.0%	74.4%		70.5%	72.5%	
Renter-occupied	282	301	6.7%	10,063	10,658	5.9%	444,642	478,394	7.6%
% of Total	16.7%	15.7%		26.0%	25.6%		29.5%	27.5%	
Vacant	104	114	9.6%	3,112	4,344	39.6%	163,589	226,631	38.5%
% of Total	5.8%	5.6%		7.4%	9.5%		9.8%	11.5%	
Total Units	1,794	2,036	13.5%	41,787	45,959	10.0%	1,670,379	1,963,711	17.6%

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

Housing Vacancy

Vacancy Status	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
For rent, only	38	23	-39.5%	1,010	1,239	22.7%	45,871	64,037	39.6%
% of Total	36.2%	20.2%		32.5%	28.5%		28.0%	28.3%	
For sale, only	18	14	-22.2%	414	781	88.6%	19,845	31,121	56.8%
% of Total	17.1%	12.3%		13.3%	18.0%		12.1%	13.7%	
Rented or sold	15	68	353.3%	463	655	41.5%	16,058	18,507	15.3%
% of Total	14.3%	59.6%		14.9%	15.1%		9.8%	8.2%	
Miscellaneous	10	0	-100.0%	147	322	119.0%	35,904	54,593	52.1%
% of Total	9.5%	0.0%		4.7%	7.4%		21.9%	24.1%	
Other Vacant	24	9	-62.5%	1,078	1,347	25.0%	45,911	58,373	27.1%
% of Total	22.9%	7.9%		34.6%	31.0%		28.1%	25.8%	
Total Vacant	105	114	8.6%	3,112	4,344	39.6%	163,589	226,631	38.5%

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

Household Size

Household Size	Glencoe			Etowah County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
1 Person	321	401	24.9%	9,254	10,973	18.6%	354,918	453,927	27.9%
% of Total	19.0%	20.9%		24.1%	26.4%		23.6%	26.1%	
2 Persons	547	784	43.3%	12,573	14,577	15.9%	478,471	579,355	21.1%
% of Total	32.3%	40.8%		32.7%	35.0%		31.8%	33.4%	
3 Persons	373	350	-6.2%	7,351	7,546	2.7%	284,277	315,083	10.8%
% of Total	22.0%	18.2%		19.1%	18.1%		18.9%	18.1%	
4 Persons	321	248	-22.7%	6,082	5,552	-8.7%	237,174	245,005	3.3%
% of Total	19.0%	12.9%		15.8%	13.3%		15.7%	14.1%	
5 Persons or more	130	139	6.9%	3,193	2,967	-7.1%	151,169	143,710	-4.9%
% of Total	7.7%	7.2%		8.3%	7.1%		10.0%	8.3%	
Total Persons	1,692	1,922	13.6%	38,453	41,615	8.2%	1,506,009	1,737,080	15.3%

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

Housing Stock Age

Housing Stock	Glencoe		Etowah County		Alabama	
	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	111	NA	4,824	NA	139,227	NA
% of Total	5.5%		10.5%		7.1%	
1940 to 1959	404	72.5%	12,831	166.0%	341,735	145.5%
% of Total	19.8%		27.9%		17.4%	
1960 to 1979	695	41.9%	15,364	19.7%	692,480	102.6%
% of Total	34.1%		33.4%		35.3%	
1980 to 1994	596	-16.6%	9,246	-39.8%	534,533	-22.8%
% of Total	29.3%		20.1%		27.2%	
1995 to 2000	230	-159.1%	3,694	-60.0%	255,736	-52.2%
% of Total	11.3%		8.0%		13.0%	
Total Units	2,036		45,959		1,963,711	
Median Year Structure Built	1975		1968		1975	

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

Physical Housing Conditions

Housing Conditions	Single Family		Multi-Family		Manufactured		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound Condition	1,387	72.4%	87	25.3%	19	73.1%	1,493	65.3%
Deteriorating	506	26.4%	251	73.0%	7	26.9%	764	33.4%
Dilapidated	24	1.3%	6	1.7%	0	0.0%	30	1.3%
Total	1,917		344		26		2,287	

Source: EARPDC Housing Inventory Study, 2007.

Selected Physical Housing Conditions

Housing Conditions	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Complete Kitchen Facilities	1,794	1,989	10.9%	41,519	45,410	9.4%	1,648,290	1,937,261	17.5%
% of Total	100.0%	97.7%		99.4%	98.8%		98.7%	98.7%	
Complete Plumbing Facilities	1,794	2,036	13.5%	41,471	45,573	9.9%	1,642,879	1,939,344	18.0%
% of Total	100.0%	100.0%		99.2%	99.2%		98.4%	98.8%	
Heating Facilities	1,168	1,922	64.6%	38,675	41,549	7.4%	1,506,790	1,732,744	15.0%
% of Total	65.1%	94.4%		92.6%	90.4%		90.2%	88.2%	
Total Units	1,794	2,036	13.5%	41,787	45,959	10.0%	1,670,379	1,963,711	17.6%

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

Housing Value

Housing Value	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than \$30,000	140	69	-50.7%	6,266	2,928	-53.3%	138,101	57,528	-58.3%
% of Total	13.0%	5.6%		28.8%	12.4%		18.1%	6.3%	
\$30,000 to \$49,999	348	101	-71.0%	6,869	4,745	-30.9%	214,835	118,659	-44.8%
% of Total	32.3%	8.3%		31.6%	20.1%		28.1%	12.9%	
\$50,000 to \$99,999	527	595	12.9%	7,407	9,649	30.3%	313,210	392,400	25.3%
% of Total	49.0%	48.6%		34.1%	40.8%		41.0%	42.7%	
\$100,000 to \$199,999	61	418	585.2%	1,028	5,226	408.4%	82,341	264,879	221.7%
% of Total	5.7%	34.2%		4.7%	22.1%		10.8%	28.8%	
\$200,000 and above	0	41	410.0%	150	1,089	626.0%	16,239	85,104	424.1%
% of Total	0.0%	3.3%		0.7%	4.6%		2.1%	9.3%	
Total Units	1,076	1,224	13.8%	21,720	23,637	8.8%	764,726	918,570	20.1%
Median Value	\$53,000	\$84,600	59.6%	\$42,700	\$71,200	66.7%	\$53,700	\$85,100	58.5%

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

Housing Value and Cost

Ownership Status	Glencoe		Etowah County		Alabama	
	1990	2000	1990	2000	1990	2000
Median Contract Rent	\$215	\$305	\$186	\$280	\$229	\$339
Median Gross Rent	\$353	\$418	\$281	\$395	\$325	\$447
Median Value Owner-Occupied Housing	\$53,000	\$84,600	\$42,400	\$71,200	\$53,200	\$85,100
% Units > \$100,000	5.7%	37.5%	5.4%	26.7%	12.9%	38.1%
Total Housing Units	1,794	2,036	41,787	45,959	1,670,379	1,963,711

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

Affordability of Owner-occupied Housing

Table H-10. Selected Monthly Owner Costs As A Percentage of Household Income: Glencoe, Etowah County, Alabama									
Percent of Income	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	738	828	12.2%	14,452	15,285	5.8%	482,702	556,093	15.2%
% of Total	68.6%	67.6%		66.5%	64.7%		63.1%	60.5%	
20 to 24%	97	138	42.3%	2,376	2,396	0.8%	93,693	110,978	18.4%
% of Total	9.0%	11.3%		10.9%	10.1%		12.3%	12.1%	
25 to 29%	70	76	8.6%	1,511	1,453	-3.8%	56,044	67,849	21.1%
% of Total	6.5%	6.2%		7.0%	6.1%		7.3%	7.4%	
30 to 34%	41	46	12.2%	837	990	18.3%	33,671	42,840	27.2%
% of Total	3.8%	3.8%		3.9%	4.2%		4.4%	4.7%	
35% or more	111	136	22.5%	2,341	3,151	34.6%	91,195	127,930	40.3%
% of Total	10.3%	11.1%		10.8%	13.3%		11.9%	13.9%	
Not computed	19	0	-100.0%	203	362	78.3%	7,421	12,880	73.6%
Total Households	1,076	1,224	13.8%	21,720	23,637	8.8%	764,726	918,570	20.1%

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

Affordability of Renter-occupied Housing

Table H-11. Gross Rent As A Percentage of Household Income: Glencoe, Etowah County, Alabama									
Percent of Income	Glencoe			Etowah County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	74	138	86.5%	3,485	3,852	10.5%	139,708	153,017	9.5%
% of Total	29.0%	45.8%		35.8%	36.9%		32.6%	32.6%	
20 to 24%	28	28	0.0%	1,016	937	-7.8%	52,569	51,356	-2.3%
% of Total	11.0%	9.3%		10.4%	9.0%		12.3%	10.9%	
25 to 29%	16	33	106.3%	983	926	-5.8%	42,333	41,425	-2.1%
% of Total	6.3%	11.0%		10.1%	8.9%		9.9%	8.8%	
30 to 34%	8	8	0.0%	598	532	-11.0%	28,501	29,476	3.4%
% of Total	3.1%	2.7%		6.1%	5.1%		6.7%	6.3%	
35% or more	101	66	-34.7%	2,516	2,610	3.7%	117,289	128,349	9.4%
% of Total	39.6%	21.9%		25.8%	25.0%		27.4%	27.4%	
Not computed	28	28	0.0%	1,147	1,574	37.2%	47,624	65,506	37.5%
Total	255	301	18.0%	9,745	10,431	7.0%	428,024	469,129	9.6%

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

**APPENDIX D: DETAILED COMMUNITY FACILITIES
STATISTICS**

Educational Facilities

Table CF-1. Educational Facilities: Glencoe, 2008							
School	Teachers Available		# Students	# Classrooms	Programs		
	Full	Part			Band room	Gym	Library
Glencoe Elementary School	28	0	399	27	0	1	1
Glencoe Middle School	17	0	325	19	0	1	1
Glencoe High School	22	0	335	24	1	1	1

Source: Community Facilities Survey, Etowah County Schools, 2008.

Water Utilities

Table CF-2. Water Line Size and Distribution: Glencoe, 2009		
Water Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
Less than 4"	23,047	5.7%
4"	53,838	13.3%
6"	311,172	76.9%
8"	15,380	3.8%
12"	989	0.2%
Total	404,426	100.0%

Source: EARPDC database, 2008.

Sewer Utilities

Table CF-3. Glencoe: Sewer Line Size and Distribution, 2009		
Sewer Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
12"	5,160	7.3%
6" to 8"	65,584	92.7%
Total	70,744	100.0%

Source: EARPDC database, 2008.

APPENDIX E: DETAILED TRANSPORTATION STATISTICS

Traffic Volumes and Level of Service

Location of Traffic Count	1996	1998	2000	2002	2004	2006	# Change	% Change	LOS
BTW. Marker Rd. & Banks Str. (76)	20,910	22,320	21,350	21,720	21,310	21,450	540	2.6%	C
Near INT. w/ Lonesome Bend Rd. (2081)	17,340	18,740	17,760	19,070	18,620	20,710	3,370	19.4%	C
BTW. College & Pineview (78)	16,800	18,280	17,350	17,840	17,330	17,480	680	4.0%	B
N. of Websters Chapel Rd. (80)	14,820	16,230	15,260	15,830	15,070	15,530	710	4.8%	A
At Calhoun Co. line (15)	13,400	14,510	13,970	14,270	15,020	14,810	1,410	10.5%	A

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

Location of Traffic Count	1996	1998	2000	2002	2004	2006	# Change	% Change	LOS
BTW. Silver & Armstrong (82)	10,410	10,430	10,630	12,120	13,020	13,440	3,030	29.1%	A
E. of Furham Drive (83)	13,510	13,810	12,960	12,800	14,160	14,700	1,190	8.8%	A

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

Location of Traffic Count	1996	1998	2000	2002	2004	2006	# Change	% Change	LOS
At INT. w/ U.S. Hwy. 278 (2084)	NA	NA	NA	NA	2,120	2,150	30	1.4%	A
Near Rabbittown Rd. (2083)	NA	NA	NA	NA	2,380	2,290	-90	-3.8%	A
Near Rabbittown Rd. (2082)	NA	NA	NA	NA	2,310	2,320	10	0.4%	A

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

Location of Traffic Count	1996	1998	2000	2002	2004	2006	LOS
Near U.S. Hwy. 431 (241)	NA	NA	NA	NA	N/A	4,650	A
S. Sally Springs Road (242)	NA	NA	NA	NA	N/A	5,240	A
N. Kirkland Lane (243)	NA	NA	NA	NA	N/A	4,660	A

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

Traffic Projections

Roadway	Location of Traffic Count	1996	2006	2016	LOS
U.S. Hwy. 431	BTW. Marker Rd. & Banks Str. (76)	20,910	21,450	22,004	C
	Near INT. w/ Lonesome Bend Rd. (2081)	17,340	20,710	24,735	D
	BTW. College & Pineview (78)	16,800	17,480	18,188	B
	N. of Websters Chapel Rd. (80)	14,820	15,530	16,274	A
	At Calhoun Co. line (15)	13,400	14,810	16,368	A
U.S. Hwy. 278	BTW. Silver & Armstrong (82)	10,410	13,440	17,352	B
	E. of Furham Drive (83)	13,510	14,700	15,995	B

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

APPENDIX F: DETAILED LAND USE STATISTICS

Existing Land Use

Table LU-1. Existing Land Use Acreage: City of Glencoe, 2008			
Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	1,156.1	11.5%	29.2%
Commercial	245.9	2.5%	6.2%
Industrial	293.7	2.9%	7.4%
Single-Family Residential	2,010.9	20.1%	50.9%
Multi-Family Residential	21.5	0.2%	0.5%
Park and Recreation	140.5	1.4%	3.6%
Public	84.0	0.8%	2.1%
Undeveloped	6,062.6	60.5%	N/A
Total Land Area	10,015.2	100.0%	N/A
Total Developed Land	3,952.6	39.5%	100.0%
Total Water in City	98.8	N/A	N/A
Total City Acreage	10,114.0	N/A	N/A

Source: EARPDC database, 2008.

Zoning

Table LU-2. Zoning Acreage and Percent of Total: City of Glencoe, 2008					
Zoning	District Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
AG	Agriculture	3,840.20	36.2%	3,840.2	36.2%
R-1	Single-Family Residential	5,112.40	48.2%	5,229.0	49.3%
R-2	Multi-Family Residential	2.1	0.02%		
GH	Garden Home	35.2	0.3%		
MHP	Manufactured Home Park	79.3	0.7%		
B-1	General Business	5.0	0.05%	345.7	3.3%
B-2	General Business	13.0	0.1%		
H-C-1	Highway Commercial	327.7	3.1%		
GM	General Manufacturing	1,199.6	11.3%	1,199.6	11.3%
Totals		10,614.5			
FHZ	Flood Hazard Overlay	889.8	8.4%	889.8	8.4%

Source: EARPDC database, 2008.

APPENDIX G: IMPLEMENTATION SCHEDULE

Implementation Schedule

Table I-1. Implementation Schedule: City of Glencoe, 2008-2018			
Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2009-2018	Annex Silver Lakes Golf Course	City of Glencoe	ALM
2009-Cont.	Update Water and Sewer Infrastructure	City of Glencoe	CDBG/EDA
2010-2012	Build a New Fire Department Station	City of Glencoe	FEMA
2010-2012	Construct Hiking/Bicycling Trail along Little Cove Creek	City of Glencoe	ALDOT
2012-Cont.	Hire a Revenue Officer	City of Glencoe	RAI/ALM
2010-Cont.	Update the City Zoning Ordinance	City of Glencoe	EARPDC

Source: Goals and Objectives Chapter of the Glencoe Comprehensive Plan, 2008.

APPENDIX H: COMMUNITY PROFILES

RESOLUTIONS

RESOLUTION 09-01

A RESOLUTION BY THE GLENCOE PLANNING COMMISSION ADOPTING THE 2009 CITY OF GLENCOE 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 Glencoe, 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 March 2, 2009 to solicit final public comments on the 2009 City of Glencoe 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 GLENCOE, ALABAMA:

SECTION 1. That the 2009 City of Glencoe 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 Glencoe City Council of and to the Etowah County Probate Judge.

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

ADOPTED, this 2nd day of March, 2009.



Chair, Glencoe Planning Commission

ATTEST:



Secretary, Glencoe Planning Commission

RESOLUTION No. 09 - 05

**CITY OF GLENCOE
COUNTY OF ETOWAH COUNTY
STATE OF ALABAMA**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF GLENCOE,
APPROVING THE 2009 CITY OF GLENCOE 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 Glencoe, 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 March 02, 2009 to solicit final public comments on the 2009 City of Glencoe 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
GLENCOE, ALABAMA** that the 2009 City of Glencoe 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 10th day of March, 2009



Charles Gilchrist, Mayor

ATTEST:



Susan Casey, City Clerk