

CITY OF LANETT



COMPREHENSIVE PLAN

February 2012



CITY OF LANETT, AL
serving the citizens of Lanett

**CITY OF LANETT
COMPREHENSIVE PLAN**

This document was prepared under the direction of the

LANETT CITY PLANNING COMMISSION

AND

LANETT CITY COUNCIL

by the

**EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT
COMMISSION**

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

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First Printing – March 2009

Second Printing – September 2010

Final Printing – February, 2012

Printed in the United States of America

Source of Copies:

City of Lanett
City Hall
401 North Lanier Avenue
Lanett, Alabama 36863

Abstract:

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

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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 a city council cannot substitute for adoption by the planning commission.

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

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

The adoption of a comprehensive plan also gives the planning commission authority to review and approve the construction of public streets and squares, parks, public buildings, and public utilities (Title 11, Chapter 52, Section 11 of the Code of Alabama, 1975). If the planning commission determines that a proposal to construct such public facilities is not consistent with the comprehensive plan, it may disapprove the proposal and provide written notice of its findings to 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 November of 2006, the East Alabama Regional Planning and Development Commission (EARPDC) contracted with the City of Lanett to create a comprehensive plan for Lanett in order to guide and direct land use and development in a logical manner, consistent with the goals and objectives of the city.

To initiate the planning process, an initial public hearing was called and conducted on July 17, 2007. The meeting was used to inform 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 about 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 Lanett Planning Commission (LPC) on a quarterly basis in order to keep LPC updated on the plans 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 and plans for land use and development within the City of Lanett. The EARPDC cartography staff provided mapping services for practical land use research and applications.

Location

Lanett is located in the southeastern portion of Chambers County, in east-central Alabama along the Chattahoochee River, which forms the border between Alabama and Georgia. The city is a part of a quad-city area called the "Valley" which consists of the Cities of Lanett, LaFayette, Valley, and West Point, Georgia. Interstate 85 serves as the major highway through the city, connecting Lanett to Atlanta, 80 miles to the northeast, and Montgomery, 80 miles to the southwest. Other major roadways include U.S. Highway 29, linking Lanett to Valley in the south and West Point in the northeast, and Alabama Highway 50, connecting Lanett to the City of LaFayette in central Chambers County, the county seat.

General Information

The City of Lanett was founded as a southern mill village in 1895 and named in commemoration of two textile mill founders LaFayette Lanier and Theodore Bennett, whose names were combined to form the city's name. The town lived and prospered as a thriving mill community until 1950, when due to foreign competition in textiles, the mill substantially cut employment and handed utilities and mill homes to the city. In November of 2006 Lanett Mill finally ceased operations and closed its doors. Today Lanett Mill and the mill houses stand as a reminder of this time when industrial textile production directed city growth and development. Mill homes throughout the

community have been extensively preserved and rehabilitated by caring residents and the city, while the empty mill property itself, at a considerably strategic location along U.S. Hwy. 29, offers many opportunities for city redevelopment and revitalization. As the textile industry declines in Alabama, and in the southeast in general, the automotive industry is restoring economic vitality to many areas in need. The newly established Kia Automotive Manufacturing Plant operation in LaGrange Georgia, located along Interstate 85 approximately 15 miles to the east, is expected to bring a population and economic boom to the “Valley” area, not only through direct employment opportunities, but indirectly by creating supply chain jobs and spin-off industries. As a city in constant change, with an active Industrial Development Authority and Local Development Group, Lanett strives to accommodate this new era in industrial development and seek out attributing opportunities.

Lanett and the surrounding area offer numerous recreational amenities. West Point Lake, located to the immediate northeast of the city, with 525 miles of shoreline, is the second largest man-made lake in the nation and provides excellent opportunities for fishing, boating, hunting, camping, and swimming. The Chattahoochee River also forms a portion of the border between Lanett, Alabama and West Point, Georgia and serves as a natural resource for fishing, boating, and other water sports as well. The city’s recreation center offers youth football, soccer, cheerleading, and basketball.

Historical Background

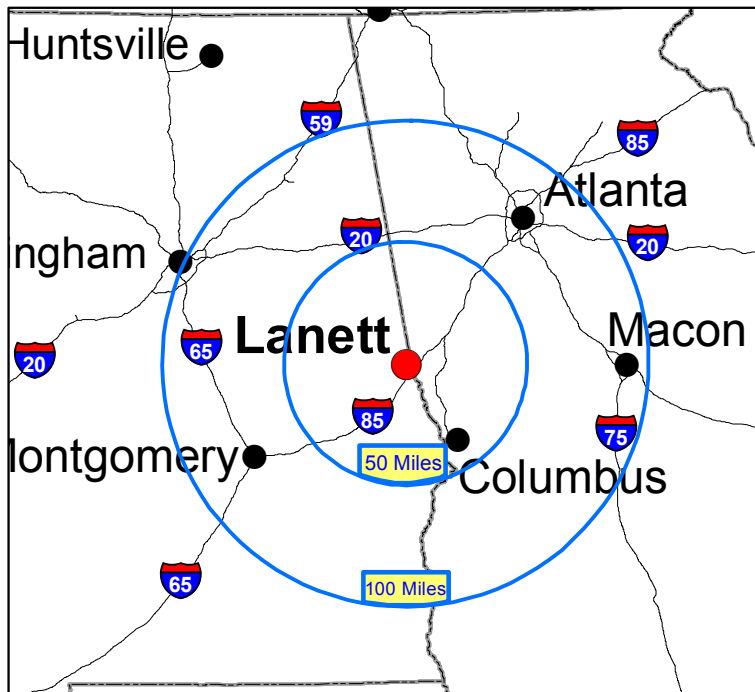
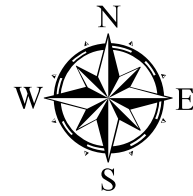
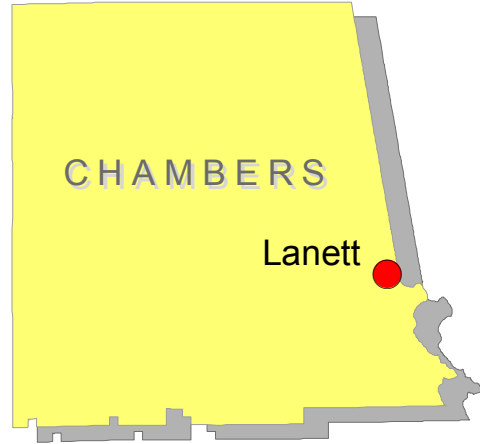
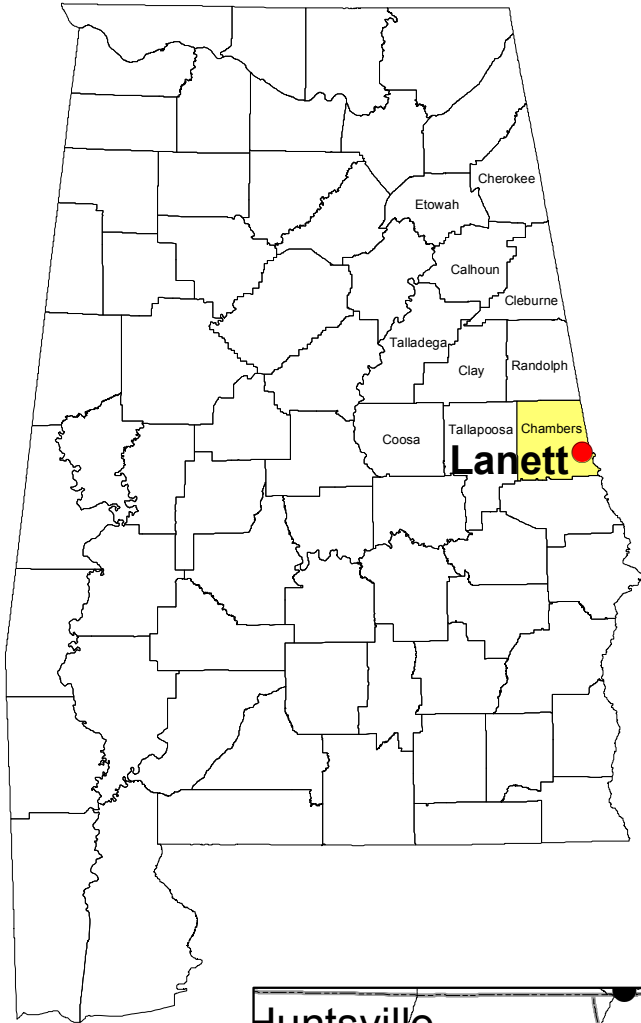
Prior to European influence the area of Lanett was home to the Creek Indian Nation, a Confederation of Indian Tribes banded together for the well-being and protection of its members. Around 1200 A.D the Creek Indians migrated from the southwest to occupy large regions of present day Georgia and Alabama and by 1500 spread throughout most of the southeast region. The early 18th century marked the beginnings of European contact and the Creek began trading relations with Spanish, French, and British nationalities, however, the British eventually won primary influence and many tribes allied with the English against Cherokee and other Indian rivals. This period of peace between white settlers and the Creek lasted until 1783 when, in an attempt to form a binding treaty, two Creek Chiefs, Tallassee and Cussetta, ceded land to the newly formed United States. This treaty spurred division among tribes and a war with the U.S., which eventually led to the end of the Creek Indian Nation in 1827. Early historical record reveals that the site of Lanett was once a Creek Indian town at this time. In 1830, wealthy planters from Georgia and the Carolinas settled here and called their community Bluffton and in 1866 Bluffton was officially incorporated. The city would not be renamed to Lanett until 1895.

The end of the Civil War in 1865 brought considerable hardships to Bluffton, as Union forces invaded communities, destroying homes, bridges, and railroads that could be used to support and strengthen Confederate soldiers. Ft. Tyler, in nearby West Point, was the final Confederate stronghold to fall in the War. Prosperity finally returned to the area 15 years later, in 1880, when two textile mill developers LaFayette Lanier and Theodore Bennett founded West Point-Pepperell textiles and began building and operating hydro-electric powered cotton mills in the communities of Langdale and Riverview. The Lanett Mill was built and began operation in 1894. One year later, on February 1, 1895 the town of Bluffton was officially renamed to Lanett in honor of these mill founders.

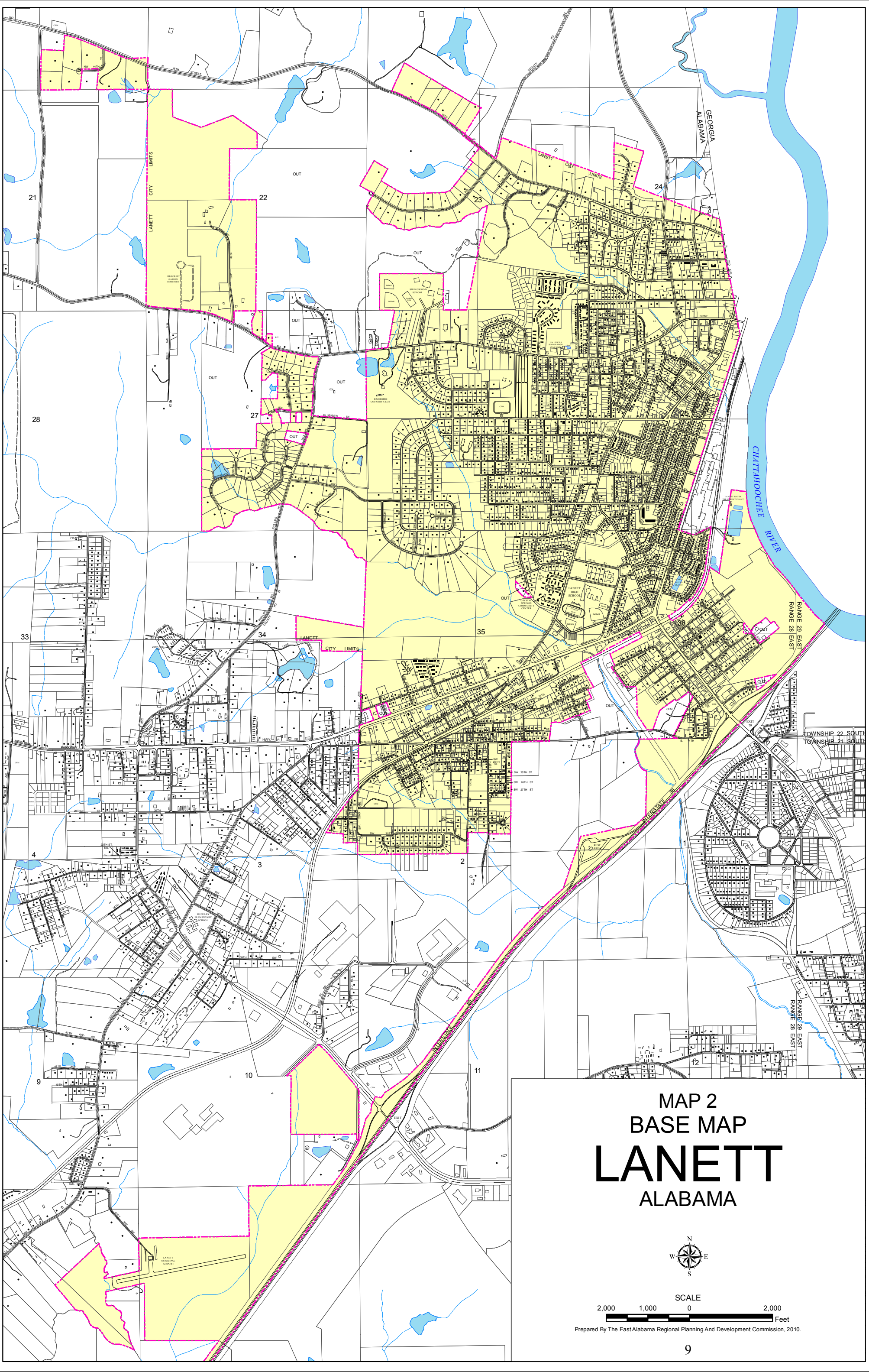
Lanett grew and prospered as a mill community. For more than half a century the majority of homes and community facilities in the city were owned by the mill. Then in 1950 homes were sold to tenants and the mill handed all utility systems and schools over to the city, the controlling body of ownership today. In November of 2006, due to increasing global competition, the Lanett Mill ceased operations and closed its doors, ending a prominent era in the city's history.

Today, Lanett stands as a southern mill heritage community, however, the city looks to the future in which the automotive industry may produce a new manufacturing initiative, influencing population growth, employment, and development throughout the region.

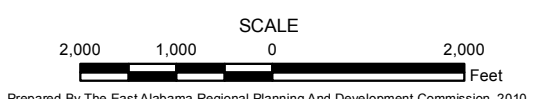
MAP 1 LOCATION



SOUTHEASTERN U.S.



MAP 2
BASE MAP
LANETT
ALABAMA



Prepared By The East Alabama Regional Planning And Development Commission, 2010.

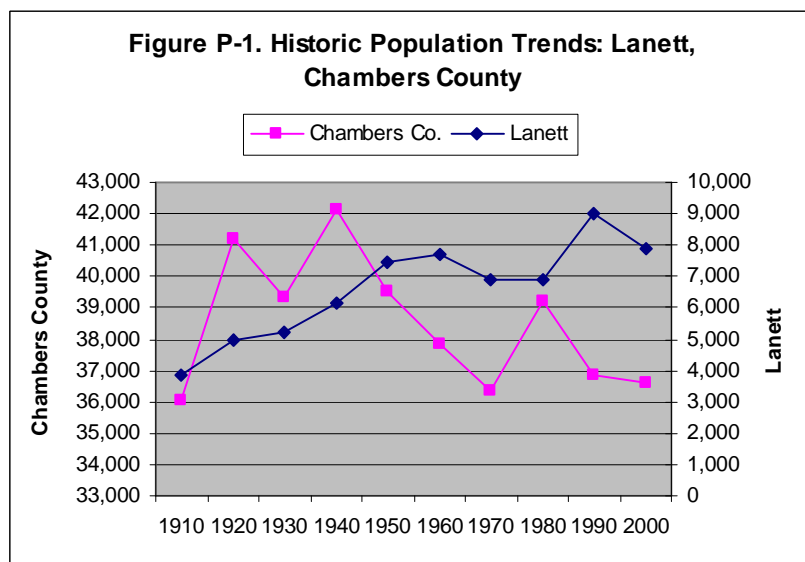
CHAPTER II: POPULATION

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 Lanett 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 age, race, and gender distributions, marital status, and population density. Finally, an analytical summary of population data findings concludes the chapter.

Population Trends

Historic Population Trends

All community populations change to some degree over a given span of time. Historic population trends are useful in showing when and to what degree population has increased, decreased, or stabilized over a given 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.



Throughout the 1900s Lanett steadily increased in population, with somewhat significant declines in 1970 and 2000. The most significant population growth occurred between 1910 and 1950 when the city nearly doubled in size, from 3,820 to 7,434, a percent increase of 94%. The sharpest population increases in the city occurred from 1910 to 1920 and from 1980 to 1990, both with a percent increase of 30%. Figure P-1 illustrates historic population trends for Lanett

and Chambers County between 1910 and 2000. Such population increases and declines could result from textile industry employment patterns, prevalent in this area at the time.

Chambers County population trends differed substantially from Lanett with more frequent periods of increase and decrease, primarily as a causation of high economic dependence on textile manufacturing. The most significant growth in the county occurred from 1910 to 1920, increasing from 36,056 to 41,201, a percent increase of 14%. This growth could be attributed to new employment opportunities with the building and opening two new textiles mills in Fairfax and Shawmut, now in the City of Valley, while the immediate subsequent decrease in 1930 could be due to the great depression, which greatly affected these people. The most significant decline in county population is shown from 1940 to 1970, when the county dropped from 42,146 to 36,356, a percent decrease of 12%. This time period was a tumultuous period in Alabama history and a variety of influential factors could have been involved in this decline such as loss of textile jobs and transition to a higher skilled labor force, foreign job market competition, World War II, and the civil rights movement. From 1970 to 1980, the county revived somewhat and began to grow, however, in 1990 and 2000 the county experienced population loss once again, possibly caused by Riverdale and Langdale Mills closing their doors in 1996 and 1997, respectively. Meanwhile Alabama steadily increased in population, due largely to a more diversified and stable workforce. Table P-1 shows historic population trends for Lanett, Chambers County, and Alabama from 1910 to 2000.

Table P-1. Historic Population Trends: Lanett, Chambers County, Alabama						
Year	Lanett	% Change	Chambers Co.	% Change	Alabama	% Change
1900	N/A	N/A	32,554	N/A	1,828,697	N/A
1910	3,820	N/A	36,056	10.8%	2,138,093	16.9%
1920	4,976	30.3%	41,201	14.3%	2,348,174	9.8%
1930	5,204	4.6%	39,313	-4.6%	2,646,248	12.7%
1940	6,141	18.0%	42,146	7.2%	2,832,961	7.1%
1950	7,434	21.1%	39,528	-6.2%	3,061,743	8.1%
1960	7,674	3.2%	37,828	-4.3%	3,266,740	6.7%
1970	6,908	-10.0%	36,356	-3.9%	3,444,165	5.4%
1980	6,897	-0.2%	39,191	7.8%	3,893,888	13.1%
1990	8,985	30.3%	36,876	-5.9%	4,040,587	3.8%
2000	7,897	-12.1%	36,583	-0.8%	4,447,100	10.1%

Source: Lanett Comprehensive Plan, 1978 and U.S. Census of Population, 1980, 1990, and 2000 STF 3.

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.

The greatest majority of Lanett residents were born in Alabama, accounting for approximately 77% of the population in 1990 and 75% in 2000. Approximately 22% of the city's residents, in 1990, were born in another state and in 2000 about 23% were from another state. The majority of these residents (84%), in 2000, were born in another southern state. Most residents born in other parts of the U.S. were from either a northeastern state (6%) or a mid-western state (6%). Lanett

grew marginally in foreign-born residents from 24 in 1990 to 116 in 2000, accounting for only 1% of the population. Table P-2 shows place of birth for the City of Lanett from 1990 to 2000.

Table P-2. Place of Birth: City of Lanett, 1990 to 2000					Change 1990-2000	
Born in	1990	% of Total	2000	% of Total	#Change	%Change
State of Residence	6,959	77.7%	5,907	75.3%	-1,052	-15.1%
Another State	2,002	22.3%	1,805	23.0%	-197	-9.8%
A Northeastern State	145	7.2%	119	6.6%	-26	-17.9%
A Midwestern State	173	8.6%	118	6.5%	-55	-31.8%
A Southern State	1,660	82.9%	1,520	84.2%	-140	-8.4%
A Western State	24	1.2%	48	2.7%	24	100.0%
Born outside U.S.	0	0.0%	19	0.2%	19	100.0%
Puerto Rico	0	0.0%	5	26.3%	5	100.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Abroad of U.S. Parents	0	0.0%	14	73.7%	14	100.0%
Foreign-born	24	0.3%	116	1.5%	92	383.3%
Total	8,961	100.0%	7,847	100.0%	-1,114	-12.4%

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

Place of Residence

While place of birth determines where immigrants were born at, place of residence determines where immigrants used to live 5 years prior to moving (US Census Glossary). Consequently, residents less than 5 years of age cannot be included in this study. Despite some population loss, Lanett showed a fairly stable housing residency. The majority of residents, 61% in 1990 and 60% in 2000, remained in the same house. Most residents who moved into a different house during this time, 71% in 1990 and 69% in 2000, remained in the county. In 2000, approximately 20% of Lanett residents moved in from another state, of which 76% were from another southern state and 12% were from a western state. Table P-3 displays place of residence for the City of Lanett between 1990 and 2000.

Table P-3. Place of Residence: City of Lanett					Change 1990-2000	
Resided in	1985	% of Total	1995	% of Total	#Change	%Change
Same House in...	5,127	61.1%	4,432	60.5%	-695	-13.6%
Different House in....	3,258	38.9%	2,894	39.5%	-364	-11.2%
Same County	2,339	71.8%	2,011	69.5%	-328	-14.0%
Same State	262	8.0%	350	12.1%	88	33.6%
Other State...	657	20.2%	462	16.0%	-195	-29.7%
Northeastern State	59	9.0%	26	5.6%	-33	-55.9%
Midwestern State	112	17.0%	23	5.0%	-89	-79.5%
Southern State	486	74.0%	354	76.6%	-132	-27.2%
Western State	0	0.0%	59	12.8%	59	100.0%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
Foreign Country	0	0.0%	71	2.5%	71	100.0%
Total	8,385	100.0%	7,326	100.0%	-1,059	-12.6%

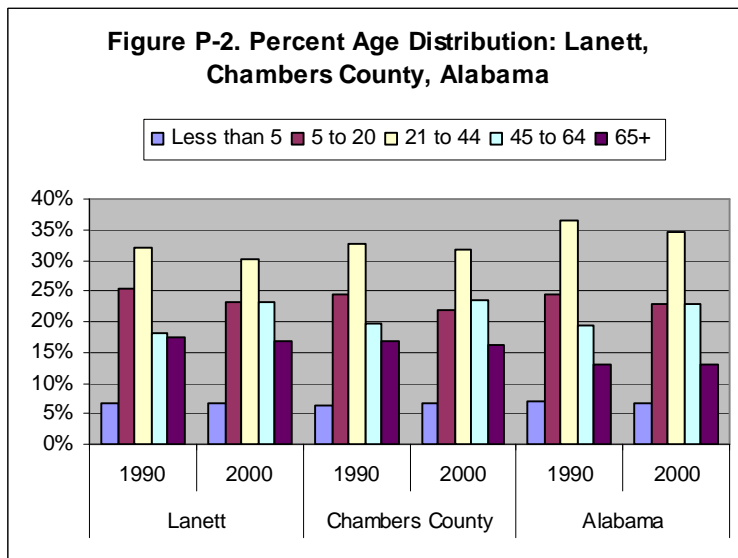
Source: U.S. Census of Population, 1990 and 2000 STF 3.

Population Composition

Age Distribution

Age distribution is a critical element in any population study. A community must structure their budget and resources to meet a wide variety of residents' needs. Needs tend to differ significantly from one age group to another, therefore, 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 most communities is to increase population evenly across among all ages of people in order to maintain a healthy social network. Lanett age distribution patterns have not kept pace with the county and state. From 1990 to 2000, the city lost population, particularly in youths (-20%) and young adults (-17%). Both the county and state lost youth population by -10% and -2%, respectively. The county showed slight decrease (-3%) in young adult while the state increased in this age group by 8%, indicating a considerably greater portion of young population than in the city.



In the years from 1990 to 2000, Alabama (34% and 36%) showed a somewhat larger portion of young adults than did Lanett (32% and 30%) and Chambers County (32% and 31%). However, the city and county showed somewhat higher representation of senior populations, around 16%, than the state did at 13% during this time. Figure P-2, illustrates percent age distribution for Lanett, Chambers County, and Alabama from 1990 to 2000. Notice the differentiation in young adult and senior groups in the city county and state.

Between 1990 and 2000, Lanett decreased in every age group except middle age, which increased by 10%. These patterns differed significantly from the Chambers County and Alabama. While the county decreased somewhat significantly in youth (-10%) and minimally in young adult (-3%) and senior (-4%) the state decreased slightly only in youth (-2%). A common trend at the city, county, and state is substantial increases in middle age populations, particularly in the county and state. These trends suggest that the city, county, and state, in the near future, will need to provide services for growing middle age and subsequently transitioning senior populations, while attending to revive youth and young adult for educational training and workforce development.

Following age distribution trends, the median age between 1990 and 2000 rose from 34 to 37 in the city and county and from 33 to 35 in the state. This could be primarily due to advances in

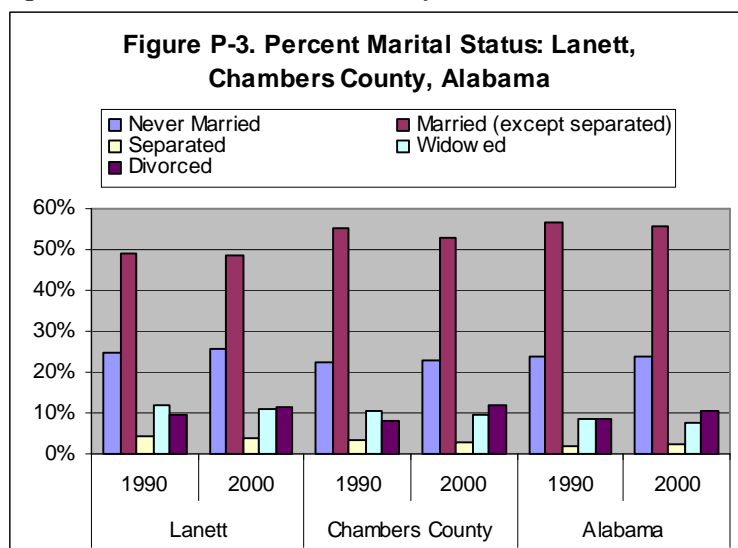
healthcare, but also quality of living and services to seniors. Table P-4 shows age distribution for Lanett, Chambers County, and Alabama between 1990 and 2000.

Table P-4. Age Distribution: Lanett, Chambers County, Alabama									
Age Group	Lanett			Chambers County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less than 5	600	521	-13.2%	2,390	2,435	1.9%	280,785	294,822	4.5%
% of Total	6.7%	6.6%		6.5%	6.7%		6.9%	6.6%	
5 to 20	2,292	1,826	-20.3%	8,965	8,006	-10.7%	981,123	1,024,554	-2.1%
% of Total	25.5%	23.3%		24.3%	21.9%		24.3%	23.0%	
21 to 44	2,880	2,370	-17.7%	12,094	11,656	-3.6%	1,470,475	1,535,034	8.5%
% of Total	32.1%	30.2%		32.8%	31.9%		36.4%	34.5%	
45 to 64	1,639	1,810	10.4%	7,257	8,597	18.5%	785,598	1,012,662	29.7%
% of Total	18.2%	23.1%		19.7%	23.5%		19.4%	22.8%	
65+	1,574	1,320	-16.1%	6,170	5,889	-4.6%	522,606	580,028	10.9%
% of Total	17.5%	16.8%		16.7%	16.1%		12.9%	13.0%	
Total	8,985	7,847	-12.7%	36,876	36,583	-0.8%	4,040,587	4,447,100	10.1%
Median Age	34.6	37.3	7.8%	34.8	37.7	8.3%	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 and is organized into 5 categories which are as follows: 1) never married, 2) married (except separated), 3) separated, 4) widowed, 5) divorced. According to Census data, approximately half of Lanett residents in 1990 (49%) and 2000 (48%) were married (except separated). Both Chambers County and Alabama showed slightly higher portions of married



couples in 1990 at 55% and 56%, respectively and 52% and 55% in 2000. Figure P-3 illustrates percent marital status for Lanett, Chambers County, and Alabama between 1990 and 2000. During this time, Lanett recorded slightly higher portions (approximately 25%) of individuals who had never married than in the county and state, both of which reported 22% and 23%. Representation in separation, divorced, and widowed status remained much the same at the city, county, and state levels.

From 1990 to 2000, Lanett reported significant change in marital status. During this time the city decreased in every marital status except divorced, which grew by 10%. Chambers County declined minimally (-0.2%) in married couples, but more significantly (-13%) in separated individuals, while the state increased in married couples by 9% and separated by 11%. Both the county and state increased in divorced individuals by a considerable 49% and 35%, respectively. This information indicates that the city would benefit by focusing resources on family health and development, however, lower divorce rates and greater decline in separated individuals in the city, somewhat suggest more stability. Table P-5 displays marital status for Lanett, Chambers County, and Alabama from 1990 to 2000.

Table P-5. Marital Status (Age 15 and Older): Lanett, Chambers County, Alabama									
Marital Status	Lanett			Chambers County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Never Married	1,716	1,628	-5.1%	6,491	6,856	5.6%	754,868	839,185	11.2%
% of Total	24.7%	25.6%		22.6%	22.9%		23.9%	23.9%	
Married (except separated)	3,416	3,078	-9.9%	15,845	15,812	-0.2%	1,791,644	1,953,261	9.0%
% of Total	49.2%	48.4%		55.3%	52.8%		56.6%	55.6%	
Separated	309	232	-24.9%	981	845	-13.9%	68,002	75,988	11.7%
% of Total	4.5%	3.6%		3.4%	2.8%		2.1%	2.2%	
Widowed	831	688	-17.2%	3,012	2,916	-3.2%	276,267	274,547	-0.6%
% of Total	12.0%	10.8%		10.5%	9.7%		8.7%	7.8%	
Divorced	665	736	10.7%	2,349	3,507	49.3%	273,511	371,218	35.7%
% of Total	9.6%	11.6%		8.2%	11.7%		8.6%	10.6%	
Total	6,937	6,362	-8.3%	28,678	29,936	4.4%	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.

Lanett showed considerable racial diversity. From 1990 to 2000 the city gained minimally in black populations by 0.6%, however, in 2000 approximately 54% of the population were black, while 44% were of white decent. This change could be attributed to significant loss (-26%) of white population during this time. Both Chambers County and Alabama showed substantially different racial trends with white population being the dominant race at 60% and 71%, respectively in 2000. Populations other than black and white were recognized in the racial composition, however, these populations comprised such a small representation (averaging 1% and 2%) that, despite overall increases, were considered non-factorial. This information indicates that Lanett had a different racial composition than the county and state and therefore may have differing needs and desires as a community. Table P-6 shows race distribution for Lanett, Chambers County, and Alabama from 1990 to 2000.

Table P-6. Race Distribution: Lanett, Chambers County, Alabama									
Racial Characteristics	Lanett			Chambers County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
White	4,710	3,458	-26.6%	23,544	22,263	-5.4%	2,975,247	3,162,808	6.3%
% of Total	52.4%	44.1%		63.8%	60.9%		73.6%	71.1%	
Black	4,275	4,301	0.6%	13,248	14,019	5.8%	1,019,743	1,155,930	13.2%
% of Total	47.6%	54.8%		35.9%	38.3%		25.3%	26.0%	
Other	0	88	880.0%	84	301	258.3%	44,085	128,362	191.2%
% of Total	0.0%	1.1%		0.2%	0.8%		1.1%	2.9%	
Total	8,985	7,847	-12.7%	36,876	36,583	-0.8%	4,040,587	4,447,100	10.1%

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

Gender Distribution

Gender distribution is also an important demographic characteristic in a population study. These two groups tend to have divergent needs and serve the community in differing methods and capacities. In typical U.S. communities the female population tends to slightly outnumber the male population. According to Census information, Lanett ranked similar to Chambers County and Alabama in terms of gender distribution. From 1990 to 2000 the city showed insignificant change in gender composition at 45% male and 54% female. These patterns followed suit in the county and state ranging from 47% to 48% male and 51% to 53% female during this time. However, Lanett sustained similar population loss (-12%) in both genders, while the county sustained only minimal loss, and the state increased somewhat significantly in both groups. Table P-7 exhibits gender distribution for Lanett, Chambers County, and Alabama from 1990 to 2000.

Table P-7. Gender Distribution: Lanett, Chambers County, Alabama									
Geographic Area	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Male	4,076	3,554	-12.8%	17,326	17,254	-0.4%	1,935,936	2,144,463	10.8%
% of Total	45.4%	45.3%		47.0%	47.2%		47.9%	48.2%	
Female	4,909	4,293	-12.5%	19,550	19,329	-1.1%	2,104,651	2,302,637	9.4%
% of Total	54.6%	54.7%		53.0%	52.8%		52.1%	51.8%	
Total	8,985	7,847	-12.7%	36,876	36,583	-0.8%	4,040,587	4,447,100	10.1%

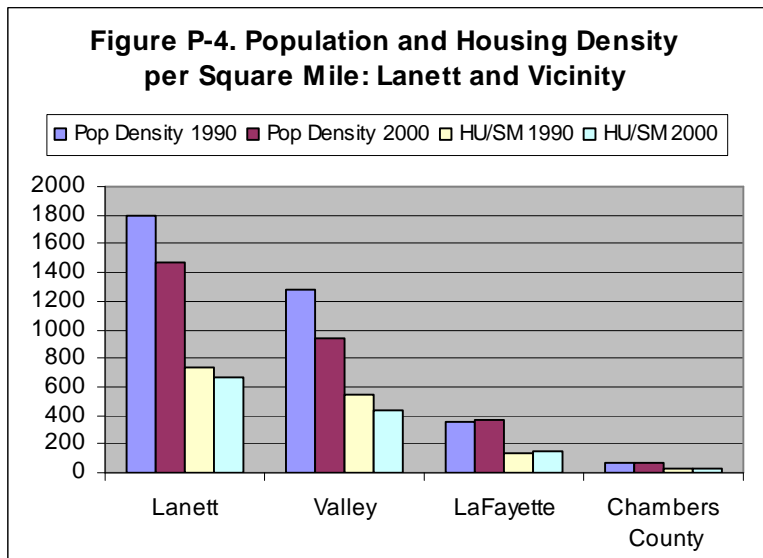
Source: U.S. Census of Population, 1990 and 2000 STF 3.

Population Density

Every community desires to grow in size and population, competitively. 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).

In comparison to surrounding communities, Lanett displayed significantly high population and housing density. From 1990 to 2000, Lanett decreased in population per square mile from 1,797 to 1,463, an 18% decrease, and in housing density from 738 to 665, a 10% decline. However, during

this time, the city remained a reasonably dense. According to the National Center for Immigration Studies, a city must have a population density of 1,000 people per square mile in order to be considered an urban area. Despite being a small Alabama community, Lanett was recognized as an urban environment in both 1990 and 2000, qualifying the city for the grants and entitlements of urban areas, as opposed to rural. The city should also adopt development strategies and planning relevant with urban centers of high population density. Figure P-4 illustrates population and housing density per square mile for Lanett and surrounding municipalities in 1990 and 2000.



The communities of Valley and LaFayette are Lanett's neighboring municipalities with significant population and housing density. In 1990 Valley, along with Lanett, broke the urban center threshold, however, the city dropped just below 1,000 in 2000. The City of LaFayette showed substantially less population and housing density than both Valley and Lanett at this time. High population and housing densities for Lanett and Valley could be attributed to their mill village heritage, with small homes on

small lots in close proximity. This industrial tradition is not as prominent in LaFayette and other areas of Chambers County as in Lanett and Valley. Table P-8 examines population density and housing density for Lanett and its surrounding communities in 1990 and 2000.

Table P-8. Population and Housing Density: Lanett and Surrounding Communities

Geographic Area	Total Area	Total Land Area	Population per Square Mile	Housing Units per Square Mile	Total Population
Lanett 1990	5.0	5.0	1,797.0	738.8	8,985
2000	5.4	5.4	1,463.6	665.2	7,897
%Change	-8.0%	-8.0%	18.6%	10.0%	12.1%
Valley 1990	6.4	6.4	1,277.0	544.1	8,173
2000	9.7	9.7	944.2	430.5	9,198
%Change	51.6%	51.6%	-26.1%	-20.9%	12.5%
LaFayette 1990	8.9	8.9	354.0	138.9	3,151
2000	8.8	8.8	365.4	147.5	3,234
%Change	-1.1%	-1.1%	3.2%	6.2%	2.6%
Chambers County 1990	603.2	597.4	61.7	25.0	36,876
2000	603.1	597.1	61.3	27.2	36,583
%Change	-0.02%	-0.05%	-0.65%	8.80%	-0.79%

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

- *Lanett should strive for steady increases in population as its history has demonstrated.* Throughout the 1900s Lanett steadily increased in population, with somewhat significant declines in 1970 and 2000. The most significant population growth occurred between 1910 and 1950 when the city nearly doubled in size, from 3,820 to 7,434, a percent increase of 94%. More recently, from 1990 to 2000, the city decreased in population by a significant 12%.

Place of Birth

- *Increase and retain populations born in other parts of the country in order to diversify the population.* The greatest majority of Lanett residents were born in Alabama, accounting for approximately 77% of the population in 1990 and 75% in 2000. Lanett grew marginally in foreign-born residents from 24 in 1990 to 116 in 2000, accounting for only 1% of the population.

Place of Residence

- *Promote and encourage housing residency through planning and preservation.* Despite some population loss, Lanett showed a fairly stable housing residency. The majority of residents, 61% in 1990 and 60% in 2000, remained in the same house. Most residents who moved into a different house during this time, 71% in 1990 and 69% in 2000, remained in the county.

Age Distribution

- *Increase youth populations through education and workforce development.* From 1990 to 2000, the city lost population, particularly in youths (-20%) and young adults (-17%). Both the county and state lost youth population by -10% and -2%, respectively. The county showed slight decrease (-3%) in young adult while the state increased in this age group by 8%, indicating a considerably greater portion of young population than in the city.
- *Maintain and retain middle age and senior populations by offering better retirement, healthcare, and mobility options.* Between 1990 and 2000, Lanett decreased in every age group except middle age, which increased by 10%. These patterns differed significantly from the Chambers County and Alabama. While the county decreased somewhat significantly in youth (-10%) and minimally in young adult (-3%) and senior (-4%). The state decreased slightly only in youth (-2%).

Marital Status

- *Reduce the divorce rate by improving the social fabric of the community.* From 1990 to 2000, Lanett reported significant change in marital status. During this time the city decreased in every marital status except divorced, which grew by 10%. Chambers County declined minimally (-0.2%) in married couples, but more significantly (-13%) in separated individuals,

while the state increased in married couples by 9% and separated by 11%. Both the county and state increased in divorced individuals by a considerable 49% and 35%, respectively.

Race Distribution

- *Maintain racial diversity by promoting and encourage cultural life and opportunities.* Lanett showed considerable racial diversity. From 1990 to 2000 the city gained minimally in black populations by 0.6%, however, in 2000 approximately 54% of the population were black, while 44% were of white decent.

Gender Distribution

- According to Census information, Lanett ranked similar to Chambers County and Alabama in terms of gender distribution. From 1990 to 2000 the city showed insignificant change in gender composition at 45% male and 54% female. These patterns followed suit in the county and state ranging from 47% to 48% male and 51% to 53% female during this time. However, Lanett sustained similar population loss (-12%) in both genders, while the county sustained only minimal loss, and the state increased somewhat significantly in both groups.

Population Density

- From 1990 to 2000, Lanett decreased in population per square mile from 1,797 to 1,463, an 18% decrease, and in housing density from 738 to 665, a 10% decline. However, during this time, the city remained reasonably dense. According to the National Center for Immigration Studies, a city must have a population density of 1,000 people per square mile in order to be considered an urban area. Despite being a small Alabama community, Lanett was recognized as an urban environment in both 1990 and 2000, qualifying the city for the grants and entitlements of urban areas, as opposed to rural. The city should also adopt development strategies and planning contiguous with urban centers.

CHAPTER III: ECONOMY

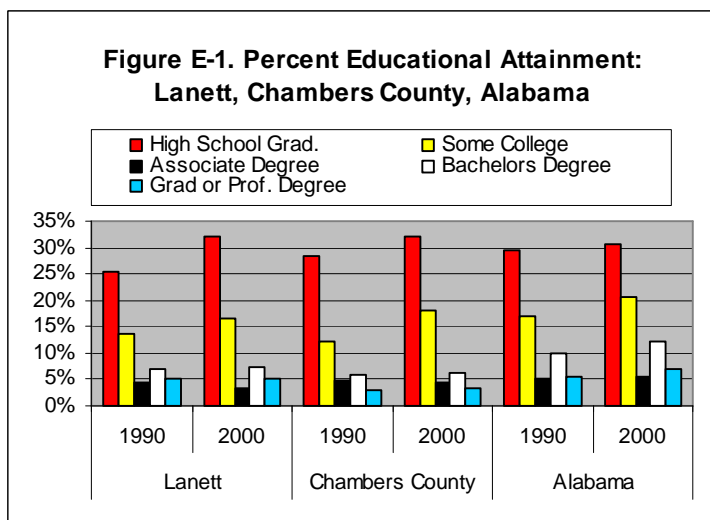
The economy directly affects a community's prosperity and welfare, therefore, a clear understanding of the local economy is a vital factor for community growth and development as well as a sustainable comprehensive planning effort. The state of the local economy i.e., how well it creates and maintains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

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, poverty status, and public assistance. Located adjacent to Interstate 85 approximately half way between Atlanta, GA and Montgomery AL, Lanett serves as a convenient midway mark between two major metro areas, heightening its potential for economic development. The city plans to prosper further with the locating of a new Kia Automotive Manufacturing Plant in nearby LaGrange, GA. The plant will employ residents of Lanett and create additional supportive jobs and economic opportunities in the community.

Educational Attainment

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

Lanett ranked somewhat low in educational attainment. From 1990 to 2000, the city lost somewhat substantially in residents attaining higher than a high school diploma, while the county and state increased considerably in this attainment among individuals 25 years and older. The city's greatest loss was in residents attaining an associate degree (-34%), while Chambers County decreased in holders of associate degrees by -3% and Alabama increased by 22%. Figure E-1 illustrates percent educational attainment for Lanett, Chambers County, and Alabama from 1990 to 2000.



Despite these losses, the city and county showed fairly equal representation in higher attainment, while the state showed a more substantial percentage than both. In 2000, approximately 15% of Lanett's 25 year and older population attained a degree higher than high school diploma, while the county recorded 14% and the state 24%.

Lanett's most significant growth in educational attainment from 1990 to 2000 occurred in individuals attaining a high school diploma (15%). The county's greatest growth occurred in individuals who received some college education, but no diploma (54%) while the state showed the greatest increase in recipients of graduate and professional degrees at 40%. Table E-1 examines educational attainment for Lanett, Chambers County, and Alabama between 1990 and 2000.

Table E-1. Educational Attainment: Lanett, Chambers County, Alabama									
Educational Level	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than 9th Grade	998	550	-44.9%	4,506	3,057	-32.2%	348,848	240,333	-31.1%
% of Total Pop. 25 Years +	17.6%	10.7%		19.0%	12.5%		13.7%	8.3%	
9th to 12 Grade, No Diploma	1,519	1,261	-17.0%	6,327	5,721	-9.6%	494,790	473,748	-4.3%
% of Total Pop. 25 Years +	26.8%	24.6%		26.7%	23.4%		19.4%	16.4%	
High School Graduate	1,431	1,649	15.2%	6,749	7,863	16.5%	749,591	877,216	17.0%
% of Total Pop. 25 Years +	25.3%	32.2%		28.5%	32.1%		29.4%	30.4%	
Some College, No Degree	765	857	12.0%	2,844	4,403	54.8%	427,062	591,055	38.4%
% of Total Pop. 25 Years +	13.5%	16.7%		12.0%	18.0%		16.8%	20.5%	
Associate Degree	250	163	-34.8%	1,154	1,114	-3.5%	126,450	155,440	22.9%
% of Total Pop. 25 Years +	4.4%	3.2%		4.9%	4.5%		5.0%	5.4%	
Bachelors Degree	401	380	-5.2%	1,382	1,553	12.4%	258,231	351,772	36.2%
% of Total Pop. 25 Years +	7.1%	7.4%		5.8%	6.3%		10.1%	12.2%	
Graduate or Professional	302	264	-12.6%	719	786	9.3%	140,997	197,836	40.3%
% of Total Pop. 25 Years +	5.3%	5.2%		3.0%	3.2%		5.5%	6.9%	
Persons 25 Years and Over	5,666	5,124	-9.6%	23,681	24,497	3.4%	2,545,969	2,887,400	13.4%
% of Total Population	63.1%	65.3%		64.2%	67.0%		63.0%	64.9%	

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

Income

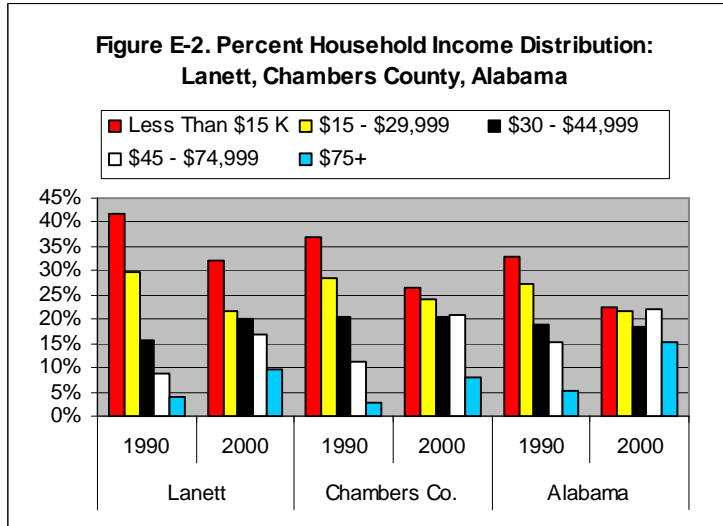
Monetary income is a primary factor in determining a community's wealth and prosperity. Higher incomes promote a higher standard of living and more return investment into the community, while lower incomes suggest lower standards and less investment. Therefore, a comprehensive economic study requires 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 household income is the accumulation of all income generated within a specified household. Median household income (MHI), which is characterized as the exact middle (median) point monetary amount of household incomes collected, was also examined.

To gain a better understanding of how wealth is distributed throughout the community, an examination of the amount and percentage of households at different income levels (or brackets) was conducted. Lanett fared reasonably well in terms of household income, yet lagged slightly behind county and state trends. Between 1990 and 2000 the city increased in households earning

\$45 K and higher by 188%, while Chambers County and Alabama increased in this income range by 282%, and 303%, respectively. In 2000, approximately 26% of city households earned \$45 K or more, while the county recorded 29%, and the state 37%, indicating that households in the state



earned considerably more than those in the city and county. Figure E-2 illustrates percent household income distribution for Lanett, Chambers County, and Alabama from 1990 to 2000. Also in 2000 Alabama showed significantly more evenly distributed household income than both the county and city suggesting more economic stability.

Another common trend shown in the city, county, and state is the substantial decrease in households earning less than \$30 K indicating

substantial increases in household earnings at all levels during this time. However, the majority (53%) of city households in 2000 earned less than \$30 K, while approximately half (50%) of the county's households earned \$30 K or less. The state recorded 44% in this category. Table E-2 exhibits household income distribution for Lanett, Chambers County, and Alabama from 1990 to 2000.

Income Level	Lanett			Chambers County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less Than \$15 K	1,441	1,045	-27.5%	5,095	3,835	-24.7%	498,957	391,406	-21.6%
% of Total	41.7%	32.3%		36.8%	26.4%		33.1%	22.5%	
\$15 - \$29,999	1,026	696	-32.2%	3,975	3,506	-11.8%	412,393	378,264	-8.3%
% of Total	29.7%	21.5%		28.7%	24.1%		27.4%	21.8%	
\$30 - \$44,999	538	644	19.7%	2,811	2,992	6.4%	284,506	318,861	12.1%
% of Total	15.6%	19.9%		20.3%	20.6%		18.9%	18.4%	
\$45 - \$74,999	304	538	77.0%	1,570	3,024	92.6%	231,304	381,959	65.1%
% of Total	8.8%	16.7%		11.3%	20.8%		15.4%	22.0%	
\$75+	146	308	111.0%	409	1,188	190.5%	78,849	266,895	238.5%
% of Total	4.2%	9.5%		3.0%	8.2%		5.2%	15.4%	
Total Households	3,455	3,231	-6.5%	13,860	14,545	4.9%	1,506,009	1,737,385	15.4%
Median HH Income	\$18,031	\$26,197	45.3%	\$21,256	\$29,667	39.6%	\$23,597	\$34,135	44.7%

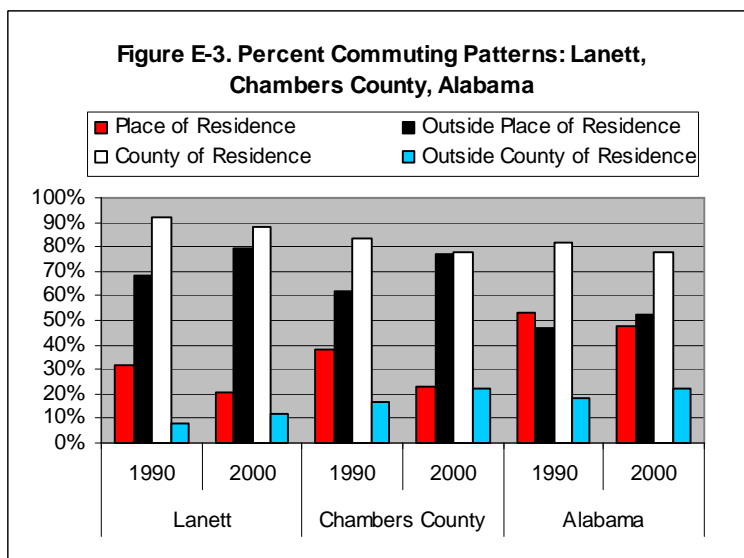
Source: U.S. Census of Population, 1990 and 2000 STF 3.

From 1990 to 2000 median household income for Lanett rose from \$18,031 to \$26,197, a percent increase of 45%. Chambers County household income rose from \$21,256 to \$29,667, a 39% percent increase, while Alabama showed somewhat substantially higher household income, climbing from \$23,597 to \$34,135 in 2000, a 44% percent increase.

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 has been increasing commutes to work in both time and distance. Lanett followed this trend, from 1990 to 2000, in showing a decrease (-43%) in commuters living and working in their place (city) of residence. Chambers County recorded a similar pattern, decreasing in these



workers living and working in their place of residence by -42%, while Alabama recorded a slight

-4% decrease. Figure E-3 illustrates percent commuting patterns for Lanett, Chambers County, and Alabama from 1990 to 2000.

In 2000, approximately 20% of the city's workforce lived in the city, while the county recorded 22% and the state a significantly higher 47%, indicating that the city and county did not fare as well as the state in providing employment near where workers lived.

The majority of Lanett commuters lived outside the city in the county. In 1990 approximately 2,532 (accounting for 68% of the workforce) workers commuted into Lanett from the county. That figure dropped slightly in 2000 to 2,515, however the percentage of county commuters rose to 79% due to a significant decline of in-city commuting. This information indicates that, in general, city workers lived farther from their place of employment in 2000 than in 1990.

Commuters from outside the county also played an important role in Lanett's economy. Out-of-county commuters, workers who lived outside the county and commuted into the city, increased from 226 (7%) in 1990 to 275 (12%) in 2000, a 21% climb. Chambers County increased in out-of-county commuters by 29% and Alabama by 29%.

Lanett would benefit greatly from a fairly stationary labor force and concentrated economy. As a result of residents living closer to their jobs the city would conserve expenses for highway infrastructure improvements and expansion. Other infrastructure costs such as electrical, sewer, and water would be reduced considerably. Workers should have the option of living closer to their workplace and have the incentive to do so. Housing construction should follow economic development patterns, in order to create necessary and suitable living arrangements for workers. This would also promote other forms of transportation such as biking and walking, thus alleviating

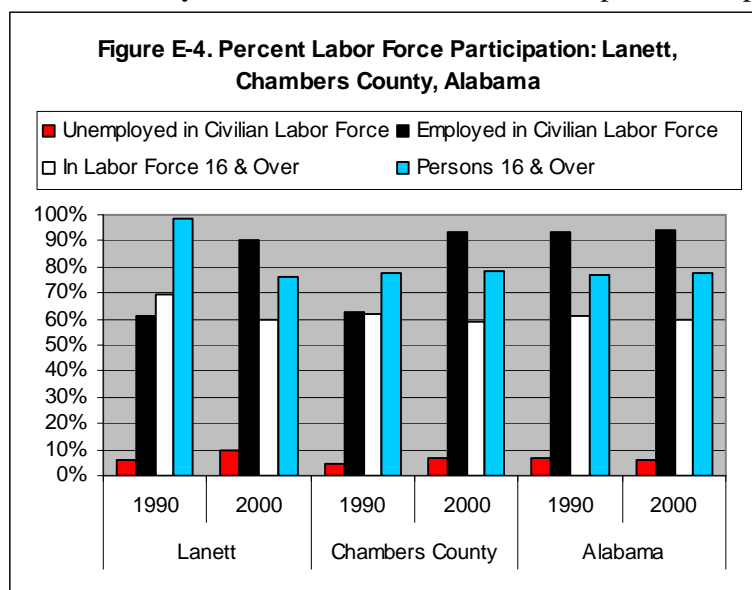
automobile dependency. As Lanett grows and expands, the city should continue to seek employees from other surrounding counties, states, and countries in order to better diversify its employment base and promote new ideas and options for growth and development. Table E-3 displays commuting patterns for Lanett, Chambers County, and Alabama between 1990 and 2000.

Table E-3. Commuting Patterns: Lanett, Chambers County, Alabama									
Geographic Area (Worked In)	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Place of Residence	1,159	651	-43.8%	3,880	2,251	-42.0%	596,516	569,905	-4.5%
% of Total	31.4%	20.6%		38.0%	22.8%		53.2%	47.8%	
Outside Place of Residence	2,532	2,515	-0.7%	6,326	7,629	20.6%	525,480	621,853	18.3%
% of Total	68.6%	79.4%		62.0%	77.2%		46.8%	52.2%	
Total Place	3,691	3,166	-14.2%	10,206	9,880	-3.2%	1,121,996	1,191,758	6.2%
County of Residence	2,648	1,996	-24.6%	10,903	9,281	-14.9%	1,363,133	1,421,356	4.3%
% of Total	92.1%	87.9%		83.1%	77.7%		81.5%	78.0%	
Outside County of Residence	226	275	21.7%	2,211	2,662	20.4%	310,438	400,437	29.0%
% of Total	7.9%	12.1%		16.9%	22.3%		18.5%	22.0%	
Total County	2,874	2,271	-21.0%	13,114	11,943	-8.9%	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.



Despite substantial losses in workers, Lanett kept pace with county and state trends. Between 1990 and 2000, the city's labor force declined substantially from 6,119 to 3,594, a percent decrease of -41%. During this time Chambers County's labor force dropped by -4%, while Alabama increased by 8%. Figure E-4, illustrates percent labor force participation for Lanett, Chambers County, and Alabama from 1990 to 2000. Notice the city's decrease in labor force, while the county and state showed minimal change.

Lanett's unemployment rated slightly higher than the county and state. From 1990 to 2000, city unemployment rose from 5% to 9%, while the county rose from 4% to 6% and the state remained at 6%. This information indicates that the city sustained considerable economic downturn, yet the labor force remained reasonably competitive with county and state trends in terms of participation. Table E-4 shows labor force participation for Lanett, Chambers County and Alabama from 1990 and 2000.

Table E-4. Labor Force Participation: Lanett, Chambers County, Alabama									
Labor Classification	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Total Persons 16+	8,848	6,030	-31.8%	28,509	28,703	0.7%	3,103,529	3,450,542	11.2%
In Labor Force	6,119	3,594	-41.3%	17,595	16,807	-4.5%	1,895,361	2,061,169	8.7%
% in Labor Force	69.2%	59.6%	-13.8%	61.7%	58.6%	-5.1%	61.1%	59.7%	-2.3%
Armed Forces	0	8	800.0%	19	18	-5.3%	24,980	14,069	-43.7%
% in Armed Forces	0.0%	0.2%	0.2%	0.1%	0.1%	0.0%	1.3%	0.7%	-22.2%
Civilian Labor Force	6,119	3,586	-41.4%	26,027	16,789	-35.5%	1,870,381	2,047,100	9.4%
Employed	3,752	3,243	-13.6%	16,376	15,695	-4.2%	1,741,794	1,920,189	10.2%
Unemployed	358	343	-4.2%	1,200	1,094	-8.8%	128,587	126,911	-1.3%
% Unemployed	5.9%	9.6%	63.5%	4.6%	6.5%	41.3%	6.9%	6.2%	-8.6%
Not in Labor Force	2,729	2,436	-10.7%	10,914	11,896	9.0%	1,208,168	1,389,373	15.0%

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

Industrial Composition

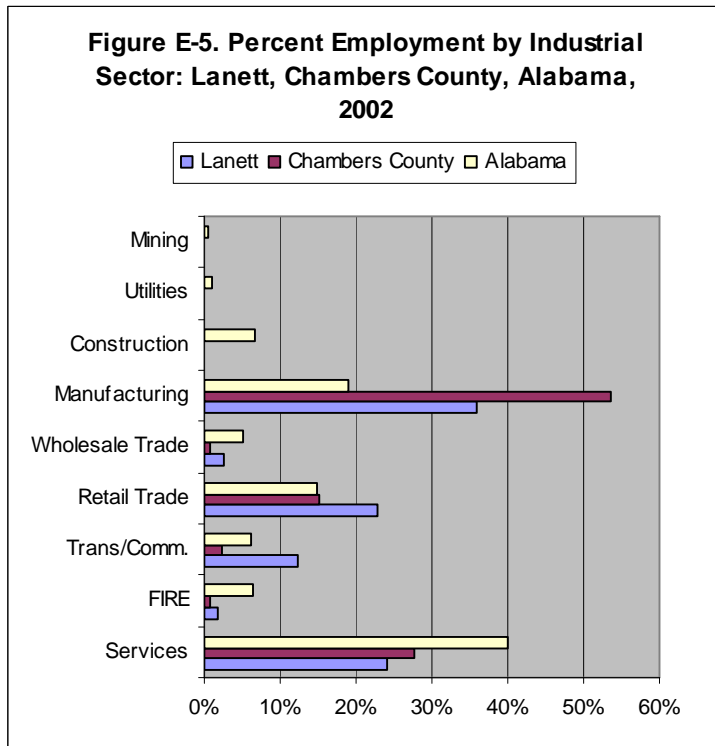
Any economically prosperous community will have a diverse and changing economic base, offering a variety of job opportunities and services to its population. As markets change and demand for specified goods and services increase or decrease, industrial sectors will vary in size and in their influence on the overall industrial composition and economic welfare of the community; therefore, a proper examination of industrial composition is necessary to plan for economic development and opportunities. This section of the economy chapter focuses on industrial composition through employment by industry data and establishment by industry data. For categorization purposes, industries have been separated into 9 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 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. Lanett displayed a fairly diverse economy in 2002. Manufacturing was the largest industrial sector, accounting for approximately 36% of city employment, followed by services (24%), retail trade (22%) and trans/comm (12%). For comparison, Chamber County's major industrial sector is also manufacturing at 53%, followed by services (27%) and retail trade (15%) while Alabama recorded services (37%), retail trade (22%), and FIRE (11%). This

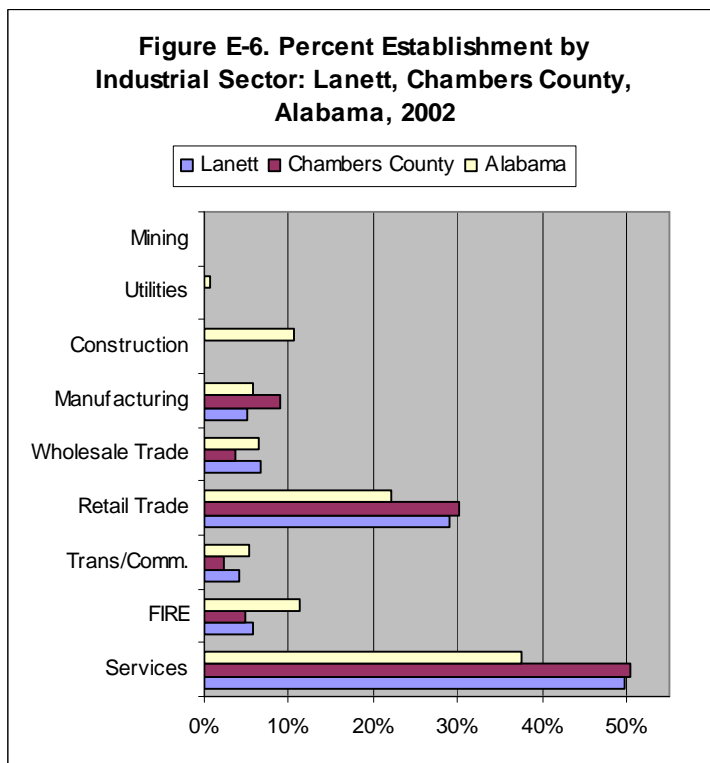
information indicates that the city showed considerably greater economic diversity than the county and similar diversity as the state. Figure E-5 illustrates percent employment by industrial sector for

Lanett, Chambers County, and Alabama in 2002.



In a continued planning and policy effort, Lanett should strive to maintain a diverse economy, identifying and strengthening weak sectors while sustaining the strong, in order to provide greater job opportunity and employment stability.

Establishment 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. Lanett's largest industrial sector was services accounting for approximately 49% of all city establishments, followed by retail trade at 28%. These two sectors combined constitute approximately 77% of all city establishments. Figure E-6 exhibits percent establishment by industrial sector for Lanett, Chambers County, and Alabama in 2002.

City trends in establishments closely followed the county and, somewhat more distantly, the state. In 2002, Chambers County services accounted for 52% of all business establishments

and retail trade 30%, while Alabama recorded 37% and 22% in these respective areas. This information indicates that the city and county exhibited similar workforce development and job opportunities, while the state initiated somewhat more economic diversity. Table E-5 displays establishment and employment by industry for Lanett, Chambers 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.

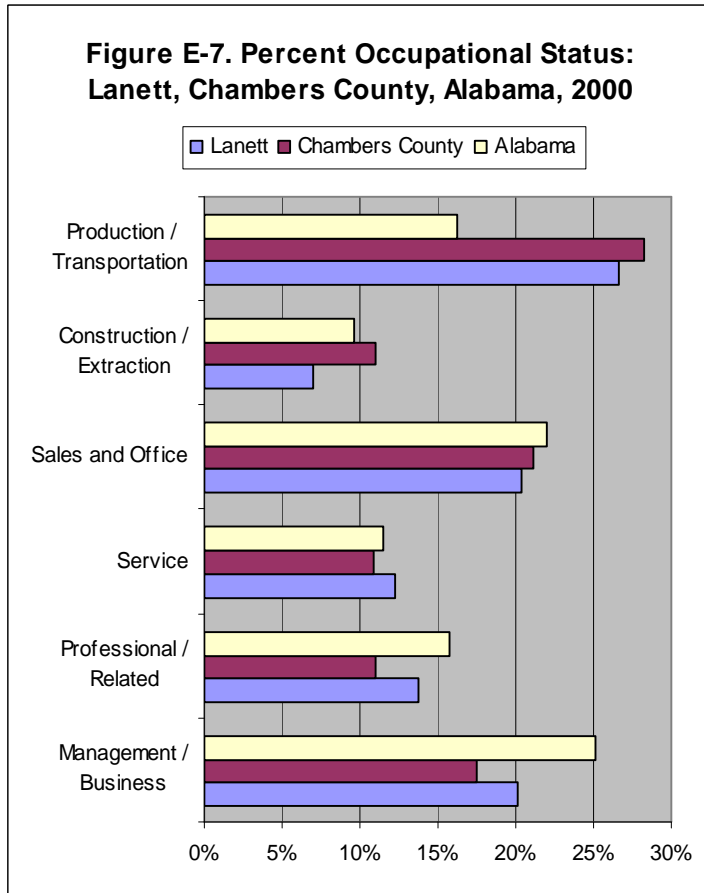
Table E-5. Establishment and Employment by Industry: Lanett, Chambers County, Alabama, 2002						
Industry	Lanett		Chambers County		Alabama	
	Est.	Emp.	Est.	Emp.	Est.	Emp.
Mining	X	X	X	X	282	7,508
% of Total	N/A	N/A	N/A	N/A	0.3%	0.5%
Utilities	X	X	X	X	503	16,014
% of Total	N/A	N/A	N/A	N/A	0.6%	1.1%
Construction	X	X	X	X	9,345	98,555
% of Total	N/A	N/A	N/A	N/A	10.6%	6.6%
Manufacturing	6	500	37	4,515	5,119	284,127
% of Total	5.0%	36.0%	8.9%	53.5%	5.8%	19.0%
Wholesale Trade	8	36	15	55	5,747	74,915
% of Total	6.6%	2.6%	3.6%	0.7%	6.5%	5.0%
Retail Trade	35	318	126	1,281	19,608	222,416
% of Total	28.9%	22.9%	30.2%	15.2%	22.1%	14.9%
Trans/Comm.	5	172	9	195	4,731	91,960
% of Total	4.1%	12.4%	2.2%	2.3%	5.3%	6.2%
FIRE	7	27	20	65	9,971	95,551
% of Total	5.8%	1.9%	4.8%	0.8%	11.3%	6.4%
Services	60	336	210	2,333	33,257	600,844
% of Total	49.6%	24.2%	50.4%	27.6%	37.6%	40.3%
Totals	121	1,389	417	8,444	88,563	1,491,890

Source: U.S. Economic Census, 2002

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.



The largest occupation in Lanett was production/transportation at 26%, followed by sales and office (20%) and management/business (20%). Altogether these categories account for approximately 66% of all city occupations. Figure E-7 illustrates percent occupational status for Lanett, Chambers County, and Alabama in 2000.

Similar to establishment trends, the city closely followed the county in occupational status and more distantly with the state. Both the city and county recorded considerably more representation in production and transportation occupations at 26% and 28%, respectively. The state recorded 16% in this status. Meanwhile the state exhibited somewhat greater representation in management and business, suggesting a greater percentage of white-collar professions than the city and county in 2000.

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 Lanett, Chambers County, and Alabama in 2000.

Occupation	Lanett	% of Total	Chambers County	% of Total	Alabama	% of Total
Management / Business	754	20.1%	3,070	17.5%	566,325	25.1%
Professional / Related	512	13.7%	1,933	11.0%	354,456	15.7%
Service	458	12.2%	1,919	10.9%	259,106	11.5%
Sales and Office	766	20.4%	3,706	21.1%	497,262	22.0%
Construction / Extraction	264	7.0%	1,932	11.0%	217,200	9.6%
Production / Transportation	996	26.6%	4,969	28.3%	365,441	16.2%
Total	3,750	100.0%	17,529	100.0%	2,259,790	100.0%

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

Poverty Status

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

Poverty status was classified according to four age classes. These classes were as follows: 1) 5 and under, 2) 6 to 17, 3) 18 to 64, and 4) 65+. Between 1990 and 2000, the age group 18 to 64, in Lanett, showed the greatest poverty at 36% in 1990 and 52% in 2000. During this time the 18 to 64 age status was the only group in Lanett to increase in poverty (15%). This same trend occurred for Chambers County, and Alabama which grew in poverty by 11% and 6%, respectively. Lanett's poverty increased in the 18 to 64 age status slightly more significantly than in the county and state. However, the city decreased in poverty substantially more than the county and state in all other age groups. Overall, the city declined (-20%) in poverty substantially more so than the county (-10%) and state (-3%) during this time. This information indicated that while Lanett increased poverty in its single largest age group (18 to 64) the city succeeded in mitigating poverty in youth and senior populations to a substantially greater extent than the county and state.

While Lanett showed considerable success in mitigating poverty, in 2000, the city poverty rate at 20% ranked somewhat higher than the county (17%) and state (16%). This information suggests that the city should strive, as a top priority, to create policy and plans to mitigate poverty in all age classes in order to bring the poverty rate down to county and state levels. Table E-7 shows poverty status for Lanett, Chambers County, and Alabama from 1990 to 2000.

Poverty Status by Age	Lanett			Chambers County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
5 and under	278	209	-24.8%	894	706	-21.0%	87,462	82,914	-5.2%
% of Total	13.8%	13.0%		13.1%	11.5%		12.1%	11.9%	
6 to 17	546	314	-42.5%	1,729	1,320	-23.7%	166,174	154,967	-6.7%
% of Total	27.1%	19.6%		25.2%	21.5%		23.0%	22.2%	
18 to 64	728	840	15.4%	2,776	3,090	11.3%	350,179	373,940	6.8%
% of Total	36.1%	52.4%		40.5%	50.4%		48.4%	53.6%	
65 and above	465	241	-48.2%	1,450	1,018	-29.8%	119,799	86,276	-28.0%
% of Total	23.1%	15.0%		21.2%	16.6%		16.6%	12.4%	
Total	2,017	1,604	-20.5%	6,849	6,134	-10.4%	723,614	698,097	-3.5%
% Below Poverty Level	22.7%	20.7%	-2.0%	18.8%	17.0%	-1.8%	18.3%	16.1%	-2.2%

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

Public Assistance

Public assistance income supports households below the pre-determined poverty threshold. Public assistance is generally defined as, “the percent of total households that reported receiving any public assistance or welfare from the state or local welfare office. This includes public assistance payments received by the householder or any individuals 15 years old and over in the household. An examination of public assistance income is useful in determining how many people are in need of receiving public monetary support and if that need is being met. To determine levels of need, public assistance status was measured against below poverty level information.

Between 1990 and 2000, Lanett showed a -62% decrease in households receiving public assistance income and also decreased by -2% in individuals below the poverty level. Chambers County and Alabama decreased in public assistance income by -71% and Alabama by -70%. Meanwhile the city, county, and state decreased their poverty rate by about -2%. This information suggests that significant decline in the number of households receiving public assistance could have resulted in lower poverty rates, but other factors could be major contributors as well. Table E-8 examines public assistance income status for Lanett, Chambers County, and Alabama from 1990 to 2000.

Table E-8. Public Assistance Income Status: Lanett, Chambers County, Alabama									
Status	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Public Assistance Income	403	151	-62.5%	1,360	393	-71.1%	130,616	38,964	-70.2%
% of Total	11.7%	4.7%		9.8%	2.7%		8.7%	2.2%	
No Public Assistance Income	3,052	3,080	0.9%	12,500	14,152	13.2%	1,375,393	1,698,421	23.5%
% of Total	88.3%	95.3%		90.2%	97.3%		91.3%	97.8%	
Totals	3,455	3,231	-6.5%	13,860	14,545	4.9%	1,506,009	1,737,385	15.4%
% Below Poverty Level	22.7%	20.7%	-2.0%	18.8%	17.0%	-1.8%	18.3%	16.1%	-2.2%

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

Economic Development Potential

There are numerous possibilities for economic development in Lanett. Close proximity to Interstate 85 provides the city with convenient connection to major metro markets of Auburn/Opelika, Montgomery, and Atlanta while U.S. Highway 29 joins Lanett with the City of Valley to the south and LaGrange GA to the northeast. The small-town rural atmosphere and less traffic congestion can be favorable aspects for building a growing and sustainable economy. Furthermore, the city owns its own utilities and is able to serve customers more efficiently than other cities which may rely on a company in another city. Lanett is one of ten other cities in the state to obtain its power from the Alabama Municipal Electric Authority.

From a regional perspective, Lanett is located within the I-85 Corridor Alliance geographic planning area. The I-85 Corridor Alliance is a regional partnership of government, civic, business and educational stakeholders dedicated to promoting innovation, prosperity, collaboration, and competitiveness along a designated I-85 Corridor from Montgomery, AL to the Georgia state line.

Activities and directives of the I-85 Corridor Alliance include: providing a forum for stakeholders with the goal of creating an economic vision for the region, creating development strategies drawing upon the unique assets of the region and its communities, creating a brand identity for promoting the region to outside interests, conducting joint projects of mutual benefit and interest to the region's stakeholders, promoting development initiatives of individual stakeholder partners to leverage value for the region. The ultimate goal of the Alliance is to reach across city, county, and political borders to promote value added development, creating high quality, high paying jobs, better quality of life and increased prosperity for all people within the I-85 Corridor.

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 vocational training and computer technology.* Lanett ranked somewhat low in educational attainment. From 1990 to 2000, the city lost somewhat substantially in residents attaining higher than a high school diploma, while the county and state increased considerably in this attainment among individuals 25 years and older. The city's greatest loss was in residents attaining an associate degree (-34%), while Chambers County decreased in holders of associate degrees by -3% and Alabama increased by 22%.
- Despite these losses, the city and county showed fairly equal representation in higher attainment, while the state showed a more substantial percentage than both. In 2000, approximately 15% of Lanett's 25 year and older population attained a degree higher than high school diploma, while the county recorded 14% and the state 24%.

Income

- *Increase household income levels through improved workforce development.* Lanett fared reasonably well in terms of household income, yet lagged slightly behind county and state trends. Between 1990 and 2000 the city increased in households earning \$45 K and higher by 188%, while Chambers County and Alabama increased in this income range by 282%, and 303%, respectively. In 2000, approximately 26% of city households earned \$45 K or more, while the county recorded 29%, and the state 37%, indicating that households in the state earned considerably more than those in the city and county.
- From 1990 to 2000 median household income for Lanett rose from \$18,031 to \$26,197, a percent increase of 45%. Chambers County household income rose from \$21,256 to \$29,667, a 39% percent increase, while Alabama showed somewhat substantially higher household income, climbing from \$23,597 to \$34,135 in 2000, a 44% percent increase.

Commuting Patterns

- *Decrease commuting distances by creating job opportunities in close proximity to residential areas.* A national trend has been increasing commutes to work in both time and distance. Lanett followed this trend, from 1990 to 2000, in showing a decrease (-43%) in commuters living and working in their place (city) of residence. Chambers County recorded a similar pattern, decreasing in these workers living and working in their place of residence by -42%, while Alabama recorded a slight -4% decrease. In 2000, approximately 20% of the city's workforce lived in the city, while the county recorded 22% and the state a significantly higher 47%, indicating that the city and county did not fare as well as the state in providing employment near where workers lived.

Labor Force Participation and Unemployment

- *Increase labor force participation and enhance employment opportunities through work force development and education.* Despite substantial losses in workers, Lanett kept pace with

county and state trends. Between 1990 and 2000, the city's labor force declined substantially from 6,119 to 3,594, a percent decrease of -41%. During this time Chambers County's labor force dropped by -4%, while Alabama increased by 8%.

- Lanett's unemployment rate slightly higher than the county and state. From 1990 to 2000, city unemployment rose from 5% to 9%, while the county rose from 4% to 6% and the state remained at 6%. This information indicates that the city sustained considerable economic downturn, yet the labor force remained reasonably competitive with county and state trends in terms of participation.

Industrial Composition

- *Continue to diversify employment opportunities through a variety of job training initiatives.* Lanett displayed a fairly diverse economy in 2002. Manufacturing was the largest industrial sector, accounting for approximately 36% of city employment, followed by services (24%), retail trade (22%) and trans/comm (12%). For comparison, Chamber County's major industrial sector is also manufacturing at 53%, followed by services (27%) and retail trade (15%) while Alabama recorded services (37%), retail trade (22%), and FIRE (11%). This information indicates that the city showed considerably greater economic diversity than the county and similar diversity as the state.

Occupational Status

- The largest occupation in Lanett was production/transportation at 26%, followed by sales and office (20%) and management/business (20%). Altogether these categories account for approximately 66% of all city occupations.

Poverty Status

- While Lanett showed considerable success in mitigating poverty, in 2000, the city poverty rate at 20% ranked somewhat higher than the county (17%) and state (16%). This information suggests that the city should strive, as a top priority, to create policy and plans to mitigate poverty in all age classes in order to bring the poverty rate down to county and state levels.

Public Assistance

- *Increase public assistance as a measure to improve economic conditions, but also develop policy and plans to mitigate the need for assistance.* Between 1990 and 2000, Lanett showed a -62% decrease in households receiving public assistance income and also decreased by -2% in individuals below the poverty level. Chambers County and Alabama decreased in public assistance income by -71% and Alabama by -70%. Meanwhile the city, county, and state decreased their poverty rate by about -2%. This information suggests that significant decline in the number of households receiving public assistance could have resulted in lower poverty rates, but other factors could be major contributors as well.

CHAPTER IV: HOUSING

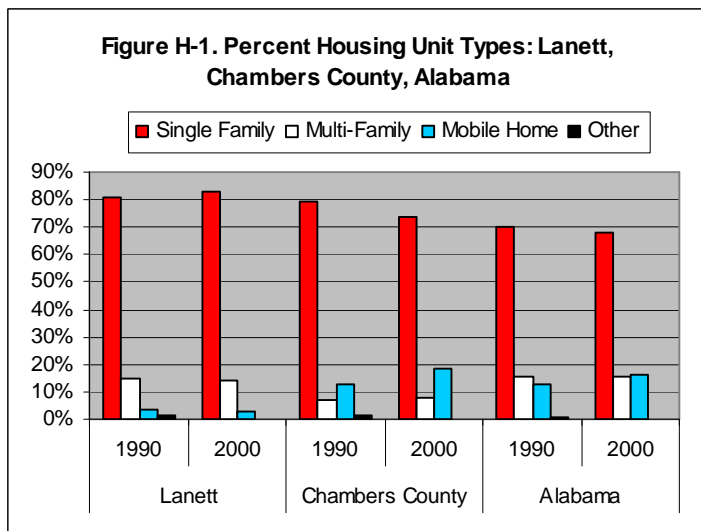
Housing is one of the most fundamental elements of community needs. In order for a community to grow and prosper there must be a diverse and satisfactory amount of quality housing available. A housing examination is useful in determining housing types, existing housing conditions, availability, and affordability, in order to identify and meet the city’s housing needs. Lanett 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. Lanett’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, the substantially dominant housing type in Lanett was single-family at 80% in 1990 and 82% in 2000. In 2000, single-family (82%) represented a substantially larger portion of city housing than in the county (73%) and state (68%). City multi-family housing accounted for 14% in both 1990 and 2000, yet decreased by a slight -6%.



The county and state increased in multi-family by a significant 21% and 12%, respectively. Figure H-1 illustrates percent housing unit types for Lanett, Chambers County, and Alabama from 1990 to 2000.

Both the county and state showed larger portions of mobile home housing than the city, recording 18% and 16%, respectively. City mobile home development represented 3% at this time.

Between 1990 and 2000, the city decreased slightly in all single-family, multi-family, and mobile home housing types, while the county and state increased substantially in these housing types, with the exception of county single-family. During this time, other housing types declined significantly in the city, county, and state. Table H-1 examines housing types for Lanett, Chambers County, and Alabama between 1990 and 2000.

Table H-1. Housing Types: Lanett, Chambers County, Alabama									
Housing Types	Lanett			Chambers County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Single-family	2,989	2,947	-1.4%	11,795	11,945	1.3%	1,171,201	1,338,832	14.3%
% of Total	80.9%	82.6%		79.1%	73.5%		70.1%	68.2%	
Multi-family	547	513	-6.2%	1,027	1,245	21.2%	266,351	300,569	12.8%
% of Total	14.8%	14.4%		6.9%	7.7%		15.9%	15.3%	
Mobile home	117	107	-8.5%	1,884	3,044	61.6%	217,784	319,212	46.6%
% of Total	3.2%	3.0%		12.6%	18.7%		13.0%	16.3%	
Other	41	0	-100.0%	204	22	-89.2%	15,043	5,098	-66.1%
% of Total	1.1%	0.0%		1.4%	0.1%		0.9%	0.3%	
Total Units	3,694	3,567	-3.4%	14,910	16,256	9.0%	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.

Despite some decline, Lanett's tenure and occupancy status remained competitive with Chambers County and Alabama patterns. Between 1990 and 2000 the city occupancy dropped slightly from 3,461 to 3,155, a -8% decline while the county increased by 5% and the state 15%. However, in 2000, city occupancy continued in line with county and state rates at 88%.

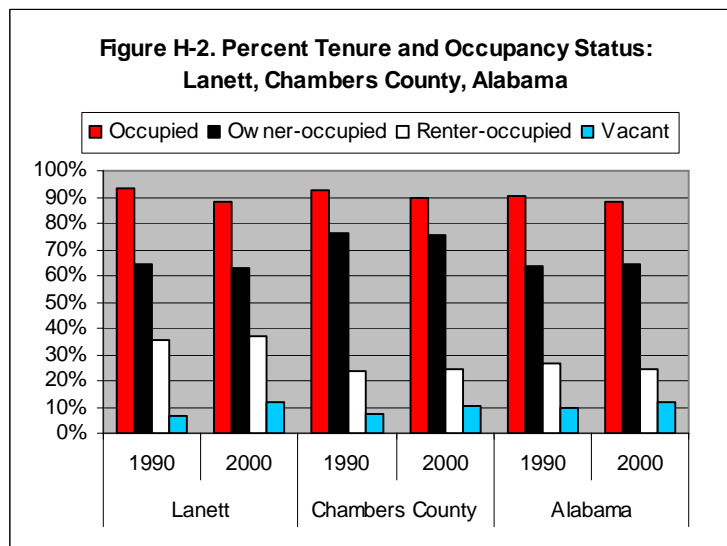


Figure H-2 illustrates percent tenure and occupancy status for Lanett, Chambers County, and Alabama from 1990 to 2000.

Between 1990 and 2000 owner-occupied housing in the city decreased by a considerable -12%, while the county (5%) and state (18%) both increased in this category. Renter-occupied housing decreased in

the city by a minor -4%, while the county and state climbed by 6% and 7%, respectively. However, in 2000, rental units comprised a larger portion of the city housing stock at 36% than that of the

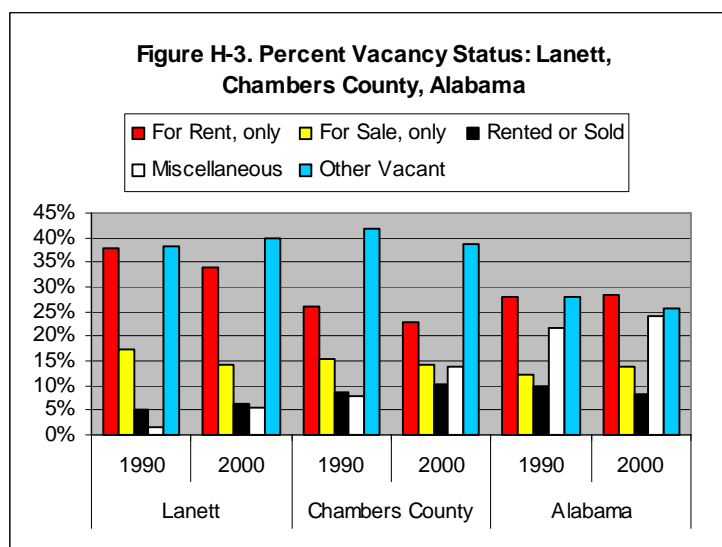
county and state, both at 24%. This information suggests that the despite a loss of rental units, renting remained a more popular housing choice in the city than in the county and state. Table H-2 shows tenure and occupancy status for Lanett, Chambers County, and Alabama from 1990 to 2000.

Table H-2. Tenure and Occupancy Status: Lanett, Chambers County, Alabama									
Tenure & Occupancy	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Occupied	3,461	3,155	-8.8%	13,786	14,522	5.3%	1,506,790	1,737,080	15.3%
% of Total	93.7%	88.4%		92.5%	89.3%		90.2%	88.5%	
Owner-occupied	2,243	1,991	-11.2%	10,472	10,992	5.0%	1,062,148	1,258,686	18.5%
% of Total	64.8%	63.1%		76.0%	75.7%		63.6%	64.1%	
Renter-occupied	1,218	1,164	-4.4%	3,314	3,530	6.5%	444,642	478,394	7.6%
% of Total	35.2%	36.9%		24.0%	24.3%		26.6%	24.4%	
Vacant	233	412	76.8%	1,124	1,734	54.3%	163,589	226,631	38.5%
% of Total	6.3%	11.6%		7.5%	10.7%		9.8%	11.5%	
Total Units	3,694	3,567	-3.4%	14,910	16,256	9.0%	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.



Lanett vacancy status followed similar patterns to the county and state. From 1990 to 2000, for rent only units and other vacant uses showed the most significant growth at 59% and 85%, respectively. In 2000, these vacancy uses together comprised the majority at 74% in the city, 61% in the county, and 54% in the state. Also in 2000, Lanett reported a substantially larger portion (34%) of for rent only units than Chambers County (22%) and Alabama (28%) and considerably less miscellaneous vacancies at 5% than the county and state at 14% and 24%,

respectively. Figure H-3 illustrates percent vacancy status for Lanett, Chambers County, and Alabama between 1990 and 2000. Notice significant portions of for rent only and other vacant at in the city, county and state. Also notice miscellaneous substantial vacancy status in Chambers

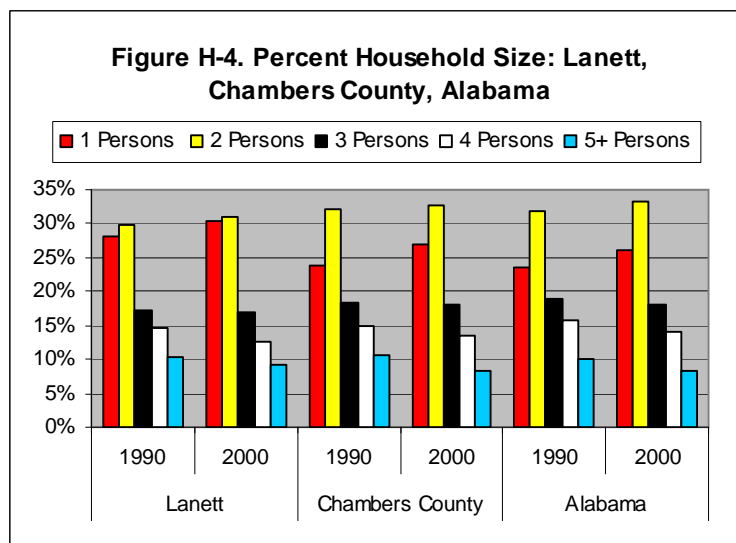
County, and Alabama during this time. This information suggests that rental options and other uses have been more common vacancy uses in the city than in the county and state, while miscellaneous uses are more prevalent in the county and state. Table H-3 exhibits housing vacancy status for Lanett, Chambers County, and Alabama from 1990 to 2000.

Table H-3. Housing Vacancy Status: Lanett, Chambers County, Alabama									
Vacancy Status	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
For Rent, only	88	140	59.1%	294	396	34.7%	45,871	64,037	39.6%
% of Total	37.8%	34.0%		26.2%	22.8%		28.0%	28.3%	
For Sale, only	40	58	45.0%	172	248	44.2%	19,845	31,121	56.8%
% of Total	17.2%	14.1%		15.3%	14.3%		12.1%	13.7%	
Rented or Sold	12	26	116.7%	97	177	82.5%	16,058	18,507	15.3%
% of Total	5.2%	6.3%		8.6%	10.2%		9.8%	8.2%	
Miscellaneous	4	23	475.0%	89	243	173.0%	35,904	54,593	52.1%
% of Total	1.7%	5.6%		7.9%	14.0%		21.9%	24.1%	
Other Vacant	89	165	85.4%	472	670	41.9%	45,911	58,373	27.1%
% of Total	38.2%	40.0%		42.0%	38.6%		28.1%	25.8%	
Total Vacant	233	412	76.8%	1,124	1,734	54.3%	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. Lanett closely followed county and state patterns in household size. From 1990 to 2000, the substantial majority of households in the city, county, and state recorded one or two person households. In 2000, approximately 61% of city households registered either



one or two persons. This pattern followed in Chambers County at 59% and Alabama also at 59%. Figure H-4 illustrates percent household size for Lanett, Chambers County, and Alabama from 1990 to 2000. Notice fairly even distribution of household size throughout the city, county, and state during this time.

Both Chambers County and Alabama (both at 40%) reported slightly higher portions of households with three or more persons than the city at 38% in 2000.

Furthermore, from 1990 to 2000 Lanett decreased substantially in four-person (-22%) and five-person (-18%) households, while Chambers County declined in these household size categories by

-5% and -16%, respectively. This information indicates that the city could develop smaller and more efficient homes in order to meet housing needs. Table H-4 displays household size for Lanett, Chambers County and Alabama from 1990 to 2000.

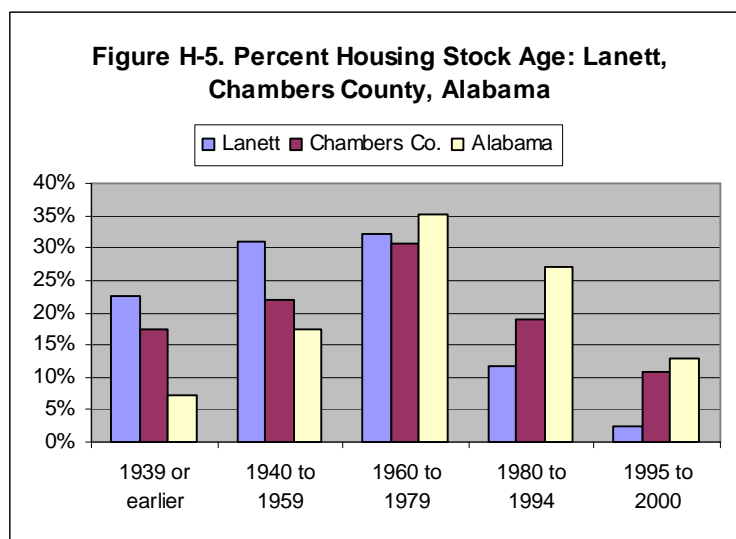
Table H-4. Household Size: Lanett, Chambers County, Alabama									
Household Size	Lanett			Chambers County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
1 Persons	971	961	-1.0%	3,289	3,926	19.4%	354,918	453,927	27.9%
% of Total	28.1%	30.5%		23.9%	27.0%		23.6%	26.1%	
2 Persons	1,032	980	-5.0%	4,431	4,766	7.6%	478,471	579,355	21.1%
% of Total	29.8%	31.1%		32.1%	32.8%		31.8%	33.4%	
3 Persons	593	530	-10.6%	2,526	2,649	4.9%	284,277	315,083	10.8%
% of Total	17.1%	16.8%		18.3%	18.2%		18.9%	18.1%	
4 Persons	509	394	-22.6%	2,066	1,954	-5.4%	237,174	245,005	3.3%
% of Total	14.7%	12.5%		15.0%	13.5%		15.7%	14.1%	
5 Persons or more	356	290	-18.5%	1,474	1,227	-16.8%	151,169	143,710	-4.9%
% of Total	10.3%	9.2%		10.7%	8.4%		10.0%	8.3%	
Total Persons	3,461	3,155	-8.8%	13,786	14,522	5.3%	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. Lanett's housing stock in 2000 showed a considerably larger portion of relatively older homes compared to the county and state. The majority of the city's housing stock (53%) was built prior to 1960, while approximately 39% of Chamber County's housing stock built during this time and 24% for



Alabama. The city lagged substantially behind the county and state in new housing development built post 1979. Approximately 14% of Lanett's housing stock was built between 1979 and 2000, while Chambers County recorded 29% Alabama 40%. Figure H-5 shows percent housing stock age for Lanett, Chambers County, and Alabama from prior 1939 to 2000. Notice the significant representation of older homes, those built prior to 1980, in the city compared to the county and state.

Lanett also reported a lower median housing stock age at 1958 than both the county (1968) and state (1975), indicating an increased demand for structural maintenance and new construction throughout the community. As a planning initiative, Lanett should implement housing renovation methods or tear down structures deemed too old or excessively costly to properly fix and maintain. Table H-5 shows housing stock age for Lanett, Chambers County, and Alabama from 1939 and prior to 2000.

Table H-5. Housing Stock Age: Lanett, Chambers County, Alabama						
Time Period	Lanett		Chambers County		Alabama	
	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	803	N/A	2,832	N/A	139,227	NA
% of Total	22.5%		17.4%		7.1%	
1940 to 1959	1,108	38.0%	3,595	26.9%	341,735	145.5%
% of Total	31.1%		22.1%		17.4%	
1960 to 1979	1,147	3.5%	4,971	38.3%	692,480	102.6%
% of Total	32.2%		30.6%		35.3%	
1980 to 1994	419	-63.5%	3,090	-37.8%	534,533	-22.8%
% of Total	11.7%		19.0%		27.2%	
1995 to 2000	90	-78.5%	1,768	-42.8%	255,736	-52.2%
% of Total	2.5%		10.9%		13.0%	
Total Units	3,567		16,256		1,963,711	
Median Age	1958		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, Lanett showed considerable 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: *Housing Conditions*) based on three pre-determined criteria: 1) sound condition, 2) deteriorating, 3) dilapidated. These criteria are described as follows:

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

As of 2007, there were approximately 3,174 housing units in the City of Lanett, of which 2,924 (92%) were single-family, 86 (2%) were multi-family, and 164 (5%) were manufactured. Results of the housing inventory, conducted by EARPDC, showed that the slight majority, approximately 52%, of single family housing was in deteriorating condition and a noted 9% dilapidated. Multi-family homes also suffered deterioration status at 76% and 9% dilapidated, while manufacturing recorded 44% and 3%, respectively. This information suggests that the city should develop a housing strategy to improve housing conditions throughout the community. Table H-6 examines physical housing conditions for Lanett in 2007.

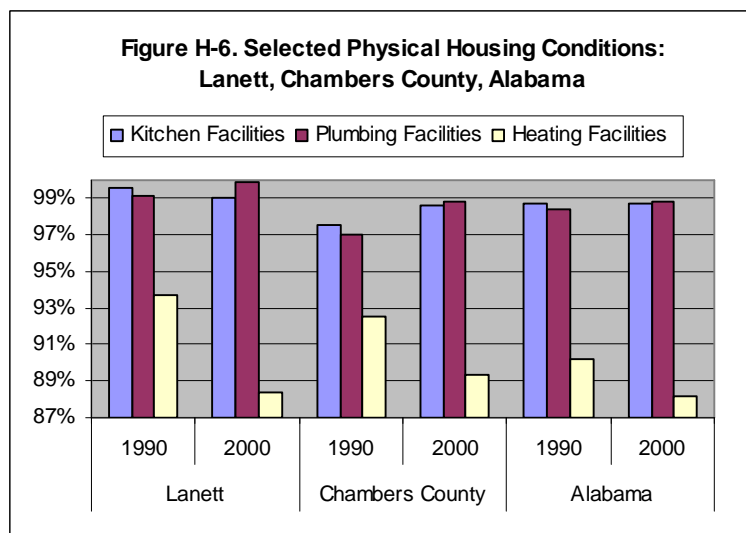
Table H-6. Physical Housing Conditions: Lanett, 2007						
Housing Conditions	Single Family		Multi-Family		Manufactured	
	Number	Percent	Number	Percent	Number	Percent
Sound Condition	1,120	38.3%	12	14.0%	85	51.8%
Deteriorating	1,536	52.5%	66	76.7%	73	44.5%
Dilapidated	268	9.2%	8	9.3%	6	3.7%
Total	2,924		86		164	

Source: EARPDC Housing Inventory Study, 2007.

Selected Physical Conditions

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

Lanett ranked well in provision of selected physical housing conditions. From 1990 to 2000, housing units with complete kitchen and plumbing facilities registered 99% of the housing inventory. City homes with complete heating facilities recorded a slightly less representation of the housing stock at 93% in 1990 and 88% in 2000. Figure H-6 shows selected physical housing conditions for Lanett, Chambers County, and Alabama from 1990 to 2000.



Chambers County and Alabama followed similar patterns. Between 1990 and 2000, the county and state registered homes with complete kitchen and plumbing facilities at around 97% and 98%. Both the county and state showed somewhat of a decrease in percent of homes with complete heating facilities,

Chambers County and Alabama followed similar patterns. Between 1990 and 2000, the county and state registered homes with complete kitchen and plumbing facilities at around 97% and 98%. Both the county and state showed somewhat of a decrease in percent of homes with complete heating facilities,

declining from 92% to 89% in the county, and 90% to 88% in the state, indicating that even though Lanett lost homes in this category, it remained on pace with the county and state. Overall, selected physical housing in the city, at this time, was in reasonably good condition, on par with the county and state. Table H-7 displays selected physical housing conditions for Lanett, Chambers County, and Alabama between 1990 and 2000.

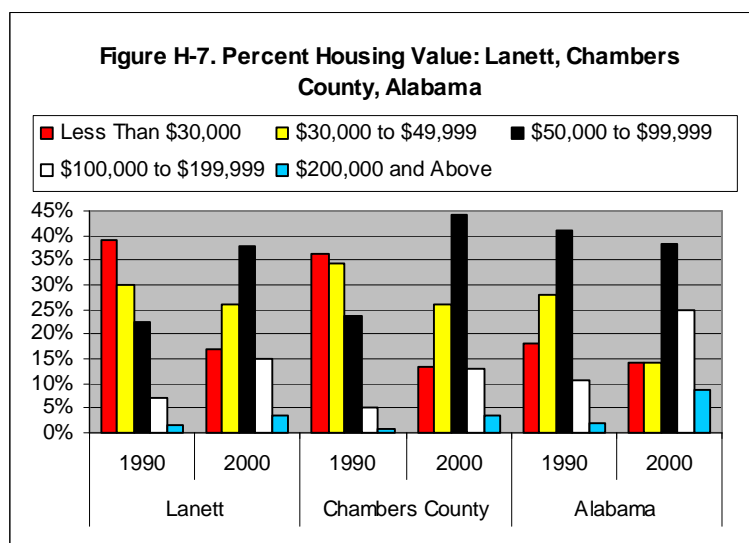
Table H-7. Selected Physical Housing Conditions: Lanett, Chambers County, Alabama									
Housing Conditions	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Complete Kitchen Facilities	3,680	3,530	-4.1%	14,553	16,027	10.1%	1,648,290	1,937,261	17.5%
% of Total	99.6%	99.0%		97.6%	98.6%		98.7%	98.7%	
Complete Plumbing Facilities	3,662	3,563	-2.7%	14,462	16,069	11.1%	1,642,879	1,939,344	18.0%
% of Total	99.1%	99.9%		97.0%	98.8%		98.4%	98.8%	
Heating Facilities	3,461	3,155	-8.8%	13,786	14,522	5.3%	1,506,790	1,732,744	15.0%
% of Total	93.7%	88.4%		92.5%	89.3%		90.2%	88.2%	
Total Units	3,694	3,567	-3.4%	14,910	16,256	9.0%	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. Lanett recognizes the need to promote and encourage quality housing development and has been active in preparing for such growth.

Housing value ranked relatively well in Lanett. From 1990 to 2000, the city grew in mid-range valued homes (homes worth between \$50,000 and \$99,999) by 51%. During this time, Chambers County and Alabama reported growth of 90% and 54% in this home value category. Figure H-7



shows percent housing value for Lanett, Chambers County, and Alabama between 1990 and 2000. In 2000, the majority (63%) of city homes were valued at between \$29 K and \$99,999 while the county and state recorded 70%, and 52%, respectively. Also in 2000, city homes valued at \$100 K and above accounted for 18% of the housing stock, while the county at 16% showed a slightly smaller portion and the state at 33% showed a significantly higher portion. This information indicates that at this time the city might have slightly

surpassed the county in higher housing value categories, but lagged considerably behind the state. Median housing values show Lanett on par with the county, but lagging substantially behind the state. From 1990 to 2000, the city grew in median housing value from \$37,100 to \$57,400. Chambers County showed similar growth, while Alabama median housing grew to \$85,100. Table H-8 illustrates housing value of owner-occupied units for Lanett, Chambers County, and Alabama from 1990 to 2000.

Housing Value	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than \$30,000	820	326	-60.2%	2,747	1,037	-62.2%	138,101	179,243	29.8%
% of Total	39.0%	17.1%		36.2%	13.4%		18.1%	14.2%	
\$30,000 to \$49,999	629	499	-20.7%	2,610	2,024	-22.5%	214,835	178,233	-17.0%
% of Total	29.9%	26.2%		34.4%	26.1%		28.1%	14.2%	
\$50,000 to \$99,999	473	717	51.6%	1,793	3,415	90.5%	313,210	482,541	54.1%
% of Total	22.5%	37.7%		23.6%	44.1%		41.0%	38.3%	
\$100,000 to \$199,999	152	288	89.5%	388	999	157.5%	82,341	310,939	277.6%
% of Total	7.2%	15.1%		5.1%	12.9%		10.8%	24.7%	
\$200,000 and above	29	71	144.8%	46	270	487.0%	16,239	107,730	563.4%
% of Total	1.4%	3.7%		0.6%	3.5%		2.1%	8.6%	
Total Units	2,103	1,901	-9.6%	7,584	7,745	2.1%	764,726	1,258,686	64.6%
Median Value	\$37,100	\$57,400	54.7%	\$37,500	\$58,900	57.1%	\$53,200	\$85,100	60.0%

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

Housing Affordability

Lanett 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. Lanett housing satisfies this requirement. Housing affordability is examined through changes in contract rent, gross rent, and housing value. Contract rent is, as described in the 2000 Census, “The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included” (Census 2000 Glossary). Gross rent is also explained in the 2000 Census as, “The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.)” (Census 2000 Glossary). Table H-9 shows housing value and cost in rent for Lanett, Chambers County, and Alabama from 1990 to 2000.

Ownership Status	Lanett		Chambers County		Alabama	
	1990	2000	1990	2000	1990	2000
Median Contract Rent	\$140	\$242	\$154	\$254	\$229	\$339
Median Gross Rent	\$253	\$376	\$260	\$374	\$325	\$447
Median Value Owner-Occupied Housing	\$37,800	\$57,400	\$37,900	\$58,900	\$53,700	\$85,100
% Units > \$100,000	8.6%	18.8%	5.7%	16.4%	12.9%	38.1%
Total Housing Units	3,694	3,567	14,910	16,256	1,670,379	1,963,711

Source: U.S. Census of Population, 1990 and 2000 STF 1 and 3.

Cost of living in Lanett from 1990 to 2000 was comparable to Chambers County and considerably less expensive than Alabama in general. In 2000, median contract rent for the city was \$242, while the county recorded \$254 and the state \$339. Median gross rent for the city in 2000 was registered at \$376 and county at a comparable \$374, while the state showed significantly higher rent at \$447. Lanett and Chambers County also showed similar figures for median value of owner-occupied housing at 57 K and 58 K, respectively. Alabama ranked substantially higher in home values at \$85,000 in 2000.

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.

Homeownership in Lanett has been relatively affordable. In 2000, approximately 63% of city homeowners spent less than 20% of their household income on housing and 81% spent less than 30% of their income on housing. Both the county and state showed similar patterns. Chambers County households spending less than 20% of their income on housing accounted for about 65% and Alabama households recorded 60%. Table H-10 exhibits selected monthly owner costs as a percentage of household income for Lanett, Chambers County, and Alabama in 1990 and 2000.

Table H-10. Selected Monthly Owner Costs As A Percentage of Household Income: Lanett, Chambers County, Alabama									
Percent of Income	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	1,275	1,215	-4.7%	4,993	5,079	1.7%	482,702	556,093	15.2%
% of Total	60.6%	63.9%		65.8%	65.6%		63.1%	60.5%	
20 to 24%	268	222	-17.2%	815	841	3.2%	93,693	110,978	18.4%
% of Total	12.7%	11.7%		10.7%	10.9%		12.3%	12.1%	
25 to 29%	174	106	-39.1%	441	454	2.9%	56,044	67,849	21.1%
% of Total	8.3%	5.6%		5.8%	5.9%		7.3%	7.4%	
30 to 34%	92	64	-30.4%	323	278	-13.9%	33,671	42,840	27.2%
% of Total	4.4%	3.4%		4.3%	3.6%		4.4%	4.7%	
35% or more	288	245	-14.9%	969	954	-1.5%	91,195	127,930	40.3%
% of Total	13.7%	12.9%		12.8%	12.3%		11.9%	13.9%	
Not computed	6	49	716.7%	43	139	223.3%	7,421	12,880	73.6%
Total Households	2,103	1,901	-9.6%	7,584	7,745	2.1%	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.

Renter-occupied housing in Lanett has been relatively affordable. From 1990 to 2000, renter affordability in the city dropped only slightly. In 2000, approximately 32% of city households spent less than 20% of their household income on rent and 49% spent less than 30% of their income on rent. Both the county and state recorded similar findings. Chambers County, in 2000, showed approximately 34% of households spending less than 20% of their household income on rent and Alabama 32%. However, the city registered a somewhat larger portion (36%) of households spending 35% or more of their income on rent than the county and state showed at 28% and 27%, respectively. Table H-11 displays gross rent as a percentage of household income for Lanett, Chambers County, and Alabama from 1990 to 2000.

Table H-11. Gross Rent As A Percentage of Household Income: Lanett, Chambers County, Alabama									
Percent of Income	Lanett			Chambers County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	418	379	-9.3%	1,094	1,167	6.7%	139,708	153,017	9.5%
% of Total	35.1%	32.7%		35.6%	34.1%		32.6%	32.6%	
20 to 24%	132	121	-8.3%	337	277	-17.8%	52,569	51,356	-2.3%
% of Total	11.1%	10.4%		11.0%	8.1%		12.3%	10.9%	
25 to 29%	120	68	-43.3%	242	206	-14.9%	42,333	41,425	-2.1%
% of Total	10.1%	5.9%		7.9%	6.0%		9.9%	8.8%	
30 to 34%	102	49	-52.0%	224	164	-26.8%	28,501	29,476	3.4%
% of Total	8.6%	4.2%		7.3%	4.8%		6.7%	6.3%	
35% or more	329	425	29.2%	750	967	28.9%	117,289	128,349	9.4%
% of Total	27.6%	36.7%		24.4%	28.2%		27.4%	27.4%	
Not computed	90	116	28.9%	426	646	51.6%	47,624	65,506	37.5%
Total	1,191	1,158	-2.8%	3,073	3,427	11.5%	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

- *Provide a variety of housing options by constructing quality multi-family housing.* In following county and state trends, the substantially dominant housing type in Lanett was single-family at 80% in 1990 and 82% in 2000. In 2000, single-family (82%) represented a substantially larger portion of city housing than in the county (73%) and state (68%). City multi-family housing accounted for 14% in both 1990 and 2000, yet decreased by a slight -6%. The county and state increased in multi-family by a significant 21% and 12%, respectively.

Tenure and Occupancy

- *Diversify housing options by promoting and encouraging multi-family housing.* Despite some decline, Lanett's tenure and occupancy status remained competitive with Chambers County and Alabama patterns. Between 1990 and 2000 the city occupancy dropped slightly from 3,461 to 3,155, a -8% decline while the county increased by 5% and the state 15%. However, in 2000, city occupancy continued in line with county and state rates at 88%.
- Between 1990 and 2000 owner-occupied housing in the city decreased by a considerable -12%, while the county (5%) and state (18%) both increased in this category. Renter-occupied housing decreased in the city by a minor -4%, while the county and state climbed by 6% and 7%, respectively. However, in 2000, rental units comprised a larger portion of the city housing stock at 36% than that of the county and state, both at 24%. This information suggests that the despite a loss of rental units, renting remained a more popular housing choice in the city than in the county and state.

Vacancy Status

- Lanett vacancy status followed similar patterns to the county and state. From 1990 to 2000, for rent only units and other vacant uses showed the most significant growth at 59% and 85%, respectively. In 2000, these vacancy uses together comprised the majority at 74% in the city, 61% in the county, and 54% in the state.

Household Size

- Lanett closely followed county and state patterns in household size. From 1990 to 2000, the substantial majority of households in the city, county, and state recorded one or two person households. In 2000, approximately 61% of city households registered either one or two persons. This pattern followed in Chambers County at 59% and Alabama also at 59%.

Housing Stock Age

- *Continue housing improvement efforts.* The majority of the city's housing stock (53%) was build prior to 1960, while approximately 39% of Chamber County's housing stock built during this time and 24% for Alabama. The city lagged substantially behind the county and state in

new housing development built post 1979. Approximately 14% of Lanett's housing stock was built between 1979 and 2000, while Chambers County recorded 29% Alabama 40%.

Physical Conditions

- *Create and implement a housing improvement plan.* Lanett showed considerable need for physical housing improvements. Results of the housing inventory, conducted by EARPDC, showed that the slight majority, approximately 52%, of single family housing was in deteriorating condition and a noted 9% dilapidated. Multi-family homes suffered the most significant deterioration status at 76% and 9% dilapidated, while manufacturing recorded 44% and 3%, respectively.

Selected Physical Conditions

- Lanett ranked well in provision of selected physical housing conditions. From 1990 to 2000, housing units with complete kitchen and plumbing facilities registered 99% of the housing inventory. City homes with complete heating facilities recorded a slightly less representation of the housing stock at 93% in 1990 and 88% in 2000.

Housing Value

- From 1990 to 2000, Lanett grew in mid-range valued homes (homes worth between \$50,000 and \$99,999) by 51%. During this time, Chambers County and Alabama reported growth of 90% and 54% in this home value category. In 2000, the majority (63%) of city homes were valued at between \$29 K and \$99,999 while the county and state recorded 70%, and 52%, respectively.

Housing Affordability

- Cost of living in Lanett from 1990 to 2000 was comparable to Chambers County and considerably less expensive than Alabama in general. In 2000, median contract rent for the city was \$242, while the county recorded \$254 and the state \$339. Median gross rent for the city in 2000 was registered at \$376 and county at a comparable \$374, while the state showed significantly higher rent at \$447.

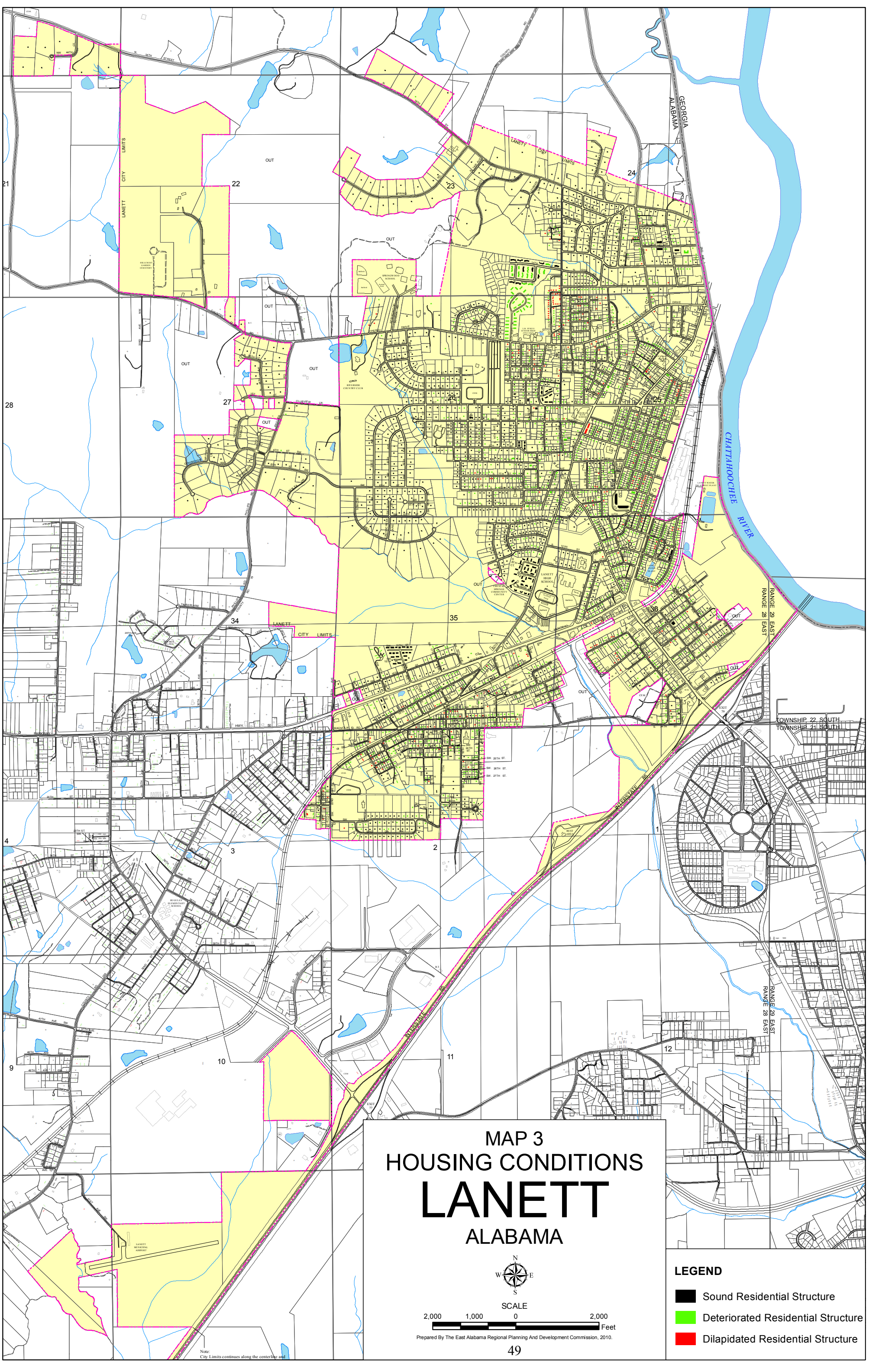
Affordability of Owner-occupied Housing

- Homeownership in Lanett has been relatively affordable. In 2000, approximately 63% of city homeowners spent less than 20% of their household income on housing and 81% spent less than 30% of their income on housing. Both the county and state showed similar patterns. Chambers County households spending less than 20% of their income on housing accounted for about 65% and Alabama households recorded 60%.

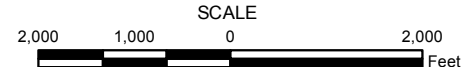
Affordability of Renter-occupied Housing

- Renter-occupied housing in Lanett has been relatively affordable. From 1990 to 2000, renter affordability in the city dropped only slightly. In 2000, approximately 32% of city households spent less than 20% of their household income on rent and 49% spent less than 30% of their income on rent. Both the county and state recorded similar findings. Chambers County, in 2000, showed approximately 34% of households spending less than 20% of their household income on rent and Alabama 32%. However, the city registered a somewhat larger portion

(36%) of households spending 35% or more of their income on rent than the county and state showed at 28% and 27%, respectively.



MAP 3
HOUSING CONDITIONS
LANETT
ALABAMA



Prepared By The East Alabama Regional Planning And Development Commission, 2010.

LEGEND

- Sound Residential Structure
- Deteriorated Residential Structure
- Dilapidated Residential Structure

Note:
City Limits continues along the centerline and

CHAPTER V: COMMUNITY FACILITIES

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

The purpose this chapter is to inventory existing community facilities and services, assess their capacity to serve existing and future needs, and suggest improvements and expansions for meeting these needs. To identify community facility locations in the city refer to Map#5: *Community Facilities*. In order to determine current community facility goals and needs, surveys were distributed to facility and department leaders and collected by the Building Inspector. This chapter reviews these findings in text and as a summation in the analytical summary at the end of the chapter.

City Administration

Lanett's city government consists of five council members and the Mayor. Elected officials serve 4-year consecutive terms. In addition to determining the city budget, city council also makes decisions regarding city departments. The Mayor sits on the council to make recommendations and introduce issues and to vote on ordinances and resolutions. An ordinance or resolution must have the Mayor's signature to be passed. Should the mayor decide not to sign an ordinance or resolution the council may still pass it with a second vote. The role of the City Clerk is to arrange the council's agenda for meeting, determine rules of order, keep records of meetings, and sit in on budget meetings. Council meetings are conducted in City Hall on the first and third Monday of each month.

Offices located inside City Hall include the Mayor's Office, City Manager, City Clerk, City Treasurer, Accounts Payable, Utilities Payment, Personnel, and Licensing-Inspection. City Hall is also used for various activities such as Business Licenses Sales and Municipal Court. Current City Hall facilities have been deemed inadequate for city administration needs. More space is needed for offices and storage in City Hall in order to sufficiently serve the community.

Planning Commission

Lanett'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 the Mayor or a representative appointed by the Mayor. Meetings are called as necessary and held in the City Council Chambers.

Zoning Board of Adjustments

The Lanett Zoning Board of Adjustments consists of four members, each appointed by city council to serve a three-year staggered 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 monthly on an as needed basis at City Hall.

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

1. More revenue in terms of retail sales tax, utilities revenue, and commercial business
2. More equipment and employees
3. More space for office and storage in City Hall
4. Comprehensive Plan for 5 to 10 years.

Public Safety

Law Enforcement

Lanett's Police Department was founded in 1895 with the continuing mission to safeguard the lives and safety of all persons within the City of Lanett, to protect property and to assist in securing to all persons equal protection of the law. Department staff currently consists of 32 full-time officers which includes 28 sworn, 4 non-sworn. Other police department staff constitutes 2 Administrative Assistants, 6 Lieutenants (Supervisors), 2 Animal Control Officers, 4 Investigators, and 1 Drug Task Force Investigator. The current ratio of officers to residents is 1 to 631, which is deemed a little low. A more suitable ratio would be at least 1 officer for every 400 residents.

Emergency calls are handled through the Chambers County E-911 Center located in Lanett (Huguley). All calls for service are received at the Center and then dispatched to officers as needed through two-way radio. Lanett's police jurisdiction extends approximately 3 miles outside the city limits. The most common crimes reported in the city include theft, burglary, and drug-related. Detainees are temporarily held in the city jail until they can be transported to the county jail. The city plans to mitigate crime through education and a stronger police presence on the streets. Lanett's Police Department is involved in the following crime protection and prevention programs:

D.A.R.E

The Drug Awareness and Resistance Education program began in Los Angeles in 1983 and spread throughout the U.S. and into more than 43 different countries. The program has been so successful that approximately 75 percent of the nation's schools implement the D.A.R.E program. This officer-lead program guides students grades K-12 through a series of classroom lessons designed to teach them how to resist peer pressure and live productive drug and violence-free lives.

Neighborhood Watch Institute

The Neighborhood Watch Institute is an organization dedicated to providing citizens with educational materials and products for building crime observation and reporting skills, as well as signage warning of the presence of crime prevention activities in neighborhoods. These materials and products include training materials, work sheets, window warning decals, and quality street signs.

Project Lifesaver

The international organization Project Lifesaver is committed to saving lives by locating and rescuing missing persons suffering from mental problems such as Alzheimer's, Down Syndrome, Autism, Mental Retardation, Dementia, Brain Injury, Fetal Alcohol Syndrome, Bipolar Disease, and other similar medical needs. Project Lifesaver partnerships with local law enforcement and public safety organizations to notify and deploy special trained rescue teams, using the most sophisticated tracking technology available, in order to find and save clients before they encounter life-threatening situations. The primary tracking technology used in search and rescue efforts incorporates radio wave transmitters placed on the wrists of at-risk patients. Recovery times average approximately 30 minutes and, with over 1,500 attempts to date, the organization has an impressive 100% success rate.

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

1. More man power
2. More officer training and equipment
3. Continuing the fight on illegal drugs
4. Continuing education for officers and citizens

Fire and Rescue

Lanett's Fire Department was founded in 1956 with goal of giving the best fire protection service possible with the upmost care and respect. Department staff consists of 20 full-time firefighters, 8 part-time, and 5 volunteer. Ten firefighters have received paramedic training with 1 starting. The fire department has added one staff person to each shift, however, based on professional opinion, adding an extra man on each shift would improve services. Emergency calls are handled through the county E-911 center in Lanett and then radio dispatched to the proper responders. Fire department jurisdiction encompasses the city limits, however, EMS jurisdiction extends to the north Chambers County line, and east and south of the city.

Currently vehicles used by the Lanett Fire Department include:

- 2—ALS ambulances
- 2—Class A firetrucks
- 1—Ladder truck
- 1—Brush truck
- 1—Chief's car

Additional services provided by the Lanett Fire Department include Advanced Life Support Ambulances, public education, public assistance, smoke detector duties, EMS/fire training, inspections, investigations, child seat installation.

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 Lanett Fire Department ISO rating was a Class 4, indicating better than average fire protection. The city's improved water supply system played a 40% determining factor in this rating. The department could further improve its ISO rating by purchasing new vehicles, equipment, and personnel. The city will need to purchase new equipment soon due to equipment age and maintenance issues. For expansion purposes, the city would hopes to add another fire station to the airport and/or the Huguley Industrial Park area.

The Lanett Fire Department identified two improvements needed to provide better fire protection and prevention services to the community:

1. Purchase new firetruck and ambulance
2. Build new fire station
3. Need to be more successful on grants to match our needs for vehicles, man power, and stations

Note: The ambulance should be paid for through money received on billing. With the new fire station the city can use a small spot at the airport until construction is complete around the new hotel.

Educational Facilities

Educational facilities play a major role in community development by preparing and training individuals and youth for the competitive workforce and life-long learning. The Lanett School Board recognizes the need to promote and enhance its educational institutions in order to develop a strong educational foundation for the city’s future leadership and a sustainable skilled labor force. Lanett’s school system constitutes three primary institutions: Lance Elementary School, Lanett Junior High School, Lanett High School. Lanett’s Elementary and Middle Schools are accredited with the Southern Association of Colleges and Schools and the High School is accredited with the Alabama Department of Education, qualifying these schools for state and federal grants and other monetary assistance. Table CF-1 shows educational facilities for the City of Lanett in 2009.

Table CF-1. Educational Facilities: City of Lanett, 2009							
School	Teachers Available		# Students	# Classrooms	Programs		
	Full	Part			Band room	Gym	Library
Lance Elementary School	40	0	483	47	1	0	1
Lanett Jr. High School	12	0	146	7	0	1	1
Lanett High School	22	0	248	18	1	1	1

Source: Community Facilities Survey, Lanett City Schools, 2009.

Lanett City Schools offer a variety of programs and opportunities for enhancing educational achievement and promoting continued learning. The following programs are provided:

- Alabama Reading Initiative (ARI)—a state-wide K-12 initiative managed by the Alabama Department of Education, which provides training for teachers to help them teach reading in proven and effective ways.
- Alabama Math, Science, and Technology Initiative (AMSTI)—a state-wide program established to enhance math and science education with the continuing mission to develop these skills in the student body necessary for success in post-secondary education and in the workforce. The Initiative provides schools with three basic services: professional development—through a two-week summer seminar for Math and Science teachers, equipment and materials necessary to engage students in hands-on and inquiry learning, and on-site support and mentoring, in which Math and Science specialists help teachers implement what they learned.
- Gifted Program—offered only to select students achieving an above average IQ test score. This program provides a variety of opportunities for children to develop their intellectual and creative abilities.
- JROTC—U.S. Army program that prepares high school students for leadership roles in their community while making them aware of their rights, privileges, and duties as an American citizen. Activities include participation in color guard, parades, and drill and rifle teams.
- Mentoring Program—Available to all first and second year teachers.
- Wellness Academics and You (WAY) Program—is designed to promote healthy eating and exercise habits. The program is integrated in classes at Lance Elementary.
- Small-group Advisory Meetings—Allow students to have an “assigned” adult to offer academic and personal advice. Available to grades 7-12.
- Advanced Placement Classes—offered for Literature, Composition, and U.S. History through the High School.

- **Dual Enrollment Opportunities**—Available through Southern Union Community College as part of the Accelerated High School program.
- **Great Books and Creative Writing Class**—is required through Lanett Jr. High as additional reading curriculum.
- **Music Classes**—Available at the Elementary School
- **TEAM Math**—(Transforming East Alabama Mathematics) A partnership of 15 school districts in east Alabama with the common goal of improving mathematics education in the region.
- **TEAM Science**—A non-profit organization dedicated to increasing math, science and technology achievement through programs that promote hands-on instruction and learning.

Lanett City Schools have excelled also in technology facilitation. Lanett High School was one of the original pilot sites for the Alabama Connecting Classrooms, Educators, and Students Statewide (ACCESS) Distance Learning project. Students involved in this program participate in interactive video conference classes and field trips. The program also offers online classes to all participants. All classrooms, media centers, laboratories, and offices have high-speed internet access and junior and senior high classrooms provide computer laboratories and media centers with mounted projectors and new teacher workstations. Approximately 40% of the junior high classrooms and 25% of the elementary classrooms have Promethean interactive whiteboards installed. In addition, teachers actively participate in national and state technology conferences and on-site workshops to enhance their technological proficiency.

School Expansions/Additions and Other Needs

Renovations and expansion projects for Lanett City Schools have been funded through state-issued bond appropriation. These projects are listed as follows:

- New façade at Lanett High School to include new bus loading/unloading area as well as new gymnasium seating, flooring, and cosmetic changes
- New public restrooms at Lance Elementary, Lanett Jr. High, and Lanett High School
- Targeted renovations in pod restrooms at elementary school
- New cabinets in each classroom pod at Lance Elementary
- Air-conditioning/heating updates at Lanett Jr. High and Lanett High Schools

The following school facilities have been identified with needs for renovations and costs involved:

Lanett High School Auditorium—Carpet, tile, seat restoration

Estimated cost: \$30,000 - \$50,000

Lanett Junior High and Lanett High School—Window replacement

Estimated cost: \$325,000

Lance Elementary School—Painting, carpet, and tile

Estimated cost: \$40,000 - \$50,000

The Lanett School Board identified three improvements needed to provide better educational services to the community. These are listed as follows:

1. Create fine arts program to include art and music at each school
2. Expand remediation opportunities for at-risk students in danger of failing core academic subjects
3. Increase local tax base to fund above mentioned programs

Parks and Recreation

The City of Lanett offers a variety of opportunities for parks and recreation. Parks and recreation staff currently consist of seven workers who plan and organize recreation events for kids and adults. The department organizes sports leagues for kids in baseball, football, soccer, flag football, basketball, softball, and track and field. Basketball and softball are provided to adults. Recreational facilities and amenities in the city include the following:

West Point Lake

Located partially in Lanett, West Point Lake extends 35 miles along the Chattahoochee River to the north of West Point, GA. The lake offers more than 500 miles of shoreline along with 10 campgrounds and approximately 26,000 acres of water for water sports and fishing.

Southern Harbor Resort and Marina

Serving as the premier resort and marina in the city, Southern Harbor Resort provides a variety of lakefront activities such as boating, water sports, and camping, along with a beach, marina, restaurant, and cottages for rent.

Thunder Ridge Motor Speedway

Thunder Ridge Speedway is a 1/5 mile clay oval kart racing facility with Friday night events running from March to September.

Lanett Athletic Hall

The Lanett Athletic Hall provides youth football, soccer, cheerleading, and basketball facilities.

The Lanett Parks and Recreation Department identified three improvements needed to provide better services to the community. These include the following:

1. Community center
2. Better parks
3. Walking trail

Senior Center

The Lanett Senior Center was established in 1977 with the goal to motivate the rapidly growing elderly population and to keep them active with a regular routine in their lives. This goal seeks to promote better health and assist older persons in being a part of the community. At its inception the center served about 65 congregate meals and 35 home-delivered. Present serving consists of 25 congregate meals and 40 home-delivered. The waiting list for meals records a need for 5 congregate, 12 home-delivered, and 3 frozen meals.

The center provides a variety of recreational activities and programs which include the following:

- Games—Rook, Dominos, and Checkers
- Exercise (daily program)
- Speakers—Public education
- Nutrition Education (daily program)
- Annual Fall Beauty Pageant
- Movie Day (monthly)
- Cookouts and special trips (monthly)

The Lanett Senior Center identified three improvements needed to provide better services to the senior community. These include the following:

1. Provide more activities to generate public interest
2. Promote the program to the community and reach out to the baby-boomer generation
3. Craft room for activities

Housing Authority

Lanett’s Housing Authority was founded in 1952 with the goal of providing drug-free, decent, safe, and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for all residents. There is currently a waiting list for public housing of approximately 31 persons. Approximately 47% of applicants are single-mothers with children. Currently there are no units in need of modernization. Table CF-2 displays Lanett housing projects as of 2008.

Table CF-2. Lanett Housing Projects, 2008			
Housing Projects	Year Constructed	# of Units	Year of Modernization
Jackson Heights	1952	116	2008
Crystal Springs	1952	80	2007
Crystal Springs	1971	128	2008
Cahaba Springs	1981	40	2008

Source: Community Facilities Survey, Lanett Housing Authority, 2008.

The Lanett Housing Authority identified three improvements needed to provide better services to the community. These include the following:

1. Build a recreational facility—gym
2. Transportation for working families
3. Provide daycare for working parents

Note: Listed improvements need grant funding.

Utilities

The City of Lanett owns and maintains its own utilities through the Street and Water Department. The department was established in 1940 and currently serves approximately 8,400 residents.

Ownership allows the city freedom to charge rates and in providing more efficient and prompt service to its customers. The city obtains electrical power through the Alabama Municipal Electrical Authority along with ten other communities throughout the state.

Water Utilities

The Street and Water Department was established in 1940 with the goal of providing street maintenance and quality water provision to the city’s resident population. The department currently serves approximately 8,400 residents with 7,200 residents inside the city limits served by city water. Expansions to the city’s street system include the development projects of Riverside Estates and Cherry Drive at the Country Club. Riverside Estates plans extensions of 5,280 linear feet of 6 inch diameter water line with cost to be paid by contractors. Table CF-3 displays estimated water line size and percent distribution for the City of Lanett in 2008.

Table CF-3. Water Line Size and Distribution: Lanett, 2008		
Water Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
12"	10,560	2.4%
8"	52,800	12.2%
6"	264,000	61.0%
2"	105,600	24.4%
Total	432,960	100.0%

Source: Community Facilities Survey, Water Utilities, 2008.

Lanett’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 14% of city water lines are inventoried at 8 diameter inches and above, indicating suitable infrastructure provision for agricultural and single-family residential uses and fire protection, but not for major commercial and industrial uses. In order for the city to grow substantially in commercial development the city would need to expand 8 inch diameter line into appropriately planned areas. Since the city does not have land available for substantial industrial growth, there is no need to plan for extending 12 inch line. Water line location is shown on Map#6: *Water Utilities*.

The Lanett Street and Water Department identified two improvements needed to provide better water services to the community. These include the following:

1. Upgrade to larger pipe size
2. Provide new services to houses

Sewer Utilities

Lanett’s Street and Water Department is charged with the responsibility of maintaining and updating the city’s sewer system in order to meet growth and expansion needs. Table CF-4 examines sewer line size and distribution for Lanett in 2008.

Table CF-4. Sewer Line Size and Distribution: Lanett, 2008		
Sewer Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
12"	15,280	3.4%
10"	5,280	1.2%
8"	211,200	46.6%
6"	221,760	48.9%
Total	453,520	100.0%

Source: Community Facilities Survey, Sewer Utilities, 2008.

Lanett's sewer system has been determined to provide adequate service in sustaining city needs. Sewer line size of 6 inches is the generally accepted minimum standard diameter for private land use. Eight inch lines are acceptable for public land use, while 12 inches and above should support light to moderate industry. Heavy industry may require 16 inch diameter line. Based on the data provided, current sewer line size and distribution for 8 inch diameter line and larger represents approximately 50% of the city's sewer system, while 12 inch line and larger recorded 3%. This information indicates that Lanett's sewage infrastructure is capable of supporting agricultural and single-family residential uses, but not substantial commercial or industrial development. Sewer line locations are shown on Map#7: *Sewer Utilities*.

The Lanett Street and Water Department identified two improvements needed to provide better sewer services to the community. These include the following:

1. Start storm drain rehab or replacement
2. Purchase a new T.V. camera for jetting machine

Analytical Summary

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

City Administration

1. More revenue in terms of retail sales tax, utilities revenue, and commercial business
2. More offices and storage space needed at City Hall
3. More equipment and employees

Law Enforcement

1. More man power—more officers on the streets
2. More training for officers and more equipment
3. Continue the fight on illegal drugs
4. Continuing education for officers and citizens

Fire and Rescue

1. New ambulance
2. New fire truck
3. New ladder truck

Educational Facilities

1. Create fine arts program to include art and music at each school
2. Expand remediation opportunities for at-risk students in danger of failing core academic subjects
3. Increase local tax base to fund above mentioned programs

Parks and Recreation

1. A community center
2. Better parks
3. Walking trail

Senior Center

1. More activities to generate public interest
2. Craft Room for activities
3. Promote the program to the community—through program information distribution and outreach to “baby boomers” and seniors not active in the community

Housing Authority

1. Build a recreational facility—gym
2. Transportation for working families
3. Provide daycare for working parents

Utilities

Water Utilities

1. Upgrade larger pipe sizes
2. New services to houses
3. Apply for grants

Sewer Utilities

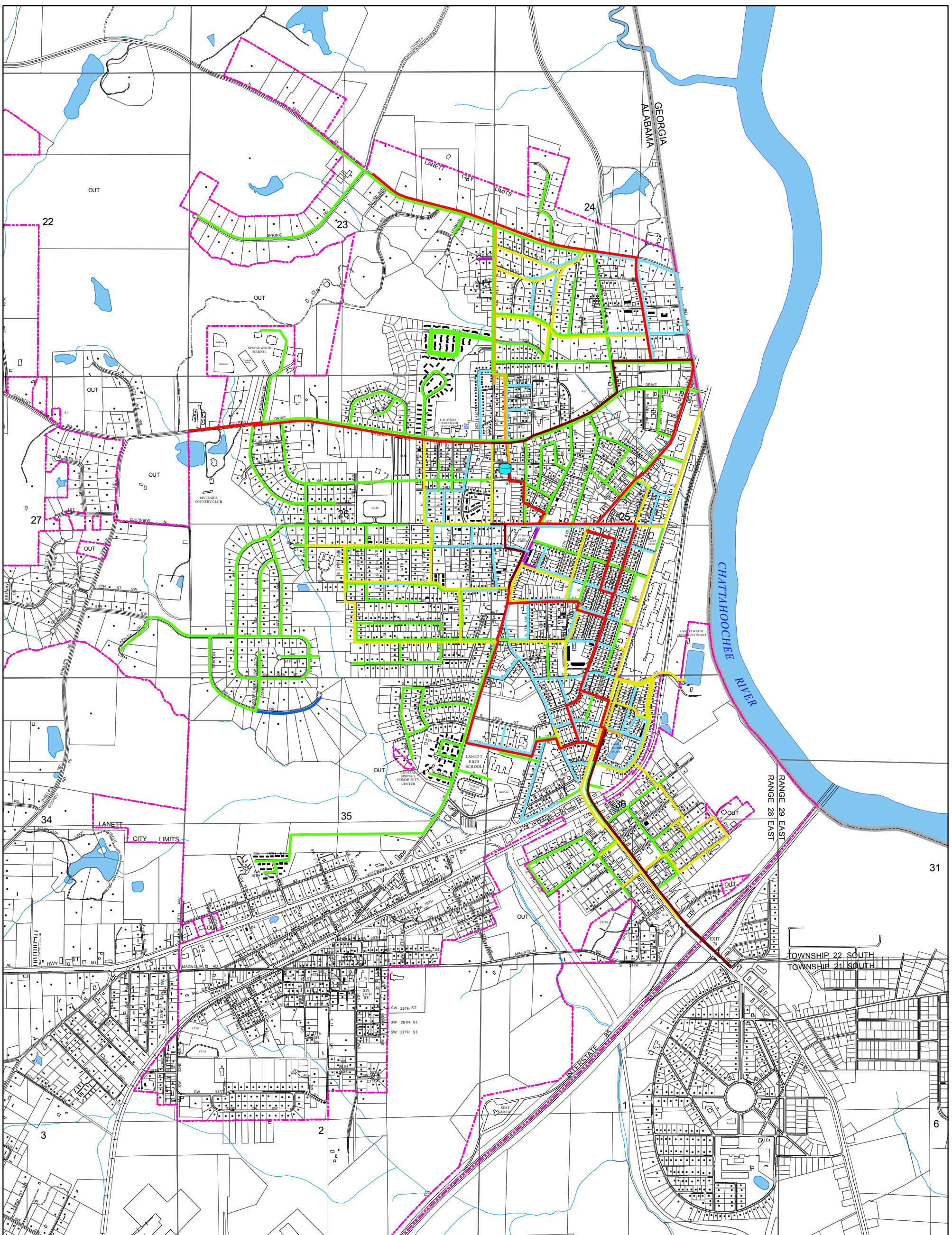
1. Start storm drain rehab or replacement
2. New T.V. camera for jetting machine

Gas and Electric Utilities

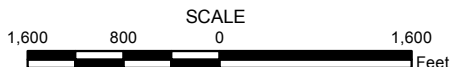
1. Continue training and educational programs
2. Replace or remove cast iron lines from system

Solid Waste Management

1. New truck for brush pick-up



MAP 5
WATER SYSTEM
LANETT
ALABAMA



Prepared By The East Alabama Regional Planning And Development Commission, 2010.

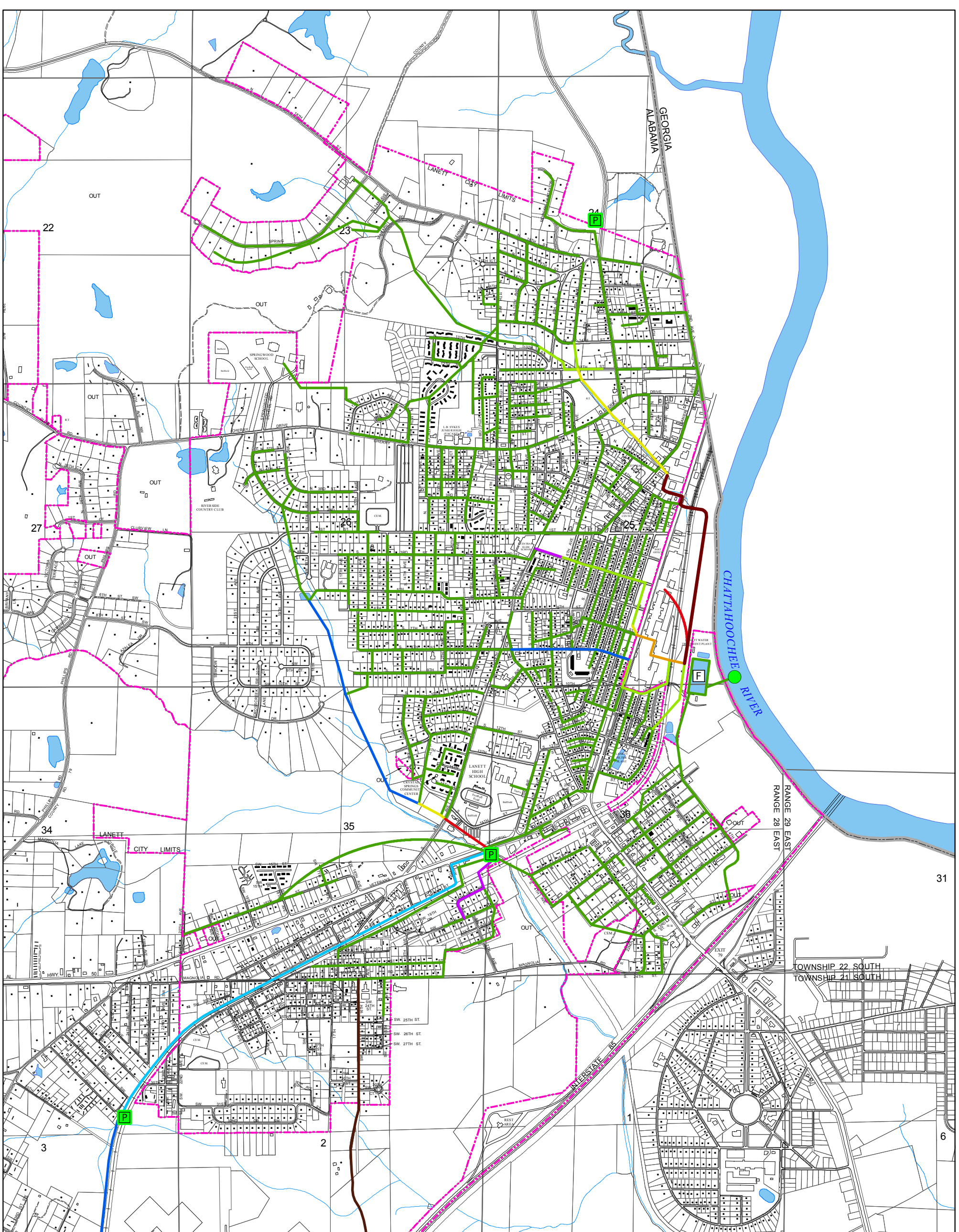
Water Lines

- 16 Inch
- 12 Inch
- 10 Inch
- 8 Inch
- 6 Inch
- 4 Inch
- 2 Inch
- - - Unknown Diameter

Facilities

- Water Tower

Source: Lanett Water Department



MAP 6
SEWER SYSTEM
LANETT
ALABAMA



Prepared By The East Alabama Regional Planning And Development Commission, 2010.

LEGEND

- Outfall Point
- P Pump Station
- F Treatment Facility
- Sewer Lines (diameter)**
- 24 Inch
- 21 Inch
- 18 Inch
- 15 Inch
- 12 Inch
- 10 Inch
- 10 Inch SF
- 8 Inch
- SF
- Unknown

Source: City of Lanett

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. To view functional street classifications for the city refer to Map#7: *Transportation Plan*

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 Lanett. Traffic volumes along five major routes through the city have been used to calculate maximum capacity and future traffic growth projections (See Map#7: *Transportation Plan* for more information).

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 Lanett is located with convenient access to Interstate 85, routing northeast to Atlanta, GA and southwest to Montgomery.

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. Minor arterials extending through the city include U.S. Hwy. 29 and AL. Hwy. 50.

Collector Streets

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

Local Streets

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

Administrative Street Classification

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

Federal Roads

Federal highways are owned and funded by the U.S. Department of Transportation; the State Department of Transportation coordinates improvements on these roadways. Federal Highway 29 passes through Lanett extending from West Point, GA in the north to Valley in the south.

Other Federal Roads

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

State Highways

State Highways are owned and maintained by the State Department of Transportation both in unincorporated portions of a county and within municipal corporate boundaries. AL Highway 50 and is categorized as a state route passing through Lanett.

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 Lanett not listed in the other classifications fall into this category. Major municipal routes in the city include Cherry Drive, 1st Street, and 8th Avenue.

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: $100 - 0.76 = 0.24\%$ capacity available.

Another method used to determine if present volumes are adequate or not is to compare traffic volumes along a road type with Level of Service (LOS). The Alabama Department of Transportation 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, Lanett showed LOS A, free flow traffic, throughout most of its roadway system, with a few areas reaching high-density capacity levels, indicating that the city, for the most part, should be able to increase in traffic volumes substantially before significant improvements need to be made. Locations for traffic stations and accompanying 2007 traffic counts and LOS in the city can be seen on Map#8: *Transportation Plan*. Stations are marked in parentheses with 2007 traffic counts and LOS identified below.

Interstate Hwy. 85

Interstate Highway 85 is classified as a four-lane, controlled access interstate highway connecting Lanett to Montgomery in the southwest and Atlanta, GA in the northeast. The roadway joins to U.S. Hwy. 29 in the southern edge of the city, thus giving Lanett convenient access to interstate transportation. ALDOT traffic volumes indicated Level of Service A, free flow, throughout the section under consideration, indicating that significant road improvements will not be needed in the immediate future. Table T-1 displays traffic volumes along I-85 for the City of Lanett from 1997 to 2007.

Table T-1. Traffic Volumes: Interstate 85: City of Lanett									
Location of Traffic Count	1997	1999	2001	2003	2005	2007	# Change	% Change	LOS
E. INT with US 29 (834)	23,370	25,920	26,770	27,850	29,610	30,090	6,720	28.8%	A
W. INT with US 29 (833)	23,180	25,860	26,330	27,940	29,610	30,090	6,910	29.8%	A
W. INT with Phillips Rd. (536)	21,060	22,660	23,690	25,990	27,050	27,450	6,390	30.3%	A

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

Traffic increased considerably at every traffic count station along I-85 in the Lanett area. The greatest traffic increase from 1997 to 2007 occurred west of the intersection with Phillips Rd. growing from 21,060 AADT to 27,450 AADT, a 30% increase. However, traffic counts near U.S. Hwy. 29 showed slightly higher traffic flow at 30,090 AADT near the Alabama/Georgia line. Still there is considerable room for traffic growth along this section of I-85. Maximum capacity for a 4-lane, interstate highway is set at 68,000 AADT, which indicates that, with a highest AADT of 30,090 traffic volumes could double and still not reach capacity level. Level of Service A, free traffic flow, further verifies that this section of I-85 should not need significant improvements in the near future to keep sufficient traffic flows.

U.S. Hwy. 29

Federal Highway 29 is classified as a 4-lane, undivided minor arterial traveling through Lanett and connecting the city with the City of West Point, GA in the north and the City of Valley to the south. The roadway also joins with Interstate 85 at the southern edge of Lanett. From 1997 to 2000

traffic counts along U.S. Hwy. 29, at every traffic count station, showed somewhat substantial decrease in volumes. The greatest decrease in traffic volumes occurred near the Georgia line in the downtown Lanett area, decreasing from 15,040 AADT to 13,140 AADT, a -12% decline, while traffic counts near I-85 in the southern portion of the city also declined, but to a somewhat lesser extent. Table T-2 examines traffic volumes along U.S. Hwy. 29 for Lanett from 1997 to 2000.

Location of Traffic Count	1997	1999	2001	2003	2005	2007	# Change	% Change	LOS
At GA Line (534)	15,040	15,060	14,150	15,540	15,410	13,140	-1,900	-12.6%	A
S. of 11th Str. (819)	17,870	18,070	17,000	18,530	18,360	16,700	-1,170	-6.5%	B
N. of 18th Str. (818)	23,360	23,970	22,870	24,260	24,030	22,210	-1,150	-4.9%	C
S. of 23rd Str. (902)	24,820	25,490	24,360	25,810	25,550	23,610	-1,210	-4.9%	D

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

Lanett traffic volumes along U.S. Hwy. 29 indicate somewhat sufficient room for growth. Maximum capacity for a 4-lane minor arterial highway is set at 27,400 AADT, which indicates that with an AADT of 23,610 in 2007 traffic volumes could increase somewhat, but improvements should be considered in the near future. As a common trend, the roadway showed higher traffic counts in sections closer to the interstate, progressing from LOS A, free flow traffic, at the Georgia line to LOS D, high density, near the intersection with I-85. However, consistent increases and decreases in traffic volumes from 1997 to 2007 suggest that traffic growth along this route might not reach capacity level in the near future. Traffic growth trends suggest that volumes should decrease somewhat substantially.

AL Hwy. 50

Alabama Highway 50 is classified as a 2-lane minor arterial to the west of Lanett city limits then transitions to 4-lane in the Hugely area continuing into Lanett and terminating at the junction with U.S. Hwy. 29. Similar to U.S. Hwy. 29 patterns, AL Hwy. 50 decreased to various degrees in traffic volumes, at every traffic count station, from 1997 to 2007. The greatest traffic decrease occurred in the section between 17th and 18th Avenue with a drop from 9,220 AADT to 7,780 AADT, a -15% decline. Table T-3 exhibits traffic volumes along AL Hwy. 50 for the City of Lanett between 1997 and 2007.

Location of Traffic Count	1997	1999	2001	2003	2005	2007	# Change	% Change	LOS
2 Miles W. of US 29 (527)	8,850	8,880	8,190	8,410	8,410	8,050	-800	-9.0%	A
BTW 17th & 18th Ave. (526)	9,220	9,260	7,970	8,740	8,130	7,780	-1,440	-15.6%	A
2 Miles E. of 30th Ave SW (525)	6,340	6,320	5,770	6,410	5,980	5,920	-420	-6.6%	A
1Mile W. of Phillips Rd. (524)	8,690	8,730	8,680	8,810	8,830	7,650	-1,040	-12%	A
Near 51st Str. (904)	6,590	6,630	6,620	6,660	6,700	5,750	-840	-12.7%	A

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

Traffic volumes along AL Hwy. 50 could increase substantially without needed plans for improvement. Maximum capacity for a 4-lane minor arterial is set at 27,400 AADT, which suggests that with a high AADT of 8,050 traffic volumes could triple and still not reach capacity.

Furthermore, a Level of Service A, free flow traffic, indication throughout this roadway verifies these findings.

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 2017 as well as probable Level of Service at these count stations in the city at this time. Traffic volumes in 1997 and 2007 have also been included for comparison purposes. Table T-4 displays AADT in 1997 and 2007 as well as 2017 traffic projections and accompanying LOS for the city's major roadways.

Table T-4. Annual Average Daily Traffic Projections, 2017					
Roadway	Location of Traffic Count	1997	2007	2017	LOS
U.S. Hwy. 29	At GA Line (534)	15,040	13,140	11,240	A
	S. of 11th Str. (819)	17,870	16,700	15,530	B
	N. of 18th Str. (818)	23,360	22,210	21,060	C
	S. of 23rd Str. (902)	24,820	23,610	22,400	C
AL Hwy. 50	2 Miles W. of US 29 (527)	8,850	8,050	7,250	A
	BTW 17th & 18th Ave. (526)	9,220	7,780	6,340	A
	2 Miles E. of 30th Ave SW (525)	6,340	5,920	5,500	A
	1 Mile W. of Phillips Rd. (524)	8,690	7,650	6,610	A
	Near 51st Str. (904)	6,590	5,750	4,910	A
I-85	E. INT with US 29 (834)	23,370	30,090	36,810	A
	W. INT with US 29 (833)	23,180	30,090	37,000	A
	W. INT with Phillips Rd. (536)	21,060	27,450	33,840	A

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

Traffic projections for Lanett indicate that the city should show fairly stable traffic conditions into the year 2017. According to traffic projections, declines in traffic volumes along U.S. Hwy. 29

near the interstate should decrease Level of Service in this section from LOS D, high density traffic flow, to LOS C, stable traffic flow. However, this factor is substantially dependent on changes in interstate traffic volumes and businesses spurring traffic growth and development.

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 Lanett, 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, this practice should be avoided. Commercial property should be promoted and encouraged to develop as commercial activity centers at only one corner of the intersection, undivided by the major intersection instead of on all four corners and spread out along the highway. This type of access management permits more highway frontage due to proper separation and distance from the major intersection, better traffic circulation throughout the commercial area, flexibility in site design, and fewer access problems at the intersection. Figure T-1 shows

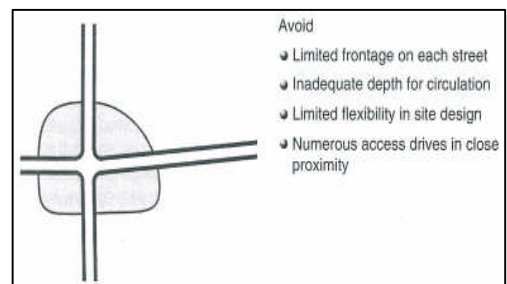


Figure T-1. Improper Commercial Node

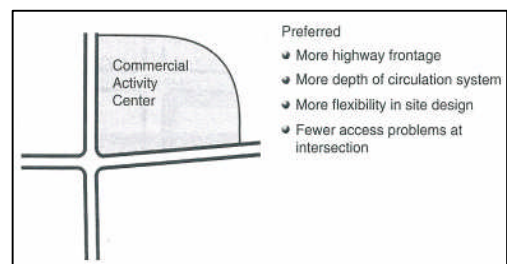


Figure T-2. Proper Commercial Node

improper placement of commercial activity centers, while Figure T-2 illustrates proper commercial center placement.

Corner Parcel Access

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

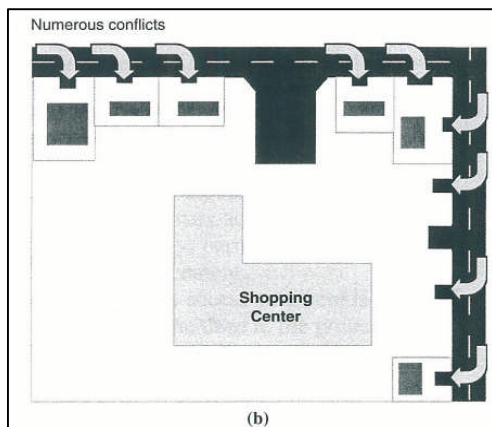


Figure T-3. Improper Corner Parcel Access

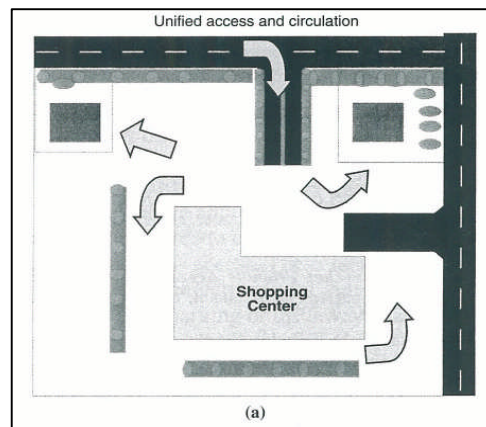


Figure T-4. Proper Corner Parcel Access

Throat Length

Throat length is characterized as the length of roadway or driveway used to connect the highway intersection to the on-site traffic circulation intersection, namely a parking lot parcel or another parallel roadway. Proper throat length is necessary to provide safe vehicular clearance at both intersections and mitigate bunching of vehicles at these access points. Adequate throat length should allow left-turning vehicles sufficient clearance of traffic, in the opposing right hand lane, before meeting on-site circulation. As a general rule, a minimum of two vehicles should be able to remain safely stationary within the throat at any given moment. This practice should substantially reduce congestion and crash rates on the abutting roadway and circulation site. Figure T-5 demonstrates proper throat length between the abutting roadway and on-site circulation.

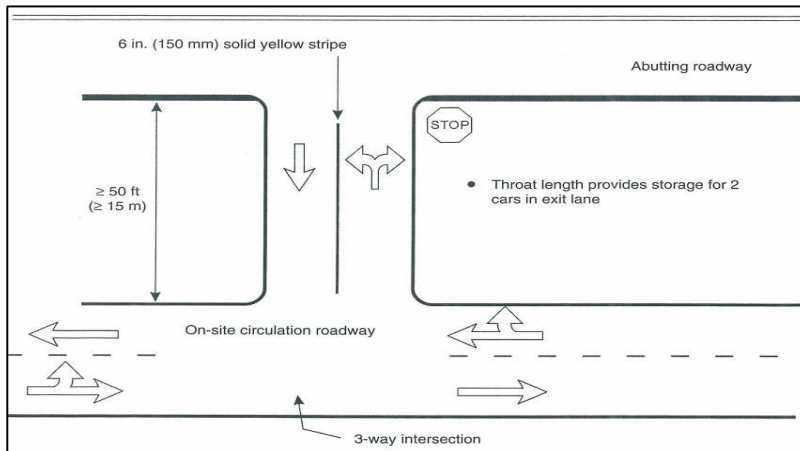


Figure T-5. Proper Throat Length

Grid-pattern Connectivity

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

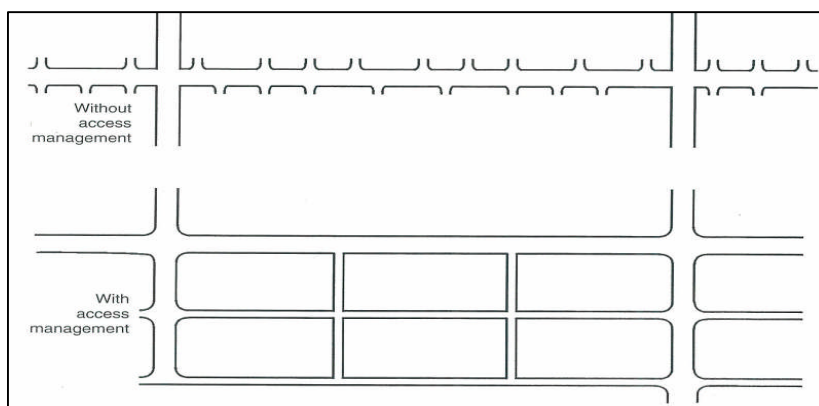


Figure T-6. Street Network With and Without Proper Access Management

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 shows improper connectivity, heightening demand for arterial access, while Figure T-8 illustrates proper and efficient connectivity, creating less demand for arterial access.

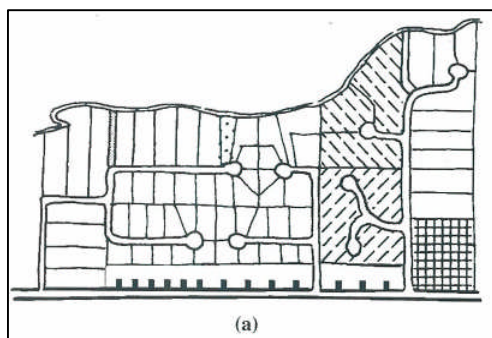


Figure T-7. Improper Connectivity

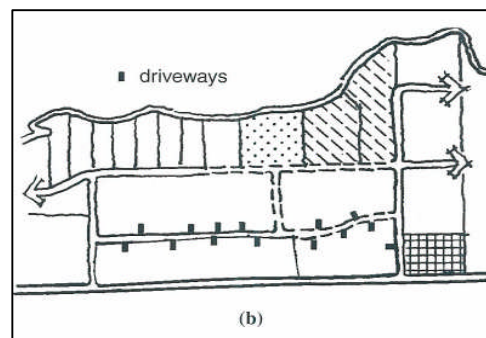


Figure T-8. Proper Connectivity

Frontage Roads

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

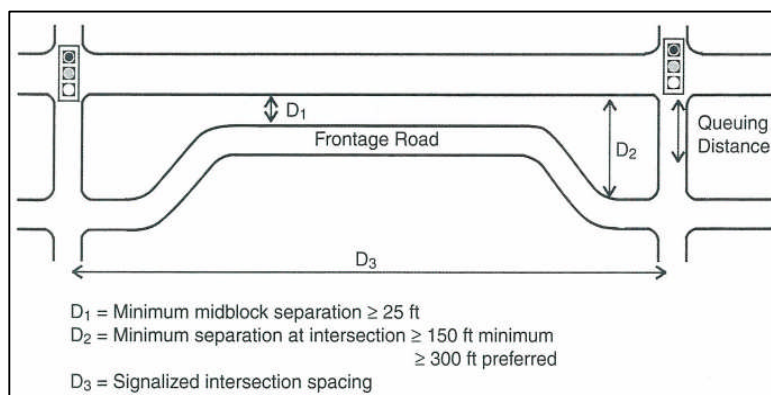


Figure T-9. Minimum Separation for Frontage Roads

Lanett Airport

The Lanett Municipal Airport is situated adjacent to Interstate 85 and the Huguley Industrial Park in the southwest portion of the city. The airport provides a 3,150 ft lighted runway for small planes as well as aircraft fuel and T-hanger storage for the general aviation enthusiast. Recent redevelopment of the airport included a complete repaving of the runway surface and well-marked safety zones. The airport also plans to offer plane maintenance and upholstery in the near future.

Transportation Plan

As a growing and thriving community, Lanett 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 three main routes, U.S. Hwy. 29, AL Hwy. 50, and Interstate 85. Interstate 85 forms the southern edge of Lanett, connecting the city with Montgomery in the southwest and Atlanta, GA in the northeast. Federal Highway 29 runs the north/south axis of the city connecting with the City of West Point, GA in the north and I-85 and the City of Valley in the south. Alabama Highway 50 approaches the city from the west and terminates upon joining with U.S. Hwy. 29. ALDOT traffic volumes show relatively free traffic flow throughout the city. Somewhat substantially high traffic volumes were recorded near the intersection of U.S. Hwy. 29 and I-85, however, decreases in traffic growth at this point and in other sections of the roadway indicates that maximum capacity might not be reached. According to traffic information Lanett's roadway infrastructure should not need major improvements in the near future.

Lanett 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:

- Connect SW 18th Dr. to S. 9th Str.
- Connect S. 21st Str. to Magnolia Rd.

Analytical Summary

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

I-85

Classification:

Maximum Capacity: 68,000 AADT (Average Annual Daily Traffic)

Capacity Assessment: Interstate 85 offers plenty of room for significant traffic growth. Maximum capacity for a 4-lane, interstate highway is set at 68,000 AADT, which indicates that, with a highest AADT of 30,090 traffic volumes could double and still not reach capacity level. Level of Service A, free traffic flow, further verifies that this section of I-85 should not need significant improvements in the near future to keep sufficient traffic flows.

Planned Improvements: None

Recommendations: No significant improvements needed in the near future

U.S. Hwy. 29

Classification: 4-lane minor arterial highway

Maximum Capacity: 27,400 AADT

Capacity Assessment: Lanett traffic volumes along U.S. Hwy. 29 indicate somewhat sufficient room for growth. Maximum capacity for a 4-lane minor arterial highway is set at 27,400 AADT, which indicates that with an AADT of 23,610 in 2007 traffic volumes could increase somewhat, but improvements should be considered in the near future if growth does occur. As a common trend, the roadway showed higher traffic counts in sections closer to the interstate, progressing from LOS A, free flow traffic, at the Georgia line to LOS D, high density, near the intersection with I-85. However, consistent increases and decreases in traffic volumes from 1997 to 2007 suggest that traffic growth along this route might not reach capacity level in the near future. Traffic growth trends suggest that volumes should decrease somewhat substantially, thus mitigating improvement needs.

Planned Improvements: None

Recommendations: No significant improvements needed in the near future

AL Hwy. 50

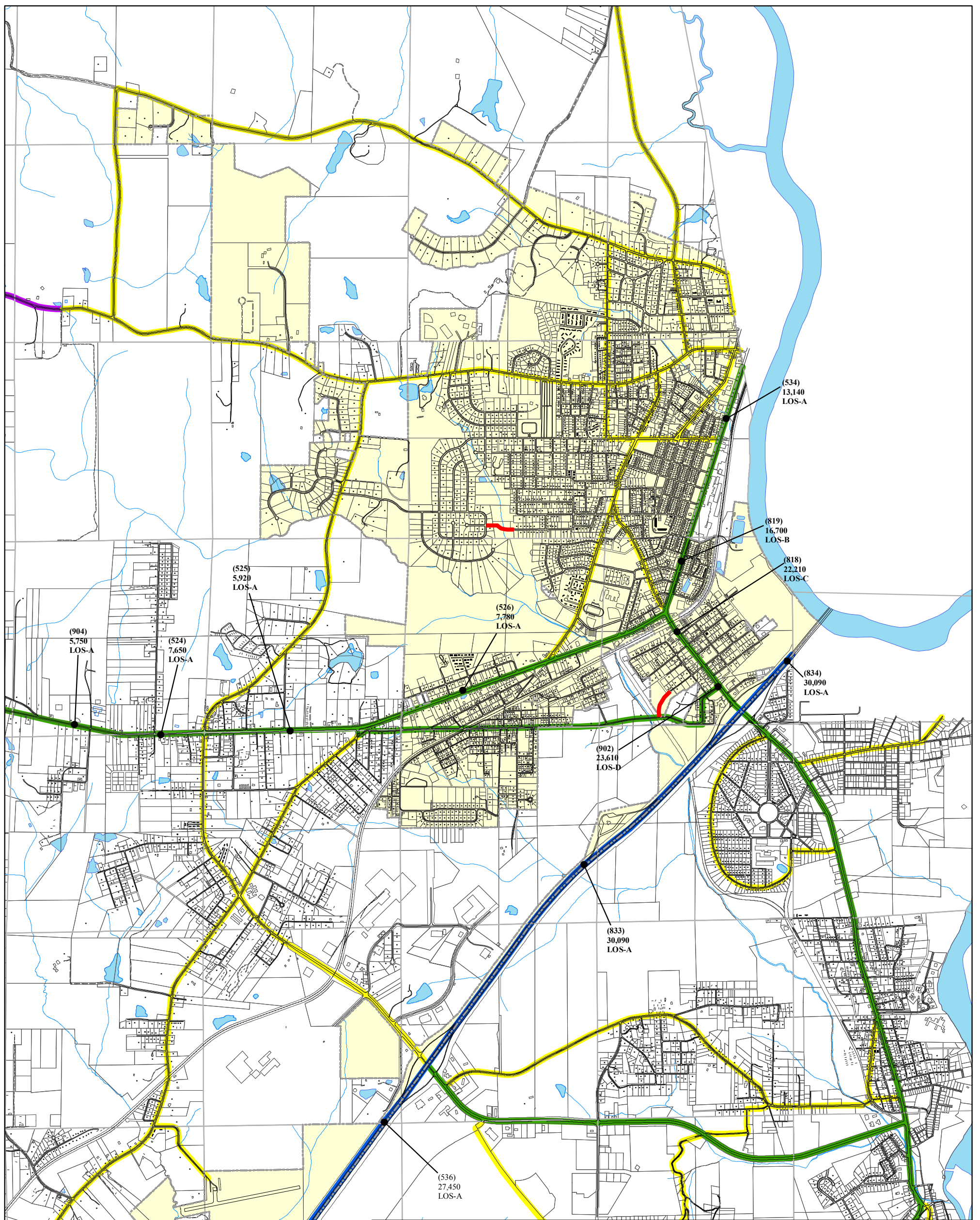
Classification: 4-lane minor arterial highway

Maximum Capacity: 27,400 AADT

Capacity Assessment: Alabama Hwy. 50 offers plenty of room for significant traffic growth. Traffic volumes along AL Hwy. 50 could increase substantially without needed plans for improvement. Maximum capacity for a 4-lane minor arterial is set at 27,400 AADT, which suggests that with a high AADT of 8,050 traffic volumes could triple and still not reach capacity.

Planned Improvements: None

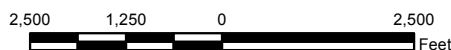
Recommendations: No significant improvements needed in the near future.



MAP 7
TRANSPORTATION PLAN
LANETT
ALABAMA



SCALE



Prepared By The East Alabama Regional Planning And Development Commission, 2010.

Traffic Count Stations

2008 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

- █ Interstate
- █ Minor Arterial
- █ Collector Urban
- █ Major Collector Rural
- █ Minor Collector Rural
- █ Proposed Roads

Source: Alabama Department of Transportation.

CHAPTER VII. ENVIRONMENTAL FEATURES

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

Overview of Natural Resources and Constraints

Lanett is located on the southeastern portion of Chambers County. The Chattahoochee River forms the eastern border and Alabama/Georgia state line, separating the city from West Point, GA. West Point Lake, to the northeast of Lanett, is the city's most significant natural resource. The lake extends along the Chattahoochee River for 35 miles with approximately 525 miles of shoreline and offers a wide-array of opportunity for boating, fishing, camping, and other recreational activities.

The most significant environmental constraint for Lanett is flood prone areas. These areas constitute floodplains in accordance with FEMA floodplain FIRM (Federal Insurance Recovery Maps) maps and flood prone areas as identified by the USDA's National Resources Conservation Service (NRCS) maps. Approximately 567 acres of flood prone areas have been recorded in Lanett's city limits, accounting for 15% of the total land area. Much of this land runs through the central portion of the city and along the Chattahoochee River. The second most substantial constraint is wetland areas. Wetland data is obtained through the National Wetlands Inventory produced by the National Fish and Wildlife Service. In Lanett approximately 217 acres have been inventoried as wetland areas, accounting for 5% of the total land area. The considerable majority of wetlands follow flood prone areas, extensively overlapping. Areas of low soil strength are of similar concern, comprising 171 acres (4% of the total land) as are septic restrictive areas at 161 acres (4% of the total land use). A total of 16 acres in the city consists of standing water and is not included in the total land acreage, but is included in the total area acreage. Table EF-1 shows environmental features/constraints and distribution for Lanett in 2009.

Table EF-1. Environmental Features: Lanett, 2009		
Environmental Feature/Constraint	Acreage	Percent Distribution
Steep Slopes	125.9	3.4%
Flood Prone	567.5	15.5%
Wetlands	217.3	5.9%
Water	16.5	0.4%
Septic Restrictive	161.9	4.4%
Low Soil Strength	171.4	4.7%
Large Stones Content	46.8	1.3%
Total Land Acreage	3,654.2	99.6%
Total Area Acreage	3,670.7	100.0%

Source: EARPDC database, 2009.

Soil Characteristics

Proper knowledge and understanding of soil characteristics is useful in determining environmental constraints and land suitability for specified development intensity. Soil types and classifications are extensively numerous and any given community could discover a myriad of samples to categorize. Therefore the scope of this soil characteristics study is to examine only the most commonly associated soil types, distinguishing environmental constraints such as steep slopes, floodplains and wetlands, areas unfit for septic systems, and large stones contact. Lanett's land constraints are generally composed of four broad soil series classifications: 1) Gullied Land, 2) Chewacla Series, 3) Lloyd Series, and 4) Iredell Series. The *Environmental Constraints Map* (Map 10) identifies and locates the city's environmental constraints based on these and other soil classifications in order to guide and direct land use and development decisions accordingly. Soil information was made available through the *Soil Survey of Chambers County*, 1959. The following highlights list environmental constraints in the city along with their associated soil series, characteristics, and pertaining development limitations:

- **Steep Slope**—Gullied land. Land consists of sloping to moderately steep, rough, gullied areas. Slopes range from 6 to 25 percent (for more detail on slopes see next section). Gullied land is not practical for development since all the desirable soil material has been striped away by erosion and areas that could be reclaimed through smoothing would contain unstable rock fragments and un-weathered soil material. The best use for steep slope gullied areas is woodland, while less eroded areas could be used for minimal agriculture.
- **Floodplains/Wetlands**—Chewacla Series. Consists of deep, sandy, nearly level, well drained, moderately permeable soils. Slopes range from 0 to 2 percent. Floodplains should be restricted to low intensity development such as agricultural, parks and recreation, and some single-family residential where deemed suitable. Prior to significant development, floodplain hazard mitigation strategies must be determined and implemented in order to enhance flood protection and limit potential damage.
- **Septic Restrictive Areas (Septic Tank)**—Lloyd Series—stony clay loam, severely eroded, strongly sloping phase. Slopes range from 10 to 15 percent. Due to stronger slopes, more rapid runoff, and less water infiltration these soils are unfit for septic systems.
- **Large Stones Content**—Lloyd Series—gravelly clay loam, severely eroded sloping shallow phase. Permeability is moderate, but water holding capacity is low. Due to instability and the

difficulty in working this soil the best use of land would be wooded and limited agriculture. Slope ranges from 6 to 10 percent.

- ***Low Soil Strength (Depth to Saturated Zone)***—Iredell Series. Contains shallow to moderately deep, imperfectly drained soils. Runoff is medium to rapid and permeability and internal drainage is very slow. Slopes range from 6 to 10 percent. Depth to massive clay ranges from a significantly shallow 16 to 29 inches. Due to high erodibility and shallowness these soils are best suited for tree and dense plant cover.

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.

Lanett has minor cover of steep slope areas. Steep slopes account for approximately 125 acres and a minor 3% of the total land area. These constraints are located in the far northern portion of the city, and mostly, outside the city limits. Given this information, steep slopes should not be a major concern.

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.

Lanett's floodplain areas are located primarily along the Chattahoochee River and through the central portion of the city, making floodplains a significant constraint to development. Intensive developments in these floodplains should create and implement flood mitigation strategies as needed in order to preserve the environment and limit flood damage. Flood prone areas shown on the *Environmental Constraints Map* (Map#8) 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 prone 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. Lanett's primary water resources are the Chattahoochee River and West Point Lake. The river forms the eastern border of the city, while West Point Lake is located to the northeast of the city extending into Alabama, but for the most part into Georgia.

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.

Lanett determined wetland areas primarily within the central area of the city. For more detail see Map#10: *Environmental Constraints*.

Wildlife Habitats

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

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

Threatened and Endangered Species

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

Alabama is an ecologically diverse state with a significant amount of threatened and endangered species. Only the States of California at 309 and Hawaii (329) have more plants and animals than Alabama (117) placed on the threatened and endangered species list. According to the USFWS Alabama Ecological Services Field Station, the latest listing for threatened and endangered species in Chambers County, conducted in April of 2007, registers only two threatened species—the plant identified as Little amphianthus (*Amphianthus pusillus*) and the Fine-lined pocketbook (*Hamiota altilis*) mussel. The *Alabama Best Management Practices for Forestry* guidelines give detailed preservation strategies and protection measures for these species.

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

Analytical Summary

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

Steep Slopes

- Lanett has minor cover of steep slope areas. Steep slopes account for approximately 125 acres and a minor 3% of the total land area. These constraints are located in the far northern portion of the city, and mostly, outside the city limits. Given this information, steep slopes should not be a major concern.

Flood Prone Areas

- The most significant environmental constraint for Lanett is flood prone areas. Approximately 567 acres of flood prone areas have been recorded in Lanett's city limits, accounting for 15% of the total land area. Much of this land runs through the central portion of the city and along the Chattahoochee River.

Water Resources

- Lanett's primary water resources are the Chattahoochee River and West Point Lake. The river forms the eastern border of the city, while West Point Lake is located to the northeast of the city extending into Alabama, but for the most part into Georgia.

Wetlands

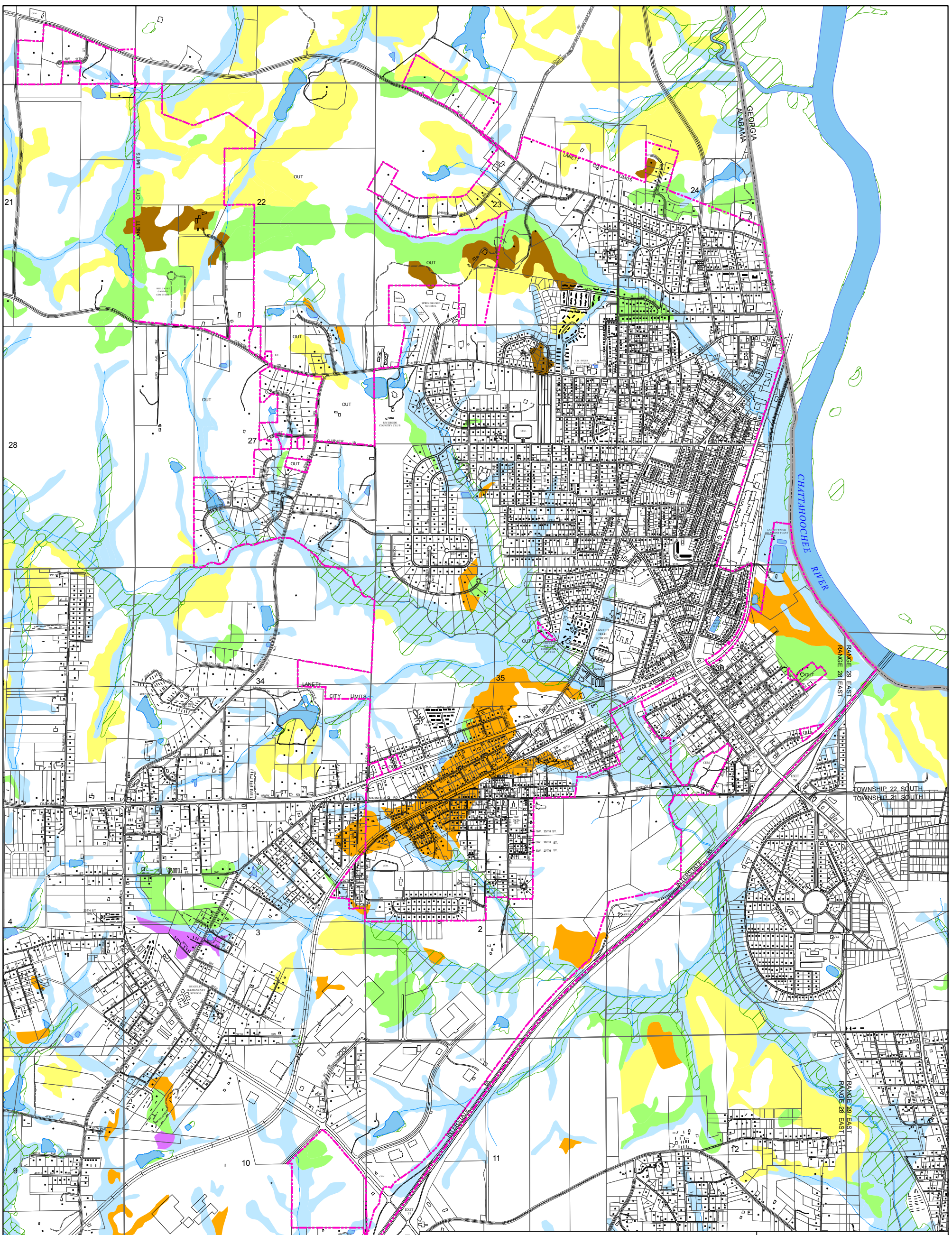
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Wildlife Habitats

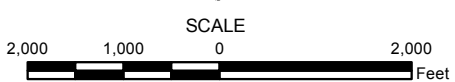
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MAP 8
 ENVIRONMENTAL CONSTRAINTS
LANETT
 ALABAMA



Prepared By The East Alabama Regional Planning And Development Commission, 2010.

Legend

- Wetlands
- Soil Limitations**
- Depth To Saturated Zone
- Flood
- Large Stones Contact
- Pits
- Septic Tank
- Shrink-Swell
- Steep Slope

Note: Wetlands data obtained from the National Wetlands Inventory.
 Soils data obtained from the USDA's National Resources Conservation Service (NRCS) Soil Survey

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#11) 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#10), 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 Lanett 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. Lanett has approximately 3,670 total acres within the city limits, which includes right-of-ways and bodies of water and 3,248 land use acres. Approximately 1,430 acres in the city are undeveloped leaving room for development as environmental constraints allow. For more detail on existing land use see Map#9: *Existing Land Use*. Table LU-1 shows existing land use acreage for the City of Lanett in 2009.

Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	27.6	0.8%	1.5%
Commercial	161.8	5.0%	8.9%
Industrial	14.3	0.4%	0.8%
Single-Family Residential	1,238.1	38.1%	68.1%
Multi-Family Residential	72.1	2.2%	4.0%
Park and Recreation	66.3	2.0%	3.6%
Public	238.6	7.3%	13.1%
Undeveloped	1,430.1	44.0%	N/A
Total Land Use Area	3,248.9	100.0%	N/A
Total Developed Land	1,818.8	56.0%	100.0%

Source: EARPDC database, 2009.

Agriculture

Agriculture constitutes a minor portion of developed land within the city limits at 1.5% with 27 acres. Much of this land is located in floodplains and wetlands, restricting development options. Much more opportunity for agricultural use exists not far outside the northern and west city limits.

Commercial

Approximately 161 acres (5% of the total land and 8% of developed land) in Lanett is dedicated to commercial development. Much of this land is located in the downtown area along U.S. Hwy 29 and AL Hwy. 50 in the southwestern section of the city. 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. 29 in preparation for growth in this area of the city.

Industrial

Lanett uses about 14 acres for industrial development (0.4% of the total land use and 0.8% developed). Much of the city's industry is categorized as light to general manufacturing located along U.S. Hwy 29 where Lanett Mill sits. However, industrial land use is most prevalent outside the city limits in the Hugeley Industrial Park.

Residential

Residential land use in the form of single-family housing is spread throughout the city with various areas of high concentrations in older, historical neighborhoods. Single-family residential is substantially the largest residential use in the city, constituting 1,238 acres and accounting for 68% of total developed land in the city. Multi-family land use throughout the city is sparse, existing in small pockets in the central portion of the city, accounting for only 4% of total developed land use.

Public/Parks and Recreation

Provision of public land use plays an important role in community services. Existing public and semi-public land use is spread consistently throughout the city, with the greatest concentrations at Lanett School and in smaller areas of the downtown. Public and parks and recreation land uses account for approximately 9% of total developed land use in the city. Approximately 66 acres are used for parks and recreation.

Undeveloped

The single most dominate land use in the city is undeveloped, consisting of 1,430 acres and 44% of total land use. The majority of this land is located in floodplains and wetlands, posing significant environmental constraints for development. Much of this land could be considered for parks and recreation expansion or agriculture.

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#10: *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 Lanett is single-family at 46%. Multi-family residential recorded a distant second accounting for 17% and two-family residential ranked third at 14%. Approximately 61% of the city is zoned for residential purposes, 1% commercial, and 7% industrial, suggesting that the city should consider expanding businesses in order to provide services and job opportunities for its residents. Table LU-2 examines zoning acreage and percent of total for Lanett in 2009.

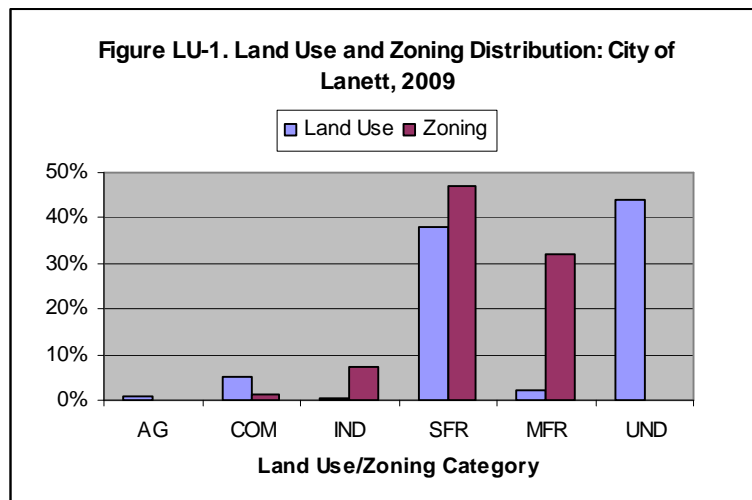
Table LU-2. Zoning Acreage and Percent of Total: City of Lanett, 2009					
Zoning	District Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
AG	Agriculture	0.0	0.0%	0.0	0.0%
R-1	Single-Family Residential	1,717.5	46.8%	2,898.7	61.3%
R-2	Two-Family Residential	530.9	14.4%		
R-3	Multi-Family Residential	650.3	17.7%		
MHP	Manufactured Home Park	0.0	0.0%		
B-1	Local Business	48.4	1.3%	365.0	1.3%
B-2	General Business	316.6	8.6%		
M-1	Light Manufacturing	269.2	7.3%	407.1	7.3%
M-2	General Manufacturing	137.9	3.8%		
Totals		3,670.9	100.0%	3,670.9	
FHZ	Flood Hazard Overlay	424.9	11.6%	424.9	11.6%

Source: EARPDC database, 2009.

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. Figure LU-1 compares percent land use to its respective available zoning for Lanett in 2009.

In 2009, single-family residential was the dominant land use at 38% for Lanett. Approximately 46% of the city is zoned for single-family suggesting that the city provides sufficient expansion for this type of land development. Multi-family consists of densities for two-family (R-2), multi-family (R-3), and manufactured home (MHP), accounting for a minor 2% of the total land use. However, multi-family zoning provides for significant expansion at 32%. As a planning priority, the city should explore options of advocating this development in order to better utilize these districts and use the land more efficiently. As a side note, Figure LU-1, shows commercial land use at 5% and commercial



zoning at 1%, indicating that the city does not supply adequate commercial expansion, however, total commercial land use acreage at 161 acres accounts for less than half the dedicated commercial zoning at 365 acres indicating adequate provision. This percentage allocation could be attributed to mapping data which records right-of-ways in the zoning data, but not in land use acreage for commercial areas along roadways, thus incorporating more commercial land into the zoning equation. None-the-less, as a planning priority, the city should dedicate more land for commercial expansion in order to better serve it's residents.

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 Lanett 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#11: *Future Land Use Plan*) provides general guidance in this directive.

As previously discussed, Lanett is limited in development due to the bordering Cities of West Point, GA to the east and Valley to the south. As a part of its future land use plan, the city should continue to promote and enhance commercial development along its major corridors U.S. Hwy. 29, AL Hwy. 29, and Interstate 85. Providing commercial development along these corridors will play a vital role in economic development for the city. The following highlights are general recommendations for land use planning and development in the city:

- Due to limitations on expansion Lanett should use land more efficiently by building more compactly, particularly in the downtown.
- In order to diversify housing options and build more compactly, multi-family land use should be promoted and encouraged in the downtown.
- Mixed use development should also be advocated and advanced in order to promote loft housing options above commercial uses in the downtown.
- The most intensive commercial use in the form of general commercial should only be established along major roadways in Lanett such as U.S. Hwy. 29, AL Hwy. 50, and Interstate 85 in order to preserve and protect small scale neighborhoods in the downtown.
- Regional shopping center zoning or highway commercial could be added to the zoning ordinance and dedicated to U.S. Hwy. 29, where the most intensive commercial development is expected to occur.
- Wetlands and extreme flood prone areas should be reserved for parks and recreation and where feasible, low-density residential. Intensive commercial and industrial developments locating in these areas need to first conduct substantial flood hazard mitigation procedures in accordance with ADEM regulations.
- Adequate expansion land for public facilities should be reserved for important community facilities, such as Lanett City School.

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 minor portion of developed land within the city limits at 1.5% with 27 acres. Much of this land is located in floodplains and wetlands, restricting development options. Much more opportunity for agricultural use exists not far outside the northern and west city limits.

Commercial

- *The city should acquire additional land for commercial development along U.S. Hwy. 29 in preparation for growth in this area of the city.* Approximately 161 acres (5% of the total land and 8% of developed land) in Lanett is dedicated to commercial development. Much of this land is located in the downtown area along U.S. Hwy 29 and AL Hwy. 50 in the southwestern section of the city.

Industrial

- Lanett uses about 14 acres for industrial development (0.4% of the total land use and 0.8% developed). Much of the city's industry is categorized as light to general manufacturing located along U.S. Hwy 29 where Lanett Mill sits.

Residential

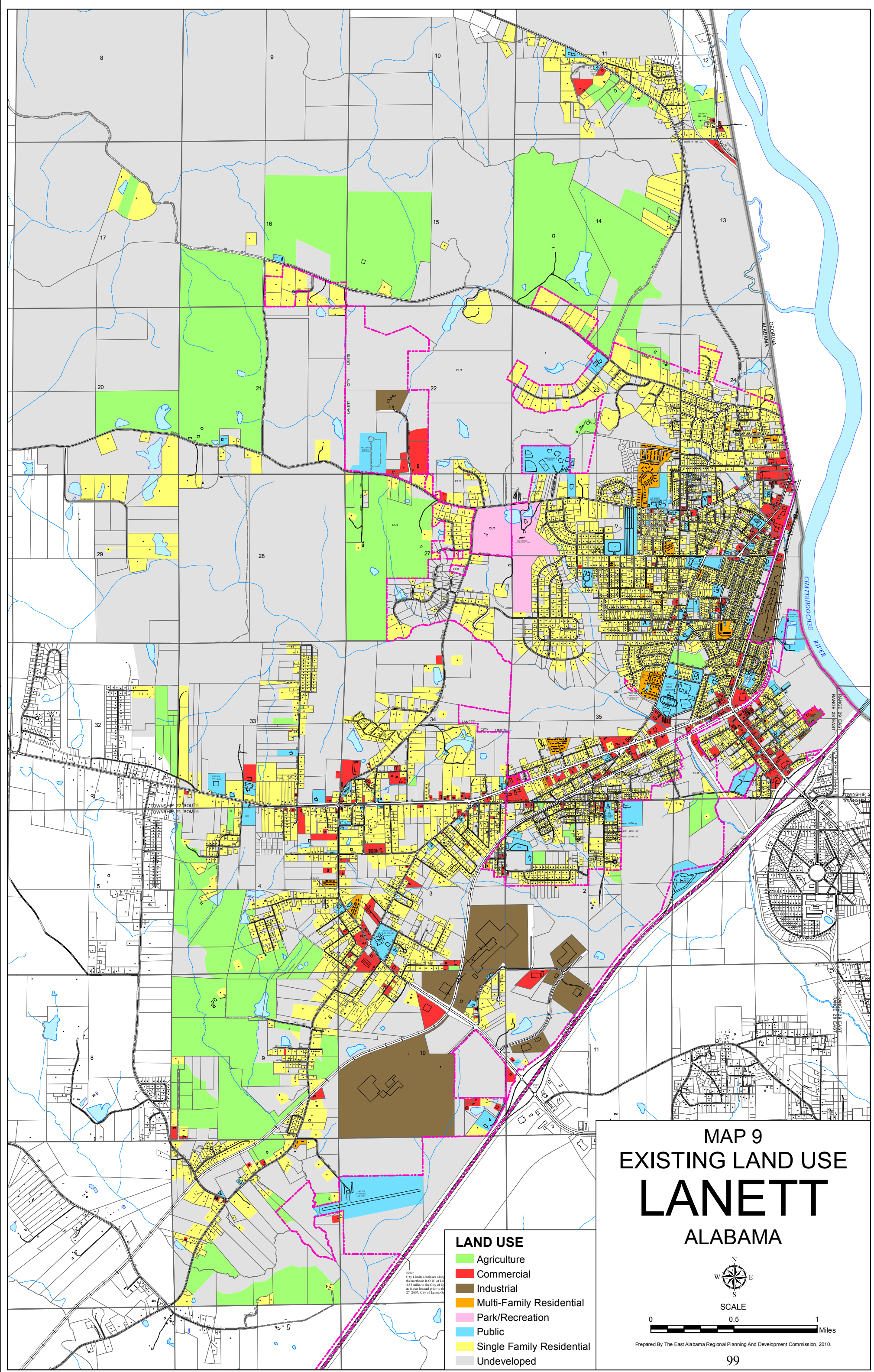
- Residential land use in the form of single-family housing is spread throughout the city with various areas of high concentrations in older, historical neighborhoods. Single-family residential is substantially the largest residential use in the city, constituting 1,238 acres and accounting for 68% of total developed land in the city.
- Multi-family land use throughout the city is sparse, existing in small pockets in the central portion of the city, accounting for only 4% of total developed land use.

Public/Parks and Recreation

- Existing public and semi-public land use is spread consistently throughout the city, with the greatest concentrations at Lanett School and in smaller areas of the downtown.
- Public and parks and recreation land uses account for approximately 9% of total developed land use in the city. Approximately 66 acres are used for parks and recreation.

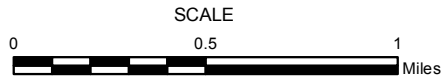
Undeveloped

- The single most dominate land use in the city is undeveloped, consisting of 1,430 acres and 44% of total land use. The majority of this land is located in floodplains and wetlands, posing significant environmental constraints for development. Much of this land could be considered for parks and recreation expansion or agriculture.



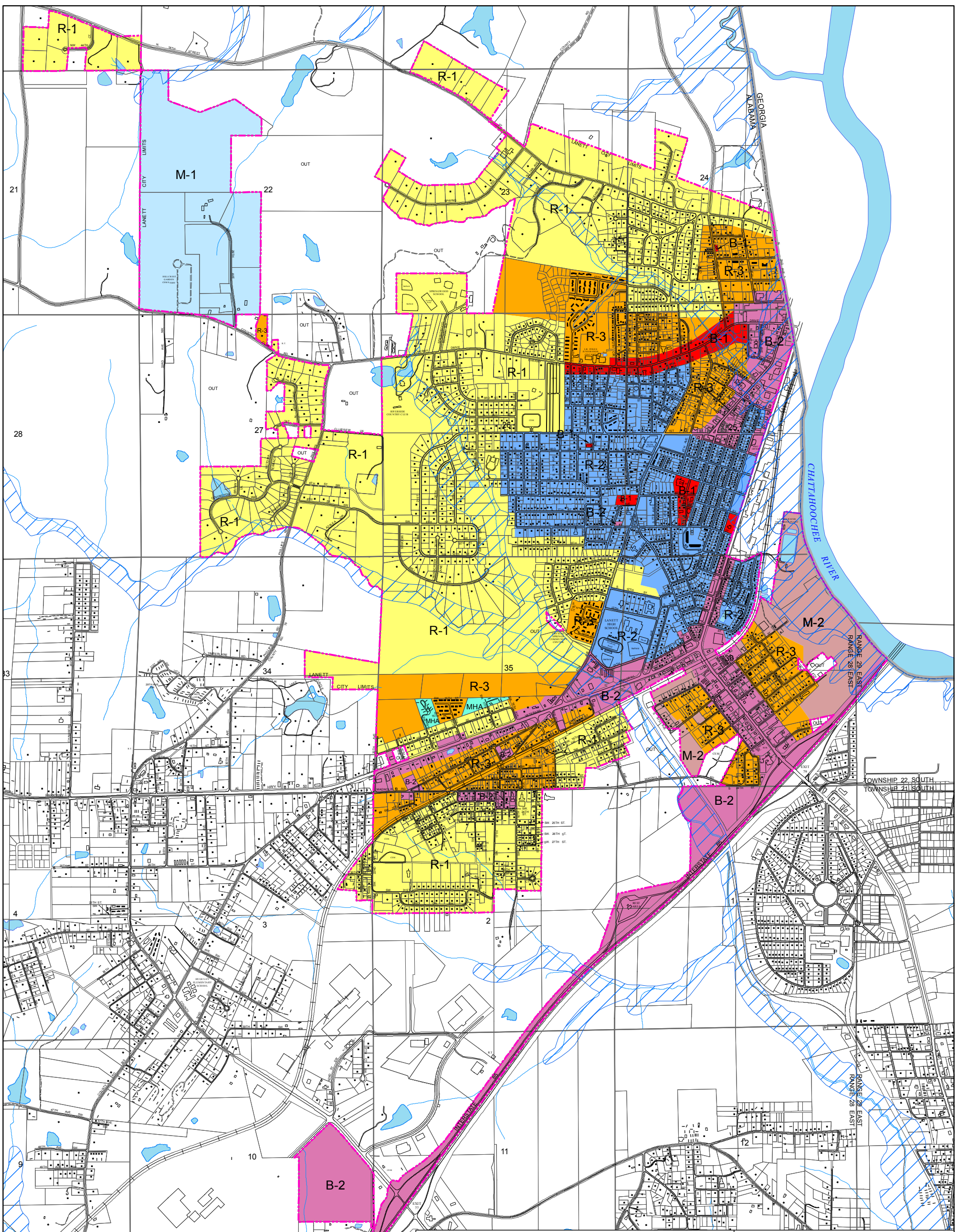
MAP 9
 EXISTING LAND USE
LANETT
 ALABAMA

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



Prepared By The East Alabama Regional Planning And Development Commission, 2010.

Note:
 City Limits continue along
 the northeast N. O.W. of I-8
 4.83 miles to the City of
 as it was located prior to the
 7/2/2007, City of Lanett Ord.



MAP 10
ZONING MAP
LANETT
ALABAMA



Prepared By The East Alabama Regional Planning And Development Commission, 2010.

ZONING

SPECIAL DISTRICTS

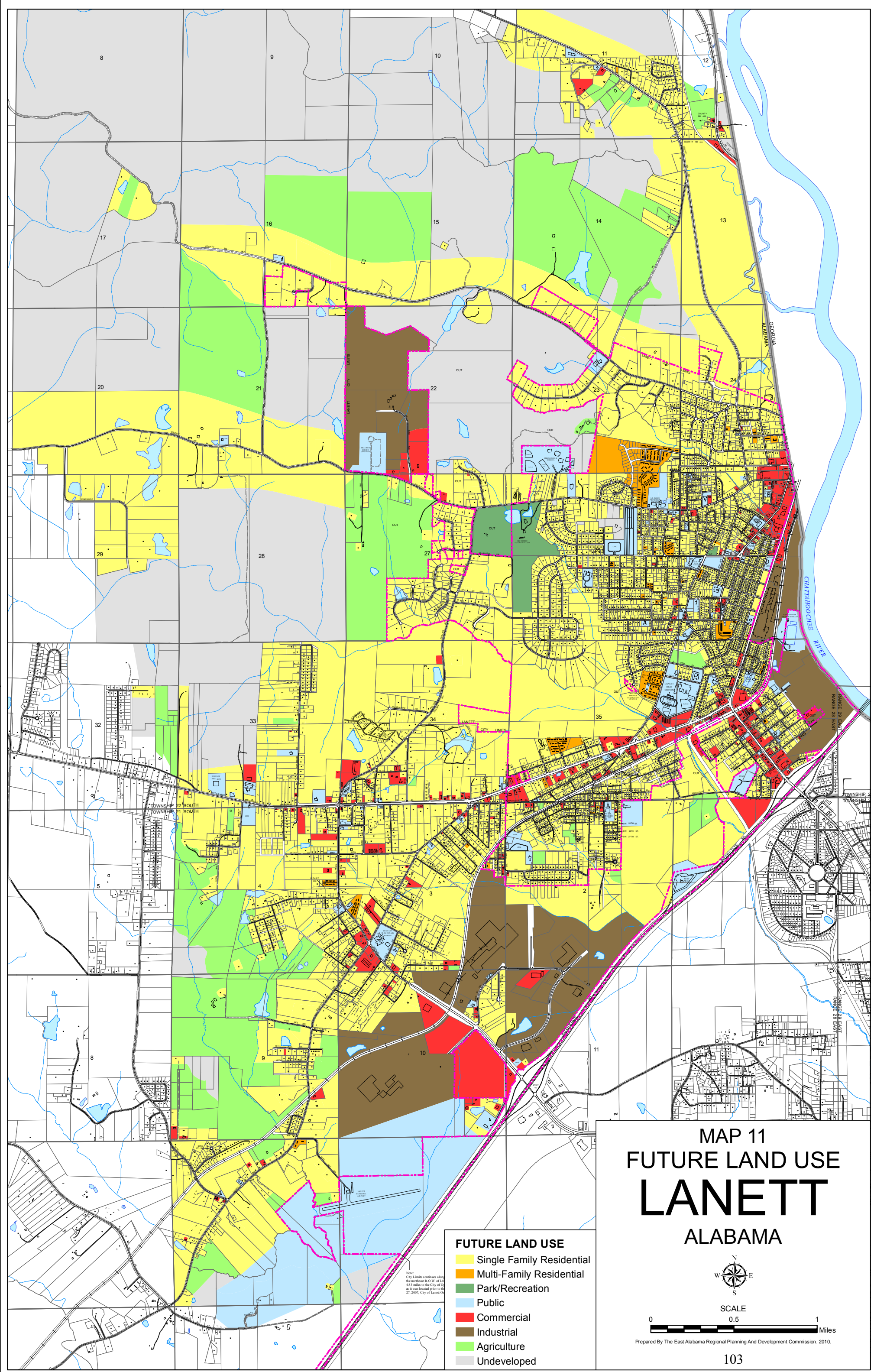
- APZ Airport Zone
- FH Flood Hazard
- MHA Mobile Home Area
- PUD Planned Unit Development

REGULAR DISTRICTS

- AG Agricultural
- R-1 Single Family Residential
- R-2 Duplex - Two-Family Residential
- R-3 Multi-Family Residential
- MHP Mobile Home Park
- B-1 Local Business
- B-2 General Business
- M-1 Light Industry
- M-2 General Industry

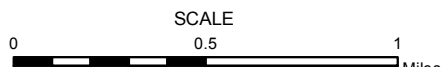
Note: Flood Hazard Data Obtained From The National Flood Insurance Rate Map Program (FEMA)

Note: City Limits continues along the centerline and the northeast R.O.W. of I-85 for approximately 4.83 miles to the City of Opelika, AL. Public Production



MAP 11
 FUTURE LAND USE
LANETT
 ALABAMA

- FUTURE LAND USE**
- Single Family Residential
 - Multi-Family Residential
 - Park/Recreation
 - Public
 - Commercial
 - Industrial
 - Agriculture
 - Undeveloped



Prepared By The East Alabama Regional Planning And Development Commission, 2010.

CHAPTER IX: COMMUNITY VISIONING PROCESS

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

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

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

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

Step 1: Community Profile. Where are we now?

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

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

SWOT Analysis

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

Strengths

- **Location**—Convenient to Interstate 85, major metro markets of Auburn/Opelika, West Point Lake
- **Development Support**—Innovative business, active industrial development authority, local development group, trainable workforce, major industrial parks, technology infrastructure, member of the Alabama Municipal Cooperative, public airport

- **Healthcare**—Substantial access to good healthcare throughout the region

Weaknesses

- **Economic Decline**—Job loss and need for higher paying jobs
- **Substandard Housing**—Substantial need for housing rehabilitation and abatement where necessary
- **Deteriorating Infrastructure**—Streets, roads, water and sewer need updating and replacement

Opportunities

- **Regional Industry**—Kia automotive manufacturing employment, accompanying industrial expansion and spin-off business
- **Housing Redevelopment**—Housing improvement plan and abatement where needed
- **Commercial Development**—Tear down Lanett Mill along U.S. Hwy. 29, clear land, and provide land for commercial development

Threats

- **Social Challenges**—In association with population growth and increased crime rate
- **Increase in Crime**—Due to poor housing conditions and abandoned buildings, which may be used for illegal purposes.
- **Decline in Families with Children**—Due to declining school enrollment and lack of entertainment opportunities for children

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

Significant Findings

The significant findings highlight important community data (at the township, county, state, and national level) extracted from the 2000 Census, for comparison and analysis. The community statistical profiles for Census 1990, 2000, and 2010, as well as the 2010 American Community Survey (See Appendix C: Community Profiles), provide a more complete examination of population, economy, and housing statistical information and establish important benchmarks from which the community can track progress. This statistical information, in addition to community values and participatory input, establishes a reliable and useful foundation in analyzing trends and scenarios and in policy and plan formulation—the next step in the community visioning process. Significant findings pertaining to population, economy, housing, community facilities, transportation, and land use for the City of Lanett are listed as follows for review (See pertaining chapters for more details):

Population

- **Population Growth:** Between 1990 and 2000 Lanett’s population declined by a significant

-12% while Chambers County decreased by a minor -0.8%. Meanwhile, the state and nation increased in population by 10% and 13%, respectively.

Economy

- **Educational Attainment:** In 2000, approximately 15% of the city held an associates degree or higher while the county recorded a slightly lower portion at 13%. Both the county and state registered significantly higher attainment at 24% and 30%, respectively.
- **Household Income:** Approximately 32% of Lanett's households earned less than \$15 K per year in 2000. Both Chambers County (26%) and Alabama (22%) recorded considerably higher income levels. Median household income for the city was \$26,197, while the county reported \$29,667, and the state \$34,135.
- **Commuting Patterns:** City commuters living and working in Lanett accounted for approximately 20%, while the county showed a slightly higher portion at 22%. Both Alabama at 47% and the U.S. at 42% recorded significantly larger portions of workers living and working in their city of residence, indicating that the city and county did not provide as many jobs near where workers lived as did the state and nation.
- **Unemployment:** The city's unemployment rate at 9% was slightly higher than the county and state, both at 6%, and significantly higher than the nation at 3%.
- **Poverty Status:** Lanett's poverty rate at 20% was somewhat higher than Chambers County (17%) and Alabama (16%) and significantly higher than the nation at 9%.

Housing

- **Housing Stock Age:** Lanett's housing built prior to 1980 accounted for 85% of the housing stock, while Chambers County reported 70% in this age bracket and Alabama 59%. Median year structure built for the city was 1958, while the county registered 1968 and the state 1975. This information indicates that the city's housing was substantially older than the county and state.
- **Housing Value:** In 2000, approximately 17% of the city's housing was valued at less than \$30 K. In the county, housing values were slightly higher with only 13% of homes valued under \$30 K and significantly higher in the state at 6%. Median housing value in the city was \$57,400 and \$58,900 in the county. Both the state and nation showed substantially higher home values at \$85,100 and \$119,600, respectively.

Community Facilities

- **Water Utilities:** Upgrade larger pipe sizes
- **Sewer Utilities:** Start storm drain rehab or replacement
- **Gas and Electric Utilities:** Replace or remove cast iron lines from system

Transportation

- No significant major highway improvements needed in the immediate future. However, the city should consider a transportation plan to prioritize and seek funding for needed paving and surface drainage projects and make connections to enhance traffic flow.

Environmental Features

- The most significant environmental constraint for Lanett is flood prone areas. Approximately 567 acres of flood prone areas have been recorded in Lanett's city limits, accounting for 15% of the total land area. Much of this land runs through the central portion of the city and along the Chattahoochee River.

Land Use

- The city should promote areas for commercial use along the major roadways such as U.S. Hwy. 29, AL Hwy. 50, and Interstate 85.

Step 2: Trends Analysis. Where are we going?

The general objective of the second step in the community visioning process, trends analysis, is to gain a general understanding of what the City of Lanett has sustained over the former 10 year time period and how the community will probably progress in another 10 years if current trends and activities continue as the status quo. Statistical information in 1990 and 2000 has been analyzed and researched to determine current and projected trends and their potential impact on the community. The main products produced in this stage include the following:

- Trend Statement
- Probable Scenario

Trend Statement

A trend statement presents a formal description of significant trends pertinent to changes in population, economy, housing, transportation, environment, and land use over a ten year period. The trend statement should also reflect and express a locally held view and understanding of past conditions in addition to statistical reference. Lanett's trend statement is stated as follows: (To be determined from community values questionnaire)

Probable Scenario

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

- **Continued Population Loss**—Families of workers employed by Kia Automotive will locate in Lanett, however, the city will continue to lose population due to the draw of better housing and employment opportunities in neighboring cities.
- **Low Household Income**—household income will naturally increase, yet due to a lack of higher paying jobs in the community, Lanett will lag substantially behind the county and state.

- **Increase in Unemployment**—Families employed by Kia Automotive will locate in Lanett, however the city will continue to increase in unemployment due to job loss and a lack of diverse employment opportunities.
- **High Poverty Rate**—Poverty may decrease somewhat in the city as a result of current housing rehabilitation efforts, however, the poverty rate will remain considerably higher in the city than in the county and state.
- **Increase in Commuting**—Due to losses in jobs and economic development workers will increasingly be forced to commute to other communities for work.
- **Loss in Housing Values**—Housing values will continue to lag significantly behind the county and state. However, housing rehabilitation efforts should mitigate value declines.
- **Loss in Housing Affordability**—The city will continue to lag considerably behind the county and state in housing affordability, due primarily to lower household income. Rehabilitation should increase affordability somewhat by improving functionality and energy efficiency.
- **Need for City Transportation Infrastructure Improvement**—Streets and roads need repaving and surface drainage improvements.
- **Need for City Utility Infrastructure Improvement**—Storm drain rehab/replacement and larger water lines needed.

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

Vision Statement

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

Lanett has a vision of growing and prospering as a successful Alabama community. The vision expressed and encompassed in a city approved vision statement reads as follows: *The City of Lanett will strive to grow and develop as an attractive, historic 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 and prepare for substantial commercial growth, particularly along the major roadways. In addition to commercial development, the city will continue to promote and encourage quality residential living through housing improvement projects.*

Preferred Scenario

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

- **Housing Redevelopment**—Lanett will significantly improve housing conditions and quality residential living throughout the city, in accordance with a housing improvement plan.
- **Commercial Development**—The city will establish a new commercial center along U.S. Hwy. 29, and the Chattahoochee River, in place of the cleared Lanett Mill site. Plans for the center should be determined from an in-depth assessment and of the site, conducted through a planning design charrette or similar community input and stakeholder process.
- **Education**—Lanett City Schools will improve quality education and attainment, accompanied by higher enrollment, test scores, and graduation rate, in accordance with the community facilities survey.
- **Transportation Infrastructure Enhancement**—Lanett will prioritize and complete substantial paving and surface drainage improvements for city streets, in accordance with a transportation plan.
- **City Utility Infrastructure Enhancement**—The city will conduct significant improvements and updates to the city’s water and sewer infrastructure, in accordance with needs recorded in the community facilities survey, in order to prepare for development and growth.

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

Goals and Objectives

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

Implementation

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

CHAPTER X: GOALS AND OBJECTIVES

Vision Statement

Lanett 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 Lanett will strive to grow and develop as an attractive, historic 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 and prepare for substantial commercial growth, particularly along the major roadways. In addition to commercial development, the city will continue to promote and encourage quality residential living through housing improvement projects.*

In order to achieve this vision, Lanett 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 July of 2007, the East Alabama Regional Planning and Development Commission (EARPDC) and the Lanett Planning Commission began work on the Lanett 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 identify community needs and in determining goals and objectives. EARPDC and the planning commission then met on a bi-monthly or tri-monthly basis as needed in order to establish 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 Lanett Planning Commission and the Lanett City Council as a practical methodology for the future improvement, growth, and development of the City of Lanett:

Goal #1: Promote and Enhance Commercial Development

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

Strategy: Create and Implement a Downtown Improvement Plan

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

Importance: As commercial development increases along the major highways throughout the city, businesses in the downtown will struggle to maintain adequate business, unless they offer a positive, attractive, and unique atmosphere for local shopping.

Additional Recommendations: Designate areas for commercial development on the *Future Land Use Plan* (Map #13) in the comprehensive plan. Lanett could also utilize the resources of the Auburn Design Studio's Small Town Design Initiative (STDI), with home offices in Birmingham. STDI could help the city develop a physical master plan for the downtown through a community design charrette process, involving local stakeholders and public input in the plan. Established in 1999, STDI has worked for and created design plans for over 40 small Alabama communities with populations ranging from 4,800 to as small as 400, the average size being between 1,200 and 4,800.

Performance Indicator: Create downtown improvement plan by 2012 and implement plan in 2013. Enhance commercial facades of 5 businesses in the downtown by the year 2014.

Objective#2: Promote and Enhance Highway Commercial Development

Strategy: Continue Annexation of Land for Highway Commercial along major routes and near Interstate 85 interchange and along

Importance: Lanett needs to expand its borders and draw in potential commercial development in order to increase and employment and revenue to the city.

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

Goal #3: Promote and Enhance Residential Development

Objective: Improve City Housing Conditions

Strategy: Promote and Enhance Quality Affordable Housing throughout the City

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

Importance: According to an EARPDC housing conditions study, conducted in 2007, approximately 52% of the city's single-family housing was in deteriorating condition, and 9% recorded dilapidated status. Multi-family homes reported the greatest need with about 76% of homes in deteriorating condition and 9% dilapidated.

Additional Recommendations: Make provisions for brick and stone masonry in the Lanett Zoning Ordinance. One method for accomplishing this is to introduce new regulations stating that each housing unit in designated residential areas be constructed with a specified percentage of brick or stone masonry. The city could work with trade associations such as *Brick SouthEast*, a brick manufacturing trade association based in Atlanta, GA, to adopt and implement an optional stone and brick masonry directed zoning ordinance. Create and distribute educational material to developers interested in building quality affordable housing using brick and stone masonry. The city should also designate areas on the *Future Land Use Plan* (Map #13) in the comprehensive plan for quality affordable housing.

Performance Indicator: Housing Improvement Plan created by 2012 and implemented by 2013.

Goal#4: Promote and Enhance Community Facilities

Objective #1: Improve Law Enforcement Services

Strategy: Hire More Officers

Strategy: Increase Officer Training and Acquire More Equipment

Importance: The fight to eliminate illegal drugs in the community is a significant concern.

Objective #2: Improve Educational Facilities

Strategy: Increase Local Tax Base to Fund Programs

Strategy: Expand Remediation Opportunities

- Expand remediation opportunities for at-risk students in danger of failing core academic subjects.

Objective #3: Improve City Utility Infrastructure

Strategy: Inventory and Update City Sewer Lines

Goal#5: Promote and Enhance Transportation Infrastructure

Objective: Improve the City's Road Network

Strategy: Identify Areas of the City which Need Significant Paving and Stormwater Drainage Improvements

Goal#7: 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 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#3: Reserve Land for Public Uses and Parks and Recreation

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

CHAPTER XI: IMPLEMENTATION

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

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

Codes and Ordinances

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

Zoning

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

Subdivision Regulations

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

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

Building Codes

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

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

Financing

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

1. Community Development Block Grants (CDBG) administered for the state by the Alabama Department of Economic and Community Affairs (ADECA) and federally funded through the Department of Housing and Urban Development (HUD), which can be used to finance water and sewer improvements and housing rehabilitation in low-to-moderate income areas.
2. The Economic Development Administration (EDA), established under the Public Works and Economic Development Act of 1965, was formed to help communities generate jobs, retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas of the United States. In continuing its mission, EDA operates on the principal that distressed communities must be empowered to develop and implement their own economic development strategies. The communities in the East Alabama Region are recognized by EDA as part of an Economic Development District, which enables them to receive EDA grant funding for infrastructure improvements, which support projects used to create new local jobs. Investment programs provided by EDA include the following: Public Works and Economic Development Program, Economic Adjustment Assistance Program, Research and National Technical Assistance, Local Technical Assistance, Planning Program, University Center Economic Development Program, Trade Adjustment Assistance for Firms Program.
3. The Appalachian Regional Commission (ARC), which provides funding support for community improvement projects in economically distressed areas of the Appalachian Region.
4. The East Alabama Regional Planning and Development Commission (EARPDC), which offers revolving loan funds to provide gap financing for local businesses. The EARPDC also provides matching funds to communities that use the commission's services for

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

5. The Alabama Department of Transportation (ALDOT), which constructs new highways, offers special Transportation Enhancement Grants through the Intermodal Surface Transportation Efficiency Act, and runs a Safety Management Program.
6. The Alabama Historical Commission (AHC), which provides special grants to restore local historic buildings and structures and assists in surveying historic properties and preparing applications for inclusion in the National Historic Register.
7. The Alabama Department of Environmental Management (ADEM), which helps finance public water extensions through a special low-interest loan fund and finances special water and sewer demonstration projects.
8. The Small Business Administration (SBA), which provides technical assistance to entrepreneurs in rural areas through the local Small Business Development Centers.
9. US Department of Agriculture Rural Development (USDA), which offers a range of grant and loan programs to help finance housing improvement projects, economic development initiatives, infrastructure improvement projects, and city jail expansions and construction.
10. The local Community Action Agencies, which conduct a wide range of programs to assist low and moderate income households throughout the rural areas, in such areas as heating assistance, Head Start, and weatherization programs.
11. The local Chamber of Commerce (Chamber) and Industrial Development Authorities (IDA), which sponsor and finance economic development efforts and initiatives within their jurisdictions.
12. Alabama Power, the Tennessee Valley Authority (TVA), and the Rural Electric Cooperatives (REC), which finance and provide technical assistance for a wide range of local economic development initiatives.
13. Rural Alabama Initiative (RAI) is a grant program, funded by the Alabama Cooperative Extension System and administered through the Economic and Community Development Institute (ECDI). ECDI has the mission to improve the quality of life of Alabama citizens by promoting continuing economic and community development policy and practice through communication, education, research, and community assistance. Through RAI the Institute provides a mechanism for rural communities to attain monetary assistance for community development goals. The main goal of RAI is to assist communities that seek economic prosperity and a better quality of life.
14. The Environmental Protection Agency (EPA) offers grant and technical assistance to small communities through a variety of environmental preservation, protection, and education programs, fellowships, and research associateships. Grant programs administered under

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

15. Federal Emergency Management Agency (FEMA) provides grants and technical assistance to small communities through a variety of emergency management, prevention, and education programs. Grant programs administered under FEMA include: The Buffer Zone Protection Program, Emergency Management Performance Grant, Homeland Security Grant Program, Intercity Bus Security Grant Program, Operation Stonegarden, Port Security Grant Program, Regional Catastrophic Preparedness Grant Program, Transit Security Grant Program, Trucking Security Grant Program, UASI Non-profit Security Grant Program.
16. Alabama League of Municipalities (ALM) assists municipalities in Alabama in funding local projects and purchases. This organization has established the AM Fund, administered by the Alabama Municipal Funding Corporation, to provide low-cost, tax-exempt financing to Alabama communities. Municipalities borrow from the AM Fund at a low tax-exempt interest rate to fund almost any municipal project and equipment purchase. Goals determined thorough the administration of AM Fund incorporate the following:
 - Share issuance costs that reduce individual borrower's costs
 - Participate in bond issues of sufficient size to enable the borrowers to achieve attractive interest rates
 - Minimize staff time by using straightforward loan documentation

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

Implementation Schedule

Once prioritized, these goals and objectives were then translated into specific work activities and projects to be implemented and/or continued indefinitely as an integral aspect of the comprehensive plan. One way to promote plan implementation is to create a plan implementation schedule. The implementation schedule lists work activities and projects to be undertaken during a five to ten-year period. The schedule should formulate the timeframe within which each work activity or project should be undertaken, establish which local entity is responsible for carrying out the activity, and identify potential partners and funding resources in implementing the work activity/project. Table I-1 examines Lanett's implementation schedule for projects to be implemented from 2010 through 2019 and continuing indefinitely for ongoing work activities.

Table I-1. Implementation Schedule: City of Lanett, 2010-2019			
Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2010-Cont.	Expand Remediation Opportunities	Lanett City Schools	RAI/ Govt. bonds
2010-Cont.	Update Water and Sewer Infrastructure	City of Lanett	CDBG/EDA
2010-2013	Create and Implement Housing Improvement Plan	City of Lanett	EARPDC/CDBG/ARC
2010-2013	Prioritize Needed Paving and Surface Drainage Projects	City of Lanett	EARPDC/CDBG/ARC
2010-2019	Develop a Plan to Raze Lanett Mill and Establish Commercial Development in Vacant Area	City of Lanett	EARPDC/CDBG/ARC
2010-2019	Create and Implement Downtown Improvement Plan	City of Lanett	EARPDC/CDBG/ARC

Source: Goals and Objectives Chapter of Lanett Comprehensive Plan, 2010.

Plan Adoption and Amendment

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

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

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

conditions in the community. While Alabama law does not prescribe a revision schedule for local government comprehensive plans, communities should update the plan at least once every ten years to incorporate more recent data from the latest U.S. Census. New census data is needed to determine growth and population trends used by the plan. More frequent updates should be conducted if the community experiences rapid growth or change, or if the community proposes to undertake a significant public investment to stimulate future growth or change.

RESOLUTIONS

RESOLUTION 02-11-02

A RESOLUTION BY THE LANETT PLANNING COMMISSION ADOPTING THE 2010 CITY OF LANETT 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 Lanett, Alabama recognizes the vulnerability of its resources, property and operation to the potential impacts of future growth and development and, therefore, desires to exercise its planning powers in accordance with Alabama law; and

WHEREAS, the Planning Commission conducted a public hearing on August 16, 2010 to solicit final public comments on the 2010 City of Lanett 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 LANETT, ALABAMA:

SECTION 1. That the 2010 City of Lanett 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 Lanett City Council of and to the Chambers County Probate Judge.

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


ADOPTED, this 7th day of February, 2011.


Chair, Lanett Planning Commission


Mayor Oscar Crawley
City of Lanett

ATTEST:


Secretary, Lanett Planning Commission


Deborah Daniel, City Clerk /
Acting City Manager, City of Lanett

ORDINANCE 12-11-01

A ORDINANCE BY THE LANETT MAYOR AND COUNCIL ADOPTING THE 2010 CITY OF LANETT COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE OF SAID PLAN.

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

WHEREAS, the Planning Commission conducted a public hearing on August 16, 2010 to solicit final public comments on the 2010 City of Lanett Comprehensive Plan in accordance with Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LANETT, ALABAMA:

SECTION 1. That the 2010 City of Lanett Comprehensive Plan, and all maps contained therein, is hereby adopted in accordance with the authority granted to the mayor and Council 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 Mayor and Council.

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

ADOPTED, this 20th day of February, 2012.



Mayor Oscar Crawley
City of Lanett

ATTEST:


Deborah Daniel, City Clerk /
Acting City Manager, City of Lanett