

City of  
**P**IEDMONT



**Comprehensive Plan**

**September 2007**

**CITY OF PIEDMONT  
COMPREHENSIVE PLAN**

**This document was prepared under the direction of the**

**PIEDMONT CITY PLANNING COMMISSION**

**AND**

**PIEDMONT CITY COUNCIL**

**by the**

**EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT  
COMMISSION**

**for additional information:**

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Administrative Offices  
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Abstract:

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

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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 city council cannot substitute for adoption by the planning commission.

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

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

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

authority can overturn the planning commission's disapproval by a two-thirds majority vote of its entire membership.

## **Planning Process**

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

To initiate the planning process, an initial public hearing was called and conducted on January 26, 2006 in Piedmont City Hall. The meeting was used to inform Piedmont's City Council and the public on the nature, benefits, and processes involved in creating and using a comprehensive plan for future land use and development in the city. The meeting also was used to gather public input pertaining to community strengths, weaknesses, opportunities, and threats in what is referred to as a SWOT Analysis. This information was recorded by staff for future use.

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

## **Location**

Piedmont is located in the northeastern region of Alabama in north Calhoun County near the border of Cherokee County to the north and Etowah County to the west. The northern edge of Talladega National Forest is a few miles to the south along with the Dugger Mountain Wilderness. Nearby municipalities include Centre located 17 miles to the north, Jacksonville 12 miles to the south, and the metro areas of Gadsden 24 miles to the west, and Anniston 13 miles to the south of Jacksonville. The major roads running through or near Piedmont include U.S. Hwy. 278, AL Hwy. 9, AL Hwy. 21, and AL Hwy. 200 the Piedmont bypass. Being located significantly far from major cities and interstates, Piedmont has become a self-sustaining community with its own power distribution company, Piedmont Power & Light, a highly motivated and effective city government, and accompanying public services.

## **General Information**

Piedmont, population 5,120 (US Census 2000), was originally incorporated as Cross Plains on May 15, 1882, but wasn't renamed to Piedmont until September of 1888. City government consists of a mayor and seven council members elected to represent seven districts, each serving 4-year terms.

Piedmont provides numerous opportunities for recreation. The city offers community-wide recreation in the form of a recreation department, complete with a sports complex, three city parks with walking trails and playground facilities, and a civic center for large events. Piedmont's civic organizations include the Lions Club, Lioness Club, American Legion, Veterans of Foreign Wars, Jaycees, Oddfellows, and many others promoting topical, historical, and study interests. The public library houses approximately 8,000 volumes and is affiliated with a regional library system.

Resting in one of Alabama's most beautiful mountain environments, Piedmont holds promise for abundant outdoor recreation. Dugger Mountain Wilderness Area, Talladega National Forest, and Choccolocco Wildlife Management Area offer opportunities for hunting, camping, hiking, and fishing. The Chief Ladiga Trail, Alabama's first Rails-To-Trails project, winds 33 miles through Cleburne and Calhoun Counties and joins Piedmont with the cities of Jacksonville, Weaver, and Anniston. All different kinds of environments are seen along the Chief Ladiga Trail such as beautiful wetland streams, forests, farmlands, and rugged mountains. Approximately 3,000 bicyclers from Alabama, other states and around the world come to Piedmont to bike on the trail. Pathway improvements in the downtown have created better connections between the trail and downtown Piedmont. The city is proud of the trail as a promoter of tourism and quality of life for its residents. Other nearby areas for outdoor recreation include water resources such as Weiss Lake to the north, Lake Neely Henry to the west, and the Coosa River to the east.

Recent downtown revitalization efforts have been effective, drawing new business and job opportunities to the city. Street and sidewalk improvements have enhanced the usability and look of the downtown as well. A pro-active city government shows a strong willingness to working with the local business association and new and existing businesses to promote and enhance economic development through tax abatements and various other incentives. The city is open to new businesses not yet established in the city such as hotel accommodations and high quality restaurants. Additional land and infrastructure is available for commercial and industrial development. Furthermore, the city controls electrical power through its own company Piedmont Power & Light, as well as the expansion of water and gas lines. Therefore, the city is in control of establishing rates and charges based on community needs.

## **Historical Background**

Prior to European influence the area of Piedmont 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 18<sup>th</sup> 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.

Piedmont, located in the plains, was once called “Hollow Stump” because of a hollow stump used by Indians and whites to exchange messages along trade routes. The stump was still there when a service station was built near where it stood. The hollow stump later became a crossroads of sorts between the Rome, GA—Wetumpka and Centre Choccolocco stage route. When people began settling in the area, it was renamed Cross Plains in lieu of this important function.

Like most towns and villages before the railroad, settlement was sparse. William Price is believed to be the first white settler to set foot here. He maintained an inn and stables for horses near the hollow stump, which aided significantly to its settlement. In 1847, Jacob Forney Daily arrived and found Price’s Inn. In 1859 he built a house and a barn, which was one of Hollow Stump’s first settlements. During the War Between the States (1861-65) Daily’s house was captured and used as a headquarters for General Sheridan of the Federal Army.

On March 10, 1871, the citizens of Cross Plains voted for incorporation and on May 15, 1882 a second vote was cast for reincorporation. It wasn’t until 1888 that the city was renamed to Piedmont by an act of the Alabama Legislature. Mr. Iredell Hood, a native of the Piedmont area of North Carolina, suggested the name because the city was located at the foot of the mountains, in particular at the foot of Dugger Mountain (Alabama’s second highest peak following Mt. Cheaha). Piedmont is an Italian name, which means at the “foot of the mountains”. Support for the name was garnered further because it had a peculiar ring of progress about it and there was nothing more attractive to the town than the mountains.

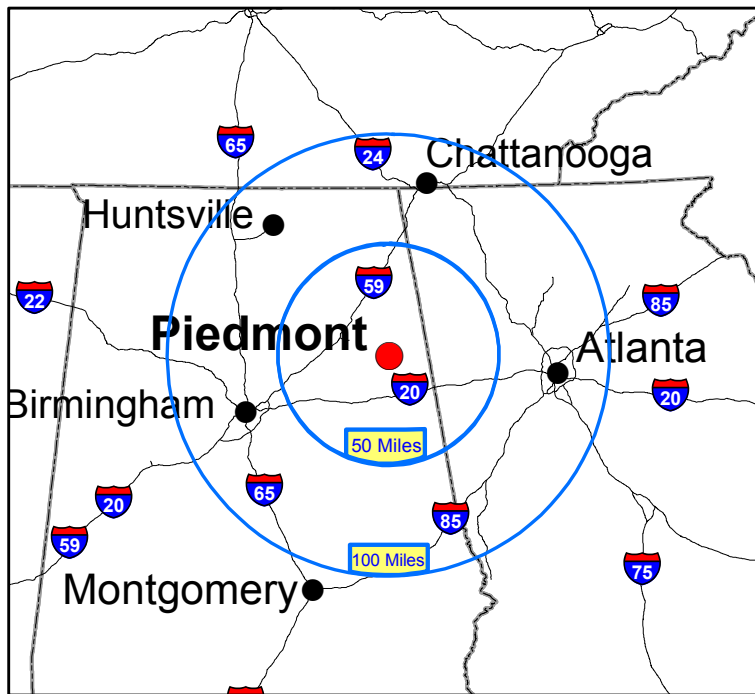
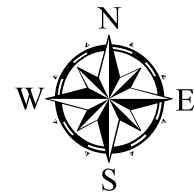
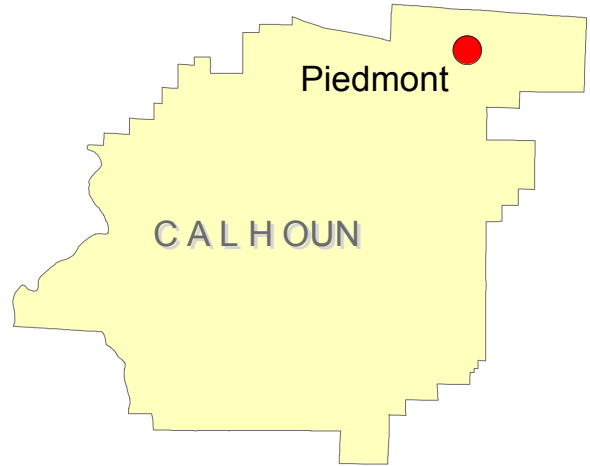
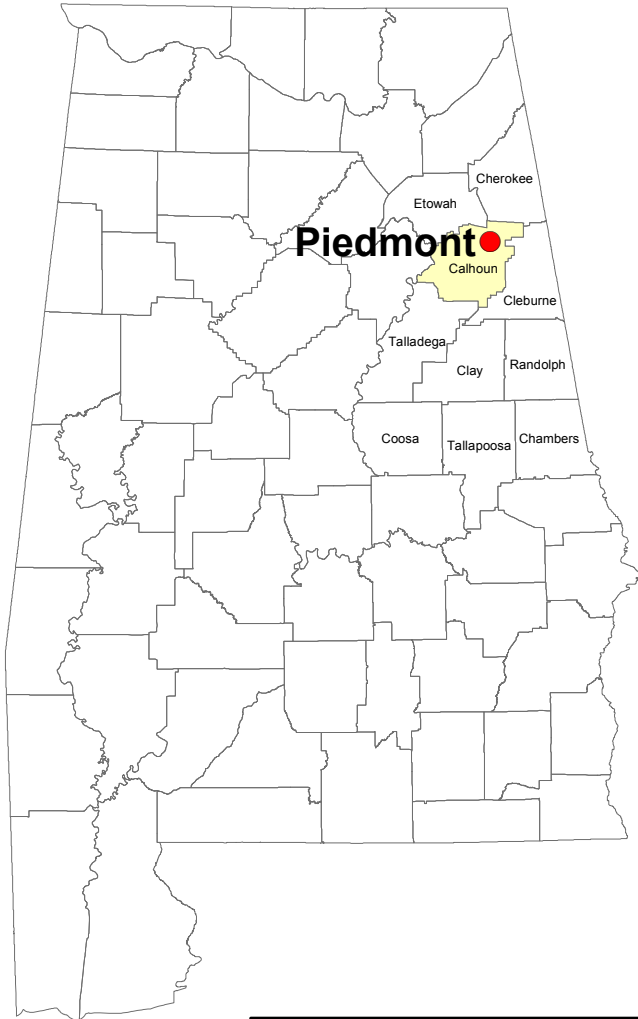
At the onset of the industrial revolution in 1890 Piedmont grew rapidly. Two railroads were routed through the city in this era. The Southern line connected Rome, Piedmont, and Wetumpka in 1868 while the Seaboard, built in 1888, ran east and west from Pell City to Piedmont to Atlanta. In 1892 Coosa Mill textile manufacturing became the city’s primary employer. Prior to this time, agriculture had been Piedmont’s only occupation. Other important first establishments in Piedmont included: the Methodist Church around 1868, the James Stark High School, and the Coosa Mill.

*Disclaimer: A thorough historical account of the City of Piedmont, AL has been difficult for scholars to obtain. Many versions of its founding and valuable documents were burned along with the Jacksonville Courthouse fire initiated by Yankees in the War Between the States. Any documents pertaining to Piedmont prior to 1837 have not been found.*



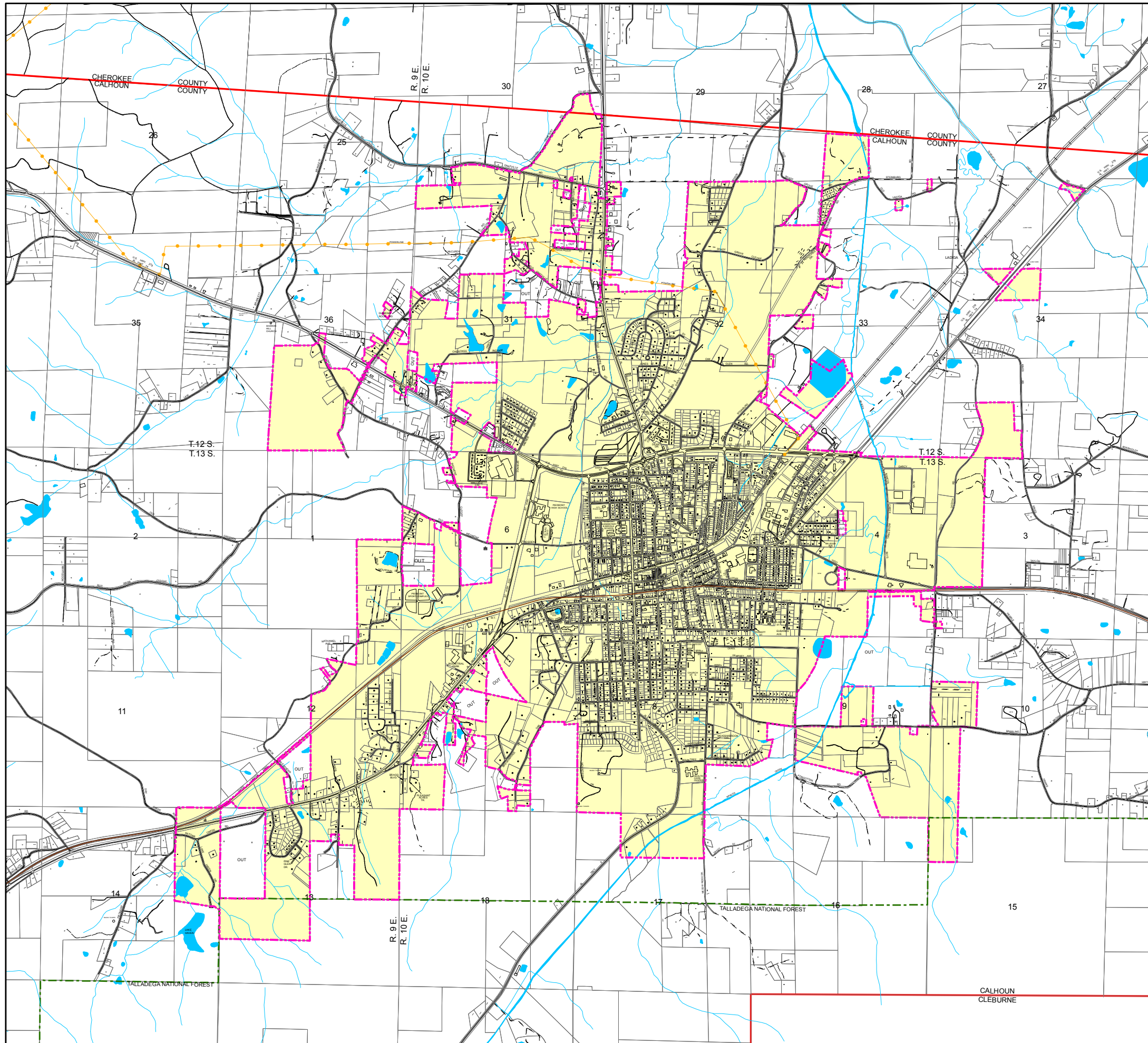


# MAP 1 LOCATION

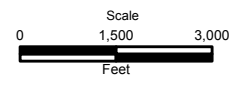


SOUTHEASTERN U.S.





# MAP 2 BASE MAP PIEDMONT ALABAMA



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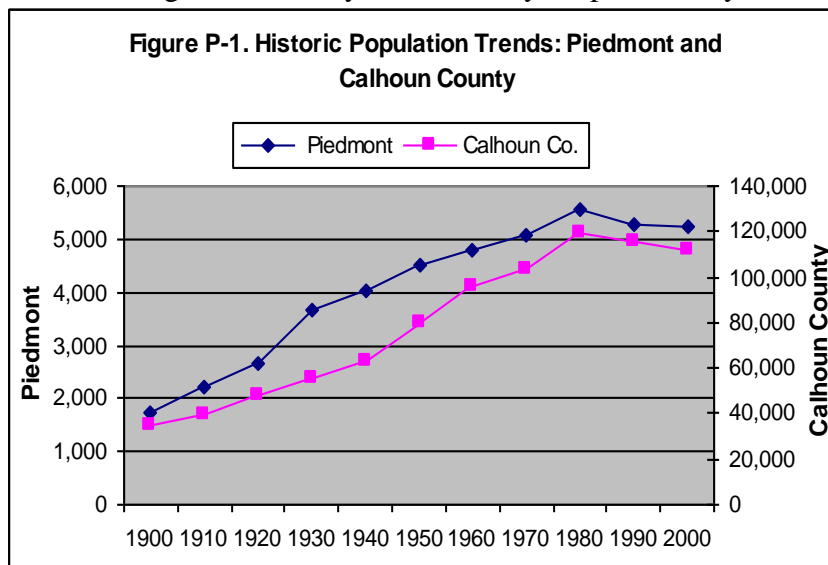
# CHAPTER II: POPULATION

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 Piedmont in order to explore and develop public policies and plans, which will best serve present and future residents. This chapter examines historic population trends, place of birth and residence, and population composition which includes elements such as distribution of age, race, gender, marital status, and population density. An analytical summary of population data findings and needs concludes the chapter.

## Population Trends

### Historic Population Trends

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



Throughout the 1900s Piedmont sustained considerable change in population. The most significant changes in population occurred between 1920 and 1930 when the city grew from 2,645 to 3,668, an increase of 38%. In the following decade of 1930 to 1940, Piedmont grew to 4,019, an increase of only 9% compared to 38%. This may be due to the great depression, when job loss and unemployment reached new

heights, thus mitigating new family births. Figure P-1 illustrates historic population trends for Piedmont and Calhoun County from 1900 to 2000. Notice the gradual population increase for both the city and county from 1900 until 1980, when both declined substantially.

Both Calhoun County and Alabama sustained population losses at this time. From 1940 to 1960 Calhoun County increased in population at a much greater rate than both Piedmont and Alabama and peaked in 1950 with an increase of 25%. This was probably due to an increase of army labor sent to the Anniston Army Depot and Ft. McClellan in preparation for WWII. The Korean War and Vietnam War could have also sparked similar population growth in the county. This is a common trend. As the economy increases at wartime, so does population. Immediately after that time, population growth returned to rates similar to Piedmont and Alabama. The most recent data from 1980 to 2000 shows a slight decline in population for Piedmont and Calhoun County, and only slight increase for Alabama. Such loss for the county could be attributed to the closing of Ft. McClellan army base and transfers from the Anniston Army Depot to other parts of the country. Also as world economies globalize, small towns struggle to compete for jobs that could be transferred to larger metro areas or to other countries. Table P-1 examines historic population trends for Piedmont, Calhoun County, and Alabama from 1900 to 2000.

<b>Year</b>	<b>Piedmont</b>	<b>% Change</b>	<b>Calhoun Co.</b>	<b>% Change</b>	<b>Alabama</b>	<b>% Change</b>
<b>1900</b>	1,745	N/A	34,874	N/A	1,828,697	N/A
<b>1910</b>	2,226	27.6%	39,115	12.2%	2,138,093	16.9%
<b>1920</b>	2,645	18.8%	47,822	22.3%	2,348,174	9.8%
<b>1930</b>	3,668	38.7%	55,611	16.3%	2,646,248	12.7%
<b>1940</b>	4,019	9.6%	63,319	13.9%	2,832,961	7.1%
<b>1950</b>	4,498	11.9%	79,539	25.6%	3,061,743	8.1%
<b>1960</b>	4,794	6.6%	95,878	20.5%	3,266,740	6.7%
<b>1970</b>	5,063	5.6%	103,092	7.5%	3,444,165	5.4%
<b>1980</b>	5,544	9.5%	119,761	16.2%	3,893,888	13.1%
<b>1990</b>	5,288	-4.6%	116,034	-3.1%	4,040,587	3.8%
<b>2000</b>	5,251	-0.7%	112,249	-3.3%	4,447,100	10.1%

Source: Population and Economic Study, Calhoun County, Alabama. EARPDC

## **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 majority of residents in Piedmont were born in Alabama or some other southern state. Approximately 85% of all Piedmont residents in 1990 were born in Alabama. That figure dropped to 81% in 2000. Piedmont has endured a loss of 242 residents born in the state. Between 1990 and 2000, the city increased immigration of residents born in other states by 24%. Most of these people were born in another southern state, 75% in 1990 and 74% in 2000. Piedmont also increased in residents born in other regions as well such as the northeast (21%), midwest (58%), but decreased in population born in western regions by -10%. All residents born outside the U.S. (foreign and U.S. islands) accounted for less than 1% in 1990 and 2000. Table P-2 displays place of birth information for Piedmont between 1990 and 2000.

Table P-2. Place of Birth: Piedmont, 1990 to 2000					Change 1990-2000	
Born in	1990	% of Total	2000	% of Total	#Change	%Change
State of Residence	4,533	85.8%	4,291	81.7%	-242	-5.3%
Another State	740	14.0%	922	17.6%	182	24.6%
A Northeastern State	51	6.9%	62	6.7%	11	21.6%
A Midwestern State	73	9.9%	116	12.6%	43	58.9%
A Southern State	556	75.1%	690	74.8%	134	24.1%
A Western State	60	8.1%	54	5.9%	-6	-10.0%
Born outside U.S.	13	0.2%	15	0.3%	2	15.4%
Puerto Rico	6	0.1%	0	0.0%	-6	-100.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Abroad of U.S. Parents	7	0.1%	15	0.3%	8	114.3%
Foreign-born	0	0.0%	23	0.4%	23	23.0%
Total	5,286		5,251		-35	-0.7%

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

## Place of Residence

While place of birth determines where immigrants were born, 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. The majority of Piedmont's population has remained in place, occupying the same home over the given time period of 1985 to 1995. Approximately 66% of all residents in 1990 reported living in the same residence since 1985. That figure declined in 2000, when 56% reported living in the same residence since 1995. The majority of immigrants in both 1990 and 2000 lived previously in a home in Calhoun County, 73% and 77%, respectively, and in Alabama, 18% and 12%, respectively. Most immigrants from out of state previously resided in another southern state, 2% in 1990 and 3% in 2000. Table P-3 shows place of residence for Piedmont between 1985 and 1995.

Table P-3. Place of Residence: Piedmont					Change 1985-1995	
Resided in	1985	% of Total	1995	% of Total	#Change	%Change
Same House in...	3,296	66.3%	2,883	58.7%	-413	-12.5%
Different House in....	1,677	33.7%	2,030	41.3%	353	21.0%
Same County	1,234	73.6%	1,562	76.9%	328	26.6%
Same State	304	18.1%	256	12.6%	-48	-15.8%
Other State...	127	7.6%	199	9.8%	72	56.7%
Northeastern State	0	0.0%	26	13.1%	26	0.0%
Midwestern State	7	5.5%	0	0.0%	-7	-100.0%
Southern State	113	89.0%	160	80.4%	47	41.6%
Western State	7	5.5%	13	6.5%	6	85.7%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
Foreign Country	12	0.7%	13	0.6%	1	8.3%
Total	4,973		4,913		-60	-1.2%

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



Consequently, these patterns in place of residence are very similar to those of place of birth. Most residents in Piedmont were born in Alabama and in the past 5 years, from 1985 to 1990 and 1995 to 2000, remained in the same residence. The majority of immigrants born outside Alabama moved in from another southern state. Foreign born residents represent an insignificant portion of Piedmont's population. Should this pattern continue, Piedmont would experience very little immigration from other states and countries and become more reliant on its home population base. The city should consider creating opportunities to attract people from other states and other countries to the community, in order to create a more culturally diverse population.

## Population Composition

### Age Distribution

Age distribution is a critical element in any population study. A community must structure its budget and resources to meet a wide variety of residents' needs. Needs tend to differ significantly from one age group to another; therefore, in order to better serve the population, a proper understanding of age distribution in the community is necessary. For the purposes of this study, age distributions are classified as followed: toddlers (less than 5 years in age), youths (5 to 20), young adults (21 to 44), middle age (45 to 64), and seniors (65 and above).

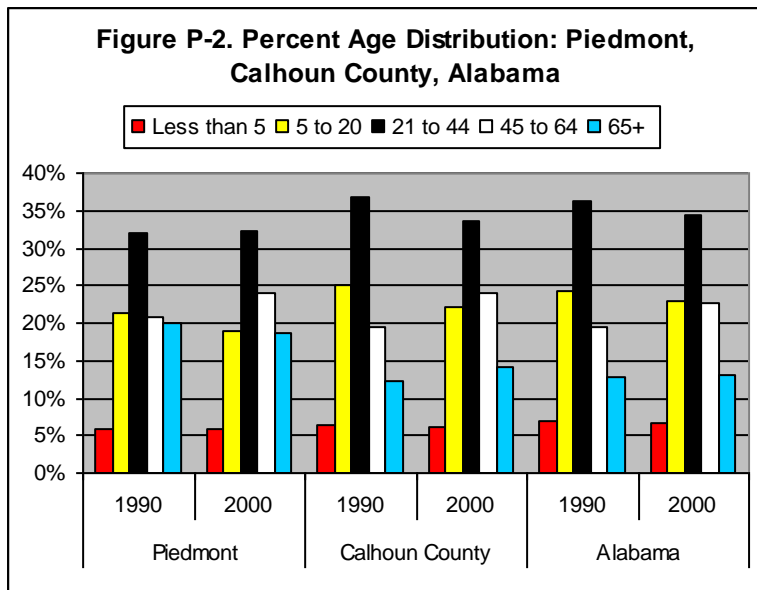
Populations change over time as people grow older, move away, or as new people settle in the community. The goal of every community is to increase population evenly among all ages of people in order to maintain a healthy social network. Piedmont and Calhoun County have not kept pace with Alabama population growth. From 1990 to 2000, the city and county lost population by -3%, while the state increased by 10%. Piedmont lost population in every age group except middle age, which increased considerably by 12%. The city's most significant loss was in youth populations at -13%. This could be due to not having enough recreational or job opportunities for youth. Table P-4 shows age distribution for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

Age Group	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
<b>Less than 5</b>	312	305	-2.2%	7,379	6,926	-6.1%	280,785	294,822	4.5%
% of Total	5.9%	6.0%		6.4%	6.2%		6.9%	6.6%	
<b>5 to 20</b>	1,130	975	-13.7%	29,117	24,787	-14.9%	981,123	1,024,554	-2.1%
% of Total	21.4%	19.0%		25.1%	22.1%		24.3%	23.0%	
<b>21 to 44</b>	1,700	1,650	-2.9%	42,697	37,657	-11.8%	1,470,475	1,535,034	8.5%
% of Total	32.1%	32.2%		36.8%	33.5%		36.4%	34.5%	
<b>45 to 64</b>	1,092	1,225	12.2%	22,464	27,007	20.2%	785,598	1,012,662	29.7%
% of Total	20.7%	23.9%		19.4%	24.1%		19.4%	22.8%	
<b>65+</b>	1,054	965	-8.4%	14,377	15,872	10.4%	522,606	580,028	10.9%
% of Total	19.9%	18.8%		12.4%	14.1%		12.9%	13.0%	
<b>Total</b>	5,288	5,120	-3.2%	116,034	112,249	-3.3%	4,040,587	4,447,100	10.1%
<b>Median Age</b>	38.8	40.2	3.6%	33.5	37.2	11.0%	33	35.8	8.5%

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



Between 1990 and 2000 the county lost population in all ages below 45, but most substantially in the youth population (-14%). Like Piedmont, Calhoun County gained significantly in middle age residents by 20%. The county also kept pace with the state in senior population growth at 10%. During this time, the state lost a minor population (-2%) only in youths, yet gained significantly in middle age group by 29%. In 2000, Piedmont, Calhoun County, and Alabama had very similar age distributions. The largest age group for Piedmont, by a significant margin, was young adults ages 21 to 44 (32% of the population). This was also the most dominant group in the county at 33% and the state at 35%. Middle age populations, ages 45 to 64, comprised the second largest age group for Piedmont at 23%. For Calhoun County, middle age groups represented 24% of the population and in Alabama 22%. The smallest age group was toddlers of age 5 or less, which barely surpassed 5%. Middle age and senior populations tended to be of a larger portion than youths and toddlers overall. This could be due to advances in health care in Calhoun County and Alabama, as well as stable job placements. Piedmont, in general, had a slightly smaller percentage of youths at 19% than Calhoun County (22%) and the Alabama (21%). The city also had a slightly smaller



percentage of young adults at 32%, than the county (33%), and state (35%). Piedmont did, however, have a considerably larger percentage (18%) of seniors than the county and state, 14% and 13%, respectively. Figure P-2 illustrates the percent age distribution of residents in Piedmont, Calhoun County, and Alabama between 1990 and 2000.

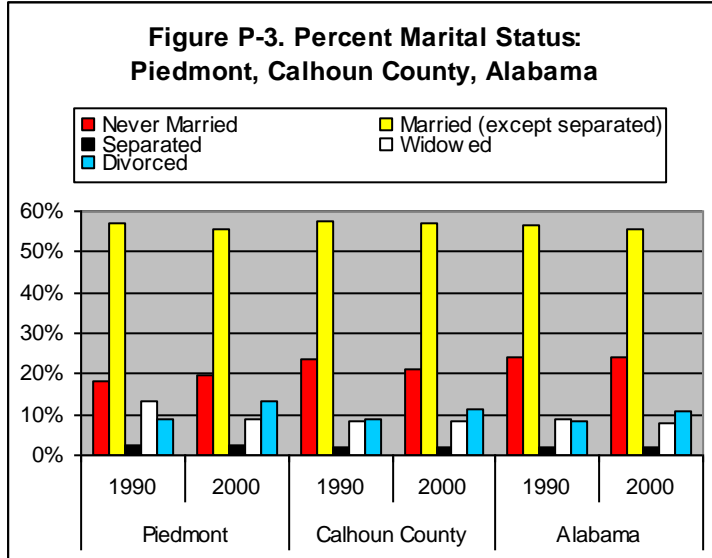
A common trend within Piedmont, Calhoun County, and Alabama has been greater population gains among middle age and senior populations. Although the city lost significantly in seniors, many other communities within the county and state reported

considerable increases. As the majority of the population ages into middle age and senior status, the social ramifications and effects on planning become far-reaching. Middle age and seniors populations tend to depend on medical and personal services much more than youth and young adult. As a result, the community will need to provide transportation for a population decreasing in mobility and needing more efficient and convenient health care. Opportunities and planning will be necessary to attract and retain youth and young adult populations. These objectives could be realized by providing new opportunities in education and workforce development.

## Marital Status

Marital status also plays an important role in demographic studies. A thorough understanding of marital status allows a community to determine family needs and develop programs and policy for building stronger families. For purposes of this study, marital status reports for all persons age 15 and older are organized into 5 categories which are as follows: 1) never married, 2) married

(except separated), 3) separated, 4) widowed, 5) divorced. According to Census data the majority of Piedmont residents in 1990 (57%) and 2000 (55%) were married (except separated). Similar trends followed in Calhoun County at 57% in both 1990 and 2000 and in Alabama at 56% in 1990 and 55% in 2000. Figure P-3 illustrates percent marital status for Piedmont, Calhoun County, and Alabama between 1990 and 2000.



For the most part, city marital status closely followed county and state trends. Piedmont, in 2000, increased in divorce rates to a slightly greater level (13%) than the county (11%) and state (10%), indicating a considerable need for improvements in the social structure of the community. During this time as well, widowed populations in the city decreased by a significant -32% while the county (-1%) and state (-0.6%) decreased minimally. Between 1990 and 2000, the city's widowed rate dropped from 13% to 8%, in line with the county (8%) and state (7%) in 2000. Piedmont had slightly smaller representation in

persons who had never married than was shown in the county and state. In 2000, approximately 19% of the city population had never married while the county and state reported 21% and 23% respectively. Table P-5 examines marital status for Piedmont, Calhoun County, and Alabama from 1990 to 2000.

Marital Status	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Never Married	791	863	9.1%	21,724	19,657	-9.5%	754,868	839,185	11.2%
% of Total	18.4%	19.8%		23.5%	21.3%		23.9%	23.9%	
Married (except separated)	2,453	2,430	-0.9%	52,889	52,798	-0.2%	1,791,644	1,953,261	9.0%
% of Total	57.1%	55.7%		57.3%	57.2%		56.6%	55.6%	
Separated	99	111	12.1%	1,798	1,883	4.7%	68,002	75,988	11.7%
% of Total	2.3%	2.5%		1.9%	2.0%		2.1%	2.2%	
Widowed	571	383	-32.9%	7,709	7,626	-1.1%	276,267	274,547	-0.6%
% of Total	13.3%	8.8%		8.4%	8.3%		8.7%	7.8%	
Divorced	381	572	50.1%	8,128	10,354	27.4%	273,511	371,218	35.7%
% of Total	8.9%	13.1%		8.8%	11.2%		8.6%	10.6%	
Total	4,295	4,359	1.5%	92,248	92,318	0.1%	3,164,292	3,514,199	11.1%

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

## Race Distribution

A general understanding of racial diversity is necessary for a community to better serve its residents. Communities with varying races tend to have differing cultural and ethnic needs. These needs can spur opportunities for growth and achievement within the community. In contrast to the county and state, Piedmont historically sustained little racial diversity.

Piedmont has been a predominantly white community. From 1990 to 2000, Piedmont sustained little change among racial diversity as a percentage of its population. Most people in the city, approximately 90% in 1990 and 89% in 2000, were white. This pattern followed in Calhoun County and Alabama, although to a lesser extent. During this time, both the county and state reported significantly smaller percentages of white populations and more black ethnicities. White populations dropped from 80% to 78% in the county and from 73% to 71% in the state, even though the state's white population increased slightly, overall. Blacks comprised the second largest population in Piedmont at 9% in both 1990 and 2000. This same pattern followed in Calhoun County and Alabama. The county's black population remained at 18% and the state's at 25%, indicating stability of population with very little gain or loss. Table P-4 shows race distribution for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

**Table P-6. Race Distribution: Piedmont, Calhoun County, Alabama**

Racial Characteristics	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
White	4,763	4,545	-4.6%	92,873	88,537	-4.7%	2,975,797	3,162,808	6.3%
% of Total	90.1%	89.9%		80.0%	78.9%		73.6%	71.1%	
Black	507	480	-5.3%	21,578	20,810	-3.6%	1,020,705	1,155,930	13.2%
% of Total	9.6%	9.5%		18.6%	18.5%		25.3%	26.0%	
Other	18	32	77.8%	1,583	2,902	83.3%	44,085	128,362	191.2%
% of Total	0.3%	0.6%		1.4%	2.6%		1.1%	2.9%	
Total	5,288	5,057	-4.4%	116,034	112,249	-3.3%	4,040,587	4,447,100	10.1%

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

Populations other than black and white were recognized in racial composition, however, these populations comprised such a small representation (averaging 1%) that, despite overall increases, were considered non-factorial. Piedmont currently has not kept pace with the county and state in terms of racial diversity and it should seek to do so. Given these circumstances, the city should consider offering greater opportunities and promote programs and cultural events to draw people from different cultural and socio-economic backgrounds into their community. Increases in racial diversity could spur new opportunities for social and economic development and enhance quality of life.

## Gender Distribution

Gender distribution is also an important demographic characteristic in a population study. These two groups tend to have divergent needs and serve the community in differing methods and capacities. In typical U.S. communities the female population tends to slightly outnumber the male

population. According to Census data, Piedmont ranked similar to Calhoun County and Alabama in terms of gender distribution. Between 1990 and 2000, Piedmont male population increased by a slight 0.5% while Calhoun County lost population by -4% and Alabama gained by 10%. The female population declined in the city and county by -1% and increased in the state by 10%, showing somewhat similar patterns to the male population. The female population remained the majority in 1990 and 2000, closely ranging from 51% to 54% at the city, county, and state levels. Table P-7 exhibits gender distribution for Piedmont, Calhoun County, and Alabama from 1990 to 2000.

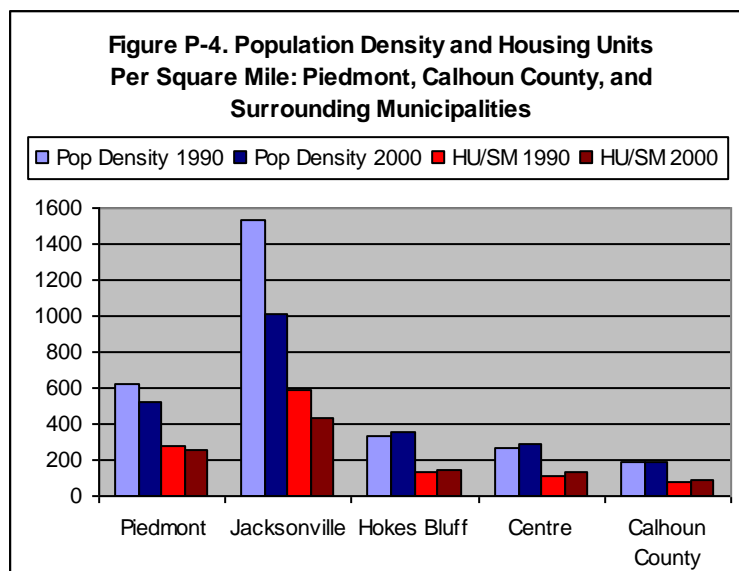
<b>Table P-7. Gender Distribution: Piedmont, Calhoun County, Alabama</b>									
Geographic Area	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Male	2,434	2,447	0.5%	56,189	53,485	-4.8%	1,935,936	2,144,463	10.8%
% of Total	46.0%	46.6%		48.4%	47.6%		47.9%	48.2%	
Female	2,852	2,804	-1.7%	59,845	58,764	-1.8%	2,104,651	2,302,637	9.4%
% of Total	54.0%	53.4%		51.6%	52.4%		52.1%	51.8%	
Total	5,286	5,251	-0.7%	116,034	112,249	-3.3%	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, with the exception of Jacksonville, Piedmont has a fairly dense population. Between 1990 and 2000, Piedmont decreased slightly in population (-3%)



and in persons per square mile (-16%), suggesting that a combination of lost population and city expansion, as shown, increased total land area and contributed to less density overall. Calhoun County also lost slightly in both population and population density, but did not grow in land area. Other nearby communities such as Hokes Bluff and Centre increased slightly in population density, yet grew in land area only minimally. Figure P-4 illustrates population density and housing units per square mile (HU/SM) for Piedmont, Calhoun County, and surrounding

municipalities between 1990 and 2000.

Since city expansion through annexation stretches community resources and services, Piedmont should focus on increasing its population base and spurring population density in the downtown area. This strategy would also more effectively manage growth and development. Table P-8 shows population density and area for Piedmont and its vicinity in 1990 and 2000.

<b>Table P-8. Population Density and Area: Piedmont and Vicinity</b>					
Geographic Area	Total Area	Total Land Area	Pop. Per sq. mile	Housing Units Per sq. mile	Total Population
<b>Piedmont</b> 1990	8.5	8.5	622.1	281.4	5,288
2000	9.8	9.8	522.4	255.9	5,120
%Change	15.3%	15.3%	-16.0%	-9.1%	-3.2%
<b>Jacksonville</b> 1990	6.7	6.7	1,534.8	585.1	10,283
2000	8.3	8.3	1,012.5	437.0	8,404
%Change	23.9%	23.9%	-34.0%	-25.3%	-18.3%
<b>Hokes Bluff</b> 1990	11.5	11.3	330.9	129.2	3,739
2000	11.8	11.6	357.7	148.1	4,149
%Change	2.6%	2.7%	8.1%	14.6%	11.0%
<b>Centre</b> 1990	10.9	10.8	267.9	116.1	2,893
2000	11.1	11.0	292.4	138.1	3,216
%Change	1.8%	1.9%	9.1%	18.9%	11.2%
<b>Calhoun County</b> 1990	612.3	608.5	190.7	76.8	116,034
2000	612.3	608.5	184.5	84.3	112,249
%Change	0.0%	0.0%	-3.3%	9.8%	-3.3%

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

## Analytical Summary

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

### ***Historic Population Trends***

- *Increase and sustain population.* In 1990 and 2000, Piedmont lost a slightly greater portion of its population than Calhoun County. Meanwhile, Alabama increased considerably in population.

### ***Place of Birth***

- *Increase and retain populations born in other parts of the country in order to diversify the population.* Most of Piedmont's residents were born in Alabama or another southern state, indicating that immigration from other U.S. regions and from other countries factors little in community social composition.

### ***Place of Residence***

- *Promote and encourage housing residency through planning and preservation.* The majority of Piedmont's population has remained in place, occupying the same home between 1985 and 2000. This indicates a fairly stable population base with low housing turn-over.

### ***Age Distribution***

- *Increase youth populations through education and workforce development.* Piedmont has been consistently losing population in every age category except middle age, which increased substantially. From 1990 to 2000, the most significant losses were in youth (ages 5 to 20) and senior (65+) populations.
- *Maintain and retain middle age and senior populations by offering better retirement, healthcare, and mobility options.* Piedmont's middle age population has increased significantly, although not to the same extent as Calhoun County and Alabama. As these individuals approach senior status, medical and transportation services will be of greater importance.

### ***Marital Status***

- *Reduce the divorce rate by improving the social fabric of the community.* For the most part, city marital status closely followed county and state trends. Piedmont, in 2000, increased in divorce rates to a slightly greater level (13%) than the county (11%) and state (10%), indicating a considerable need for improvements in the social structure of the community.

### ***Race Distribution***

- *Increase racial diversity by promoting and encouraging cultural life and opportunities.* Both Calhoun County and Alabama were significantly more racially diverse than Piedmont. The large majority of the population was white, with a few blacks, and much smaller populations of other races. From 1990 to 2000, Piedmont had insignificant change in racial diversity and composition.

### ***Gender Distribution***

- According to Census data, Piedmont ranked similar to Calhoun County and Alabama in terms of gender distribution. Between 1990 and 2000, Piedmont male population increased by a slight 0.5% while Calhoun County lost population by -4% and Alabama gained by 10%. Female populations declined in the city and county by -1% and increased in the state by 10%, showing somewhat similar patterns to male populations. The female population remained the majority in 1990 and 2000, closely ranging from 51% to 54% at the city, county, and state levels.

### ***Population Density***

- *Since city expansion through annexation stretches community resources and services, Piedmont should focus on increasing its population base and spurring population density in the downtown area. This strategy would in turn more effectively manage growth and development.* In comparison to surrounding communities, with the exception of Jacksonville, Piedmont has a fairly dense population. Between 1990 and 2000, Piedmont decreased slightly in population (-3%) and in persons per square mile (-16%), suggesting that a combination of lost population and city expansion, as shown, increased total land area and contributed to less density overall.





## CHAPTER III: ECONOMY

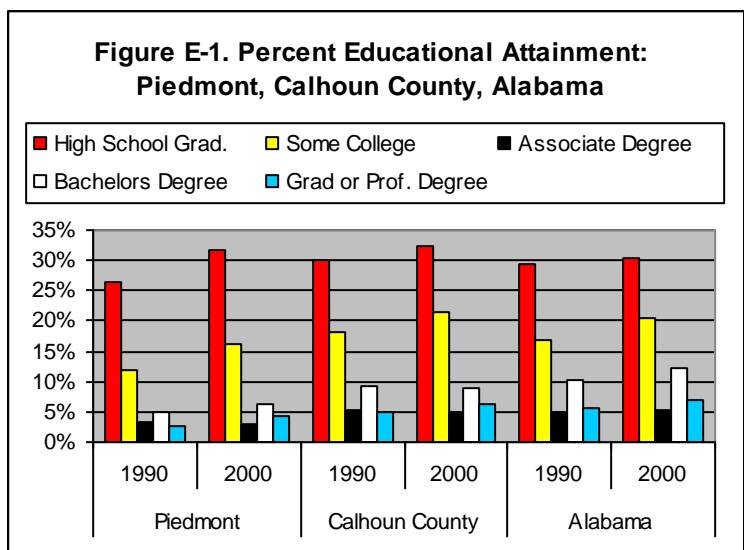
The economy directly affects a community’s prosperity and welfare, therefore, a clear understanding of the local economy is a vital factor for community growth and development as well as a sustainable comprehensive planning effort. The state of the local economy i.e., how well it creates and maintains 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 in northern Calhoun County, Piedmont serves as a strategic crossroads between the cities of Gadsden, Centre, Jacksonville, and Rome, GA. Many people in Piedmont commute to Jacksonville, but shop in Piedmont in support of their local economy (See *Economic Linkage Study*, JSU). Piedmont shows great economic potential being in close proximity to good metro markets of Anniston and Gadsden in the region and as a major highway junction. Much of the surrounding land is mountainous and unfit for intensive development, however, by improving its economic base and capitalizing on natural amenities, Piedmont can grow and prosper as a vibrant, sustainable 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.

Piedmont ranked somewhat low in educational attainment. Both Calhoun County and Alabama had somewhat considerably higher rates of attainment than Piedmont. Between 1990 and 2000, the city increased the greatest in residents holding either bachelor degrees or graduate/professional degrees



by a significant 77%, which slightly edged the state at 76%, and was substantially higher than the county at 26%. However, in 2000 these residents accounted for just 10% of the 25 and over population, while the county and state recorded 15% and 19%, respectively. Figure E-1 illustrates percent educational attainment for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

From 1990 to 2000, Piedmont also showed considerable growth in high

school graduates and college participants, increasing by a combined total of 54%, while the state registered similar increases at 55% and the county showed significantly smaller growth at 30%. Nearly half (47%) of all Piedmont residents 25 and older, in 2000, were high school graduates or participated in college, which followed county and state trends at 53% and 50%, respectively. Piedmont lost residents earning less than a high school diploma by -51%, which was a somewhat more substantial loss than the county at -42% and the state at -35%. This suggested a need to improve education at lower levels as well. Table E-1 exhibits data pertaining to educational attainment in Piedmont, Calhoun County, and Alabama between the years 1990 and 2000.

Educational Level	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than 9th Grade	804	476	-40.8%	9,386	6,158	-34.4%	348,848	240,333	-31.1%
% of Total Pop. 25 Years +	22.3%	13.3%		13.0%	8.3%		13.7%	8.3%	
9th to 12 Grade, No Diploma	1,015	908	-10.5%	14,247	13,160	-7.6%	494,790	473,748	-4.3%
% of Total Pop. 25 Years +	28.2%	25.3%		19.7%	17.8%		19.4%	16.4%	
High School Graduate	947	1,134	19.7%	21,711	23,856	9.9%	749,591	877,216	17.0%
% of Total Pop. 25 Years +	26.3%	31.6%		30.0%	32.2%		29.4%	30.4%	
Some College, No Degree	433	584	34.9%	13,097	15,811	20.7%	427,062	591,055	38.4%
% of Total Pop. 25 Years +	12.0%	16.3%		18.1%	21.4%		16.8%	20.5%	
Associate Degree	123	113	-8.1%	3,738	3,765	0.7%	126,450	155,440	22.9%
% of Total Pop. 25 Years +	3.4%	3.1%		5.2%	5.1%		5.0%	5.4%	
Bachelors Degree	178	223	25.3%	6,584	6,612	0.4%	258,231	351,772	36.2%
% of Total Pop. 25 Years +	4.9%	6.2%		9.1%	8.9%		10.1%	12.2%	
Graduate or Professional	99	151	52.5%	3,682	4,653	26.4%	140,997	197,836	40.3%
% of Total Pop. 25 Years +	2.8%	4.2%		5.1%	6.3%		5.5%	6.9%	
Persons 25 Years and Over	3,599	3,589	-0.3%	72,445	74,015	2.2%	2,545,969	2,887,400	13.4%
% of Total Population	68.1%	70.1%		62.4%	65.9%		63.0%	64.9%	

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

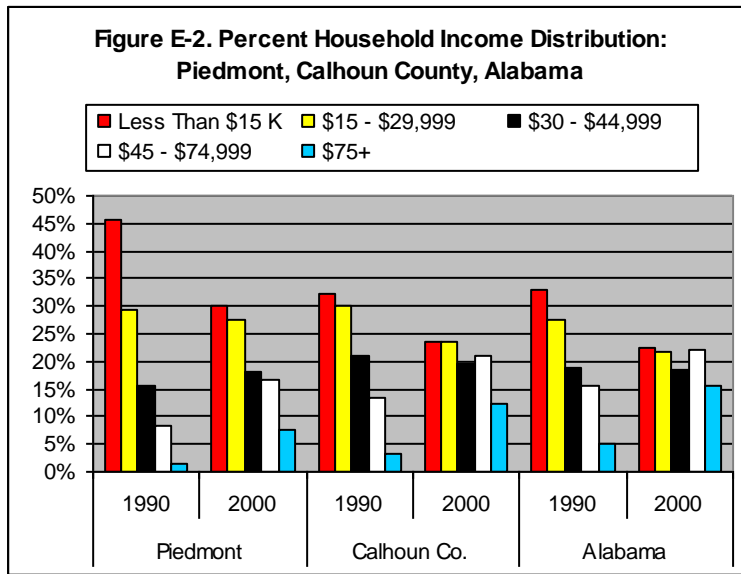
## Income

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

### Household Income

Household income (HHI) is the most basic and generalized variable in measuring income. A household is considered a dwelling unit in which one or more individuals live. Therefore, the HHI is the accumulation of all income generated within a specified household. Median household income (MHI), which is characterized as the exact middle (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. Piedmont ranked somewhat low in income distribution. Between 1990 and 2000, Piedmont increased in households earning more than \$44 K by a significant 606%, which was significantly faster growth than both Calhoun County and Alabama at 365% and 303%, respectively. However, in 2000, only 24% of the city population earned more than 44 K, compared to the county at 33% and the state at 37%, indicating that although Piedmont increased substantially in wealthy households, the city still lagged considerably behind the county and state



in this higher income group. Both the city and county showed substantial decreases in households earning less than \$30,000, 39% and 38% respectively, which was a considerably greater decrease than the state at 29%. This suggested that proportionately more households were either earning more or leaving the community and county altogether. Still, the majority of Piedmont residents (57%) earned less than \$30 K per year, while Calhoun County registered 47% and Alabama 44% in 2000. Figure E-2 illustrates percent household income distribution for

Piedmont, Calhoun County, and Alabama between 1990 and 2000. Notice the significantly uneven income distribution in Piedmont, to a large extent in 1990 and lesser in 2000, favoring lower income families. Both Calhoun County and Alabama showed greater balance, indicating a better balance in income, and a more stable and sustaining economy than Piedmont. Table E-2 shows household income distribution for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

Income Level	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less Than \$15 K	1,005	665	-33.8%	13,727	10,773	-21.5%	498,957	391,406	-21.6%
% of Total	45.6%	30.0%		32.1%	23.7%		33.1%	22.5%	
\$15 - \$29,999	643	609	-5.3%	12,900	10,662	-17.3%	412,393	378,264	-8.3%
% of Total	29.2%	27.5%		30.1%	23.5%		27.4%	21.8%	
\$30 - \$44,999	347	400	15.3%	9,018	8,872	-1.6%	284,506	318,861	12.1%
% of Total	15.7%	18.1%		21.1%	19.6%		18.9%	18.4%	
\$45 - \$74,999	181	373	106.1%	5,777	9,530	65.0%	231,304	381,959	65.1%
% of Total	8.2%	16.8%		13.5%	21.0%		15.4%	22.0%	
\$75+	28	168	500.0%	1,384	5,543	300.5%	78,849	266,895	238.5%
% of Total	1.3%	7.6%		3.2%	12.2%		5.2%	15.4%	
Total Households	2,204	2,215	0.5%	42,806	45,380	6.0%	1,506,009	1,737,385	15.4%
Median Income	\$16,402	\$24,893	51.8%	\$23,802	\$31,768	33.5%	\$23,597	\$34,135	44.7%

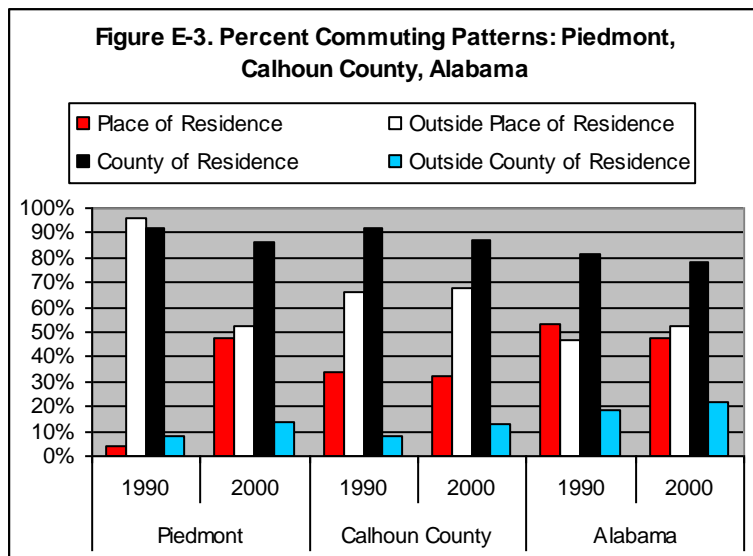
Source: U.S. Census of Population, 1990 and 2000 STF 3

Piedmont ranked considerably low in median household income. From 1990 to 2000, Piedmont’s MHI rose from \$16,402 to \$24,893, an increase of \$8,491 dollars. In 2000, Piedmont’s MHI rose only slightly higher than the county (\$23,802) and state (\$23,597) MHI in 1990. Median household income for the county and state in 2000 was at \$31,768 and \$34,135, respectively.

## Commuting Patterns

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

A national trend between 1990 and 2000 has been increasing commutes to work in both time and distance. Calhoun County and Alabama have followed this trend, decreasing in laborers working in their place (city) of residence by -9% and -4%, respectively. Piedmont, however, showed a different pattern. During this time, the city increased in laborers working in their place of residence by a considerable 1,100%, climbing from a minor 79 to a substantial 948 workers. Figure E-3 illustrates percent commuting patterns for Piedmont, Calhoun County, and Alabama from 1990 to 2000.



Notice how significantly the city increased in workers living and working in their place of residence, while the county and state showed slight decline. In 2000, approximately 47% of Piedmont’s workers lived and worked in the city, while the county recorded substantially less at 32% and the state showed the same as Piedmont at 47%, indicating that the city fared considerably better than the county in providing job opportunities near where workers lived, and equally well as the state in this goal.

Commuters from outside the county also played a pivotal role in Piedmont’s economy. From 1990 to 2000, the city increased by 61% in workers from other surrounding counties, while the county increased by 58% and the state by 29%, indicating that the city has been drawing workers from surrounding counties.

Piedmont 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

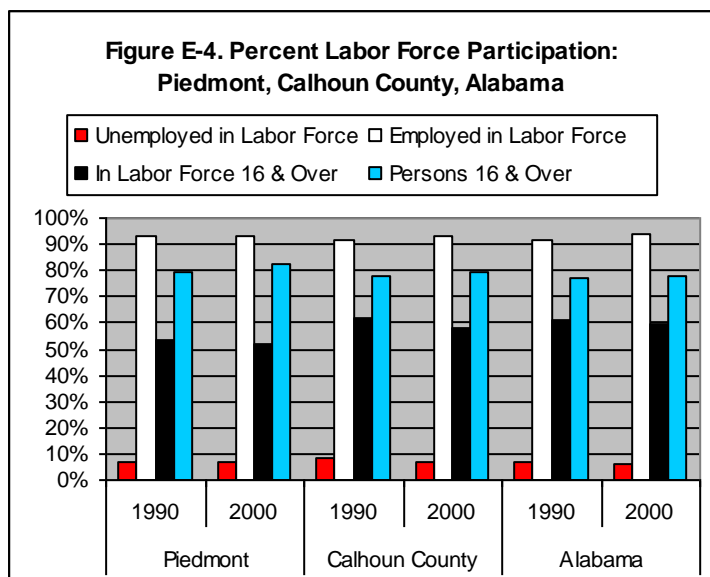
development patterns, in order to create necessary and suitable living arrangements for workers. This would also promote other forms of transportation such as biking and walking, thus alleviating automobile dependency. As Piedmont grows and expands, the city should continue to seek employees from other 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 Piedmont, Calhoun County, and Alabama between 1990 and 2000.

Geographic Area	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Place of Residence	79	948	1100.0%	11,087	10,055	-9.3%	596,516	569,905	-4.5%
% of Total	3.8%	47.5%		34.1%	32.6%		53.2%	47.8%	
Outside Place of Residence	1,990	1,046	-47.4%	21,451	20,780	-3.1%	525,480	621,853	18.3%
% of Total	96.2%	52.5%		65.9%	67.4%		46.8%	52.2%	
Total Place	2,069	1,994	-3.6%	32,538	30,835	-5.2%	1,121,996	1,191,758	6.2%
County of Residence	1,803	1,558	-13.6%	45,694	39,856	-12.8%	1,363,133	1,421,356	4.3%
% of Total	92.2%	86.4%		92.2%	86.7%		81.5%	78.0%	
Outside County of Residence	152	245	61.2%	3,864	6,135	58.8%	310,438	400,437	29.0%
% of Total	7.8%	13.6%		7.8%	13.3%		18.5%	22.0%	
Total County	1,955	1,803	-7.8%	49,558	45,991	-7.2%	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.



Piedmont labor force participation lagged slightly behind Calhoun County and Alabama. In 2000, city labor force participation was at 51%, while the county registered 57% and the state 59%. From 1990 to 2000, the city's workforce declined by -4%, while the county decreased by -8% and state increased by 8%, showing that both city and county participation fell significantly behind state standards during this time. Figure E-4 portrays percent labor force participation for Piedmont, Calhoun County, and

Alabama between 1990 and 2000. Notice that the city's labor force participation in 2000 lagged slightly behind the county and state. City unemployment rates ranked reasonably equal to the county and state at 6%, despite low labor force participation at this time. Table E-4 shows labor force participation for Piedmont, Calhoun County, and Alabama from 1990 to 2000.

Labor Classification	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Total Persons 16+	4,205	4,204	-0.2%	90,240	88,878	-1.5%	3,103,529	3,450,542	11.2%
In Labor Force	2,264	2,173	-4.0%	55,865	51,402	-8.0%	1,895,361	2,061,169	8.7%
% in Labor Force	53.8%	51.7%	-2.2%	61.9%	57.8%	-4.1%	61.1%	59.7%	-2.3%
Armed Forces	0	0	0.0%	4,616	172	-171.0%	24,980	14,069	-43.7%
% in Armed Forces	0.0%	0.0%	0.0%	8.3%	0.3%	-7.9%	0.9%	0.7%	-22.2%
Civilian Labor Force	2,264	2,173	-4.0%	51,249	51,230	-0.3%	1,870,381	2,047,100	9.4%
Employed	2,104	2,022	-3.9%	46,899	47,856	2.0%	1,741,794	1,920,189	10.2%
Unemployed	160	151	-5.6%	4,350	3,374	-22.4%	128,587	126,911	-1.3%
% Unemployed	7.1%	6.9%	-1.7%	8.5%	6.6%	-22.2%	6.8%	6.2%	-8.6%
Not in Labor Force	1,941	2,031	4.6%	34,375	37,476	9.0%	1,208,168	1,389,373	15.0%

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

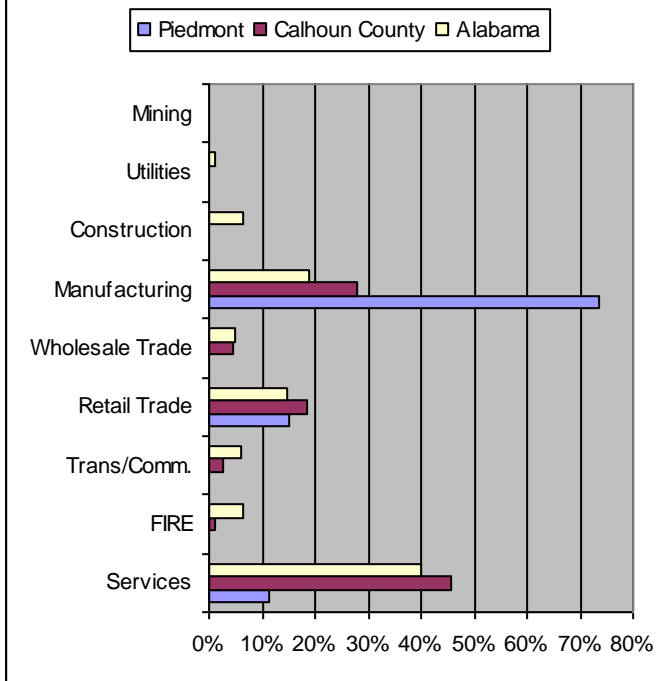
## **Industrial Composition**

Any economically prosperous community will have a diverse and changing economic base, offering a variety of job opportunities and services to its population. As markets change and demand for specified goods and services 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. Piedmont's economy was based primarily on manufacturing, which in 2002 accounted for 73% of all employment. Retail trade placed a distant second at 15% followed by services at 11%. This information indicates that Piedmont had very little diversification in its economy, placing the vast majority of job opportunities, advancement, and

**Figure E-5. Percent Employment by Industry: Piedmont, Calhoun County, Alabama, 2002**



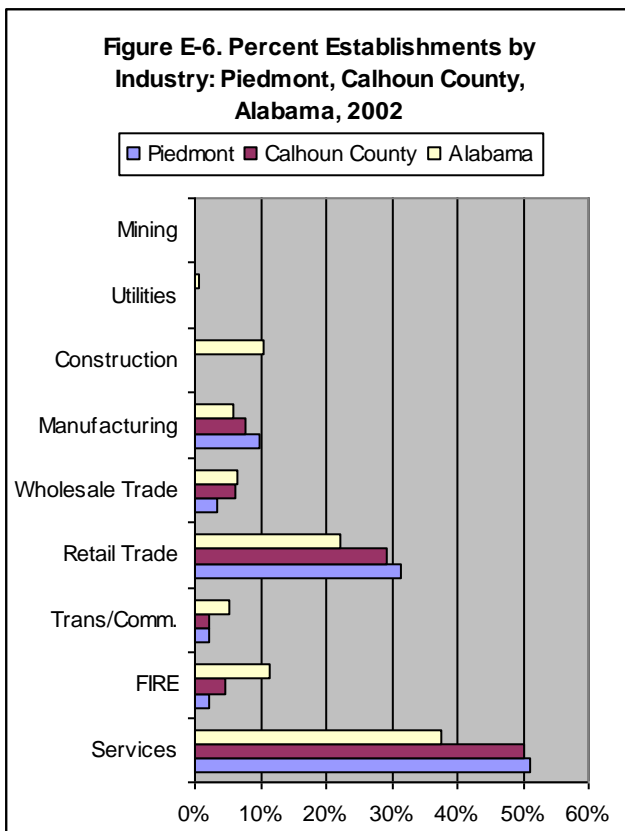
economic development into manufacturing. Figure E-5 illustrates percent employment by industry for Piedmont, Calhoun County, and Alabama in 2002.

In comparison to the city, both Calhoun County and Alabama, at this time, showed fairly diverse economies with significant employment in manufacturing, retail trade, and services, which promotes and encourages opportunities for economic development and a stronger self-sustaining economic base.

As a part of its plan for economic development, Piedmont should promote goals and policy to diversify its economy, creating a wider range of opportunity for job growth and economic development.

### Establishments by Industrial Sector

**Figure E-6. Percent Establishments by Industry: Piedmont, Calhoun County, Alabama, 2002**



A study of business establishments is a useful follow-up to employment patterns. As companies grow and expand they need new and better facilities for operation. The majority of Piedmont's establishments were in the service sector at 51%, followed by retail trade at 31% and manufacturing at 9%. Calhoun County showed similar results in services at 50% and retail trade at 29%. In these sectors, Alabama reported 37% and 22%, respectively. Figure E-6 illustrates percent establishments by industry for Piedmont, Calhoun County, and Alabama in 2002.

Piedmont manufacturing employment represented 73% of all employment, yet only 9% of all establishments, indicating that the local industrial economy relied heavily on large manufacturing establishments. The opposite trend appeared in services. Piedmont

had a small percentage (11%) of its workforce employed in the service sector, yet it held the greatest portion of establishments at 51%, indicating that individual service establishments must have been fairly small, but numerous, employing relatively few workers. Table E-5 examines establishment and employment by industry for Piedmont, Calhoun County, and Alabama in 2002. Industries marked with an X indicated that the pertinent data was not applicable. Due to disclosure concerns data pertaining to mining, utilities, and construction, were only available at the state level.

Industry	Piedmont		Calhoun County		Alabama	
	Est.	Emp.	Est.	Emp.	Est.	Emp.
Mining	X	X	X	X	282	7,508
% of Total	0.0%	0.0%	0.0%	0.0%	0.3%	0.5%
Utilities	X	X	X	X	503	16,014
% of Total	0.0%	0.0%	0.0%	0.0%	0.6%	1.1%
Construction	X	X	X	X	9,345	98,555
% of Total	0.0%	0.0%	0.0%	0.0%	10.6%	6.6%
Manufacturing	9	905	150	9,368	5,119	284,127
% of Total	9.8%	73.5%	7.7%	27.8%	5.8%	19.0%
Wholesale Trade	3	X	121	1,492	5,747	74,915
% of Total	3.3%	0.0%	6.2%	4.4%	6.5%	5.0%
Retail Trade	29	187	570	6,223	19,608	222,416
% of Total	31.5%	15.2%	29.3%	18.4%	22.1%	14.9%
Trans/Comm.	2	X	38	932	4,731	91,960
% of Total	2.2%	0.0%	2.0%	2.8%	5.3%	6.2%
FIRE	2	X	87	370	9,971	95,551
% of Total	2.2%	0.0%	4.5%	1.1%	11.3%	6.4%
Services	47	139	979	15,355	33,257	600,844
% of Total	51.1%	11.3%	50.3%	45.5%	37.6%	40.3%
Totals	92	1,231	1,945	33,740	88,563	1,491,890

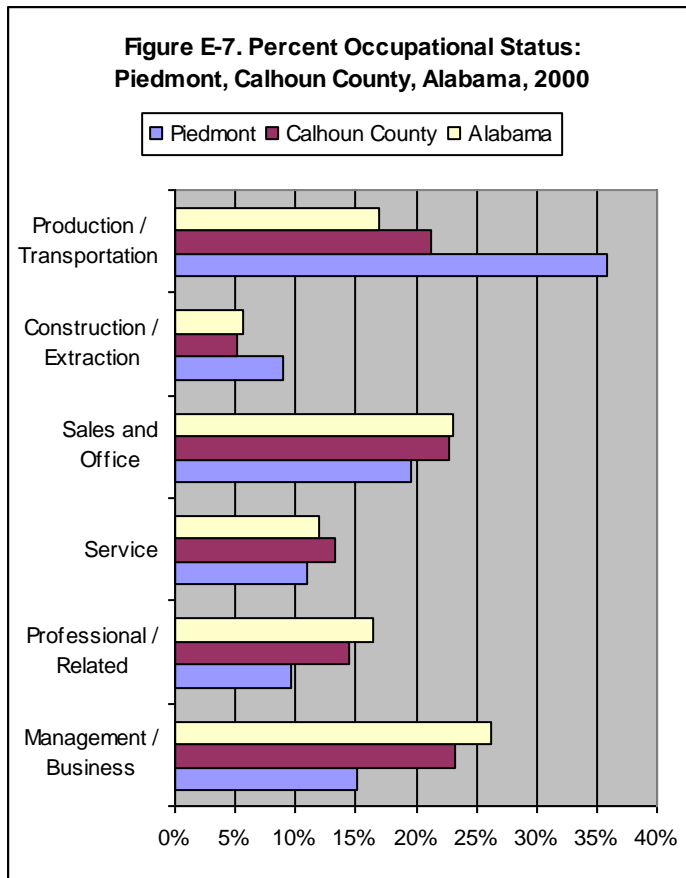
Source: U.S. Economic Census, 2002

## 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 occupational status in Piedmont in 2000 was production/transportation at 35%, followed distantly by sales and office at 19% and management/business at 15%. Cumulatively, these occupations account for approximately 70% of the total. Figure E-7 illustrates percent occupational status for Piedmont, Calhoun County, and Alabama in 2000.

Both Calhoun County and Alabama showed substantially smaller representation in production/transportation at 21% and 16%, respectfully, and higher portions of management/business (23% and 26%, respectively), suggesting proportionately less blue collar, manual labor occupations and more managerial, office, and professional related jobs. In order to create a more balanced economy, Piedmont should promote and encourage more skilled, professional, and managerial labor.

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 Piedmont, Calhoun County, and Alabama in 2000.

Occupation	Piedmont	% of Total	Calhoun County	% of Total	Alabama	% of Total
Management / Business	324	15.1%	12,191	23.2%	566,325	26.2%
Professional / Related	205	9.6%	7,605	14.5%	354,456	16.4%
Service	233	10.9%	6,986	13.3%	259,106	12.0%
Sales and Office	420	19.6%	11,981	22.8%	497,262	23.0%
Construction / Extraction	190	8.9%	2,656	5.1%	122,667	5.7%
Production / Transportation	770	35.9%	11,125	21.2%	365,441	16.9%
<b>Total</b>	<b>2,142</b>		<b>52,544</b>		<b>2,165,257</b>	

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 majority of poverty (40% in 1990 and 54% in 2000) in Piedmont was in the 18 to 64 age class, which, of course, also held the largest population. This class also had the largest increase in city poverty at 51%, while Calhoun County and Alabama increased in poverty at a slower rate, 10% and 6%, respectively. However, the city decreased considerably in poverty in the 65 and above age class, dropping by -56%, while the county decreased by -36%, and the state by -28%. This information indicated that while Piedmont increased significantly in poverty in youth and middle age populations, it decreased in senior age poverty.

Piedmont fared minimally in mitigating poverty. Between 1990 and 2000, Piedmont showed higher poverty rates at 19% and 22%, than Calhoun County at 15% in both years, and Alabama at 18% and 16%. 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 displays poverty status for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

Poverty Status by Age	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
5 and under	118	157	33.1%	2,047	2,158	5.4%	87,462	82,914	-5.2%
% of Total	11.3%	13.1%		11.8%	12.2%		12.1%	11.9%	
6 to 17	210	265	26.2%	3,464	3,818	10.2%	166,174	154,967	-6.7%
% of Total	20.1%	22.2%		19.9%	21.6%		23.0%	22.2%	
18 to 64	426	646	51.6%	8,805	9,756	10.8%	350,179	373,940	6.8%
% of Total	40.7%	54.1%		50.6%	55.1%		48.4%	53.6%	
65 and above	292	127	-56.5%	3,069	1,963	-36.0%	119,799	86,276	-28.0%
% of Total	27.9%	10.6%		17.7%	11.1%		16.6%	12.4%	
Total	1,046	1,195	14.2%	17,385	17,695	1.8%	723,614	698,097	-3.5%
% Below Poverty Level	19.8%	22.8%	3.0%	15.0%	15.8%	0.8%	18.3%	16.1%	-2.2%

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

## Public Assistance

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

From 1990 to 2000, Piedmont decreased considerably (-78%) in public assistance, yet rose slightly (3%) in poverty. Meanwhile, Calhoun County decreased in public assistance income by -67%, yet remained at 15% poverty. Alabama decreased in public assistance by -70% and decreased in poverty by -2%. This information suggests that city decline in public assistance could have contributed to higher poverty rates, but outside factors probably played a larger role. Table E-8 examines public assistance income for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

<b>Table E-8. Public Assistance Income: Piedmont, Calhoun County, Alabama</b>									
Status	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Public Assistance Income	246	54	-78.0%	3,173	1,041	-67.2%	130,616	38,964	-70.2%
% of Total	11.2%	2.4%		7.4%	2.3%		8.7%	2.2%	
No Public Assistance Income	1,958	2,215	13.1%	39,633	44,339	11.9%	1,375,393	1,698,421	23.5%
% of Total	88.8%	97.6%		92.6%	97.7%		91.3%	97.8%	
Totals	2,204	2,269	2.9%	42,806	35,380	-17.3%	1,506,009	1,737,385	15.4%
% Below Poverty Level	19.8%	22.8%	3.0%	15.0%	15.8%	0.8%	18.3%	16.1%	-2.2%

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

## Economic Development Potential

There are numerous possibilities for economic development in Piedmont. Although the city is a reasonable distance from major interstates and the metro markets of Gadsden and Anniston, the small-town rural atmosphere and less traffic congestion can be favorable aspects for building a growing and sustainable economy. Other potentials for economic vitality include affordable housing, a strong education system, revitalized downtown, quality community facilities, and a variety of recreational opportunities.

Recent downtown revitalization efforts have been effective, drawing new business and job opportunities to the city. Street and sidewalk improvements have enhanced the usability and look of the downtown as well. A pro-active city government shows a strong willingness to work and cooperate with the local business association and new and existing businesses to promote and enhance economic development through tax abatements and various other incentives. Piedmont is open to new businesses not yet established in the city such as hotel accommodations and high quality restaurants. Additional land and infrastructure is available for commercial and industrial development. Furthermore, the city controls electrical power through its own company Piedmont

Power & Light, as well as the expansion of water and gas lines. Therefore, Piedmont maintains the rights to establishing rates and charges based on community needs.

The major recreational attraction for Piedmont is the Chief Ladiga Trail, which boosts Piedmont's economy significantly in season as bicyclists from around the state, nation, and world gather to travel the 33 mile route from Piedmont to Jacksonville, Weaver, and Anniston. The cycling events bring family fun, culture, and an economic spark to Piedmont's tourism industry every year. The natural beauty of the area not only draws bicyclists and outdoor enthusiasts, but also companies and businesses searching for communities providing a "high quality" of life.

## 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.* Piedmont ranked reasonably low in educational attainment. In 2000, recipients of bachelor and grad/professional degrees accounted for just 10% of the 25 and over population, while Calhoun County and Alabama recorded 15% and 19% attainment, respectively.

### ***Income***

- *Increase household income levels through improved workforce development.* Piedmont's household income levels were considerably lower than Calhoun County and Alabama. Between 1990 and 2000, Piedmont increased in households earning more than \$44 K by a significant 606%, which was significantly faster growth than both Calhoun County and Alabama at 365% and 303% respectfully. However, in 2000, only 24% of the city population earned more than \$44 K, compared to the county at 33% and the state at 37%, indicating that although Piedmont increased substantially in household wealth, the city still lagged considerably behind the county and state in higher income groups. Piedmont ranked considerably low in median household income. From 1990 to 2000, Piedmont's MHI rose from \$16,402 to \$24,893, an increase of \$8,491 dollars. In 2000, Piedmont's MHI rose only slightly higher than the county (\$23,802) and state (\$23,597) MHI in 1990. Median household income for Calhoun County and Alabama in 2000 was at \$31,768 and \$34,135 respectively.

### ***Commuting Patterns***

- *Decrease commuting distances by creating job opportunities in close proximity to residential areas.* Commuting to work patterns in Piedmont were on par with Alabama commuting. In 2000, approximately 47% of Piedmont's workers lived and worked in the city, while the county recorded substantially less at 32% and the state showed the same as Piedmont at 47%, indicating that the city fared considerably better than the county in providing job opportunities near where people worked, and equally well as the state in this goal. Piedmont had substantial growth in commuters from other counties.
- *Improve residential areas to draw people from surrounding counties into the city.* From 1990 to 2000, the city increased by 61% in workers from other surrounding counties, while the county increased by 58% and the state by 29%.

### ***Labor Force Participation and Unemployment***

- *Increase labor force participation and enhance employment opportunities through work force development and education.* Labor force development in Piedmont declined somewhat considerably. From 1990 to 2000, the city's workforce declined by -4%, while the county decreased by -8% and the state increased by 8%, showing that both city and county participation fell significantly behind state standards during this time. The city should consider, as a top priority, policy to promote and encourage workforce development. In 2000, city labor

force participation was at 51%, while the county registered 57% and the state 59%. City unemployment rates ranked reasonably equal to the county and state at 6%, despite low labor force participation.

### ***Industrial Composition***

- *Diversify employment opportunities through a variety of job training initiatives.* Piedmont's economy has been based primarily on manufacturing, which in 2002 accounted for 73% of all employment. Retail trade placed a distant second at 15% followed by services at 11%. The city should strongly consider expanding and diversifying employment opportunity in areas other than manufacturing in order to create a more self-sufficient and sustainable economy.

### ***Occupational Status***

- *Create small-business opportunities through downtown re-development and job training.* The single largest occupational status in Piedmont in 2000 was in production/transportation at 35%, followed distantly by sales and office at 19% and management/business at 15%. Cumulatively, these occupations account for approximately 70% of the total workforce.

### ***Poverty Status***

- *Continue providing low-income housing, preferably quality affordable housing, and public assistance to needy families.* Piedmont has shown considerably high poverty rates. Between 1990 and 2000, Piedmont showed higher poverty rates at 19% and 22%, than Calhoun County at 15% in both years, and Alabama at 18% and 16%, respectively.

### ***Public Assistance***

- *Increase public assistance as a measure to improve economic conditions, but also develop policy and plans to mitigate the need for assistance.* From 1990 to 2000, Piedmont decreased considerably (-78%) in public assistance, yet rose slightly (3%) in poverty. Meanwhile, Calhoun County decreased in public assistance income by -67%, yet remained at 15% poverty. Alabama decreased in public assistance by -70% and decreased in poverty by -2%.

# CHAPTER IV: HOUSING

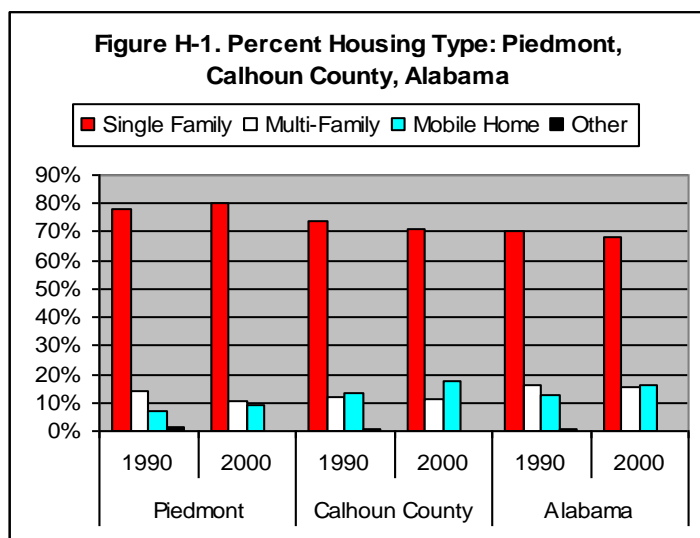
Housing is one of the most fundamental elements of community needs. In order for a community to grow and prosper there must be a diverse and satisfactory amount of quality housing available. A housing examination is useful in determining housing types, existing housing conditions, availability, and affordability, in order to identify and meet the city's housing needs. Piedmont 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. Piedmont's housing consists of the following four types: 1) Single-family—one unit attached or detached structures housing one family, primarily a house 2) Multi-family—contains two or more units within one structure with one family per unit; these include apartments, town homes, and duplexes, 3) Manufactured—a transportable structure which is three hundred-twenty or more square feet, when installed, to be used as a dwelling with or without a foundation, 4) Other—any living accommodations occupied as a housing unit that does not fit the previous types. These structures include houseboats, railroad cars, campers, and vans.

In following county and state trends, single-family units were substantially the most common housing option in Piedmont, accounting for approximately 77% of the housing stock in 1990 and 80% in 2000. Multi-family housing declined in Piedmont by -21%, yet increased by a slight 3% in Calhoun County, and 12% in Alabama.



Mobile home ownership grew significantly in the city by 39%, which was comparable to the county at 41% and slightly less than the state at 46%. In 2000, Piedmont had almost as many mobile home units as multi-family, while both the county and state recorded more mobile home than multi-family. Figure H-1 illustrates percent housing type for Piedmont, Calhoun County, and Alabama between 1990 and 2000. Notice that single-family housing has been the dominant housing type and mobile home units ranked fairly even to multi-family.

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

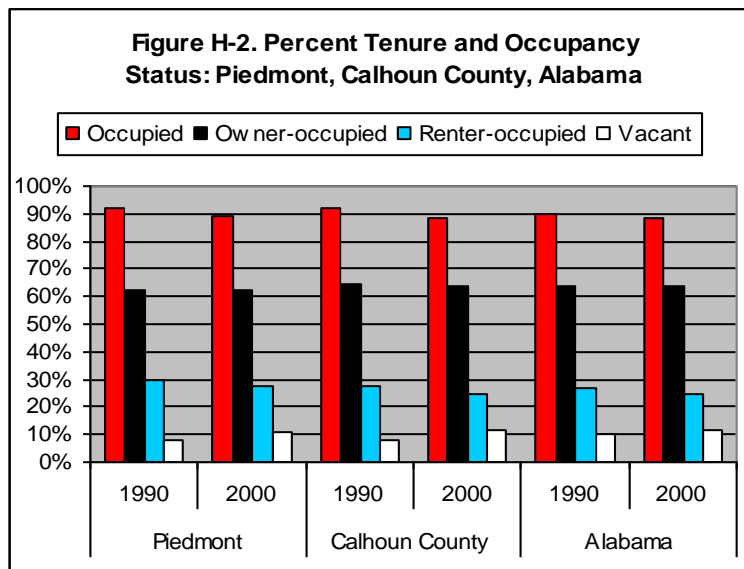
Housing Types	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Single-family	1,860	2,003	7.7%	34,361	36,382	5.9%	1,171,201	1,338,832	14.3%
% of Total	77.8%	80.3%		73.5%	70.9%		70.1%	68.2%	
Multi-family	342	267	-21.9%	5,728	5,913	3.2%	266,351	300,569	12.8%
% of Total	14.3%	10.7%		12.3%	11.5%		15.9%	15.3%	
Mobile home	161	224	39.1%	6,333	8,978	41.8%	217,784	319,212	46.6%
% of Total	6.7%	9.0%		13.5%	17.5%		13.0%	16.3%	
Other	28	0	-100.0%	331	49	-85.2%	15,043	5,098	-66.1%
% of Total	1.2%	0.0%		0.7%	0.1%		0.9%	0.3%	
<b>Total Units</b>	<b>2,391</b>	<b>2,494</b>	<b>4.3%</b>	<b>46,753</b>	<b>51,322</b>	<b>9.8%</b>	<b>1,670,379</b>	<b>1,963,711</b>	<b>17.6%</b>

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.

Piedmont ranked average in occupancy rate and tenure. Between 1990 and 2000, the city grew minimally (0.9%) in occupied housing, while the county increased by 5% and the state by a significant 15%. In 2000, approximately 89% of Piedmont's housing was occupied. Both the



county and state recorded similar occupancy rates at 88%. Owner-occupied housing was the dominant occupancy in both 1990 and 2000 for the city (62%), county (64%), and state (64%). This could be attributed to the attractiveness and affordability of home-ownership as opposed to rental. Figure H-2 illustrates percent tenure and occupancy status for Piedmont, Calhoun County, and Alabama between 1990 and 2000. Notice that owner-occupied housing units dominate renter. However, in 2000, the city had a minimally larger portion of rental units than both the



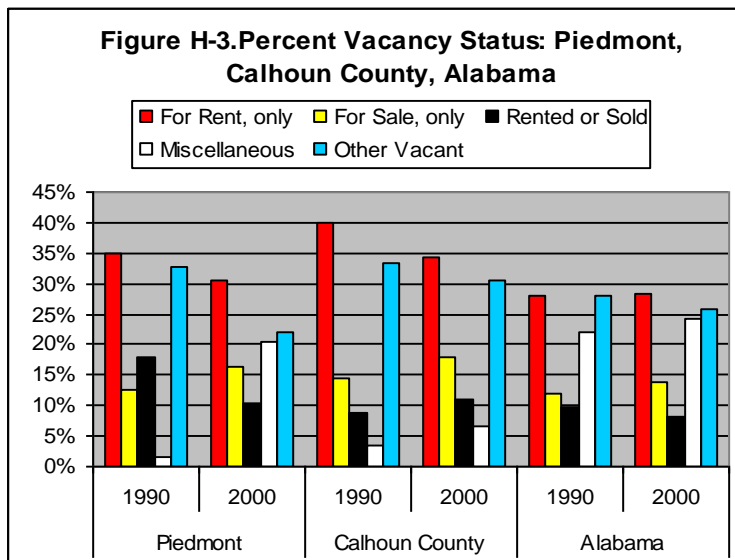
county and state. Vacancies also increased, but only accounted for a small portion of housing units. Although occupancies have increased slightly in both Piedmont and Calhoun County, vacancies have grown at a significantly greater pace. Piedmont increased in vacancies by 41%, while the county and state grew by 59% and 38%, respectively. This indicates that housing development out paced population growth and developers could have been building in excess. Table H-2 shows housing occupancy and tenure for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

Table H-2. Tenure and Occupancy: Piedmont, Calhoun County, Alabama									
Tenure & Occupancy	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Occupied	2,202	2,221	0.9%	42,983	45,307	5.4%	1,506,790	1,737,080	15.3%
% of Total	92.1%	89.2%		91.9%	88.3%		90.2%	88.5%	
Owner-occupied	1,484	1,543	4.0%	30,224	32,845	8.7%	1,062,148	1,258,686	18.5%
% of Total	62.1%	62.0%		64.6%	64.0%		63.6%	64.1%	
Renter-occupied	718	678	-5.6%	12,759	12,462	-2.3%	444,642	478,394	7.6%
% of Total	30.0%	27.2%		27.3%	24.3%		26.6%	24.4%	
Vacant	189	268	41.8%	3,770	6,015	59.5%	163,589	226,631	38.5%
% of Total	7.9%	10.8%		8.1%	11.7%		9.8%	11.5%	
Total Units	2,391	2,494	4.3%	46,753	51,322	9.8%	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. Figure H-3 illustrates percent vacancy status for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

The primary vacancy use for Piedmont was for rent, only, accounting for 30% of all vacant units in 2000. The same trend followed in Calhoun County (34%) and Alabama (28%).

The second most prominent vacancy use was other vacant, comprising

22% of all vacancies in the city, 30% in the county, and 25% in the state in 2000. Slightly more

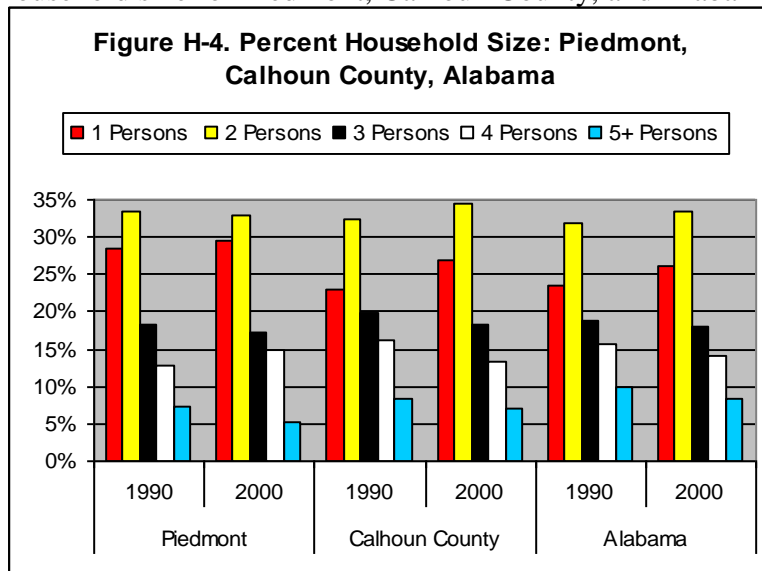
than half (52%) of all vacancies in Piedmont were used either for rent, only or other vacant purposes. Following this pattern, the county recorded 64%, and the state 54%. Table H-3 displays housing vacancy status for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

Table H-3. Housing Vacancy Status: Piedmont, Calhoun County, Alabama									
Vacancy Status	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
For Rent, only	66	82	24.2%	1,510	2,062	36.6%	45,871	64,037	39.6%
% of Total	34.9%	30.6%		40.1%	34.3%		28.0%	28.3%	
For Sale, only	24	44	83.3%	547	1,068	95.2%	19,845	31,121	56.8%
% of Total	12.7%	16.4%		14.5%	17.8%		12.1%	13.7%	
Rented or Sold	34	28	-17.6%	329	667	102.7%	16,058	18,507	15.3%
% of Total	18.0%	10.4%		8.7%	11.1%		9.8%	8.2%	
Miscellaneous	3	55	1733.3%	133	389	192.5%	35,904	54,593	52.1%
% of Total	1.6%	20.5%		3.5%	6.5%		21.9%	24.1%	
Other Vacant	62	59	-4.8%	1,251	1,829	46.2%	45,911	58,373	27.1%
% of Total	32.8%	22.0%		33.2%	30.4%		28.1%	25.8%	
Total Vacant Units	189	268	41.8%	3,770	6,015	59.5%	163,589	226,631	38.5%

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

## 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. Piedmont household size followed similar patterns to Calhoun County and Alabama with a few exceptions. Between 1990 and 2000, the city declined in two person households by a slight -0.7%, while the county (12%) and state (21%) increased considerably in two person households. In 2000, Piedmont's dominant household size constituted two persons at 32%, which was similar to county (34%) and state (33%) trends. Figure H-4 illustrates percent household size for Piedmont, Calhoun County, and Alabama from 1990 to 2000.



In 2000, Piedmont also showed significant portions of one person households comprising the housing stock at 29%, while the county and state, both at 26%, showed somewhat less representation in one person households. Both Calhoun County (7%) and Alabama (8%) reported somewhat larger portions of households with five or more persons than did Piedmont (5%), indicating a greater probability of proportionately more available large housing units in the county and state than in the city. Piedmont also

decreased, between 1990 and 2000, in five or more person households by a considerable -25%, while the county and state decreased by -11% and -4%, respectively. This information indicates that the city could develop smaller and more efficient homes in order to meet housing needs. Table H-4 examines household size for Piedmont, Calhoun County, and Alabama from 1990 and 2000.

Table H-4. Household Size: Piedmont, Calhoun County, Alabama									
Household Size	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
1 Persons	627	660	5.3%	9,873	12,194	23.5%	354,918	453,927	27.9%
% of Total	28.4%	29.6%		23.1%	26.9%		23.6%	26.1%	
2 Persons	736	731	-0.7%	13,891	15,626	12.5%	478,471	579,355	21.1%
% of Total	33.4%	32.8%		32.5%	34.5%		31.8%	33.4%	
3 Persons	403	383	-5.0%	8,508	8,282	-2.7%	284,277	315,083	10.8%
% of Total	18.3%	17.2%		19.9%	18.3%		18.9%	18.1%	
4 Persons	280	334	19.3%	6,946	6,040	-13.0%	237,174	245,005	3.3%
% of Total	12.7%	15.0%		16.2%	13.3%		15.7%	14.1%	
5 Persons or more	158	118	-25.3%	3,588	3,165	-11.8%	151,169	143,710	-4.9%
% of Total	7.2%	5.3%		8.4%	7.0%		10.0%	8.3%	
Total Persons	2,204	2,226	1.0%	42,806	45,307	5.8%	1,506,009	1,737,080	15.3%

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

## Housing Conditions

### Housing Stock Age

Housing stock age is an indicator of housing conditions and needs. A general study of housing age can be used to assess probable housing conditions and needs within the community. The majority of housing in Piedmont (81%) was built in 1979 or earlier. Between 1995 and 2000, Piedmont had little housing construction. Approximately 105 units were constructed in Piedmont at this time, accounting for 4%. Both the county and state had a much greater portion of new development, 9% and 13%, respectively.

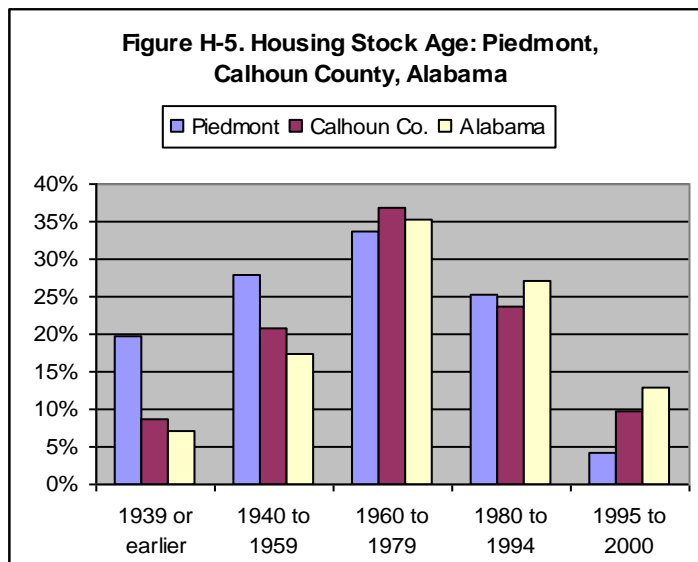


Figure H-5 portrays percent housing stock age for Piedmont, Calhoun County, and Alabama in 2000. Nearly 47% of Piedmont's housing was built in 1959 or earlier, while Calhoun County (28%) and Alabama (24%) had a considerably smaller portion of housing built during this time. Given this data, Piedmont has various advantages and disadvantages over many other communities in Alabama. While older housing is, generally, harder to maintain and upgrade than modern built structures, there is a chance for Piedmont to capitalize on its historic heritage. Many communities

throughout the U.S. and in Alabama preserve older housing for historic significance, and/or modernize units in a cost-effective manner. Piedmont should consider finding ways of improving their housing or tear down structures deemed too old or excessively costly to properly fix and maintain. Table H-5 shows housing stock age for Piedmont, Calhoun County, and Alabama from 1939 and earlier to 2000.

Time Period	Piedmont		Calhoun County		Alabama	
	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	493	NA	4,496	NA	139,227	NA
% of Total	19.8%		8.8%		7.1%	
1940 to 1959	695	41.0%	10,719	138.4%	341,735	145.5%
% of Total	27.9%		20.9%		17.4%	
1960 to 1979	840	20.9%	18,896	76.3%	692,480	102.6%
% of Total	33.7%		36.8%		35.3%	
1980 to 1994	361	-57.0%	12,235	-35.3%	534,533	-22.8%
% of Total	14.5%		23.8%		27.2%	
1995 to 2000	105	-70.9%	4,976	-59.3%	255,736	-52.2%
% of Total	4.2%		9.7%		13.0%	
<b>Total Units</b>	2,494		51,322		1,963,711	

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, Piedmont showed considerable need for physical housing improvements. In 2006, EARPCD cartography staff conducted a field check to inventory housing improvement needs (See Map#3 and Map#4: *Housing Conditions*) based on three pre-determined criteria: 1) sound condition, 2) deteriorating, 3) dilapidated. These criteria are described as follows:

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

As of 2006, there were approximately 2,235 housing units in Piedmont of which 1,963 or 88% were single family. Approximately 97 (4%) were multi-family and 175 (8%) were manufactured

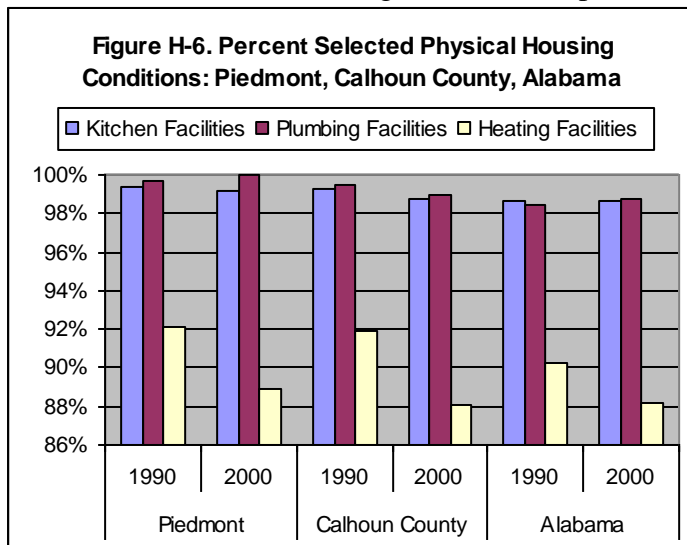
homes. Results of the housing inventory, conducted by EARPCDC, showed that the slight majority, approximately 52%, of city single family housing was in deteriorating condition and a minor 1.1% dilapidated. Structures in sound condition accounted for 47% of city housing. Manufactured housing registered the greatest need for improvements with 84% showing signs of deterioration. This information suggests that the city should develop a housing strategy to improve housing conditions throughout the community. Table H-6 shows physical housing conditions for Piedmont in 2006.

Housing Conditions	Single Family		Multi-Family		Manufactured	
	Number	Percent	Number	Percent	Number	Percent
Sound Condition	922	47.0%	87	89.7%	25	14.3%
Deteriorating	1,019	51.9%	10	10.3%	147	84.0%
Dilapidated	22	1.1%	0	0.0%	3	1.7%
<b>Total</b>	<b>1,963</b>		<b>97</b>		<b>175</b>	

Source: EARPCDC Housing Inventory Study, 2006

### Selected Physical Conditions

Piedmont 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. In 2000, no units were lacking in complete plumbing facilities and only 19 units lacked complete kitchen facilities. Both Calhoun County and Alabama had approximately 1% of their housing units lacking either kitchen and plumbing facilities, or both. Figure H-6 illustrates percent selected physical housing facilities for Piedmont, Calhoun County, and Alabama from 1990 to 2000.

Selected physical and financial conditions were taken into consideration in determining housing conditions for Piedmont. The city closely followed county and state patterns in terms of providing complete heating facilities. Notice the percentage of Piedmont homes with complete heating facilities, dropping from 92% to 89%, a similar trend was shown in both the county and state as well, during this time. Nearly all homes (98% or higher) in the city, county, state showed complete

kitchen and plumbing facilities. Table H-7 shows physical housing conditions for Piedmont, Calhoun County, and Alabama in 2000.

Housing Conditions	Piedmont		Calhoun County		Alabama	
	# units	%of Total	# units	%of Total	# units	%of Total
Lacking Complete Plumbing	0	0.0%	495	1.0%	24,367	1.2%
Lacking Complete Kitchen Facilities	19	0.8%	637	1.2%	26,450	1.3%
Lacking Telephone Service	110	4.4%	1,555	3.0%	73,557	3.7%
Units with 4 Selected Conditions	0	0.0%	0	0.0%	128	0.01%
Units with no Selected Conditions	1,743	69.9%	34,642	67.5%	1,295,332	66.0%
<b>Total Units</b>	<b>2,494</b>		<b>51,322</b>		<b>1,963,711</b>	

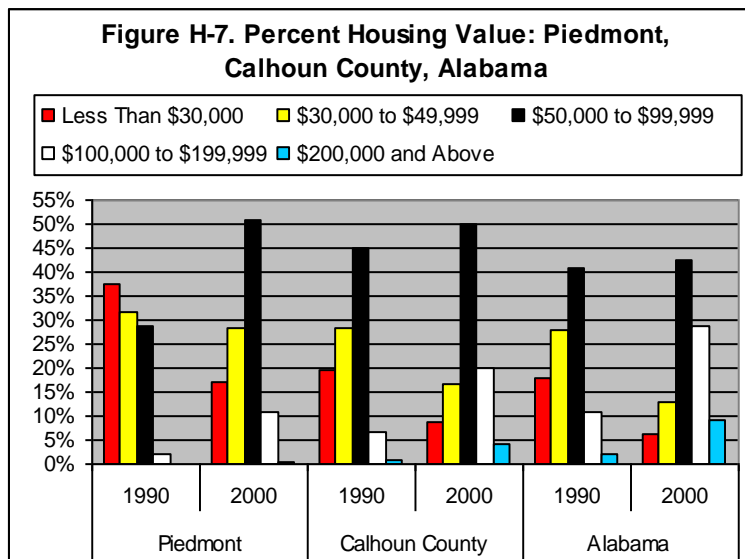
Source: U.S. Census of Population, 2000 STF 3.

According to 2000 Census data, Piedmont slightly surpasses Calhoun County and Alabama in physical housing quality. Approximately 70% of all housing units in Piedmont reported no selected physical or financial constraints. Calhoun County and Alabama reported 67% and 66% respectively. Telephone service was the only other element examined outside the scope of Census data, in which Piedmont reported 4% of its units without service. Both the county and state recorded 3% non-serviceability.

## 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. Piedmont recognizes the need to promote and encourage quality housing development and has been active in preparing for such growth.

Piedmont strives to provide quality housing for its residents. From 1990 to 2000, owner-occupied housing within the \$50,000 to \$99,999 dollar range increased by 83%, accounting for 28% of the



housing stock in 1990 to 43% in 2000. Figure H-7 illustrates percent housing value for Piedmont, Calhoun County, and Alabama from 1990 to 2000. Despite substantial increases, Piedmont housing values still lagged behind Calhoun County and Alabama. In 2000, approximately 44% of city housing was valued at \$50,000 and above. At this time, both the county and state recorded substantially higher figures at 66% and 71%, respectively, suggesting that market and demand for higher priced housing was much greater in

the county and state than in the city. The majority of housing in Piedmont remained valued at \$30,000 to \$99,999, while both Calhoun County and Alabama developed proportionately more housing worth \$100,000 and above.

From 1990 to 2000, Piedmont median housing value increased minimally from \$53,200 to \$53,500. Meanwhile, county housing values increased substantially from \$51,300 to \$65,700 and state values increased from \$53,200 to \$76,700. Table H-8 exhibits housing value of owner-occupied units for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

Housing Value	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than \$30,000	473	209	-55.8%	4,466	2,151	-51.8%	138,101	57,528	-58.3%
% of Total	37.4%	16.9%		19.7%	8.8%		18.1%	6.3%	
\$30,000 to \$49,999	402	350	-12.9%	6,426	4,082	-36.5%	214,835	118,659	-44.8%
% of Total	31.8%	28.3%		28.3%	16.7%		28.1%	12.9%	
\$50,000 to \$99,999	366	630	72.1%	10,216	12,264	20.0%	313,210	392,400	25.3%
% of Total	28.9%	50.9%		45.0%	50.2%		41.0%	42.7%	
\$100,000 to \$199,999	25	133	432.0%	1,468	4,880	232.4%	82,341	264,879	221.7%
% of Total	2.0%	10.7%		6.5%	20.0%		10.8%	28.8%	
\$200,000 and above	0	6	660.0%	148	1,032	597.3%	16,239	85,104	424.1%
% of Total	0.0%	0.5%		0.7%	4.2%		2.1%	9.3%	
Total Units	1,266	1,238	-2.2%	22,724	24,409	7.4%	764,726	918,570	20.1%
Median Value	\$36,800	\$56,800	54.3%	\$51,300	\$71,600	39.6%	\$53,200	\$85,100	58.5%

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

## Housing Affordability

Piedmont recognizes the need to establish and maintain housing, which is affordable and suitable to its residents. According to the Alabama Housing Finance Authority, the generally accepted affordability standard for housing cost is no more than 30 percent of household income. For the most part, Piedmont housing satisfies this requirement. Housing affordability is examined through changes in contract rent, gross rent, and housing value. Contract rent is, as described in the 2000 Census, “The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included” (Census 2000 Glossary). Gross rent is also explained in the 2000 Census as, “the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.)” (Census 2000 Glossary).

Living in Piedmont has been considerably affordable. Rental rates and housing values in Piedmont were much lower than both the county and state. Between 1990 and 2000, median contract rent (MCR) and median gross rent (MGR) were slightly lower than both county and state reports. In 2000, MCR in Piedmont was \$207, which was \$100 dollars less than the county and \$132 dollars less than the state. Median gross rent in 2000 showed similar results. Piedmont MGR was \$308, while the county’s was \$413, and the state was \$447, again over \$100 dollar differences.

Housing values have been considerably greater in the county and the state than in Piedmont. From 1990 to 2000, the median housing value of specified owner-occupied housing (MHV) in Piedmont rose significantly from \$36,800 to \$56,800, an increase of 54%. The county MHV rose from \$51,300 to \$71,600 (39%), and the state MHV increased substantially from \$53,200 to \$85,100 (58%). In 2000, approximately 11 percent of Piedmont housing was priced at or above \$100,000, while county and state recorded 24% and 38%, respectively. Table H-9 displays housing affordability for Piedmont, Calhoun County, and Alabama in 1990 and 2000.

Housing Agreement	Piedmont		Calhoun County		Alabama	
	1990	2000	1990	2000	1990	2000
Median Contract Rent	\$136	\$207	\$218	\$307	\$229	\$339
Median Gross Rent	\$236	\$308	\$310	\$413	\$325	\$447
Median Value Owner-Occupied Housing	\$36,800	\$56,800	\$51,300	\$71,600	\$53,200	\$85,100
Housing Value % of Units > \$100,000	2.0%	11.2%	7.1%	24.2%	12.9%	38.1%
Total Housing Units	2,392	2,494	46,753	51,322	1,670,379	1,963,711

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

## **Affordability of Owner-occupied Housing**

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

From 1990 to 2000, housing costs in Piedmont, Calhoun County, and Alabama accounted for less than 20% of the average household's income. In 2000, the city, county, and state recorded 60% of households paying less than 20% of their income on housing. This suggests that owner-occupied housing was relatively affordable to the general public.

Between 1990 and 2000, the city grew in housing affordability (households paying less than 20% of their income on housing) by a substantial 20%, while the county and state increased affordability by 10% and 15% respectively. Furthermore, Piedmont decreased in households paying more than 35% on housing by -25%, while Calhoun County increased by 5% and Alabama by 40%. This information suggests that Piedmont has been striving to make housing more affordable to its residents. As previously mentioned the city's owner-occupied occupancy rate in 2000 (62%) ranked only marginally behind the county and state, both at 64%, suggesting that Piedmont housing was desirable and within household budgets. Table H-10 examines selected monthly owner costs as a percentage of household income for Piedmont, Calhoun County, and Alabama between 1990 and 2000.



**Table H-10. Selected Monthly Owner Costs As A Percentage of Household Income: Piedmont, Calhoun County, Alabama**

Percent of Income	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	719	863	20.0%	14,328	15,778	10.1%	482,702	556,093	15.2%
% of Total	56.8%	65.0%		63.1%	64.6%		63.1%	60.5%	
20 to 24%	169	137	-18.9%	2,906	2,715	-6.6%	93,693	110,978	18.4%
% of Total	13.3%	10.3%		12.8%	11.1%		12.3%	12.1%	
25 to 29%	108	105	-2.8%	1,674	1,706	1.9%	56,044	67,849	21.1%
% of Total	8.5%	7.9%		7.4%	7.0%		7.3%	7.4%	
30 to 34%	38	65	71.1%	920	1,009	9.7%	33,671	42,840	27.2%
% of Total	3.0%	4.9%		4.0%	4.1%		4.4%	4.7%	
35% or more	213	158	-25.8%	2,712	2,854	5.2%	91,195	127,930	40.3%
% of Total	16.8%	11.9%		11.9%	11.7%		11.9%	13.9%	
Not computed	19	0	-100.0%	184	347	88.6%	7,421	12,880	73.6%
Total	1,266	1,328	4.9%	22,724	24,409	7.4%	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.

In 2000, Piedmont ranked reasonably well in renter-occupied affordability with approximately 33% of city households paying less than 20% of their income on housing. Both Calhoun County and Alabama showed similar results at 32%. From 1990 to 2000, affordability of renter-occupied housing dropped slightly in the city (-6%) and county (-4%), while the state increased affordability by 9%, indicating that renters during this time in the city and county began paying a slightly higher percentage of their income on housing, while housing in the state became slightly more affordable to renters.

Renter-occupied housing was shown to be considerably less affordable than owner-occupied. Home owners, as previously examined, paying more than 35% of their household income averaged around 11 to 13% of population in the city, county, and state in 2000, while renters paying the same percentage of their income on housing equaled 27% at these levels. Additionally, city, county, and state renters paying more than 35% of their income on housing increased significantly from 1990 to 2000, by 14%, 16%, and 9%, respectively, while home-owners in the same category declined significantly in the city (-25%), increased slightly in the county (5%), and increased considerably in the state (40%). This information indicated that city homeowners paid a significantly smaller portion of their income on housing than renters did. As previously mentioned in this chapter, rental occupancy rates declined by -5% in the city, -2% in the county, and increased by 7% in the state, indicating that rental rates might be somewhat too expensive for the general population and owner-occupancy housing a more affordable option.

Table H-11 shows gross rent as a percentage of household income for Piedmont, Calhoun County, and Alabama between 1990 and 2000.

<b>Table H-11. Gross Rent As A Percentage of Household Income: Piedmont, Calhoun County, Alabama</b>									
Percent of Income	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	244	228	-6.6%	4,195	4,002	-4.6%	139,708	153,017	9.5%
% of Total	34.0%	33.3%		33.8%	32.5%		32.6%	32.6%	
20 to 24%	89	76	-14.6%	1,677	1,411	-15.9%	52,569	51,356	-2.3%
% of Total	12.4%	11.1%		13.5%	11.4%		12.3%	10.9%	
25 to 29%	70	61	-12.9%	1,262	988	-21.7%	42,333	41,425	-2.1%
% of Total	9.7%	8.9%		10.2%	8.0%		9.9%	8.8%	
30 to 34%	49	5	-89.8%	844	770	-8.8%	28,501	29,476	3.4%
% of Total	6.8%	0.7%		6.8%	6.2%		6.7%	6.3%	
35% or more	165	189	14.5%	2,934	3,422	16.6%	117,289	128,349	9.4%
% of Total	23.0%	27.6%		23.6%	27.8%		27.4%	27.4%	
Not computed	101	126	24.8%	1,516	1,733	14.3%	47,624	65,506	37.5%
Total	718	685	-4.6%	12,428	12,326	-0.8%	428,024	469,129	9.6%

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

## **Housing Development Opportunity**

Piedmont has ample opportunity for new housing development and housing revitalization. City occupancy rates were fairly even with the county and state and development rates have been steadily increasing. From 1990 to 2000 housing, in general, was slightly more affordable in the city than in the county and state, however, quality, affordable housing should be the main focus of housing development. An increase in quality, affordable, multi-family development downtown could spur reinvestment and increase living options for a growing and changing population.

Piedmont has been taking action to restore housing integrity and promote the city as an attractive and respectable place to live. City leaders have encouraged clean up through a forceful abatement process in which stragglers were given warning of legal action. Most residents complied with the city and repaired their homes accordingly. According to a local newspaper, the *Anniston Star*, as of May, 2004, a total of 65 dilapidated structures were torn down in preparation for revitalization.

There are numerous opportunities for housing development in and around a revitalized and restored downtown business district, which would serve residents locating in close proximity to shops and employment. As commuting patterns indicate, a large percentage of Piedmont's labor force commutes to the city from surrounding counties. Plans to improve housing conditions and promote quality, affordable housing in the city would promote livability and attract these workers to relocate closer to their place of employment. These opportunities and those provided by natural beauty and recreational facets enhance Piedmont's potential for high-quality, sustainable residential growth.

## 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***

- *Focus efforts on building and maintaining quality housing in order to attract new people and grow as a community.* Piedmont's housing development has been relatively slow. Between 1990 and 2000 housing in Piedmont grew by 4%, meanwhile the county grew by 9%, and the state by 17%.
- *Provide a variety of housing options by constructing quality multi-family housing.* Following a national and state trend, single-family housing is the dominant unit type and continues to grow in Piedmont, Calhoun County, and Alabama. From 1990 to 2000 single-family units increased by 7% in Piedmont, 5% in Calhoun County, and 14% in Alabama. Meanwhile, multi-family housing has decreased by 21% in Piedmont, and increased in Calhoun County and Alabama by 3% and 12% respectively.

### ***Tenure and Occupancy***

- *Diversify housing options by promoting and encouraging multi-family housing.* Piedmont increased slightly in owner-occupied housing. Between 1990 and 2000, Piedmont owner-occupied housing increased by a slight 4%, while Calhoun County increased by 8%, and Alabama by a considerable 18%. Also during this time renter-occupied homes have decreased in Piedmont by 5%, and in Calhoun County dropped by 2%.

### ***Vacancy Status***

- Piedmont increased in vacancy rates comparably to Calhoun County and Alabama. Between 1990 and 2000, Piedmont vacancies grew from 7% to 10%, while the county grew from 8% to 11%, and the state from 9% to 11%.

### ***Household Size***

- In 2000, Piedmont's dominant household size was two persons at 32%, which was similar to county (34%) and state (33%) trends. In 2000, Piedmont also showed significant portions of one person households comprising the housing stock at 29%, while the county and state, both at 26%, showed somewhat less representation in households of one. Both Calhoun County (7%) and Alabama (8%) reported somewhat larger portions of households with five or more persons than did Piedmont (5%).

### ***Housing Stock Age***

- *Continue housing improvement efforts.* Age is a concern for Piedmont's housing stock. Piedmont has a much larger portion of older buildings than both Calhoun County and Alabama. Nearly 47% of Piedmont's current housing was constructed in 1959 or earlier, while the county (28%) and state (24%) had a considerably smaller portion of housing of this age.

### ***Physical Conditions***

- *Create and implement a housing improvement plan.* Results of the housing inventory, conducted by EARPCD, showed that the slight majority, approximately 52%, of city single-family housing was in deteriorating condition and a minor 1.1% dilapidated. Structures in sound condition accounted for 47% of city housing.

### ***Housing Value***

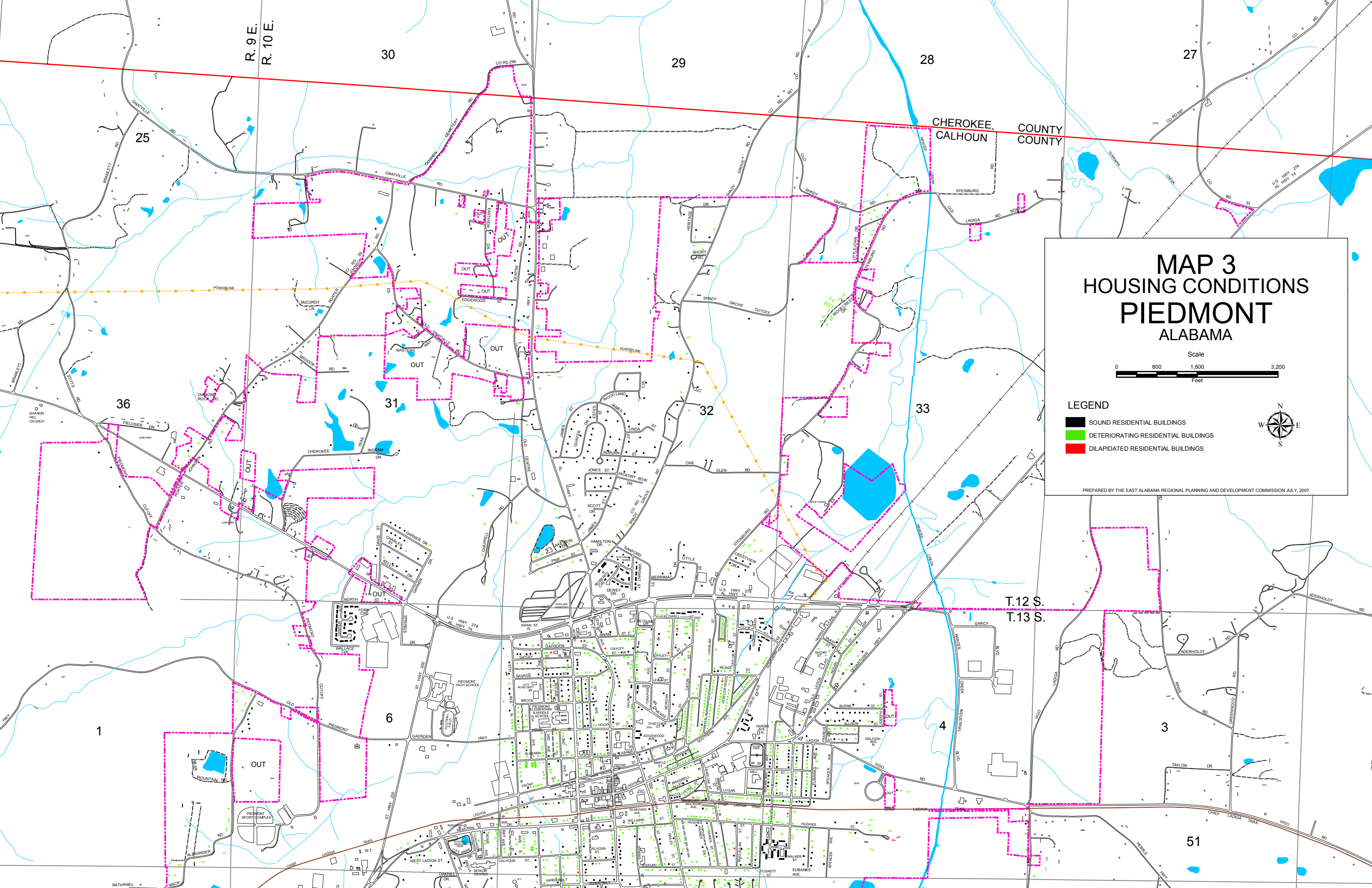
- Piedmont strives to provide quality housing for its residents. From 1990 to 2000 housing within the \$50,000 to \$99,999 dollar range increased by 83%, accounting for 28% of the housing stock in 1990 to 43% in 2000. Despite substantial increases, Piedmont housing values still lagged behind Calhoun County and Alabama in 2000.

### ***Affordability of Owner-occupied Housing***

- From 1990 to 2000, housing costs in Piedmont, Calhoun County, and Alabama accounted for less than 20% of the average household's income. In 2000, the city, county, and state recorded 60% of households paying less than 20% of their income on housing. This suggests that owner-occupied housing was relatively affordable to the general public.

### ***Affordability of Renter-occupied Housing***

- In 2000, Piedmont ranked reasonably well in renter-occupied affordability with approximately 33% of city households paying less than 20% of their income on housing. Both Calhoun County and Alabama showed similar results at 32%. From 1990 to 2000, affordability of renter-occupied housing dropped slightly in the city (-6%) and county (-4%), while the state increased affordability by 9%, indicating that renters during this time in the city and county began paying a slightly higher percentage of their income on housing, while housing in the state became slightly more affordable to renters.



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# MAP 3 HOUSING CONDITIONS PIEDMONT ALABAMA

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### LEGEND

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



PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION JULY, 2007

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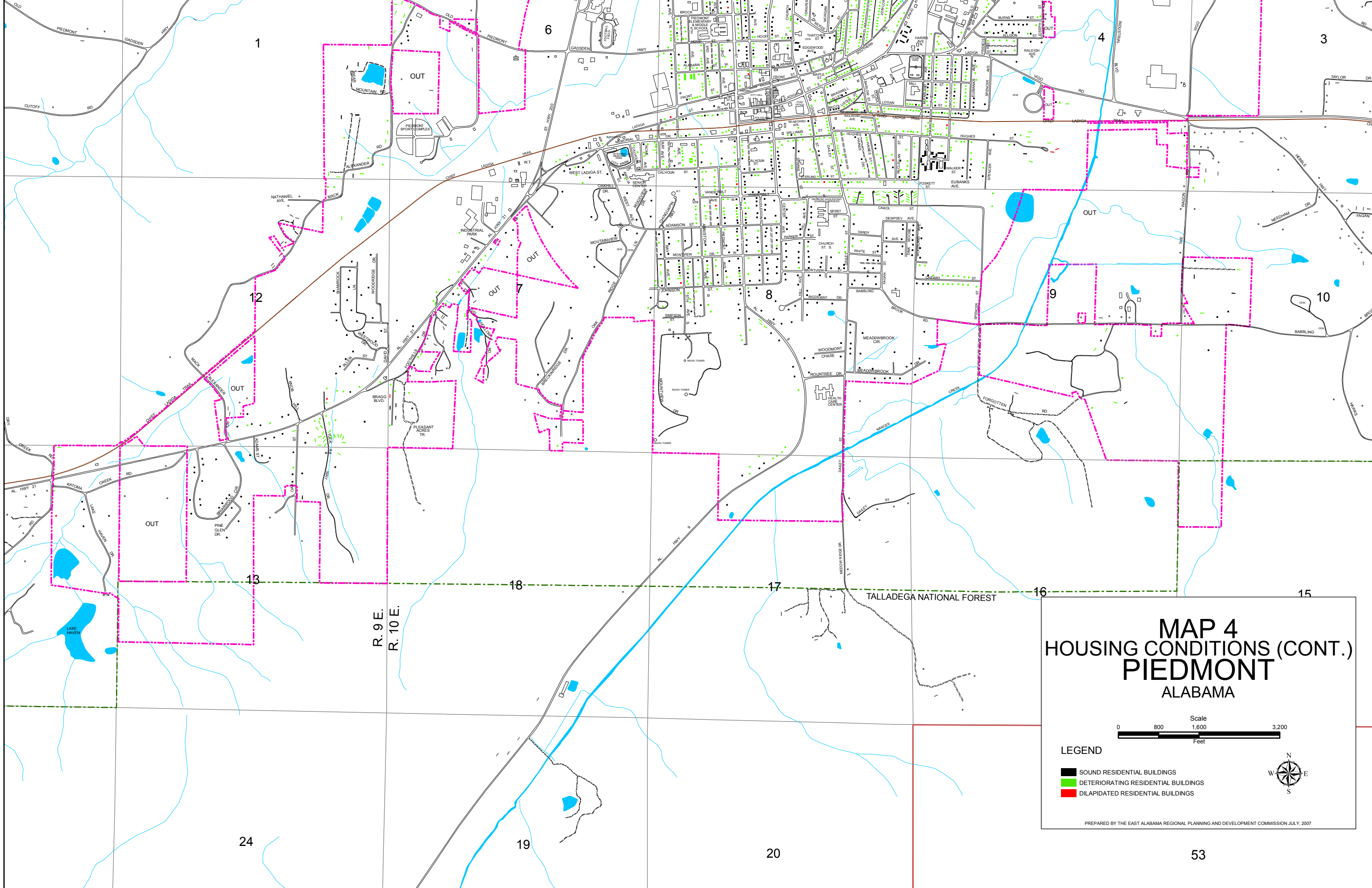
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## MAP 4 HOUSING CONDITIONS (CONT.) PIEDMONT ALABAMA

Scale  
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Feet

**LEGEND**

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

PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION JULY, 2007





## **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. These include: city administration, fire department, law enforcement, education, public library, parks and recreation, 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. In order to determine current community facility goals and needs, surveys were distributed to facility and department leaders and collected by the city clerk. This chapter reviews these findings in text and as a summation in the analytical summary at the end of the chapter.

### **City Administration**

#### **City Council**

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

The mission of the City of Piedmont as stated on the city website is to: provide economical delivery of quality services created and designed in response to the needs of its citizens rather than by habit or tradition. The city achieves this mission in a number of ways such as:

- Encouraging planned and managed growth,
- Creating diverse employment opportunities,
- Providing and maintaining reliable infrastructure,
- Providing and promoting quality housing, education, and cultural and recreational opportunities,
- Providing quality public safety services,
- Operating city government in a financially responsible manner,

- Recruiting and maintaining a highly motivated workforce dedicated to excellence, and
- Facilitating citizen involvement.

Public offices located inside Piedmont’s City Hall include: The Mayor’s Office, City Clerk, Revenue Department, Building Inspector’s Office, Accounting Office, Payroll Office, and Utility Billing and Collections. City administration also serves the public through three revenue producing boards, which are as follows:

1. School Board: Consists of five members, each appointed by city council to serve a five-year staggered term. Meetings are held monthly at the School Administrative Office.
2. Housing Authority: Comprised of five members, appointed by the mayor to serve a five-year staggered term. Meetings are held monthly at the Housing Authority Office.
3. Healthcare Authority: Comprised of five members, each appointed by city council to serve a six-year staggered term. Meetings are held monthly at the Piedmont Healthcare Office.

Other public offices serving Piedmont include: The Cemetery Board, Personnel Board, Medical Clinic Board, Piedmont Area Siren System Board, Industrial Development Board, Water Gas and Sewer Board, Parks and Recreation Department Board, Planning Commission, Zoning Board of Adjustment, Juvenile Health, Abatement Board, Commercial Development Board, and Parks and Street Trees Commission.

Piedmont City Administration identified three improvements needed to provide better services to the community. These include:

1. Increased funding for infrastructure improvements such as utilities, roads, and drainage.
2. Better retention of skilled/certified position employees such as police, fire protection, electrical linemen, and water treatment plant operators.
3. Improved training for skilled position employees.

## **Planning Commission**

Piedmont’s Planning Commission primary directive is to serve the community by promoting and guiding development in accordance with city policy and plans. The commission gives final approval or denial of subdivision plats and other development plans and makes recommendations for rezoning to city council. Commission representation consists of nine members, seven of which are appointed by city council, one council representative appointed by city council, and one representative appointed by the mayor. Meetings are called as necessary and held in the City Council Chambers.

## **Zoning Board of Adjustments**

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

# Public Safety

## Fire and Rescue

The Piedmont Fire Department was established in 1916 with the goal and continuing mission to provide a highly trained department dedicated to the protection of life and property and to provide a fire safe environment to the citizens of Piedmont through fire prevention and inspections. The fire department jurisdiction is 42 square miles and emergency calls are handled by County E-911 through direct transfer to the City Communication Center located at the Piedmont Police Department Station and then dispatched by pager and radio communications.

Fire department staff consists of approximately five full time employees, three part-time, and 20 volunteer. Nine firefighters have completed paramedic or emergency medical training, accounting for two paramedics, five with basic EMT training, one with EMT II training, and one with paramedic training. Currently, the department is in need of more personnel to adequately serve the community. Three more full time employees are needed. Other services provided by the fire department include fire prevention and education and fire inspections.

The fire department utilizes six vehicles which include the following:

- Engines 2
- Reserve Engine 1
- Aerial 1
- Brush Truck 1
- Chief's Vehicle 1

(Numbers for staff and equipment indicated are approximate and susceptible to expedient change as conditions permit.)

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:

1. Fire alarms—communications center, telephone service, emergency listings in phone book, and dispatch circuits,
2. Fire department—type and extent of fire personnel training, number of people in training, emergency response time, maintenance and testing of fire-fighting equipment,
3. 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. Piedmont's ISO rating is determined a Class 5, indicating that the department maintains adequate service and response to community needs. Major positive factors determining this rating include an upgraded water system, reduction in the size of coverage area, and good record keeping. Significant negative factors consist of an insufficient number of on-duty staff, lack of aerial/service apparatus, and drill training tower unavailable. The department could improve its ISO rating by achieving the following objectives:

- Increasing on-duty staffing to 2 per shift
- Building a drill tower/field
- Purchasing an aerial/service apparatus
- Purchasing a new fire engine to meet required ISO
- Purchasing three new fire engines and one reserve engine that also meets NFPA 1901 1990 edition.

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

1. Purchase of a 1,500 gallon tanker with a 500 gallons per minute (gpm) fire pump. This apparatus would be a tremendous asset to the community in that it would reduce manpower needed during water shuttle operations, thus saving more lives. The tanker would also be useful in performing Hazardous Material (HazMat) operations for decontamination and foam operations. The tanker would also reduce the need for fire hydrants in Piedmont's outlying areas.
2. Increase of duty staffing to 2 people per shift. Increased staffing would assist in reducing the ISO rating. The fire department would mitigate costs considerably by reducing the need to dispatch all available firefighters to vehicle fires. Woods and grass fires could also be pre-checked in order to determine need for assistance.
3. Build a drill/field tower for fire suppression training. Fire suppression training would enable firefighters to gain a more realistic view of how fire ground strategies can make their jobs safer and more efficient. The tower could also be used by surrounding departments that occasionally assist Piedmont.

## **Law Enforcement**

Originally founded in 1888, the Piedmont Police Department's continuing mission is to provide accountability, protection, deterrence and crime prevention, while presenting a genuine example of honorable and faithful character. The department employs approximately twelve full time officers, one part-time, five dispatchers, four supervisors, and one administrator to fulfill law enforcement duties. In order to better serve the community the department needs more officers. The current ratio of 1 officer to every 500 residents is deemed too low. An adequate ratio would be 1 officer to every 300 residents.

The police jurisdiction extends one and a half miles beyond the city limits with no plans to increase in size. Emergency E-911 calls are received through the Emergency 911 Office in Anniston, AL then forwarded to the department where a monitor displays necessary information such as address of complaint and the name and phone number of the caller. The most frequently

reported crimes in the city have been harassing phone calls and property theft. Department efforts to prevent and mitigate crimes entail educating the public as to how to safeguard their property in a more effective manner and the use of informants with knowledge of problem areas so that law enforcement can concentrate a visible presence in these areas.

Vehicles used by the department include the following:

11—Ford Crown Victorias, with models varying from 1998 to 2005. Average age of vehicles is 4 years old and average mileage 100,000. (Numbers for staff and equipment indicated are approximate and susceptible to expedient change as conditions permit.)

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

1. More personnel—ongoing hiring process and a constant evaluation as to competitive pay
2. More vehicles—establish a set rotation and purchase schedule regardless of current personnel issues
3. Updated computer technology—research grants; establish a priority list and plan ahead for initial technology purchases

## Education

Educational facilities play a major role in community development by preparing and training individuals and youth for the competitive workforce and life-long learning. All Piedmont schools are accredited by the Southern Association of Colleges and Schools, whose continuing mission is the improvement of education through school accreditation in an 11-state southern region. As an exemplar to public education, Piedmont City Schools have demonstrated considerable academic achievements. Piedmont High School students consistently produce the top graduation exam results in the county, annually excelling on the Standard Achievement Test, the Alabama High School Graduation Exam, and the Alabama Direct Assessment of Writing results. The school system also has the highest computers-to-student ratio in the state. Table CF-1 displays information on Piedmont educational facilities in 2007.

School	Teachers Available		# Students	# Classrooms	Programs		
	Full	Part			Band room	Gym	Library
Piedmont Elementary School (Grades K-5)	32	0	473	35	0	1	1
Piedmont Middle School (Grades 6-8)	18	0	262	20	1	1	1
Piedmont High School (Grades 9-12)	20	0	306	18	1	1	1

Source: Piedmont Community Facilities Survey. Educational Facilities 2007

As a community dedicated to scholastic achievement, Piedmont acknowledges the need for continued educational facility improvements. The public school system, in continuing improvement efforts, has identified renovation needs for the following schools:

- Piedmont Elementary School—new cafeteria roof

- Piedmont Middle School—new gym doors and floor
- Piedmont High School—doors and window replacement

Planned school expansions/additions within the city include the following:

- Piedmont High School—Vocational Building. Estimated cost \$500,000. Scheduled timeframe for completion 2008.
- Piedmont High School—gym renovation. Estimated cost \$700,000. Scheduled timeframe for completion 2008.

## **Public Library**

The Piedmont Public Library was founded in 1964 with the intention of initiating and sustaining a quality system of providing books and services to the citizens of Piedmont and the surrounding areas. The library identified four main goals which are described as follows:

1. Cooperate in the expansion and improvement of services through the library network and the region
2. Cooperate with the local school district in providing educational services to all age levels
3. To continue improvements in all areas of library automation and
4. To provide services for patrons seeking internet access

The library is a part of the Calhoun County Public Library System and receives funding from the City of Piedmont and state aid. Library staff currently consists of two full-time staff and one part-time. Materials available account for approximately 17,500 volumes, 32 periodicals, 3 newspapers, 935 audio tapes, and 910 video tapes. The average monthly circulation is 2,350.

The public library offers a variety of services to customers which include:

- Alabama Virtual Library—which provides all students, teachers, and citizens of Alabama with online access to essential library and information resources.
- Online renewing of materials
- Learning Express Library—a comprehensive, interactive online learning platform of practice tests and tutorial course series designed to help patrons succeed in academic or licensing tests.
- Live Online Homework Help Service—offers free tutoring in Math, Science, Social Studies, and English for grades 4-12 and college intro level
- Annual Public Library Service Summer Reading Program— Approximately 300 children enroll in this program and are challenged and encouraged to read twelve books in six weeks to complete the program. Tee-shirts and Happy Meals are awarded to those who complete the program
- The library also offers four weekly programs for children in which the librarian reads stories to them, helps with crafts, and allows them to watch movies

The Piedmont Public Library identified three improvements needed to provide better services to the community. These include the following:

1. The library could use more space, either by expanding in the current location or by relocating. Expansion is especially needed in the children’s room, public computer area, and in the large print section.

2. Increased staff is needed to better serve the growing library community.
3. Computer and hardware updates. This can be accomplished by applying for and receiving LSTA (Library Services and Technology Act) grants when needed.

## **Parks and Recreation**

The City of Piedmont offers a variety of opportunities for indoor and outdoor recreation. The city hosts seven sports leagues which consist of youth softball, baseball, soccer, football, basketball, and adult basketball and volleyball. City facilities include the following: Piedmont Sports Complex, Clyde H. Pike Civic Center, Bethune Community Center, Fagan Park, and Veterans Memorial Park. The Piedmont Parks and Recreation Department employs approximately 12 staff with the duties of administering and maintaining these facilities.

### **Piedmont Sports Complex**

Built in 1983, through the Land and Water Conservation Grant, the Piedmont Sports Complex serves as a multi-purpose sports facility complete with baseball, softball, and soccer fields and a field house structure with offices, restrooms, umpire dressing room, concession stand, and scoring booths. Situated on approximately 42 acres, the Piedmont Sports Complex is the dominant parks and recreation facility in the city. In its revolving schedule, the complex opens in late February for high school baseball and softball and closes in mid November after football and soccer season.

### **Clyde H. Pike Civic Center**

Piedmont's Civic Center was named in honor of Clyde H. Pike, a dedicated employee of the center for 37 years. The civic center is a member of the Alabama Recreation and Parks Association (ARPA), a non-profit organization, whose continuing dedication is to the development and professional administration of public recreation, park services, and facilities. The ARPA strives for advancement of the profession through leadership, promotion, education, advocacy, and service. Facilities and activities offered by the center include the following: tennis courts, swimming pool, basketball courts, weight room, aerobics classes, and tanning beds.

### **Bethune Community Center**

The Bethune Community Center, located on Bethune Drive, serves as a meeting place for party, social and civic events. The center features banquet facilities, game room, meeting room, and a kitchen. Special reading sessions for children are available at the center twice a month.

### **Fagan Park**

Fagan Park is located on Ladiga Street, adjacent to the Clyde H. Pike Civic Center and provides a quarter mile walking track, two picnic canopies, and a playground for public use.

## Veterans Memorial Park

Located along Memorial Drive, near AL Hwy. 21, Veterans Memorial Park is named in honor of the men and women who gave their lives to defend our country in WWI, WWII, the Korean and Vietnam Wars. Memorial services for these individuals are held at the park each Memorial Day and Veterans Day. The park features an Eternal Flame Memorial, donated by Mr. Travis Ivey, a WWII veteran who lost his eyesight in the Battle of the Bulge. Veterans Memorial Park offers a War Memorial, quarter mile walking track, basketball court, pond, pavilion, and playground available for public use.

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

1. More practice facilities and playing fields
2. Skateboard park
3. Lighted driving range

## Housing Authority

The Piedmont Housing Authority was created in 1952 by a group of concerned citizens recognizing a need for low income housing. The continuing mission of the authority is to provide decent, safe and sanitary housing to low income families. As of 2007, the housing authority constructed 311 low income housing units entailing 211 public housing units and 100 homes built through Section 8 of the Existing Housing Program. Public housing applications recorded 13 families on the waiting list, of which 30 percent of applicants were in special need as single mothers with children.

The authority receives approximately \$300,000 annually in federal funding from the Department of Housing and Urban Development (HUD) for the building, maintenance, and improvement of community housing projects. In 2007, the Piedmont Housing Authority Maintenance Department staff was recognized, by the State of Alabama, as one of the best in the state and received the “Gold Risk Management” Award at the Alabama League of Municipalities Annual Convention. The award recognizes members who have initiated risk management and loss control activities in an effort to reduce the housing loss ratio, making their communities more attractive, valuable, and safer places to live. These activities were accomplished through a variety of home improvements and updates that year. The authority was also previously recognized in 2002, 2003, and 2005 for outstanding achievement. Table CF-2 lists recent housing projects completed by the Piedmont Housing Authority as of 2007.

Housing Projects	Year Constructed	# of Units	Year of Modernization
Highland Homes	1957	36	2003
Northside Homes	1962	50	2006--2007
Craig Homes	1970	75	2006
Billy Little Homes	1980	50	2005

Source: Piedmont Community Facilities Survey. Housing Authority, 2007



Current modernization needs and costs constitute the following projects:

- Highland Homes. Estimated repair costs at \$500,000. This funding is expected to be received through the HUD Capital Fund program.

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

1. Build a new office building for better service
2. Remodel existing office building for community center
3. Lease 100% of available housing units

(Improvements numbered 1 and 2 are already being put to work. Improvement #3 is planned to be accomplished by using effective marketing of the facility.)

## **Utilities**

City utilities consist of water, gas, sewer, and electrical power services. The Piedmont Water, Sewer, and Gas Department serves as the major utilities provider in Piedmont, while Piedmont Power & Light provides electricity to the community. As in many communities, residents outside the city are served with Piedmont water, sewer, and gas utilities in planning for future land annexations and development.

### **Electrical Utilities**

The City of Piedmont is unique among Alabama communities in that it owns the electrical power distribution company, Piedmont Power & Light, which was established and began providing electricity to customers on Nov. 27, 1890. Piedmont Power & Light ranked as one of the most modern power distribution systems in the world today due to its continual upgrades and public dedication. The company purchases electrical power from the Alabama Municipal Electric Authority at 4,400 volts and distributes power at 7,200 volts to approximately 1,888 residential customers and 321 commercial customers. Due to territorial laws, Piedmont Power & Light cannot expand outside the designated coverage area. One of the major benefits to the city of owning a power company is in providing its own services and charging its own rates to customers, thus being able to distribute electrical energy more efficiently and effectively than through investor owned utilities, Alabama Power. The mission of Piedmont Power & Light is to:

- Provide customers with an adequate, reliable, and economical supply of electric power and related public services
- Protect the interest of customers in the areas pertaining to public power and coordination with other municipal departments
- Provide the best public service possible for the customers we serve

Duties and responsibilities assigned to Piedmont Power & Light are as follows:

- Maintaining the physical distribution of electrical power through means of general maintenance and upgrading the system to meet customer needs and requirements.
- Maintaining proper right-of-way clearances, in the form of tree trimming, to prevent hazards, and reduce power outages to the customer.
- General maintenance of local weather warning sirens.

- Maintaining and installing street lighting as well as customer’s privately paid security lighting.
- Returning electrical service to the customer in the event adverse conditions cause power loss.

The company is an active member of the Alabama Municipal Electric Authority (AMEA) a corporation of the State of Alabama, with eleven municipal electric member cities in Alabama. Piedmont Power & Light identified three improvements needed to provide better services to the community. These include the following:

1. Finish sub-station upgrades
2. Continued daily upgrading of lines
3. Cut and trim more right-of-ways

**Water, Sewer, and Gas Department**

**Water Services**

Water services are a major component in utility maintenance and expansion. Piedmont closely monitors water quality, through the Piedmont Utilities Board, in its annual drinking water quality report, which provides background information and technical water quality data for community use. The Ladiga Creek, located east of U.S. Hwy. 278, serves as Piedmont’s main water source. Piedmont excels in achieving high water quality standards. The city’s water treatment plant received the “Best Operated Plant” Award eight times and the “Safe Drinking Water Excellence” Award in 1993 and 2000.

Piedmont’s Water, Sewer, and Gas Department inventoried water line size and distribution in Piedmont in 2007. Table CF-3 displays water line size and distribution data collected.

<b>Table CF-3. Water Line Size and Distribution: Piedmont, 2007</b>	
<b>Water Line Size (Inches Diameter)</b>	<b>Linear Distance (Feet)</b>
2"	15,000
4"	20,000
6"	320,000
8"	120,000
10"	120,000
12"	55,000
16"	5,000

Source: Piedmont Community Facilities Survey. Utilities 2007

Water line size of 6 inches is, in general, the minimum required line diameter for fire protection in areas zoned for agriculture and single-family residential, while 8 inch lines are usually required in areas for the protection of multi-family, commercial, and industrial. Based on data provided, the significant majority of lines are at 6 inches and above, indicating the city allows adequate fire protection throughout. Water line locations are shown on Map#6: *WaterUtilities*.

The Piedmont Water, Gas, and Sewer Department identified three improvements needed to provide better water services to the community. These include the following:

1. Replace aged cast iron main lines
2. Replace 1100 services

3. Expand raw water source

**Sewer Services**

The department inventoried sewer line size and distribution in Piedmont in 2007. Table CF-4 shows sewer line size and distribution data collected.

<b>Sewer Line Size (Inches Diameter)</b>	<b>Linear Distance (Feet)</b>
4"	20,000
6"	38,000
8"	160,000
10"	35,000
12"	16,000
15"	20,000
24"	10,000

Source: Piedmont Community Facilities Survey. Utilities 2007

Sewer line size of 6 inches is the generally accepted minimum standard diameter for private land use while 8 inches is acceptable for public land use and development. As shown in the inventory, current line size for both uses is suitable throughout the significant majority of the city. Piedmont sewage infrastructure is capable, to a substantial degree, of supporting large public uses such as high intensity commercial and industrial development with line sizes exceeding 12 inches. Sewer line locations are shown on Map#7: *Sewer Utilities*.

Expansions and costs for the city’s sewer system include the following:

- South Daily Street area. Estimated cost \$1,500,000
- Garner subdivision area. Estimated cost \$400,000
- Lakeside Drive area. Estimated cost \$400,000

The Piedmont Water, Gas, and Sewer Department identified three improvements needed to provide better sewer services to the community. These include the following:

1. Reduce inflow/infiltration
2. Enlarge sewer mains
3. Upgrade wastewater plant

**Gas Services**

The department inventoried gas line size and distribution in Piedmont in 2007. Table CF-5 shows gas line size and distribution data collected.

<b>Gas Line Size (Inches Diameter)</b>	<b>Linear Distance (Feet)</b>
2"	216,480
4"	68,460
6"	100,320

Source: Piedmont Community Facilities Survey. Utilities 2007

Standard gas line diameter is generally 2 inches which can be used to adequately serve basic residential uses, while 4 to 6 inches should be considered for heavy commercial and industrial purposes.

Expansions and costs for the city's gas system include the following:

- Extend gas main 7 miles east along Vigo, Philadelphia Church Road. Estimated cost \$300,000

Piedmont's Water, Sewer, and Gas Department identified three improvements needed to provide better gas services to the community. These include the following:

1. Replace 25 miles of cast iron mains
2. Replace 800 services
3. Loop mains to prevent pressure loss

### **Solid Waste Management**

The City of Piedmont contracts for the pick-up and disposal of solid waste. City services include weekly "junk" pick-up and natural waste pick-up consisting of brush, limbs, leaves, and grass. Waste is delivered and disposed of in the local landfill by Waste Management.

## **Analytical Summary**

This analytical summary outlines the top three needs determined by each community facilities entity in the City of Piedmont in 2007. Results were based on the 2007 Community Facilities Survey distributed and collected by EARPDC and the City of Piedmont.

### ***City Administration***

1. Increased funding for infrastructure improvements (utilities, roads, and drainage)
2. Better retention of skilled/certified position employees (police, fire, electrical linemen, water treatment plant operators)
3. Improved training for skilled position employees

### ***Fire Department***

1. Purchase of a 1,500 gallon tanker with a 500 gpm fire pump
2. Increase on duty staffing to 2 people per shift
3. Build a drill tower/field for training

### ***Law Enforcement***

1. Personnel—ongoing hiring and a constant evaluation as to competitive pay
2. Vehicles—establish a set rotation and purchase schedule regardless of current personnel issues
3. Updated computer technology—research grants; establish priority list and plan ahead for initial technology purchases

### ***Parks and Recreation***

1. More practice facilities
2. More playing fields
3. Skateboard park and lighted driving range

### ***Educational Facilities***

1. Piedmont Middle School—new gym doors and floor
2. Piedmont Elementary School—new cafeteria roof
3. Piedmont High School—doors and window replacement

### ***Public Library***

1. Expansion to provide more space in current location or a new location.  
Expansion is especially needed in the children's section, public computer area, and large print sections.
2. More staff to better serve the expanding library community
3. Keeping computers and hardware updated

### ***Housing Authority***

1. Build a new office building for better service
2. Remodel existing office building for community center
3. Lease 100% of available housing units

(Improvements numbered 1 and 2 are already being put to work. For improvement #3 the authority plans to accomplish this by effectively marketing the facility.)

***Electric Department***

1. Finish upgrades on substations
2. Upgrading lines
3. Cut and trim right-of-ways

***Water, Gas, and Sewer Department***

***Water Service***

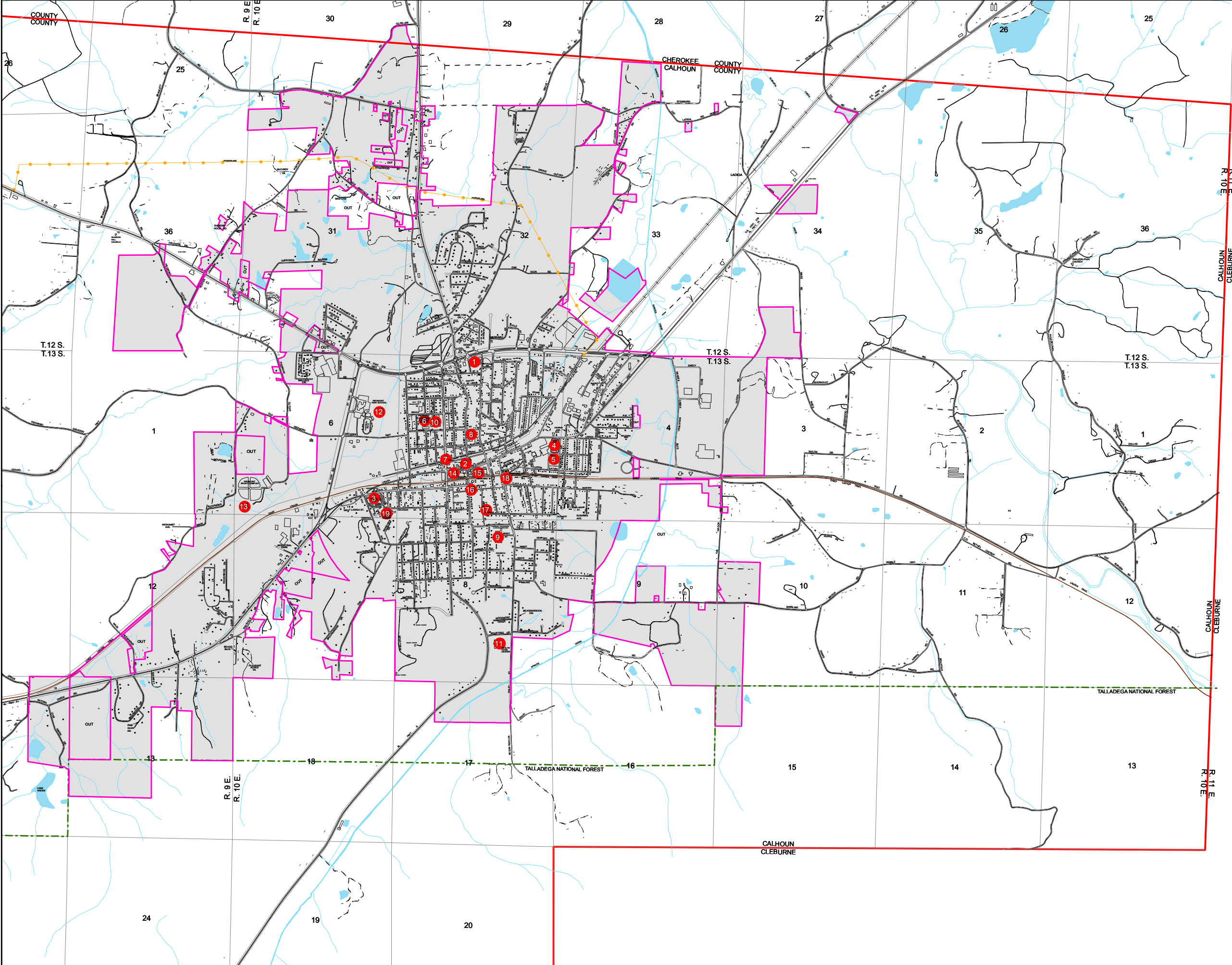
1. Replace aged cast iron main lines
2. Replace 1100 services
3. Expand raw water source

***Gas Service***

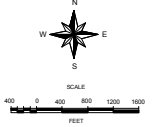
1. Replace 25 miles of cast iron mains
2. Replace 800 services
3. Loop mains to prevent pressure loss

***Sewer Service***

1. Reduce inflow/infiltration
2. Enlarge sewer mains
3. Upgrade wastewater plant



# MAP 5 COMMUNITY FACILITIES PIEDMONT ALABAMA

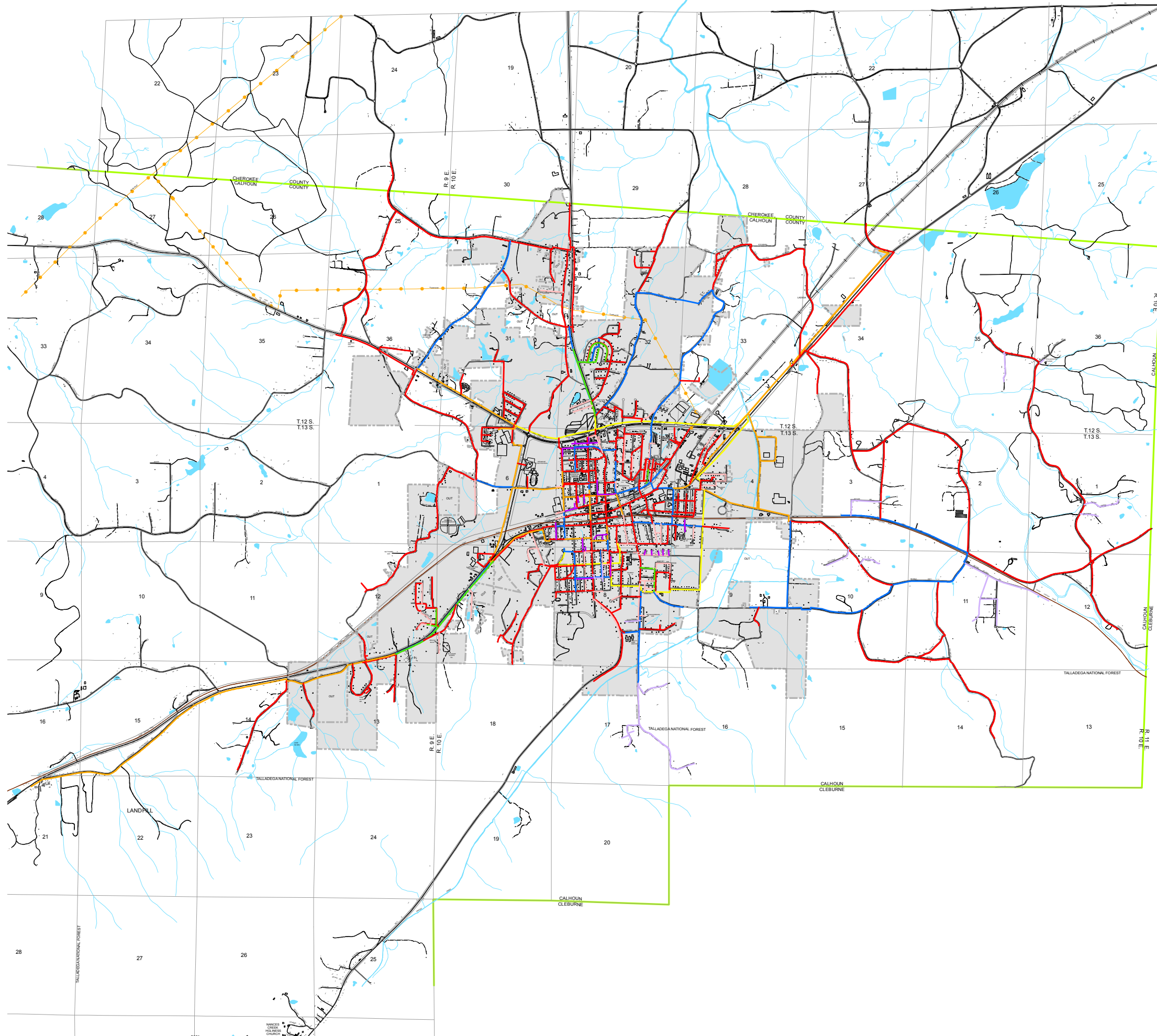


- 1 BETHUNE COMMUNITY CENTER
- 2 CITY HALL
- 3 VETERANS MEMORIAL PARK
- 4 FAGAN PARK
- 5 CLYDE H. PIKE CIVIC CENTER
- 6 FRANCES WILLARD SCHOOL
- 7 LIBRARY
- 8 MUNICIPAL COURT & FIRE DEPT.
- 9 PIEDMONT ADOLESCENT LEARNING SERVICES
- 10 PIEDMONT ELEMENTARY & MIDDLE SCHOOL
- 11 PIEDMONT HEALTH CARE CENTER
- 12 PIEDMONT HIGH SCHOOL
- 13 PIEDMONT SPORTS COMPLEX
- 14 POLICE DEPT. & FIRE DEPT.
- 15 POST OFFICE
- 16 WATER/ GAS/ SEWER CENTER (OFFICES)
- 17 WATER/ GAS/ SEWER CENTER (SUPERINTENDENT OFFICE AND SERVICE CENTER)
- 18 EUBANKS WELCOME CENTER
- 19 VERA STEWART SENIOR CENTER

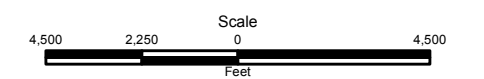
PREPARED BY EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION







# MAP 6 WATER UTILITIES PIEDMONT ALABAMA



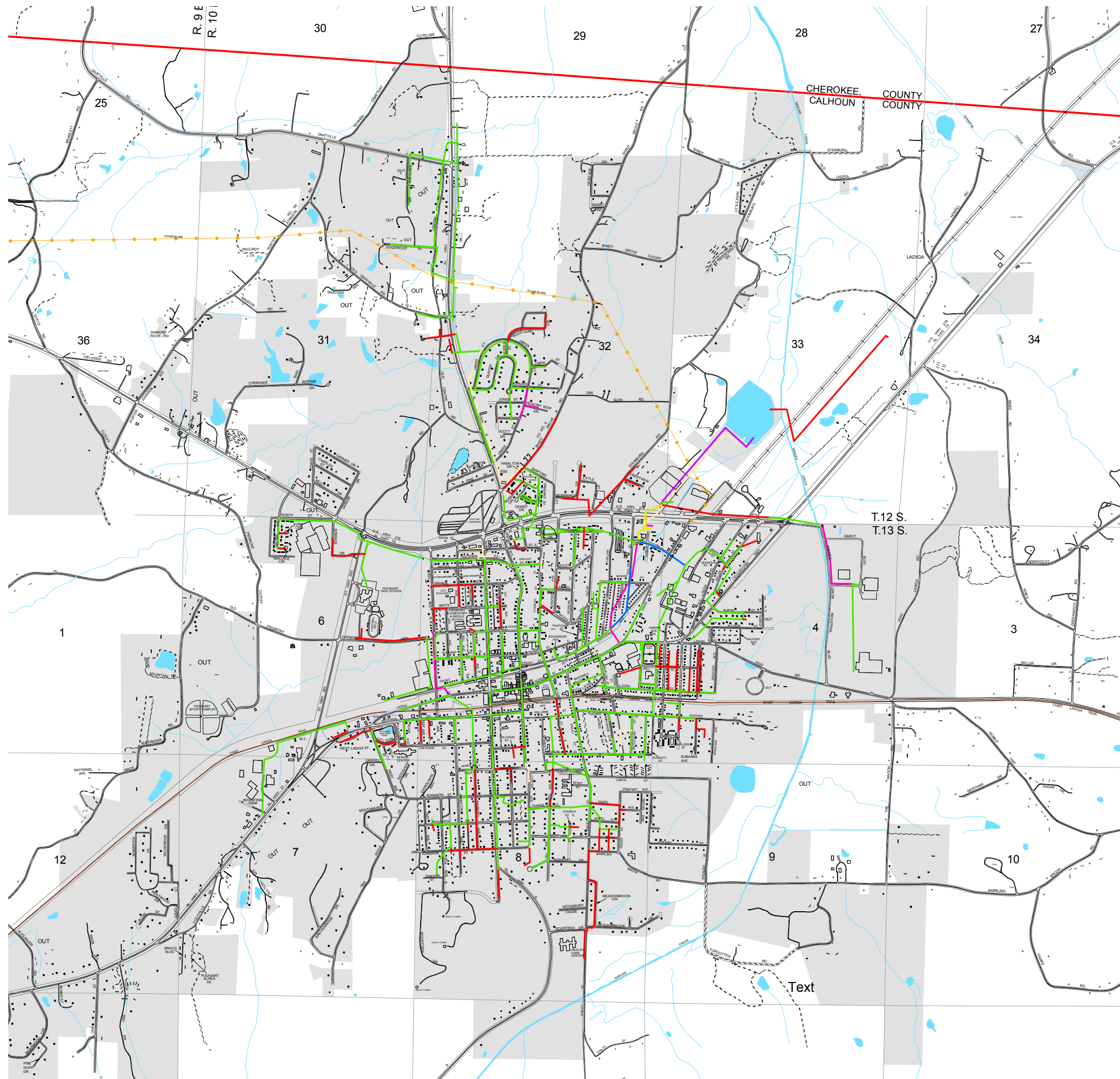
### Legend

- 1" LINE
- 2" LINE
- 3" LINE
- 4" LINE
- 6" LINE
- 8" LINE
- 10" LINE
- 12" LINE
- 16" LINE

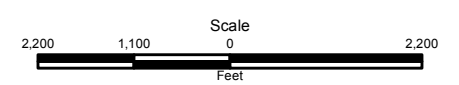


PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION JULY, 2007





# MAP 7 SEWER UTILITIES PIEDMONT ALABAMA



### Legend

- 4" LINE
- 4" FORCE MAIN LINE
- 6" LINE
- 6" FORCE MAIN LINE
- 7" LINE
- 8" LINE
- 8" FORCE MAIN LINE
- 10" LINE
- 12" LINE
- 15" LINE
- 22" LINE
- 24" LINE



PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION JULY, 2007



## CHAPTER VI: TRANSPORTATION

Transportation is an essential element and must be carefully planned and developed to best meet the needs of the community. As America continues to grow in population and more people rely on vehicular travel, transportation planning for the automobile will continue to be of major importance. 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 its local transportation network.

The purpose of this chapter is to provide information on existing traffic conditions and recommend actions to further enhance the transportation infrastructure within the City of Piedmont. Traffic volumes along four major routes through Piedmont have been used to calculate maximum capacity and future growth projections. Other modes of transportation, such as bicycling, are also discussed in this section.

### Definitions

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

#### *Interstates*

Interstates are divided highways with full control of access and grade separation at all intersections. The controlled access inherent in interstates results in high-lane capacities, enabling these roadways to carry up to three times the amount of traffic per lane as arterials. Interstates move traffic at relatively high speeds. The City of Piedmont is located with somewhat distant access to an interstate freeway system. The nearest Interstate 59 traveling northeast to Chattanooga and southwest to Birmingham, is located approximately 24 miles to the west, while Interstate 20, running east to Atlanta and west to Birmingham is accessible about 28 miles to the south.

#### *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.

### ***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 Highways***

Federal highways are owned and funded by the U.S. Department of Transportation; the State Department of Transportation coordinates improvements on these roadways. U.S. Hwy. 278 is the only federal route passing through Piedmont.

### ***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 Piedmont.

### ***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 Hwy. 21, AL Hwy. 9, and AL Hwy. 200 are the state routes passing through Piedmont.

### ***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 with county agreement.

## ***Municipal Streets***

Municipal streets consist of all other public roads inside city boundaries (excludes private roads). All roads in Piedmont not listed in the other classifications fall into this category. The major municipal routes traversing through the city are Main Street, which runs north and south, and Ladiga Street, which runs east and west.

## ***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 *Calhoun County Area Transportation Plan 2025 Update Plan* provides a list of functional highway classifications and their respective maximum capacities.

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, Piedmont showed LOS A, free flow traffic, throughout its roadway system, indicating that the city can increase in traffic volumes substantially before significant improvements need to be made.

## U.S. Hwy. 278

U.S. Hwy. 278 runs from Cherokee County in the north through the northern downtown border of Piedmont and then east/northeast into Georgia (See Map#9: *Transportation Plan* for more detail). The route is classified as a 2-lane undivided rural principal arterial until it reaches downtown where it transitions to a 4-lane divided rural principal arterial then back to 2-lane rural outside the city limits. Traffic volumes increased closer in to the city, especially in the northern section of downtown where U.S. Hwy. 278 and AL Hwy. 9 intersect. Table T-1 shows ADT volumes for U.S. Hwy. 278 from 1995 to 2005 in 2-year increments.

Location of Traffic Count	1995	1997	1999	2001	2003	2005	# Change	% Change	LOS
W. of AL 200 (507)	4,750	4,780	4,790	4,640	4,790	5,160	410	8.6%	A
Int. of AL 200 (913)	5,070	5,100	5,100	5,030	5,210	5,520	450	8.9%	A
BTW AL 200 and 5th Ave (508)	8,010	8,660	8,300	8,310	8,650	8,950	940	11.7%	A
BTW Haslam Str and Taylor Str (813)	10,010	10,100	10,300	9,530	9,860	10,230	220	2.2%	A
E. of Ladiga Str (810)	4,470	4,450	4,840	4,240	4,820	5,120	650	14.5%	A
S. County Line (914)	3,760	3,740	4,000	3,820	4,140	4,440	680	18.1%	A

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

The greatest traffic increases on U.S. Hwy. 278 occurred in the mid city region. From 1995 to 2005 traffic counts on U.S. Hwy. 278 increased from 10,010 to 10,230, a 2% increase, to the east of AL Hwy. 9 and from 8,010 to 8,950, an 11% increase, to the west of AL Hwy. 9. Still there is much room for traffic growth along this route. Maximum capacity for a 4-lane divided urban principal arterial is set at 33,900, meaning traffic volumes could triple and still not reach capacity. According to traffic information, there is plenty of room for Piedmont to develop and expand before significant road improvements need to be made. Rural and undeveloped areas tend to generate less traffic increases than urban developed areas. These roads throughout Piedmont have had very little growth in traffic volumes. Traffic along U.S. Hwy. 278, in the west, increased in volume by 450, while volumes in the east increased to 650 at the city limits and 680 at the county line. This indicates that the greatest traffic growth along this route has been to the east of Piedmont.



An LOS A free traffic flow, as determined by ALDOT, for a 2 lane rural principal arterial is set at a maximum AADT of 8,400. Since the AADT on the rural route is well below 8,000, there is considerable room for increased traffic volumes. ALDOT approved traffic capacity for a 2-lane rural undivided principal arterial is 17,800. With an AADT of 5,520 traffic growth could triple and still not reach full capacity.

## AL Hwy. 9

In Calhoun and Cherokee Counties AL Hwy. 9 is a north/south route extending from U.S. Hwy. 278 in the south through Piedmont, and Centre and Cedar Bluff to the north. Extending through downtown Piedmont, AL Hwy. 9 becomes South Main Street until linking with U.S. Hwy. 278. From 1995 to 2005 AADT increases have been minimal, and one section of AL Hwy. 9 downtown decreased in traffic volumes by 3 percent. This could be due to the fact that the majority of Piedmont traffic traveling to or from major communities such as Jacksonville and Anniston use AL Hwy. 21 and there are no communities on AL Hwy. 9 to the immediate south. Also, AL Hwy. 200 joins AL Hwy. 21 to U.S. Hwy. 278, bypassing the downtown route altogether, which decreases dependency on AL Hwy. 9 downtown. Table T-2 exhibits AADT volumes for AL Hwy. 9 from 1995 to 2005 in 2-year increments.

Location of Traffic Count	1995	1997	1999	2001	2003	2005	# Change	% Change	LOS
S. of Hill St (503)	2,700	2,660	2,800	2,470	2,530	2,750	50	1.9%	A
BTW Vanderbilt and Califoun (822)	3,950	3,820	4,010	4,010	3,880	4,170	220	5.6%	A
N. of Ladiga (816)	6,020	5,870	5,540	5,640	5,650	5,820	-200	-3.3%	A
BTW Salvage and Galey (817)	4,850	4,710	4,920	4,760	5,070	5,360	510	10.5%	A
N. of Grove Rd. (818)	5,720	5,520	5,640	5,930	5,480	5,870	150	2.6%	A
N. of James St (819)	4,770	4,700	4,650	4,620	4,700	4,960	190	4.0%	A
Calhoun Co. Line (505)	3,650	3,650	3,690	3,560	3,550	3,780	130	3.6%	A

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

AL Hwy. 9 is classified as a 2-lane undivided minor arterial throughout its entire extent. According to ALDOT, AL Hwy. 9 has not reached full capacity. There is plenty of room for traffic growth. Maximum capacity has been set at 17,800, which allows current volumes within the 2,000 to 5,000 range to triple and still not reach full capacity. Furthermore, LOS B, stable traffic flow is determined at 12,000, which means ADT in most places along the road could double and still be within LOS A, free traffic flow.

## AL Hwy. 21

AL Hwy. 21 is the central route through Calhoun County linking Interstate 20, Oxford, Anniston, Jacksonville, and Piedmont. In downtown Piedmont the road becomes Memorial Drive and terminates at South Main Street (AL Hwy. 9). Between 1995 and 2005 ADT volumes along AL Hwy 21 increased slightly, however, ADT volumes along AL Hwy. 21 at Memorial Drive have decreased by a considerable 15%. This could be attributed to AL Hwy. 200 (Piedmont bypass),

which connects AL Hwy. 21 to U.S. Hwy. 278, alleviating traffic flow on Memorial Drive and downtown.

AL Hwy. 21 outside of downtown Piedmont is classified as a 2-lane undivided rural principal arterial. Within the downtown the route becomes a 4-lane undivided urban principal arterial. With a maximum traffic capacity of 17,800 and LOS A free flow, there is still a lot of room for growth along the rural principal arterial. Much more growth is permitted along the urban principal arterial since maximum capacity is set at 31,900. Table T-3 shows information on traffic volumes along AL Hwy. 21 from 1995 to 2005.

<b>Table T-3. Traffic Volumes: AL Highway 21: City of Piedmont</b>									
<b>Location of Traffic Count</b>	<b>1995</b>	<b>1997</b>	<b>1999</b>	<b>2001</b>	<b>2003</b>	<b>2005</b>	<b># Change</b>	<b>% Change</b>	<b>LOS</b>
At Plainview Church (807)	5,800	5,320	5,550	5,220	6,020	6,150	350	6.0%	A
BTW Ft Hill Dr and Jughollow (518)	7,000	6,460	6,640	6,220	6,450	6,620	-380	-5.4%	A
BTW 5th and Ray Ave (808)	4,590	4,330	4,260	3,960	3,880	4,170	-420	-9.2%	A

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

### **AL Hwy. 200 (Piedmont bypass)**

AL Hwy. 200 is a much shorter route than all other major routes through Piedmont. This route is classified as a 2-lane undivided rural principal arterial and serves primarily as the western bypass connector between AL Hwy. 21 to U.S. Hwy. 278. From 1995 to 2005, AADT along AL Hwy. 200 grew by a considerable 23% near U.S. Hwy. 278, and by a significant 13% near the north side of the railroad. The bypass was constructed as a means of alleviating traffic congestion in the downtown, and to provide an expedient connection between AL Hwy. 21 and US Hwy. 278. Table T-4 exhibits traffic volumes along AL Hwy. 200 between the years 1995 and 2005 in 2-year increments.

<b>Table T-4. Traffic Volumes: AL Highway 200, Piedmont Bypass: City of Piedmont</b>									
<b>Location of Traffic Count</b>	<b>1995</b>	<b>1997</b>	<b>1999</b>	<b>2001</b>	<b>2003</b>	<b>2005</b>	<b># Change</b>	<b>% Change</b>	<b>LOS</b>
N. of Railroad (820)	3,490	3,620	3,660	3,490	3,750	3,950	460	13.2%	A
BTW. Old Gadsden Rd and US 278 (821)	3,800	3,620	4,110	4,110	4,540	4,710	910	23.9%	A

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

## **Traffic Projections**

Traffic projections are used to give an indication of future traffic counts given current conditions occurring at the same rate for the same span of time. It is important to remember that these projections are not used to predict future traffic volumes. They only provide an expectation of what could happen if current trends and conditions remain the same.

An example of how traffic count projections are calculated for a 10-year period is shown below:

1. Calculate the difference between the traffic volumes in the past 10 years.  
2005 AADT is 10,230 - 1995 AADT is 10,010.  $10,230 - 10,010 = 220$ .

2. Second, the difference is divided by the earliest AADT examined, which is 1995 data. Difference is 220/ AADT 1995 is 10,010.  $220 / 10,010 = .0219$  or 2.2%, which is the growth rate for the 10-year period.
3. Third, the growth rate is multiplied by the traffic volume of the most recent year. Growth rate is  $2.2 \times 10,230$  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.

Should Piedmont traffic increase at a rate similar to that between 1995 and 2005, there would still be little need for road development and expansion. Level of Service would still be at free flow. U.S. Hwy. 278, as a 4-lane divided principal arterial, is the most used road in Piedmont. Projections indicate AADT to increase to 10,455 in 2015, which is still substantially short of the full capacity of 33,900. All major roads in Piedmont fall substantially short of capacity, even with projected AADT volumes. This information indicates that the sections of these routes in Piedmont are highly underutilized. Piedmont should not be concerned with significant road improvements through expansion, rather the city should focus development in areas where highway infrastructure best allows and maintain highway access. Table T-5 displays AADT along Piedmont's major routes for 1995 and 2005, and gives projections and Level of Service for 2015.

Roadway	Location of Traffic Count	1995	2005	2015	LOS
<b>U.S. Hwy. 278</b>	W. of AL 200 (507)	4,750	5,160	5,605	A
	Int. of AL 200 (913)	5,070	5,520	6,010	A
	BTW AL 200 and 5th Ave (508)	8,010	8,950	10,000	A
	BTW Haslam Str and Taylor Str (813)	10,010	10,230	10,455	A
	E. of Ladiga Str (810)	4,470	5,120	5,865	A
	S. County Line (914)	3,760	4,440	5,243	A
<b>AL Hwy. 9</b>	S. of Hill St (503)	2,700	2,750	2,801	A
	BTW Vanderbilt and Califoun (822)	3,950	4,170	4,402	A
	N. of Ladiga (816)	6,020	5,820	5,627	A
	BTW Salvage and Galey (817)	4,850	5,360	5,924	A
	N. of Grove rd. (818)	5,720	5,870	6,024	A
	N. of James St (819)	4,770	4,960	5,158	A
Calhoun Co. Line (505)	3,650	3,780	3,915	A	
<b>AL Hwy. 21</b>	At Plainview Church (807)	5,800	6,150	6,521	A
	BTW Ft Hill Dr and Jughollow (518)	7,000	6,620	6,261	A
	BTW 5th and Ray Ave (808)	4,590	4,170	3,788	A
<b>AL Hwy. 200</b>	N. of Railroad (820)	3,490	3,950	4,471	A
	BTW. Old Gadsden Rd and US 278 (821)	3,800	4,710	5,838	A

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

## Transportation Plan

As a growing and thriving community, Piedmont needs to plan for effective and efficient transportation. The primary form of transportation throughout the City of Piedmont is personal vehicular with most traffic generation along the two main routes, AL Hwy. 9 and U.S. Hwy. 278, intersecting at the northern section of the city. State routes AL Hwy. 21 and AL Hwy. 200 (Piedmont bypass) have experienced only minor traffic volume growth and at some points, a decrease in traffic. Traffic projections for the city indicate increased in traffic volumes, but significant improvements should not be needed in the near future. Levels of Service throughout the city should remain fairly close to LOS A, described as free traffic flow, as projected until 2015.

Piedmont has a considerably well integrated and connected road grid throughout, making vehicular transportation substantially safe and efficient. Only a few proposed new routes have been recommended in order to provide more convenient connections and improve traffic flow. These recommendations are as follows:

- Connect AL Hwy. 21 to Oak Ridge Rd. and extend Oak Ridge Rd. to AL Hwy. 9
- Link Carol Street to Spencer Ave
- Continue Spencer Ave across the Chief Ladiga Trail
- Build an industrial access road from Nances Industrial Park to U.S. Hwy. 278
- Link Vigo Ladiga Road to Garcy Blvd. in Nances Industrial Park
- Connect Vigo Road to U.S. Hwy. 278
- Continue road maintenance through re-grading and re-paving where necessary

As a part of its transportation plan, Piedmont should focus transportation designated resources into alternative transportation modes, such as bicycling and pedestrian, throughout the downtown, and in enhancing accessibility to the Chief Ladiga Trail. The city could create a bicycle and pedestrian improvement plan to enhance this mode of travel throughout the downtown and the community as a whole.

## Analytical Summary

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

### Traffic Volumes and Capacity

#### *U.S. Hwy. 278*

- Traffic volumes calculated in the form of Annual Average Daily Traffic (AADT) figures from 1995 to 2005 permit considerably more traffic along U.S. Hwy. 278 before significant expansion improvements would be needed. Level of Service (LOS) is currently at LOS A, free flow, and is projected as such until 2015. This traffic information indicates that no substantial expansion improvements along U.S. Hwy 278 will be needed in the immediate future.

#### *AL Hwy. 9*

- Traffic volumes calculated in the form of AADT figures from 1995 to 2005 permit considerably more traffic along AL Hwy. 9 before significant expansion improvements would be needed. Level of Service (LOS) is currently at LOS A, free flow, and is projected as such until 2015. This traffic information indicates that no substantial expansion improvements along AL Hwy. 9 will be needed in the immediate future.

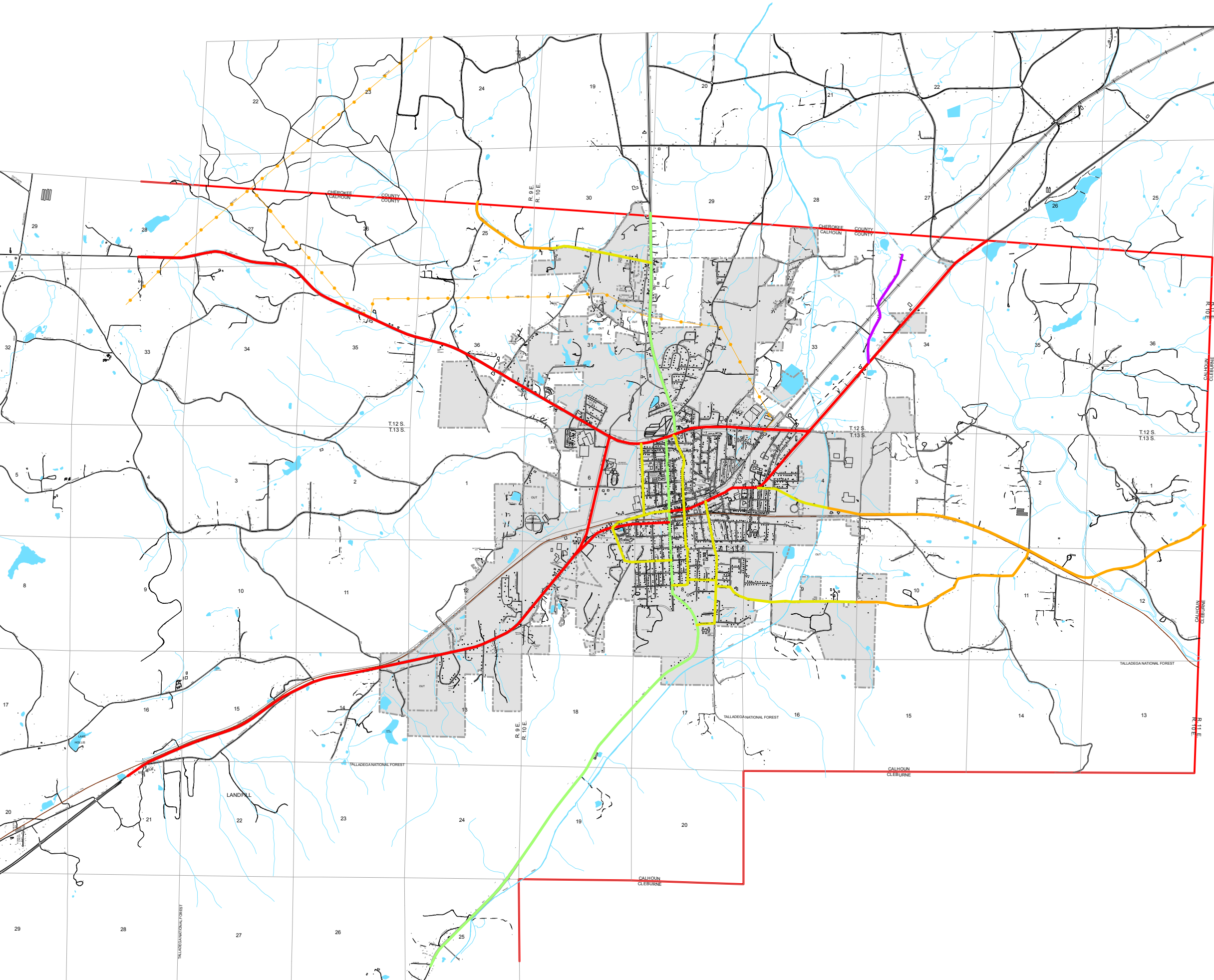
#### *AL Hwy. 21*

- Traffic volumes calculated in the form of AADT figures from 1995 to 2005 permit considerably more traffic along AL Hwy. 21 before significant expansion improvements would be needed. Level of Service (LOS) is currently at LOS A, free flow, and is projected as such until 2015. This traffic information indicates that no substantial expansion improvements along AL Hwy. 21 will be needed in the immediate future.

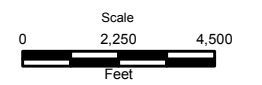
#### *AL Hwy. 200 (Piedmont bypass)*

- Traffic volumes calculated in the form of AADT figures from 1995 to 2005 permit considerably more traffic along AL Hwy. 200 before significant expansion improvements would be needed. Level of Service (LOS) is currently at LOS A, free flow, and is projected as such until 2015. This traffic information indicates that no substantial expansion improvements along AL Hwy. 200 will be needed in the immediate future.





# MAP 8 FUNCTIONAL STREET CLASSIFICATIONS PIEDMONT ALABAMA



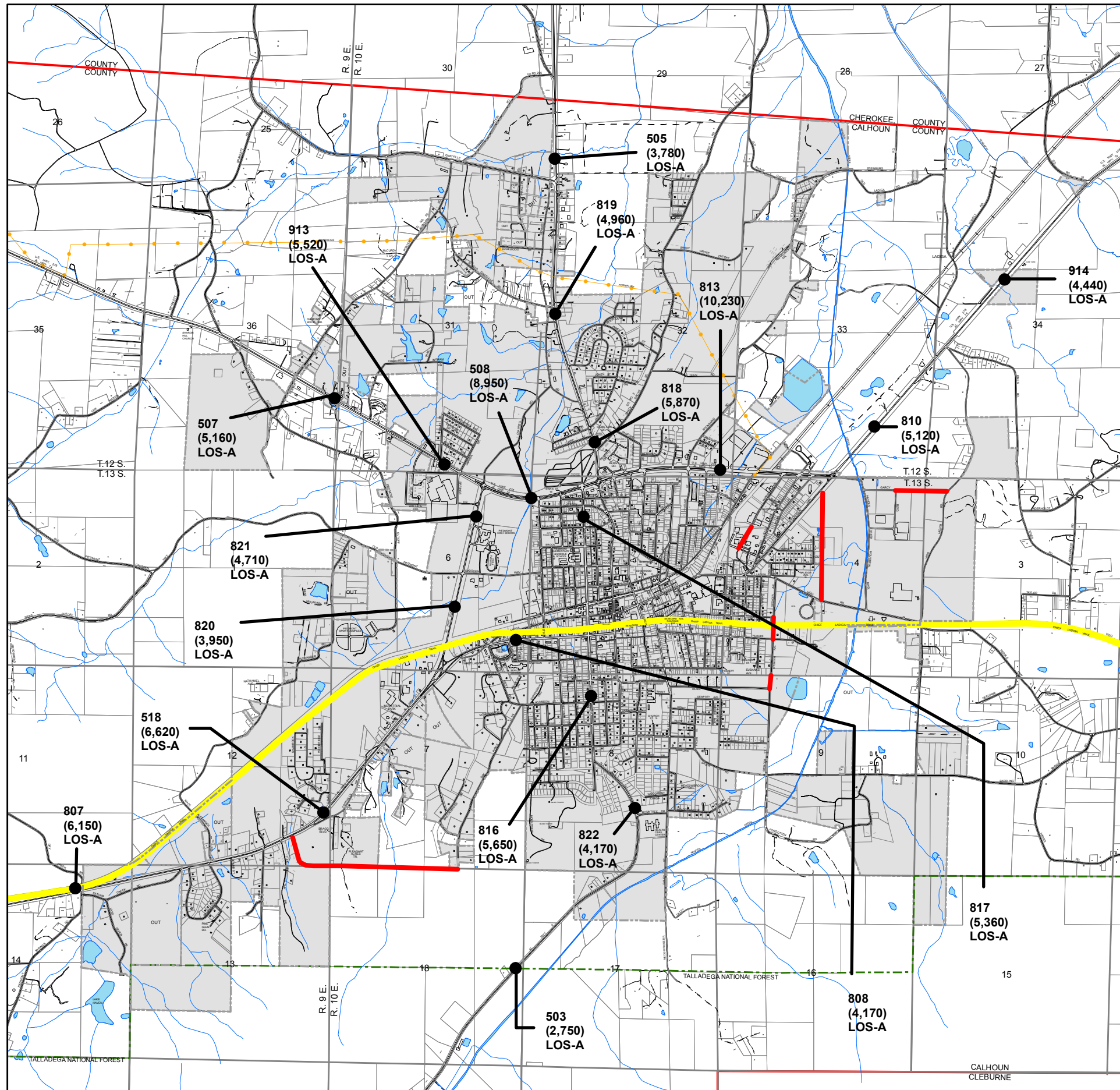
- LEGEND**
- PRINCIPAL ARTERIAL
  - MINOR ARTERIAL
  - COLLECTOR URBAN
  - MAJOR COLLECTOR RURAL
  - MINOR COLLECTOR RURAL



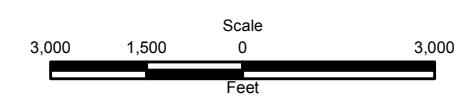
PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION JULY, 2007







# MAP 9 TRANSPORTATION PLAN PIEDMONT ALABAMA

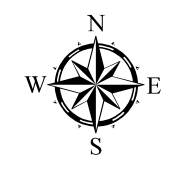


## Traffic Count Stations

## 2005 Traffic Counts Level of Service

### Legend

- LOS A - Free Flow
- LOS B - Stable Traffic
- LOS C - Stable
- LOS D - High Density
- LOS E - Capacity Level
- LOS F - Forced Breakdown
- Chief Ladiga Trail
- Proposed New Route



PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION JULY, 2007



## **CHAPTER VII. ENVIRONMENTAL FEATURES**

The natural landscape and its features play an important role in the development and planned growth of any community. Features such as floodplains, wetlands, threatened or endangered species habitats, steep slopes, sensitive and rocky soils can be a hindrance to development. Other features such as lakes, streams, rivers, mountains, mineral resources, caves, and forests can act as economic catalysts in the form of resource harvesting, recreational opportunities, and/or 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 in Piedmont's best interest to guide and direct what kinds of developments are most suitable for any given area and how much building is feasible. With modern engineering and construction equipment, building in areas once thought impossible are now possible, however, this often is costly and not the best and most effective option. The natural environment will always be a pivotal factor in development decisions. This chapter examines environmental features, such as soil characteristics, steep slopes, floodplains, water resources, wetlands, wildlife habitats, and threatened and endangered species, in order to identify areas sensitive to development and to give general guidance on assessing their development feasibility.

### **Overview of Natural Resources**

Piedmont is located in the northeastern portion of Calhoun County, on the borders of Cherokee County to the north, and Cleburne County to the east. The Choccolocco Mountains and Talladega National Forest also border Piedmont to the south and offer opportunities for hiking, biking, and camping. The Dugger Mountain Wilderness (approximately 9,300 acres) comprises the northern portion of Talladega National Forest near the city. Dugger Mountain is one of the last intact roadless areas in Alabama's National Forests, due primarily to excessively steep and restricted conditions for timber harvesting. As a naturally preserved area, the Wilderness is home to a wide diversity of plant and animal species, some of which are newly discovered.

Weiss Lake, located approximately 20 miles to the north of Piedmont, and the adjacent City of Cedar Bluff have been boasted as the "Crappie Capital of the World". The lake itself consists of 30,200 acres and 450 miles of shoreline and is enjoyed by many for recreational fishing and water sports.

### **Soil Characteristics**

Proper knowledge and understanding of soil characteristics is useful in determining environmental constraints and land suitability for specified development intensity. Soil types and classifications are extensively numerous and any given community could discover a myriad of samples to categorize. Therefore the scope of this soil characteristics study is to examine only the most commonly associated soil types, distinguishing environmental constraints such as steep slopes,

floodplains, wetlands, weak soils, and areas unfit for septic systems in the city. Piedmont's land area is generally composed of five broad soil series classifications: 1) Stendal Series, 2) Purdy Series, 3) Montevallo Series, 4) Monongahela Series, and 5) Cumberland Series. The *Environmental Constraints Map* (Map #10) identifies and locates Piedmont'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 Calhoun County*, 1961. The following highlights list environmental constraints in Piedmont along with their associated soil series, characteristics, and pertaining development limitations:

- ***Steep Slope***—Stendal Series. Series is characterized as stony, rough land formed by general alluvium (mud, sand, and other sediments deposited by streams) washed chiefly from sandstone and shale. Soil material is generally shallow over bedrock with high runoff and slow infiltration. Slopes are generally about 25% or more. Due primarily to steep slopes and dry, rocky land, Stendal soils are highly unsuited for intensive development. Most of this land should be reserved for agriculture and low residential development.
- ***Floodplains/Wetlands***—Purdy Series. Soils developed from old general alluvium washed from soils derived mainly from sandstone and shale. Series is characterized as poorly drained and strongly acidic with slow runoff and infiltration. Slopes range from 0 to 2 percent. As a general planning guideline, development in floodplains and wetlands should be minimized. Poor drainage and slow runoff causes instability in soils and rapid flooding. This land should be reserved for agriculture, parks and recreation, and low density residential development with measures for flood mitigation.
- ***Septic Restrictive***—Montevallo Series. These soils are formed in the residuum of inter-bedded shale and fine-grained sandstone or limestone and are characterized by low fertility and supply of organic matter. Erosion is a serious hazard with these soil types, making them unsuitable to cultivation. Slopes range from 2 to 10 percent. Land is suitable to a wide range of development and is probably the most permissive environmental constraint. Due to high erosion potential and low absorption these areas are deemed unfit for septic systems.
- ***Open Pit Mining***—Monongahela Series. Soils formed in alluvium that has washed from soils derived mainly from sandstone and shale and to a lesser extent from limestone and other material. Soil consists of poorly drained, coarse material with slow permeability. Runoff and infiltration are medium. Slopes range from 2 to 6 percent. Development allowances in these areas are more permissive than in steep slopes and floodplains, however, due to poor drainage and slow permeability, higher intensity developments such as commercial and industrial should be either restricted or restrained.

Piedmont's fifth soil series is the Cumberland Series. This soil series does not impose an environmental constraint, but is the most prominent soil classification located in the central portion of the city. The Cumberland Series consists of deep, well-drained, productive soils, adequately suited for a wide range of development. Depths to the bedrock range from three feet to 20 feet or more. Slopes range generally from 2 to 6 percent.

## 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.

Piedmont has many steep slopes. Most of the land bordering Piedmont to the south and west are mountainous, prohibiting many development accommodations. Steep slopes usually have slopes of 15 percent or more, making development expensive, time consuming, and risky.

## 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.

Piedmont exhibits extensive floodplain areas throughout the city, particularly on the western and eastern ends. As development continues into these areas strategies and plans for flood mitigation must be developed and implemented as needed. Flood prone areas shown on the *Environmental Constraints* map (Map#10) are identified as Zone A or Zone B but not specifically shown in their respective zones, rather these zones are illustrated as all encompassing flood zone areas.

## **Water Resources**

Water resources serve a variety of positive functions for the community. A clean and beautiful aquatic environment not only benefits residents environmentally, but also economically through tourism, recreation, and increased real-estate values. Overall, quality water resources enhance quality of life. Developing in a manner that best utilizes this highly valued resource is in the best interest of any community. Piedmont's primary water resource is the Ladiga Creek, running through the city. Piedmont's Water Utilities Board monitors the Ladiga Creek for impurities annually. For more information see *Utilities* in the previous community facilities chapter.

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 Water 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.

Piedmont exhibits determined wetland areas throughout the city, but primarily along Ladiga Creek and Nances Creek.

## **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 and has protected over 3,560 acres in Alabama in 2005 alone. 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 viewsheds.

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

## **Threatened and Endangered Species**

National environmental policies protect this country’s natural resources and amenities. The Endangered Species Act (ESA), passed by Congress in 1973, was established to protect species of plants and animals from extinction. Plants and animals listed as threatened or endangered species by the U.S. Department of Interior are to be protected on both public and private land. Endangered species are defined, according to the ESA, as: “any species which is in danger of extinction

throughout all or a significant portion of its range.” Threatened species are defined as: “any species that are likely to become endangered in the foreseeable future.” Plant and animal species may be placed on the threatened and endangered species list if they meet one or more of the following scientific criteria: (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.

Calhoun County is host to a variety of plant and animal species. A broad diversity of organisms contributes significantly to the welfare of a fragile and balanced ecosystem. There are numerous threatened and endangered species in Alabama; approximately 11 species make Calhoun County their home. Information on threatened and endangered species in Calhoun County was collected and managed by the Private Forest Management Team of Auburn University, 2006. The following categories identify plants and animals listed as threatened and endangered species by the ESA in Calhoun County:

## **Aviary Animals**

**Gray Bat**—A small, uniformly dark gray bat which lives in caves usually located within one mile of a river or reservoir. Gray bats are insect eaters and often hunt and feed over water. These animals can be adversely effected by forestry operations if their roosting sites are disturbed or if their wooded corridor to a body of water, which provides them protection at night, is removed. Wooded corridors should be preserved and the use of herbicides and pesticides carefully controlled and monitored near roosting and foraging sites.

**Red-Cockaded Woodpecker**—A small black and white woodpecker (with no visible red markings). The Red-Cockaded woodpecker is the only species of its kind in Alabama to inhabit living pine trees and lives in small colonies or clusters one to ten acres in size. These animals feed on mites, insects, and larvae underneath loose tree bark. Since the Red-Cockaded requires large old (at least 65 years) pines to inhabit, these species do not occur in many places. If such places are identified, by a professional biologist, then the U.S. Fish and Wildlife Service or the Alabama Department of Conservation should be consulted for best management practices.

## **Fish**

**Pygmy Sculpin**—A greenish, yellow fish with black stripes and spots. Calhoun County is the only county in Alabama with observed and recorded species of this kind. For best conservation methods see *Alabama’s Best Management Practices for Forestry*.

**Blue Shiner**—A silvery blue fish. Species is known to occur in Alabama only in Calhoun, Cherokee, Dekalb, and Coosa Counties. For best conservation methods see *Alabama’s Best Management Practices for Forestry*.



## **Snails and Mussels**

There are approximately 32 species of freshwater mussels and 10 aquatic snails on the threatened or endangered species list for Alabama. Five of these water creatures dwell in Calhoun County waters. These include the Fine-lined pocket Mussel, Coosa Moccasinshell Mussel, Southern Pigtoe Mussel, Tulotoma Snail, and the Painted Rock Snail. For conservation methods see *Alabama's Best Management Practices for Forestry*.

## **Plants**

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

***Tennessee Yellow-eyed grass***—Species grows in association with ferns, willows, buttonbrush, and bulrushes on the banks of small streams. Site preparations, clear-cutting, and herbicides may adversely effect this plant. For conservation methods see *Alabama's Best Management Practices for Forestry*.

As a part of policy to preserve the natural environment and inherent species diversity, Piedmont 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. Best Management Practices for Forestry include preservation and maintenance procedures of the following: 1) Streamside Management Zones, 2) Stream Crossings, 3) Forest Roads, 4) Timber Harvesting, 5) Reforestation/Stand Management, 6) Forested Wetland Management, 7) and Revegetation/Stabilization.

## **Analytical Summary**

The analytical summary provides a general review of the topics discussed in each chapter and sets forth broad recommendations. Environmental constraints pose significant limitations and to development and thus proper planning and mitigation measures must be carefully considered. The topics indicated below describe these considerations and offer opportunities for more effective and efficient land use.

### ***Soil Characteristics***

- Piedmont's land area is generally composed of five broad soil series classifications: 1) Stendal Series—Steep slopes, 2) Purdy Series—floodplains, 3) Montevallo Series—areas requiring sewer, 4) Monongahela Series—open pit mining, and 5) Cumberland Series—no significant development restrictions.

### ***Steep Slopes***

- Piedmont has many steep slopes. Most of the land bordering Piedmont to the south and west are mountainous, prohibiting many development accommodations. Steep slopes usually have slopes of 15 percent or more, making development expensive, time consuming, and risky. Much of this land could be used for agriculture and low density residential.

### ***Floodplains***

- Piedmont exhibits extensive floodplain areas throughout the city, particularly on the western and eastern ends. As development continues into these areas strategies and plans for flood mitigation must be developed and implemented as needed. Much of this land could be used for agriculture and low density residential.

### ***Water Resources***

- Piedmont's primary water resource is the Ladiga Creek, running through the city. Piedmont's Water Utilities Board monitors the Ladiga Creek for impurities annually.

### ***Wetlands***

- Piedmont exhibits determined wetland areas throughout the city, but primarily along Ladiga Creek and Nances Creek. These areas should be identified and preserved entirely as wetlands in their natural state.

### ***Wildlife Habitats***

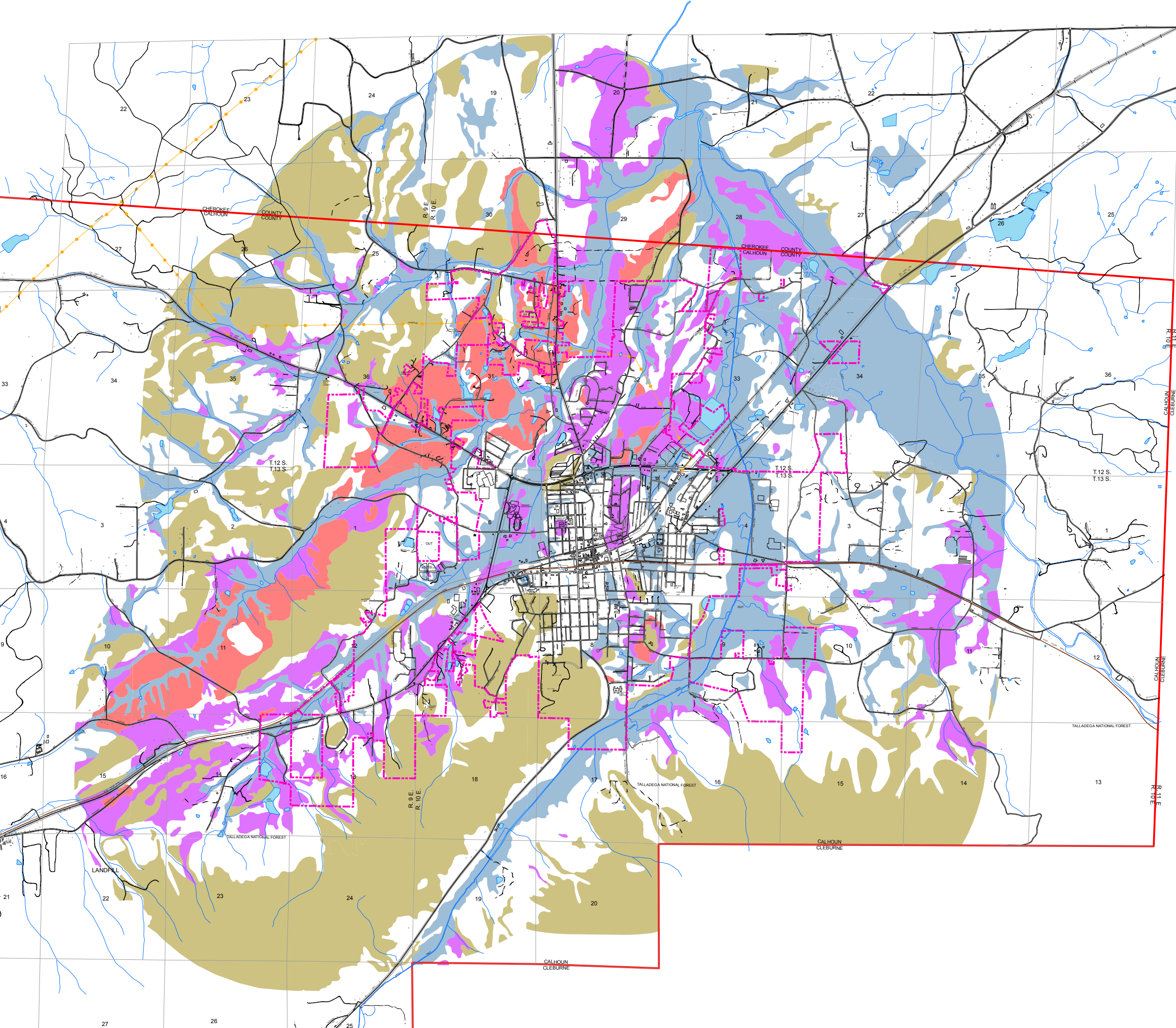
- With an abundance of natural mountain wilderness land Piedmont should consider planning for wildlife preservation in order to promote environmental protection and enhance the city's lure as an outdoor recreational community.

### ***Threatened and Endangered Species***

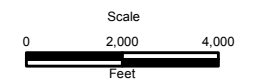
- As a part of policy to preserve the natural environment and inherent species diversity, Piedmont should implement best management practices for forestry, maintained and updated by the Alabama Forestry Commission, taking the above mentioned species into account. These

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# MAP 10 ENVIRONMENTAL CONSTRAINTS PIEDMONT ALABAMA



## LEGEND

- STEEP-SLOPE AREAS
- FLOOD PRONE AREAS
- AREAS REQUIRING SEWER
- OPEN PIT MINING
- WETLANDS



PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION JULY, 2007



## CHAPTER VIII. LAND USE AND DEVELOPMENT

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

The purpose of the land use chapter is to guide and direct development with the goal of sustaining orderly and coordinated development in accordance to changing needs, presently and in the future. This chapter examines existing land use, zoning patterns, compares existing land use and zoning patterns, and proposes a future land use plan which gives recommendations for coordinating better land use within the city. The future land use plan and accompanying *Future Land Use Plan Map* (Map#13) is a conceptual future plan to be used in guiding zoning and development decisions. It is not intended to be used as a zoning map or even to reflect similarities to districts on the *Zoning Map* (Map#12), 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 Piedmont 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. Piedmont has approximately 6,219 acres in the city limits, which includes bodies of water and right-of-ways, and 5,421 land acres. Approximately 2,368 acres in the city are undeveloped, leaving considerable growth potential. For more detail on existing land use see Map#11: *Existing Land Use*. Table LU-1 shows existing land use acreage for the City of Piedmont in 2007.

<b>Land Use Category</b>	<b>Acres in City</b>	<b>% of Total Land Area</b>	<b>% of Developed Land Area</b>
Agricultural	1,297.9	23.9%	42.5%
Commercial	145.6	2.7%	4.8%
Industrial	167.6	3.1%	5.5%
Single-Family Residential	1,180.1	21.8%	38.7%
Multi-Family Residential	46.5	0.9%	1.5%
Parks and Recreation	53.3	1.0%	1.7%
Public	162.2	3.0%	5.3%
Undeveloped	2,368.2	43.7%	N/A
Total Land Area	5,421.4	100.0%	N/A
Total Developed Land	3,053.2	56.3%	100.0%

Source: EARPDC database, 2007

### **Agricultural**

Agriculture constitutes the largest portion of developed land within the city limits at 42% with 1,297 acres. Much of this land is located in floodplains and areas requiring sewer, placing limitations on development.

### **Commercial**

Approximately 145 acres (2% of the total land and 4% of developed land) in Piedmont is dedicated to commercial development. Much of this land is located in the downtown area and along major



highways U.S. Hwy. 278 and AL Hwy. 200, the Piedmont Bypass. A substantial goal for the city is to promote and enhance commercial development through small business establishments in the downtown.

## **Industrial**

Industrial land use in the city consists of large blocks of land purposefully located, for the most part, at the outer edges and along major roadways. The Nances Creek Industrial Park, located on the eastern edge of the city, and containing 140 acres ready for development, stands as Piedmont's major contributor to industrial growth and expansion. Industrial purposes, with 167 acres accounting for 5% of total developed land, utilize slightly more land than commercial in Piedmont. A major goal for the city is to enhance and promote small-scale industrial development through land acquisition and infrastructure improvements.

## **Residential**

Residential land use in the form of single-family housing is spread broadly throughout the city with no significant concentrations outside of the downtown area. Single-family residential is substantially the largest residential use in the city, constituting 1,180 acres and accounting for 38% of total developed land in the city. Multi-family land use throughout the city is sparse, existing in small pockets on the outer edges of downtown, accounting for only 1% 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 in the downtown and with the schools. Public and parks and recreation land uses account for 7% of total developed land use in the city.

## **Undeveloped**

The single most dominate land use in the city is undeveloped, consisting of 2,368 acres and 43% of total land use. A majority of this land is located in floodplains or areas requiring sewer, posing significant environmental constraints for development. Much of this land could be considered for parks and recreation expansion.

## **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 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.

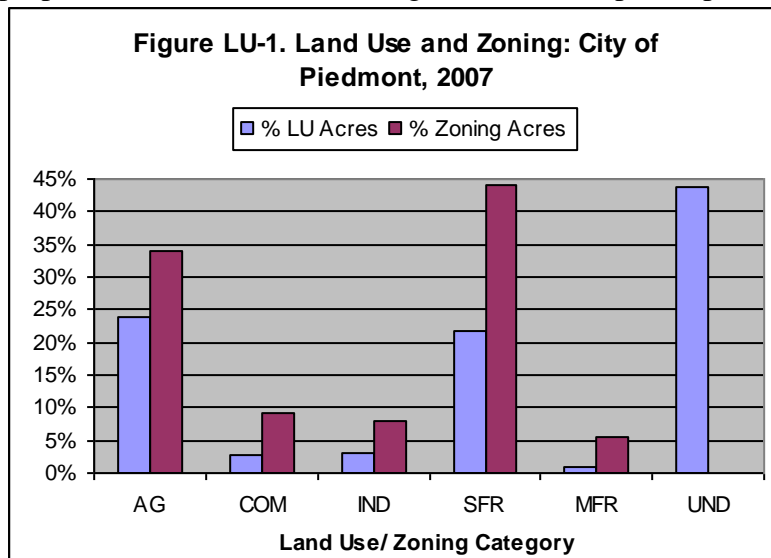
The majority of land in Piedmont is zoned either agricultural (33%) or low-density residential (29%), together comprising 62% of the total zoned land in the city. Almost half (49%) of the city is zoned for residential purposes. Commercial comprises 9% of the city and industrial 7%. Piedmont’s zoning district locations are shown on Map#12: *Zoning*. Table LU-2 displays the current zoning acreage and percent of total for Piedmont in 2007.

Zoning	Use Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
AG	Agriculture	1,806.9	33.1%	1,806.9	33.1%
B-2	General Business	6.8	0.1%	508.3	9.3%
B-3	Central Business	45.5	0.8%		
H-C	Highway Commercial	456.0	8.4%		
M-1	Light Industry	110.7	2.0%	430.3	7.9%
M-2	Heavy Industry	319.6	5.9%		
R-1	Low Density Residential	1,624.0	29.8%	2,705.3	49.6%
R-2	Medium Density Residential	119.7	2.2%		
R-3	High Density Residential	104.3	1.9%		
MH	Manufactured Home	77.5	1.4%		
RR	Reserve Residential	779.8	14.3%		
	Total	5,450.8	100.0%	5,450.8	100.0%

Source: EARPDC database, 2007

## 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 illustrates percent land use and zoning for Piedmont in 2007.

Low intensity land use in the form of agriculture (AG) and single-family (SFR) development is characteristic of Piedmont. Single-family constitutes 21% of the total land use for the city and 45% of the total zoned area within the city limits, indicating substantial land available for growth throughout Piedmont. Multi-family (MFR) land use makes up about 1% of the total

land use and 5% total zoned acres. About half of this land is used for medium density residential in the form of single-family and duplex units. Reserve Residential zoning, along with Low-density Residential, was incorporated into single-family residential for the purposes of this study. Medium-density Residential, High-density Residential, and Manufactured Home districts represented multi-family.

Commercial (COM) and industrial (IND) land uses displayed fairly equal composition, comprising 2% and 3%, of the land use respectively. However, much more land is zoned for high intensity commercial and industrial uses in the form of Highway Commercial at 8% of the total zoned land and Heavy Industry at 5%. This indicated more potential growth for intensive commercial development than with lesser commercial and industrial intensities such as General Business, Central Business, and Light Industry. As shown on the zoning map, the higher intensity zoning in both commercial and industrial are located on the perimeter, while lesser intensities are closer to the downtown.

## **Recent Trends in Land Use and Development**

Recent trends in land use and development in the City of Piedmont exemplify common planning practices in most small communities. Piedmont has a well established and defined downtown community with a variety of small businesses. Downtown commercial development consists of, for the most part, small scale retail, while highway commercial, established along the major roadways along the city perimeter constitutes considerably larger commercial retail and light industrial establishments. Heavy manufacturing land use, demanding larger land tracts and broader road access, is located in the far eastern edge of the city, with a few substantial pockets also in the west. The Piedmont *Zoning* Map (Map #12) indicates that the substantially greatest growth for heavy manufacturing should be located in the far eastern side of the city with adequate access to U.S. Hwy. 278 and County Road 70.

Residential development is considerably dominated by single-family, as commonly is the case. However, multi-family options are substantially small with only 1% of total developed land use and 3% of residential land use. Piedmont would benefit by promoting and encouraging multi-family housing and offering more options for housing choices. The city could also diversify housing choices by advancing mixed use development in the form of loft apartments built above commercial establishments. The city already has a few of these apartments available. Piedmont should also strive for continued physical housing improvement as a means to economic and social enhancement.

## **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 Piedmont desires to grow in a manner that effectively and efficiently utilizes land and community resources. The future land use plan and accompanying map (see Map#13: *Future Land Use Plan*) provides general guidance in this directive.

Piedmont has a suitable abundance of undeveloped land, however, environmental constraints such as floodplains, wetlands, and steep slopes pose significant setbacks and substantially restrict development throughout much of the community. Piedmont is somewhat constrained geographically as a community as well. City expansion to the north would prove challenging since Piedmont borders on Cherokee County in this area, while expansion south involves planning and construction in mountainous terrain. Mountains are also a barrier in the west as are floodplains to the east. The following highlights are general recommendations for land use planning and development in the city:

- Due to limitations on expansion Piedmont should use land more efficiently by building more compactly, particularly in the downtown.
- Large industries should be promoted and encouraged in the outer edges of the city, particularly at the eastern end, while smaller and lighter uses should locate closer to the city center.
- 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 highway commercial should only be established along major roadways in Piedmont such as U.S. Hwy. 278, AL Hwy. 200, and AL Hwy. 21 in order to preserve and protect small scale neighborhoods in the downtown.
- Single-family residential should be promoted and encouraged to locate, largely at the northern and southern ends of the city, some distance from heavy commercial and industrial uses. Land removed for construction purposes in steep slope areas could be transported to the east side in order to build up floodplain areas for commercial and industrial development.
- Wetlands and extreme flood prone areas should be preserved for parks and recreation and where feasible, low-density residential. Intensive commercial and industrial developments locating in these areas need to first conduct substantial flood hazard mitigation procedures.
- Public lands in the form of forested wilderness, such as the Dugger Mountain Preserve, should be protected from development and logging operations.
- Adequate expansion land for parks and recreation should be reserved for the Piedmont Sport Complex on the western edge of the city and along the Chief Ladiga Trail.
- Adequate expansion land for public facilities should be reserved for the Piedmont High School and the adjacent vocational training center.

## **Analytical Summary**

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

### ***Agriculture***

- Agriculture constitutes the largest portion of developed land within the city limits at 42% with 1,297 acres. Much of this land is located in floodplains and areas requiring sewer, placing limitations on development. Approximately 33% of Piedmont is zoned for agricultural purposes.

### ***Commercial***

- Approximately 145 acres (2% of the total land and 4% of developed land) in Piedmont is dedicated to commercial development. Much of this land is located in the downtown area and along major highways U.S. Hwy. 278 and AL Hwy. 200, the Piedmont Bypass. Commercial zoning comprises 9% of the city limits. Highway Commercial zoning controls 8% of the total zoned land, leaving General Business and Central Business to share 1%. As a result of such condensed space, developments in these two districts must build more compactly and use land much more efficiently.

### ***Industrial***

- Industrial land use in the city consists of large blocks of land purposefully located, for the most part, at the outer edges and along major roadways. Industrial purposes, with 167 acres accounting for 5% of total developed land, utilize slightly more land than commercial in Piedmont. Approximately 5% of the land within the city limits is zoned for heavy industry, while 2% is zoned for light, allowing for suitable expansion. Piedmont could enhance and promote small-scale industrial development through land acquisition and infrastructure improvements.

### ***Residential***

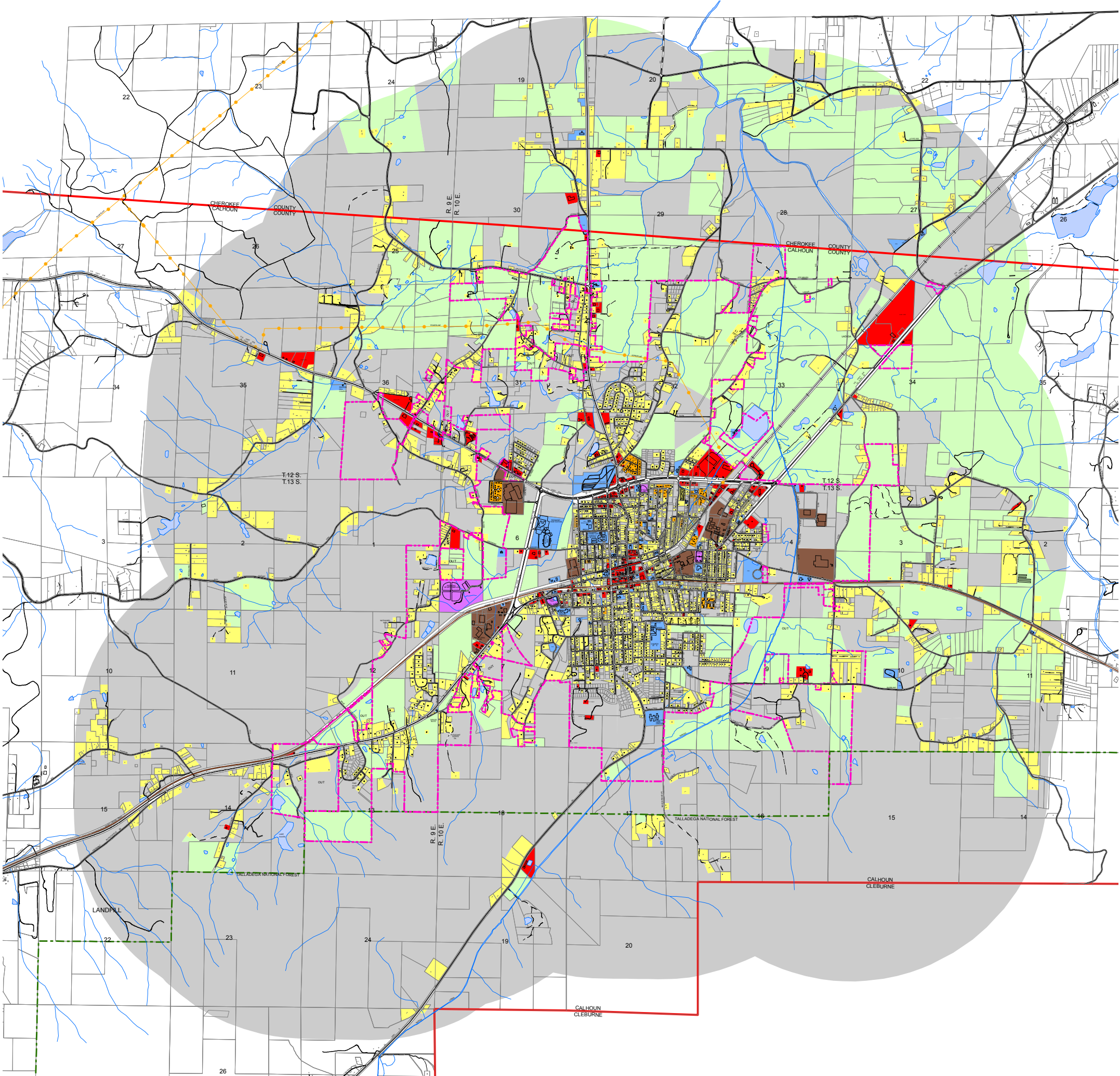
- Residential land use in the form of single-family housing is spread broadly throughout the city with no significant concentrations outside of the downtown area. Single-family residential is substantially the largest residential use in the city, constituting 1,180 acres and accounting for 38% of total developed land in the city. Low-density Residential zoning and Reserve Residential comprise approximately 44% of zoned land in Piedmont, allowing for significant expansion. Single-family should be promoted throughout the city, but largely in the northern and southern portions, some distance from heavy commercial and industrial uses.
- Multi-family land use throughout the city is sparse, existing in small pockets on the outer edges of downtown and accounting for only 1% of total developed land use. Zoning districts for multi-family use incorporate Medium-density Residential, High-density Residential, and Manufactured Homes, together comprising 198 acres and 5% of total zoned acreage. In order to diversify housing options in the city, more land should be planned for multi-family housing and buildings should be constructed compactly for land use efficiency.

### ***Public/Parks and Recreation***

- Existing public and semi public land use is spread consistently throughout the city, with the greatest concentrations in the downtown and with the schools. Public and parks and recreation land uses account for 7% of total developed land use in the city. Adequate expansion land for parks and recreation should be reserved for the Piedmont Sport Complex on the western edge of the city and along the Chief Ladiga Trail while public facilities expansion should be reserved for the Piedmont High School and the adjacent vocational training center.

### ***Undeveloped***

- The single most dominate land use in the city is undeveloped, consisting of 2,368 acres and 43% of total land use. A large majority of this land is located in environmental constraint areas such as floodplains, steep slopes, or areas requiring sewer, posing significant challenges for development. Much of this land could be considered for parks and recreation expansion and possibly low-density housing.



## MAP 11 EXISTING LAND USE PIEDMONT ALABAMA

**LEGEND**

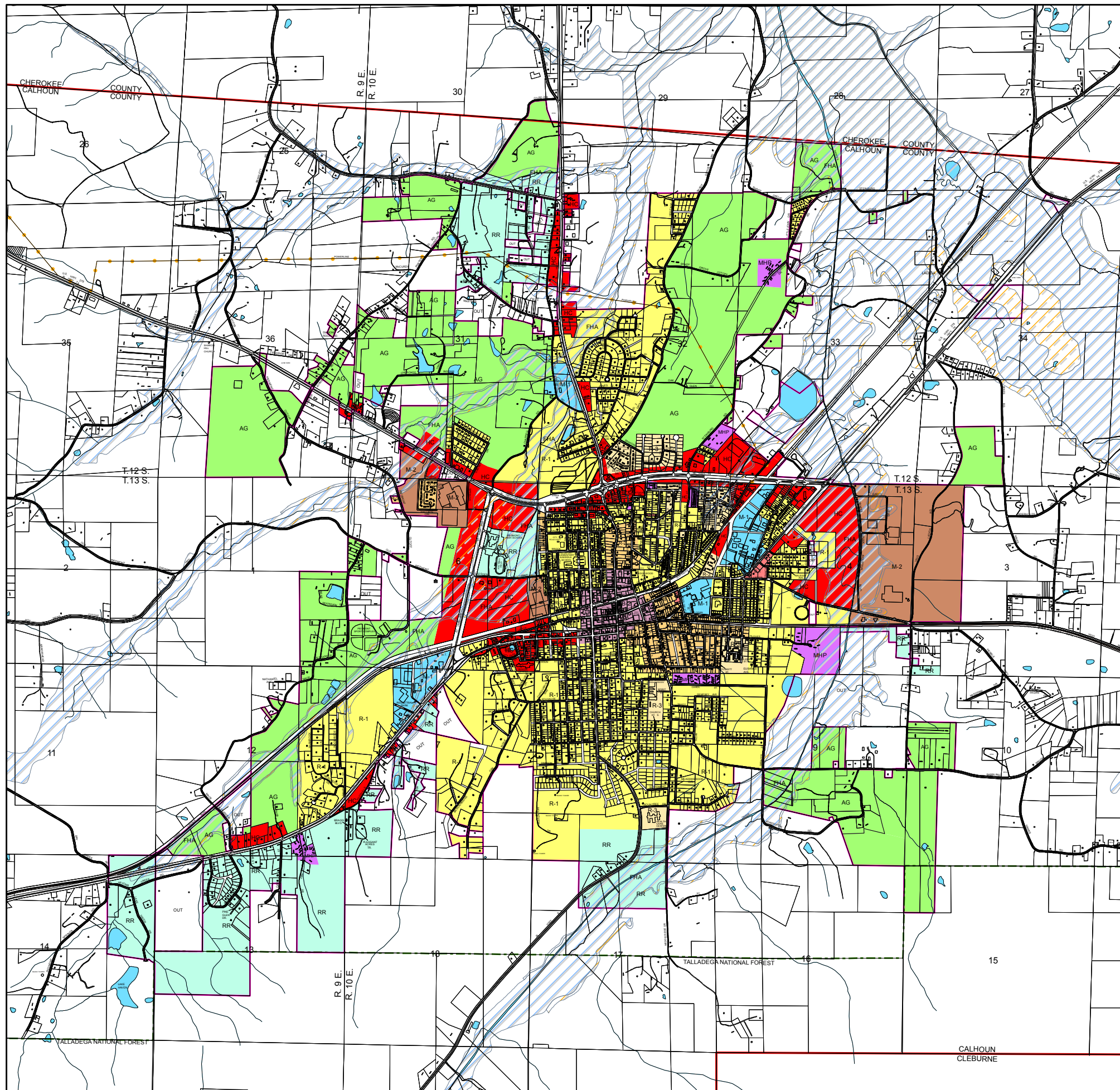
- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- MULTI-FAMILY RESIDENTIAL
- PARK / RECREATIONAL
- PUBLIC
- SINGLE FAMILY RESIDENTIAL
- UNDEVELOPED / VACANT / WOOD

Scale  
0 2,000 4,000  
Feet

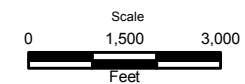
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# MAP 12 ZONING PIEDMONT ALABAMA



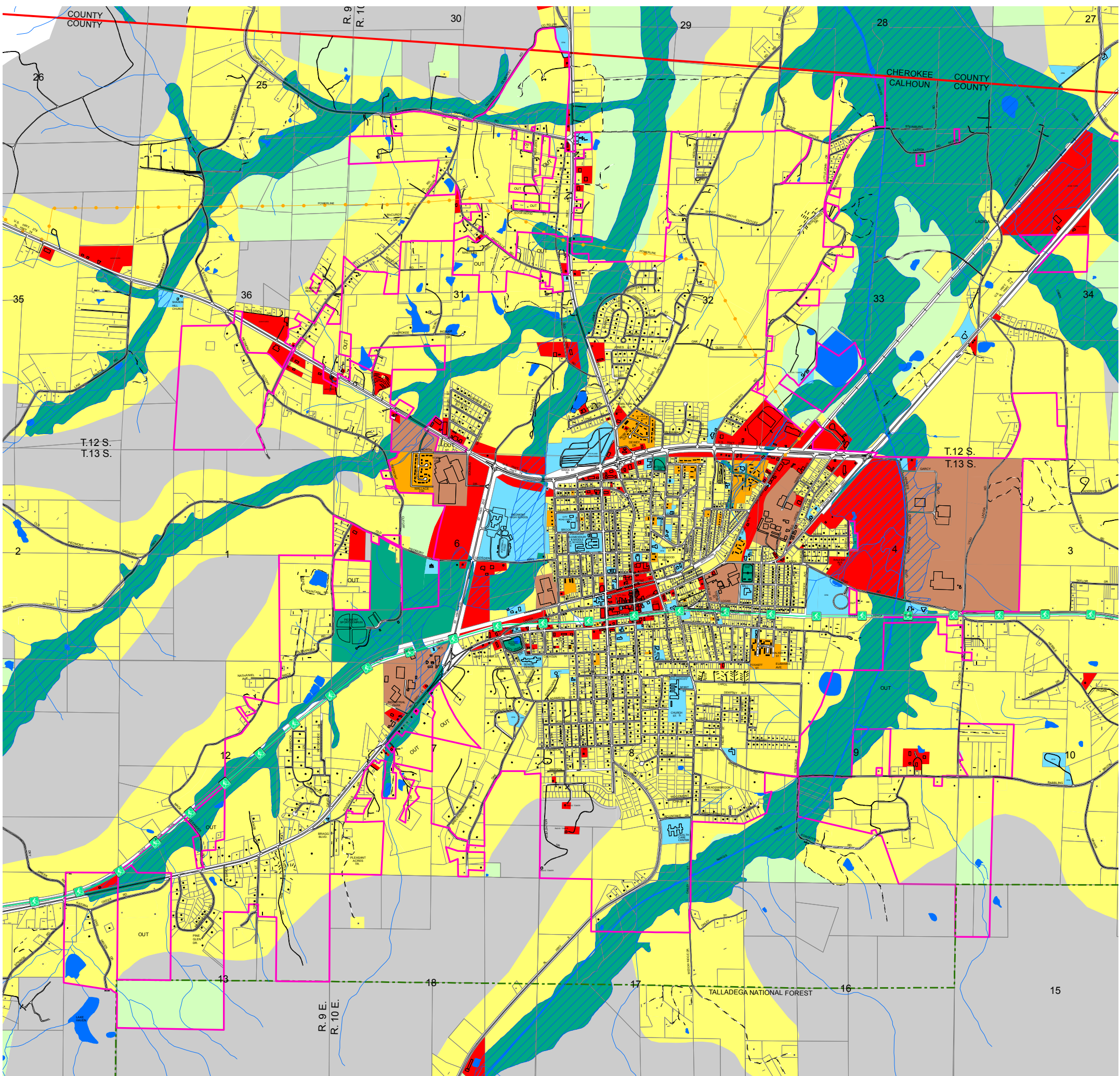
- Legend**
- AG AGRICULTURE
  - RR RURAL RESIDENTIAL
  - R-1 SINGLE FAMILY RESIDENTIAL
  - R-2 SINGLE FAMILY AND DUPLEX RESIDENTIAL
  - R-3 MULTI-FAMILY RESIDENTIAL
  - MHP MANUFACTURED HOME RESIDENTIAL
  - B-1 NEIGHBORHOOD BUSINESS
  - B-2 CENTRAL BUSINESS
  - H-C HIGHWAY COMMERCIAL
  - M-1 LIGHT MANUFACTURING
  - M-2 GENERAL MANUFACTURING
  - PD PLANNED DEVELOPMENT
- SPECIAL DISTRICT**
- FLOOD HAZARD AREA (100 YEAR)
  - FLOOD HAZARD AREA (500 YEAR)



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## MAP 13 FUTURE LAND USE PLAN PIEDMONT ALABAMA

**LEGEND**

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- MULTI-FAMILY RESIDENTIAL
- PARK / RECREATIONAL / GREENWAYS
- PUBLIC
- SINGLE FAMILY RESIDENTIAL
- UNDEVELOPED / VACANT / WOODLAND
- FLOOD HAZARD
- X CHIEF LADIGA TRAIL



Scale  
0 1,250 2,500  
Feet

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# CHAPTER IX: GOALS AND OBJECTIVES

## Introduction

In many ways, Piedmont is an exemplar of a proactive and self-sustaining community. Piedmont has worked hard to improve its economy, housing, and to capitalize on its natural and cultural heritage. In 2005, the city conducted an extensive downtown revitalization program, improving street conditions, landscaping, and storefronts, the result of which has been a substantial increase in new businesses locating downtown. Education and workforce training will be the foundation for improving and sustaining Piedmont's economy. The community school system is one of the best in the state and offers high quality computer access with fiber-optic capabilities. Piedmont is also in the process of establishing a vocational training center in order to produce skilled workers and initiate job placement opportunities in the local labor force. The city plans to attract and retain industries and businesses that can draw employment from the pool of training center graduates.

In a proactive effort to improve housing conditions, Piedmont conducted a housing abatement process, in which home-owners of dilapidated buildings were warned against legal action, if they did not restore their homes to adequate condition by a predetermined mandate. Most owners complied and restored their homes accordingly. As stated in the local newspaper, *The Anniston Star*, as of May 2004, approximately 65 structures were torn down for revitalization efforts. At present, Piedmont would benefit significantly by promoting quality affordable home developments and initiating a proactive plan for residential improvements.

Piedmont has also been active in sustaining its natural and cultural heritage. The primary venue toward this goal is the constructing of the Chief Ladiga Trail, a bicycling/hiking trail which extends from Anniston at the southern end north through Weaver, Jacksonville, Piedmont, and ends at the northern reaches of neighboring Cleburne County. Plans to connect the Chief Ladiga to the Silver Comet Trail in Georgia are currently in progress. The Chief Ladiga brings bicycling enthusiasts from all over the U.S. and the world to Piedmont. Annual bicycling events, such as the Cheaha Challenge, provide cultural and recreational opportunities for the community. Piedmont should continue building on this opportunity by actively supporting the trail connection to the Silver Comet Trail and through advertising campaigns and attracting businesses that could benefit from recreational activity in the area.

Piedmont 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 Piedmont will strive to grow and adapt to changing times as a highly sustainable community where residents live, work, play, and invest resources in the local economy. The city will commit to maintaining and strengthening a small-town image with an economically viable historic downtown, a skilled workforce, and a quality education system. As home to the Chief Ladiga Trail, the city will continue to promote and encourage outdoor recreational and cultural opportunities as a means to economic growth and environmental preservation.*

In order to achieve this vision, Piedmont 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.

## **Planning Process**

In January of 2006, the East Alabama Regional Planning and Development Commission (EARPDC) and the Piedmont Planning Commission began work on the Piedmont Comprehensive Plan Update. The first meeting conducted was an initial public meeting in which the planning process was introduced and a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis for the community was performed. From this analysis, EARPDC and the planning commission formed a basis in which to determine community needs and in determining goals and objectives. EARPDC and the planning commission then met on a bi-monthly or tri-monthly basis as needed in order to establish goals and objectives and to subsequently generate a future land use plan and map to guide land use and development.

## **Goals and Objectives**

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

### ***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). Work activities/projects are substantially more specified and serve toward respective goal attainment.

### ***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.

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 Piedmont Planning Commission and the Piedmont City Council as a practical methodology for the future improvement, growth, and development of the City of Piedmont:

## **Goal #1: Promote and Enhance Commercial Development**

### **Objective #1: Promote and Enhance Skilled Labor Force Development throughout the City**

#### **Strategy: Promote and Enhance Vocational Training and Education in the City**

- Establish a vocational training center. As a part of its labor force objective, Piedmont plans to establish a vocational training center, in the high school, which will provide technical training in such professions/skill trades as plumbing, automotive repair, dentistry, pharmaceutical, and medical.
- Cooperate and partnership with local colleges and universities (Gadsden State Community College and Jacksonville State University) to form program extensions and college preparation courses.
- Establish curriculum and programs in the center supporting businesses already active in Piedmont and commercial establishments the city seeks to attain.
- Extend fiber-optic cable into the Vocational Training Center in order to utilize fiber-optic technology and enhance communication and teaching through distance-learning.

**Importance:** Piedmont is in need of highly skilled professionals to enhance its work force and increase economic vitality throughout the community.

**Additional Recommendations:** The city should designate areas for commercial development and institutional uses on the *Future Land Use Plan* (Map #13) in the city comprehensive plan. The city's commercial development leaders should cooperate and work with the Calhoun County Chamber of Commerce to create incentive packages to offer to prospective enterprises. Announce and promote the training center through the city website and the Calhoun County Chamber of Commerce.

**Performance Indicator:** Training center in operation by 2009.

**Objective #2: Promote and Encourage Downtown Commercial Development through Continued Revitalization Efforts**

**Strategy: Continue Downtown Revitalization and Business Recruitment Strategies (Listed as a work activity/project in Implementation)**

**Importance:** Piedmont should strive to continue to grow in small commercial development, particularly in the downtown. Larger commercial establishments should be located along AL Hwy. 9 and U.S. Hwy. 278.

**Additional Recommendations:** Commercial Development Board to work with the Calhoun County Chamber of Commerce to draw new businesses to Piedmont and retain existing. Designate areas for commercial development on the *Future Land Use Plan* (Map #13) in the comprehensive plan.

**Performance Indicator:** Establish 10 new small businesses downtown by 2017.

**Goal #2: Promote and Enhance Industrial Development**

**Objective #1: Promote and Encourage a Wide Variety of Small-Scale Industrial Development along the City's Eastern and Western Edges**

**Strategy: Provide Industrial Training Opportunities through the Vocational Training Center**

**Strategy: Continue Small Industrial Recruitment along the East and West Ends of the City and Provide Necessary Infrastructure Maintenance and Extension to Suitable Areas (Listed as a work activity/project in Implementation)**

**Importance:** Adding a variety of small industrial establishments increases workforce diversity, competition, and builds a stronger and more sustainable economic environment. Piedmont also has a highly limited amount of suitable land and infrastructure available for mid to large scale industrial development.

**Additional Recommendations:** Industrial Development Board to work with the Chamber of Commerce to develop and attract new small industries (employing between 50 and 100 individuals) in Piedmont. Designate areas for small scale industry on the *Future Land Use Plan* (Map #13) in the comprehensive plan.

**Performance Indicator:** Establish 10-20 new small industries by 2017.



## **Goal #3: Promote and Enhance Residential Development**

### **Objective #1: Improve Housing Conditions and Provide more Housing Options throughout the City**

#### **Strategy: Promote and Enhance Quality Affordable Housing throughout the City**

- Create a housing improvement plan for the community.

**Importance:** Piedmont has plenty of affordable housing, yet repairs are needed and new construction needs to reflect higher quality standards. According to Census data, Piedmont housing, comparatively, is significantly older than county and state homes, which could attribute to additional repair needs. From 1990 to 2000, Piedmont lagged behind Calhoun County and Alabama in terms of housing value. In 2000, approximately 44% of the city's housing was valued at \$50,000 and above, while the county and state showed 66% and 71%, respectively.

**Additional Recommendations:** Make provisions for brick and stone masonry in the Piedmont 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. Piedmont's housing authority 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 conducted by 2010 and implemented by 2012.

#### **Strategy: Promote and Encourage a Variety of Housing Options throughout the City**

**Importance:** Need for multi-family housing will dramatically increase in the near future. As senior and middle age populations increase in Piedmont, populations will be more inclined toward smaller, lower maintenance housing options. Piedmont will also be striving to attract and retain younger generations, typically preferring apartment, condo, and townhouse developments. More housing choices will put the city ahead of the curve.

**Additional Recommendations:** The city could promote and encourage construction of a variety of multi-family residential development in the form of apartments, duplexes, condos, townhouses, and garden homes through incentive-based zoning and incentive packages for developers to construct more compact residential development. The city should also designate areas for multi-family use on the *Future Land Use Plan* (Map #13) in the comprehensive plan.

**Performance Indicator:** Piedmont should strive to achieve 15% increase in multi-family housing development by 2010.

**Strategy: Promote and Encourage Developers to Build Housing more Readily Accessible to Elderly and Disabled Residents as an Option in the City Zoning Ordinance**

Accessibility requirements for housing should be an optional development strategy, however, developers should be informed of the benefits in supplying housing needs to this increasingly growing segment of the population.

Requirements include accessibility basics such as:

- One zero step entrance
- All main floor interior doors with 36 inches of clearance passage
- At least a half bath, preferably a full bath, on the main floor with ample moving space
- At least one bedroom on main floor

**Importance:** Piedmont and many other communities in Calhoun County have increasingly larger middle age and elderly populations. As more and more of these residents decide to age in place, there will be a greater demand for accessible housing. Building new homes with accessibility already in place is much easier and cheaper than retrofitting and does not cost much more than standard construction.

**Additional Recommendations:** Create provisions in the zoning ordinance that encourage or enforce that new single family housing developments incorporate a percentage of accessibility housing. Create an incentive package for developers to construct accessibility housing. Offer an educational packet for developers interested in accessibility housing.

**Performance Indicator:** According to the U.S. 2000 Census Piedmont had a proportionately larger senior population (18%) than Calhoun County (14%) and the state (13%). As the population ages there will be a need for housing to accommodate residents who choose to age in place, in their own homes. As a performance indicator, Piedmont should strive to implement a 10% increase in housing accessibility by 2012.

**Goal #4: Promote and Enhance Transportation**

**Objective #1: Promote and Enhance the Chief Ladiga Trail**

**Strategy: Connect Chief Ladiga Trail with the Silver Comet Trail in Georgia (Listed as a work activity/project in Implementation)**

**Importance:** Piedmont’s major identification is promoted by being “home to the Chief Ladiga Trail” an attractive and unique feature among Alabama communities. The trail attracts bicycle enthusiasts from across the nation and throughout the world. A connection to the Silver Comet Trail in Georgia would significantly improve the trail’s visibility and attractiveness as one of the largest rail-to-trail systems in the U.S.

**Additional Recommendations:** Maintain and beautify the section of the trail in the city through volunteer tree planting efforts. Create and maintain adequate access to the trail, providing rest stops with bicycle parking, benches, and public fountains for cyclists.

**Performance Indicator:** Finalize trail connection with the Silver Comet by the end of 2008.

## **Goal #5: Promote and Enhance Environmental Preservation**

### **Objective #1: Beautify Downtown Piedmont**

**Strategy: Utilize Volunteer Agencies and Groups to Plant Trees and other forms of Greenery in the Downtown**

**Importance:** Downtown Piedmont is fairly sparse in green vegetation. Trees and other greenery would enhance the city's beauty and attractiveness.

**Additional Recommendations:** Plant approximately 100 to 150 small trees and shrubs in the downtown.

**Performance Indicator:** Project planned in 2010, implemented in 2012 and completed in 2015.

## **Goal #6: Promote and Enhance Community Facilities**

### **Objective #1: Continue Infrastructure Improvements**

**Strategy: Utilize Community Development Block Grant (CDBG) Funding for Utility and Other Infrastructure Improvements**

**Importance:** Utility maintenance and expansion is necessary for the growth and development of businesses and industries as well as residential. Re-paving and re-grading some poorly maintained streets in Piedmont should be deemed necessary.

**Additional Recommendations:** Continue to update and maintain an inventory of needed utility and road improvements throughout the city. Set priorities for most needed improvements.

**Performance Indicator:** Complete 25% of needed improvements by 2012.

### **Objective #2: Improve Fire Department Services**

**Strategy: Increase On-duty Staffing to 2 People per Shift**

**Importance:** The Piedmont Fire Department would mitigate costs considerably by reducing the need to dispatch all available firefighters to vehicle fires. Woods and grass fires could also be pre-checked in order to determine need for assistance.

**Additional Recommendations:** Establish an earmarked city fund for department improvements.

**Performance Indicator:** Increase department ISO from Class 5 to 3 by 2012.

### **Objective #3: Improve Law Enforcement Services**

#### **Strategy: Increase Officer Personnel**

**Importance:** In order to better serve the community the Piedmont Police Department needs more officers. The current ratio of 1 officer to every 500 residents is deemed too low. An adequate ratio would be 1 officer to every 300 residents.

**Additional Recommendations:** Establish an earmarked city fund for department improvements.

**Performance Indicator:** Decrease ratio of officer to resident from 1:500 to 1:300 by 2012.

### **Goal #7: Promote and Enhance Land Use and Development**

#### **Objective: 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: Reserve Land for Industrial Development**

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

#### **Objective: 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: 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 X: IMPLEMENTATION**

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

This comprehensive plan acknowledges that the City of Piedmont 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, Piedmont 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 Piedmont 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 Piedmont's relatively small size and lack of large, stable sources of revenue, the administrative staff's capacity to fully monitor and implement the plan is somewhat constrained. Support and assistance from every level of city government will be needed to ensure that the policies and programs recommended by this plan are fully implemented. The city can also seek assistance from support agencies-such as the Alabama Department of Economic and Community Affairs, the East Alabama Regional Planning and Development Commission, and USDA Rural Development-for technical assistance in implementing the goals and objectives of the plan.

## **Codes and Ordinances**

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

### **Zoning**

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

### **Subdivision Regulations**

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

Municipal governments in Alabama are authorized to adopt and enforce subdivision regulations under Title 11, Chapter 52, Section 31 of the Code of Alabama, 1975. The Code further authorizes cities to enforce their local subdivision regulations within a planning jurisdiction in the surrounding unincorporated areas, up to five miles beyond the city limits. In the East Alabama region, many municipalities exercising their extraterritorial subdivision powers do so only within their police jurisdiction boundaries, which may be either 1.5 or 3 miles from the city limits (depending on the population of the city). However, the City of Piedmont exercises its extraterritorial subdivision powers within its police jurisdiction boundaries 1 ½ 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. Piedmont 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, which provides grants for infrastructure improvements to support projects that will create new local jobs.
3. The Appalachian Regional Commission, 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, 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, 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, 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, which provides technical assistance to entrepreneurs in rural areas through the local Small Business Development Centers.
9. USDA Rural Development, 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 and Industrial Development Authorities, which sponsor and finance economic development efforts and initiatives within their jurisdictions.
12. Alabama Power, the Tennessee Valley Authority, and the Rural Electric Cooperatives, which finance and provide technical assistance for a wide range of local economic development initiatives.
13. Rural Alabama Initiative, funded by the Alabama Cooperative Extension System through the Economic and Community Development Institute (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. ECDI seeks to play a leading role in revitalizing Alabama communities, especially in rural areas.
14. The Environmental Protection Agency offers grant and technical assistance to small communities through a variety of programs, fellowships, and research associateships. Programs administering grants 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.

Piedmont 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

One way to promote plan implementation is to create a plan implementation schedule. The implementation schedule lists work activities or projects to be undertaken during a five-year period. The schedule should formulate the timeframe within which each work activity should be undertaken, establish which local entity is responsible for carrying out the activity, and identify potential partners and funding resources in implementing the work activity/project. This schedule was formulated based on city goals, objectives, and strategies established in the previous chapter. These goals, objectives, and strategies were then prioritized and translated into specific work activities and projects to be implemented and/or continued indefinitely as an integral aspect of the comprehensive plan. Table I-1, below, examines Piedmont’s implementation schedule for projects to be implemented from 2007 through 2012 and continuing indefinitely for ongoing work activities.

<b>Table I-1. Implementation Schedule: City of Piedmont, 2007</b>			
Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2008-09	Establish a vocational training center in Piedmont High School	City of Piedmont	EARPDC
2008-Cont.	Cooperate and partnership with local colleges to form program extensions and college preparation courses	Vocational Training Center	GSCC and JSU
2008-Cont.	Establish curriculum and programs in the center supporting businesses already active in Piedmont and commercial establishments the city seeks to attain.	Vocational Training Center	ECDI
2008-Cont.	Extend fiber-optic cable into the vocational training center	City of Piedmont	EDA / CDBG
2008-10	Create a housing improvement plan for the city	City of Piedmont	EARPDC / City Housing Authority
2007-Cont.	Continue downtown revitalization and business recruitment strategies	City of Piedmont	EDA / CDBG /EARPDC/ADECA
2008-Cont.	Continue small scale industrial recruitment along the city outskirts. Provide necessary infrastructure	City of Piedmont	EDA / CDBG
2008	Connect Chief Ladiga Trail to Silver Comet Trail	City of Piedmont	ALDOT

Source: Goals and Objectives Chapter of Piedmont Comprehensive Plan 2007

Implementation of work activities and projects require thorough planning and investment of resources from city administration, departments, and local agencies. The work activities and projects listed in the implementation schedule (above) have been examined in greater detail, as

highlighted below, in order to: 1) review and verify their importance as top city priorities, 2) examine implementation strategies (including financing), 3) and explore potential benefits to the community.

- 1. Work Activity/Project:** Establish a vocational training center to be located in Piedmont High School.

**Priority:** Piedmont has been lagging considerably in technical and skilled professional labor employment. Education and labor force development have been keys to expanded job opportunity across the nation and the state.

**Implementation Strategy:** Commercial Industrial Development Board and Industrial Development Board to work with local colleges to establish complementary curriculum and to promote the center. The boards should also establish educational curriculum needed to serve prominent commercial and industrial needs in Piedmont and throughout the region. The training center should also promote distance-learning through fiber-optic communications.

**Result/s:** The vocational training center should cooperate with local industry to conduct appropriate training in order for skilled workers to find job placement in Piedmont upon graduation. Local employers should work with the training center to offer fellowships and internships prior to graduation. Through distance-learning the center could supplement coursework with professional and expert guidance from instructors from around the world. The vocational training center should be established by 2009.

- 2. Work Activity/Project:** Partnership with local colleges to form cooperative program extensions and college preparation courses.

**Priority:** The vocational training center must cooperate with colleges in nearby communities in order to create complimentary programs and courses and mitigate duplication.

**Implementation Strategy:** The vocational training center should inventory and assess program course material and curriculum along with offerings of nearby colleges Jacksonville State University and Gadsden State Community College.

**Result/s:** JSU and GSCC to utilize the vocational training center in college preparation, joint-learning, and program extension. Partnership should be in effect in 2009.

- 3. Work Activity/Project:** Establish curriculum and programs in the Vocational Training Center supporting businesses already active in Piedmont and businesses the city seeks to attain.

**Priority:** The center must work with local and prospective businesses to meet company needs and initiate local job placement opportunities.

**Implementation Strategy:** The center should inventory and assess program course material and curriculum and form partnerships and job placement programs with local business establishments and schools. The center should also research trends in job development and contact and negotiate with potential business partners.

**Result/s:** Vocational training center to form multiple joint-partnerships and job placement opportunities with local businesses. The center should seek a 90% job placement rate and a 70% placement for local business.

- 4. Work Activity/Project:** Extend fiber-optic cable into the vocational training center.

**Priority:** Piedmont has the infrastructure and capacity for fully utilizing fiber-optic technology. This technology is useful not only with communications, but also for high skilled

labor in manufacturing, sanitation, medical, sensing, telecommunications, homeland security, and defense.

**Implementation Strategy:** Organize programs and coursework, specializing in fiber-optic technology utilization, through the center, promoting extensions of general programs such as physics and electronics.

**Result/s:** New technology to promote a variety of new and unique courses preparing students for employment opportunities, gaining in considerable demand, and a new and efficient means of communication in learning. The center should strive to develop 10 new courses utilizing fiber-optic technology and promote these courses through local high schools and colleges by 2012.

**5. Work Activity/Project:** Create a housing improvement plan for the city.

**Priority:** A substantial portion of housing in Piedmont is in need of improvements.

**Implementation Strategy:** Create a housing improvement plan, targeting specific homes along with work and supplies needed. Seek funding through CDBG and HUD. Habitat for Humanities may provide labor at no additional cost. Goals established in the plan must be attainable and measurable.

**Result/s:** Significantly improved and renovated residential neighborhoods, spurring re-investment and increased property values throughout the city. Goals and objectives of the plan are attained or exceeded. Piedmont should have a goal to equal or exceed 70% of its housing valued at \$50,000 or higher by the year 2012. The city should strive to increase by 20% the number of new homes under \$150,000 using a percentage of quality building material such as brick or stone masonry by 2012. According to 2000 Census data, Piedmont lagged slightly behind the county and state in multi-family housing. Multi-family for the city was at 10%, 11% at the county, and 15% in the state. Piedmont should strive to achieve 15% increase in multi-family housing development by 2010.

**6. Work Activity/Project:** Continue downtown revitalization and business recruitment strategies.

**Priority:** Piedmont needs to capitalize on its unique and historic small town atmosphere by encouraging and promoting small business downtown.

**Implementation Strategy:** Continue funding infrastructure improvements primarily through Community Development Block Grants. Work with ADECA and the Calhoun County Chamber of Commerce to promote small business development in the city.

**Result/s:** Continuing downtown economic revitalization. Establish 10 new commercial establishments in the downtown by 2017.

**7. Work Activity/Project:** Continue small industrial recruitment along the city outskirts and provide necessary infrastructure.

**Priority:** Piedmont needs to retain graduates from the vocational training center and attract new industrial development in order to build capital and promote skilled workforce development.

**Implementation Strategy:** Create provisions for light industrial expansion on the *Future Land Use Plan* (Map #13) in the comprehensive plan. Extend and maintain the necessary water, sewer, road access, and fiber-optic infrastructure to service small industry in areas zoned and reserved accordingly. Apply for infrastructure improvement grants through EDA, CDBG, and USDA.

**Result/s:** Piedmont acquiring a wide variety of new small industrial establishments employing between 50 and 100 skilled workers. Piedmont should strive to accommodate approximately 10 to 20 new small industries by 2017.

**8. Work Activity/Project:** Connect Chief Ladiga Trail with the Silver Comet Trail in Georgia.

**Priority:** As a connection to the Silver Comet Trail, expanding through Georgia, the Chief Ladiga Trail will bring substantially more bicycle traffic through the city. The city should capitalize on this important linkage and promote Piedmont as a pleasant place for bicyclists to relax and further explore.

**Implementation Strategy:** Initiate historic downtown preservation. Apply for historic preservation grants awarded by the Alabama Historical Commission. Apply for transportation enhancement grants awarded by the Alabama Department of Transportation in order to improve and beautify the Chief Ladiga Trail in the section traversing through the downtown.

**Result/s:** A clean and aesthetically pleasing downtown enhances visual appeal, attracting small business and their potential customers traveling through the city. Connection of Chief Ladiga Trail to Silver Comet by the end of 2008. Conduct volunteer efforts, through grassroots organizations, to plant trees and greenery in downtown public open spaces.

The planning commission and/or city council, or a special committee, should review the comprehensive plan and identify any actions that need to be taken to implement the plan. Action items may require relatively little commitment of time and financial resources, such as updating certain provisions of the zoning ordinance or conducting seminars and round table discussions on topics important to Piedmont's future. The city then can prioritize projects requiring financial investment, make a list of prioritized projects and their associated tasks, and plug the estimated costs of those projects/tasks into a multi-year table. Such an activity will help the city insure that it does not over-commit its funds and addresses the most pressing needs first. The city reserves the right to review and to determine removing projects that have been completed, re-prioritizing projects if needed, shifting projects that have been delayed to later fiscal years, and adding projects to be undertaken in fiscal year 2012. This update should be performed each year to ensure that the city has a current report on project status and is able to address unforeseen events.

## **Plan Adoption and Amendment**

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

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

As this provision of Alabama law illustrates, the comprehensive plan is an important document. It serves as a legal support for local zoning authority, and it governs the expansion of public facilities and infrastructure in the community. Therefore, it is important to remember that the adoption of a comprehensive plan document is not the end of the planning process. It is merely the beginning of an ongoing dedicated planning effort. The local government must be committed to a plan monitoring, review, and implementation effort if the plan is to achieve its stated objectives. In addition, the plan should be reviewed and revised periodically in response to growth and changing conditions in the community. While Alabama law does not prescribe a revision schedule for local government comprehensive plans, communities should update the plan at least once every ten years to incorporate more recent data from the latest U.S. Census. New census data is needed to readjust growth and population projections used by the plan. More frequent updates should be conducted if the community experiences rapid growth or change, or if the community proposes to undertake a significant public investment to stimulate future growth or change.

# **APPENDICES**

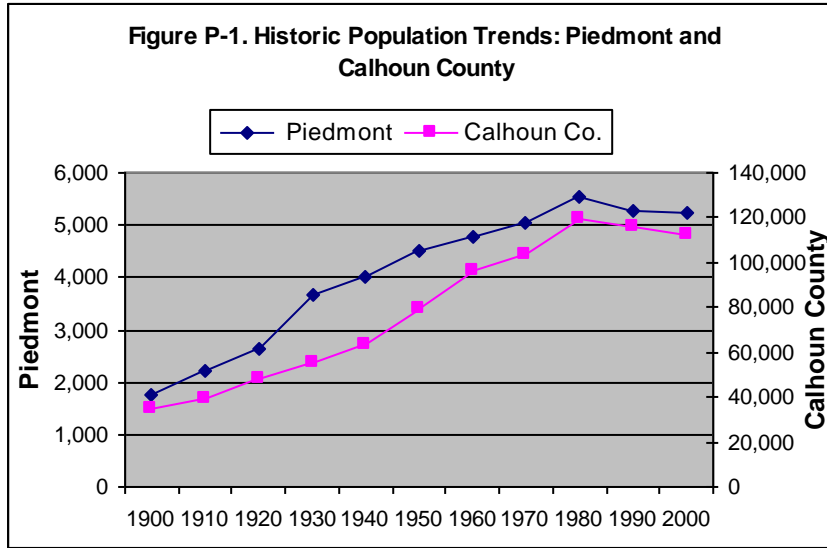


## **APPENDIX A: DETAILED POPULATION STATISTICS**





## Historic Population Trends



**Table P-1. Historic Population Trends: Piedmont, Calhoun County, Alabama**

Year	Piedmont	% Change	Calhoun Co.	% Change	Alabama	% Change
1900	1,745	N/A	34,874	N/A	1,828,697	
1910	2,226	27.6%	39,115	12.2%	2,138,093	16.9%
1920	2,645	18.8%	47,822	22.3%	2,348,174	9.8%
1930	3,668	38.7%	55,611	16.3%	2,646,248	12.7%
1940	4,019	9.6%	63,319	13.9%	2,832,961	7.1%
1950	4,498	11.9%	79,539	25.6%	3,061,743	8.1%
1960	4,794	6.6%	95,878	20.5%	3,266,740	6.7%
1970	5,063	5.6%	103,092	7.5%	3,444,165	5.4%
1980	5,544	9.5%	119,761	16.2%	3,893,888	13.1%
1990	5,288	-4.6%	116,034	-3.1%	4,040,587	3.8%
2000	5,251	-0.7%	112,249	-3.3%	4,447,100	10.1%

Source: Population and Economic Study, Calhoun County, Alabama. EARPDC

## Place of Birth

Table P-2. Place of Birth: City of Piedmont, 1990 to 2000					Change 1990-2000	
Born in	1990	% of Total	2000	% of Total	#Change	%Change
State of Residence	4,533	85.8%	4,291	81.7%	-242	-5.3%
Another State	740	14.0%	922	17.6%	182	24.6%
A Northeastern State	51	6.9%	62	6.7%	11	21.6%
A Midwestern State	73	9.9%	116	12.6%	43	58.9%
A Southern State	556	75.1%	690	74.8%	134	24.1%
A Western State	60	8.1%	54	5.9%	-6	-10.0%
Born outside U.S.	13	0.2%	15	0.3%	2	15.4%
Puerto Rico	6	0.1%	0	0.0%	-6	-100.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Abroad of U.S. Parents	7	0.1%	15	0.3%	8	114.3%
Foreign-born	0	0.0%	23	0.4%	23	23.0%
Total	5,286		5,251		-35	-0.7%

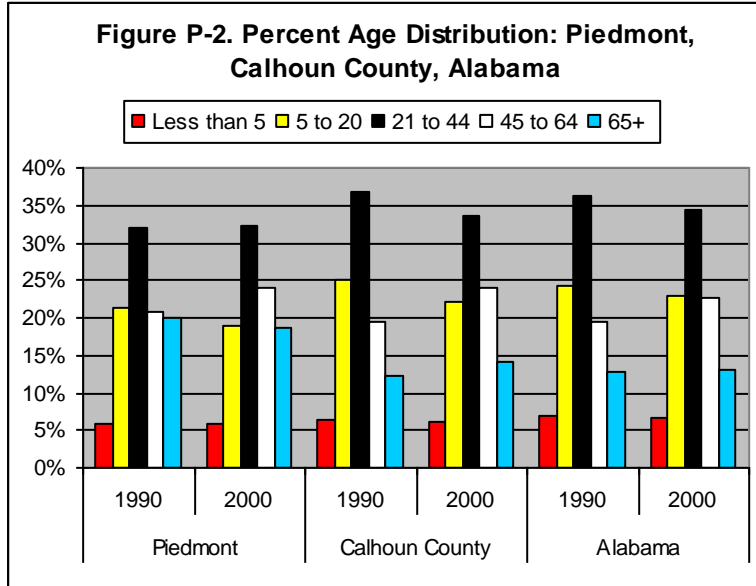
Source: U.S. Census of Population, 1990 and 2000 STF 3

## Place of Residence

Table P-3. Place of Residence: Piedmont					Change 1990-2000	
Resided in	1985	% of Total	1995	% of Total	#Change	%Change
Same House in...	3,296	66.3%	2,883	58.7%	-413	-12.5%
Different House in....	1,677	33.7%	2,030	41.3%	353	21.0%
Same County	1,234	73.6%	1,562	76.9%	328	26.6%
Same State	304	18.1%	256	12.6%	-48	-15.8%
Other State...	127	7.6%	199	9.8%	72	56.7%
Northeastern State	0	0.0%	26	13.1%	26	0.0%
Midwestern State	7	5.5%	0	0.0%	-7	-100.0%
Southern State	113	89.0%	160	80.4%	47	41.6%
Western State	7	5.5%	13	6.5%	6	85.7%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
Foreign Country	12	0.7%	13	0.6%	1	8.3%
Total	4,973		4,913		-60	-1.2%

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

## Age Distribution

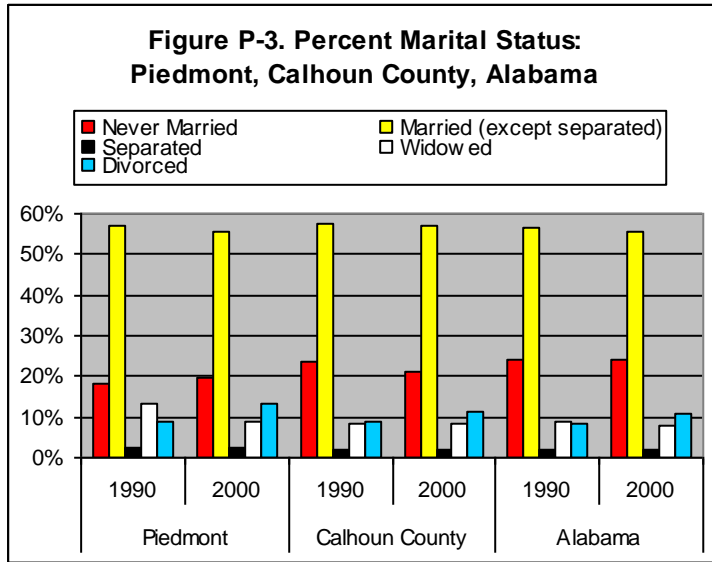


**Table P-4. Age Distribution: Piedmont, Calhoun County, Alabama**

Age Group	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
<b>Less than 5</b>	312	305	-2.2%	7,379	6,926	-6.1%	280,785	294,822	4.5%
% of Total	5.9%	6.0%		6.4%	6.2%		6.9%	6.6%	
<b>5 to 20</b>	1,130	975	-13.7%	29,117	24,787	-14.9%	981,123	1,024,554	-2.1%
% of Total	21.4%	19.0%		25.1%	22.1%		24.3%	23.0%	
<b>21 to 44</b>	1,700	1,650	-2.9%	42,697	37,657	-11.8%	1,470,475	1,535,034	8.5%
% of Total	32.1%	32.2%		36.8%	33.5%		36.4%	34.5%	
<b>45 to 64</b>	1,092	1,225	12.2%	22,464	27,007	20.2%	785,598	1,012,662	29.7%
% of Total	20.7%	23.9%		19.4%	24.1%		19.4%	22.8%	
<b>65+</b>	1,054	965	-8.4%	14,377	15,872	10.4%	522,606	580,028	10.9%
% of Total	19.9%	18.8%		12.4%	14.1%		12.9%	13.0%	
<b>Total</b>	5,288	5,120	-3.2%	116,034	112,249	-3.3%	4,040,587	4,447,100	10.1%
<b>Median Age</b>	38.8	40.2	3.6%	33.5	37.2	11.0%	33	35.8	8.5%

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

## Marital Status



**Table P-5. Marital Status (Age 15 and Older): Piedmont, Calhoun County, Alabama**

Marital Status	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Never Married	791	863	9.1%	21,724	19,657	-9.5%	754,868	839,185	11.2%
% of Total	18.4%	19.8%		23.5%	21.3%		23.9%	23.9%	
Married (except separated)	2,453	2,430	-0.9%	52,889	52,798	-0.2%	1,791,644	1,953,261	9.0%
% of Total	57.1%	55.7%		57.3%	57.2%		56.6%	55.6%	
Separated	99	111	12.1%	1,798	1,883	4.7%	68,002	75,988	11.7%
% of Total	2.3%	2.5%		1.9%	2.0%		2.1%	2.2%	
Widowed	571	383	-32.9%	7,709	7,626	-1.1%	276,267	274,547	-0.6%
% of Total	13.3%	8.8%		8.4%	8.3%		8.7%	7.8%	
Divorced	381	572	50.1%	8,128	10,354	27.4%	273,511	371,218	35.7%
% of Total	8.9%	13.1%		8.8%	11.2%		8.6%	10.6%	
Total	4,295	4,359	1.5%	92,248	92,318	0.1%	3,164,292	3,514,199	11.1%

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

## Race Distribution

Table P-6. Race Distribution: Piedmont, Calhoun County, Alabama									
Racial Characteristics	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
White	4,763	4,545	-4.6%	92,873	88,537	-4.7%	2,975,797	3,162,808	6.3%
% of Total	90.1%	89.9%		80.0%	78.9%		73.6%	71.1%	
Black	507	480	-5.3%	21,578	20,810	-3.6%	1,020,705	1,155,930	13.2%
% of Total	9.6%	9.5%		18.6%	18.5%		25.3%	26.0%	
Other	18	32	77.8%	1,583	2,902	83.3%	44,085	128,362	191.2%
% of Total	0.3%	0.6%		1.4%	2.6%		1.1%	2.9%	
Total	5,288	5,057	-4.4%	116,034	112,249	-3.3%	4,040,587	4,447,100	10.1%

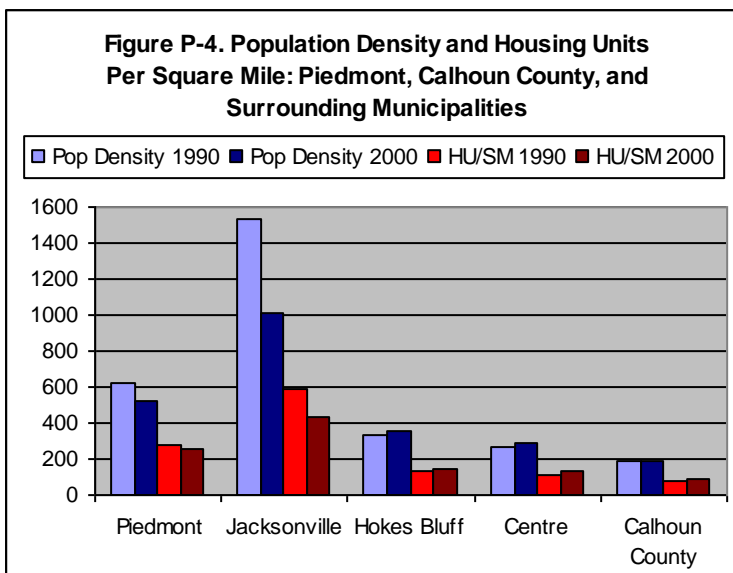
Source: U.S. Census of Population, 1990 and 2000 STF 3

## Gender Distribution

Table P-7. Gender Distribution: Piedmont, Calhoun County, Alabama									
Geographic Area	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Male	2,434	2,447	0.5%	56,189	53,485	-4.8%	1,935,936	2,144,463	10.8%
% of Total	46.0%	46.6%		48.4%	47.6%		47.9%	48.2%	
Female	2,852	2,804	-1.7%	59,845	58,764	-1.8%	2,104,651	2,302,637	9.4%
% of Total	54.0%	53.4%		51.6%	52.4%		52.1%	51.8%	
Total	5,286	5,251	-0.7%	116,034	112,249	-3.3%	4,040,587	4,447,100	10.1%

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

## Population Density



<b>Table P-8. Population Density and Area: Piedmont and Vicinity</b>					
Geographic Area	Total Area	Total Land Area	Pop. Per sq. mile	Housing Units Per sq. mile	Total Population
<b>Piedmont</b> 1990	8.5	8.5	622.1	281.4	5,288
2000	9.8	9.8	522.4	255.9	5,120
%Change	15.3%	15.3%	-16.0%	-9.1%	-3.2%
<b>Jacksonville</b> 1990	6.7	6.7	1,534.8	585.1	10,283
2000	8.3	8.3	1,012.5	437.0	8,404
%Change	23.9%	23.9%	-34.0%	-25.3%	-18.3%
<b>Hokes Bluff</b> 1990	11.5	11.3	330.9	129.2	3,739
2000	11.8	11.6	357.7	148.1	4,149
%Change	2.6%	2.7%	8.1%	14.6%	11.0%
<b>Centre</b> 1990	10.9	10.8	267.9	116.1	2,893
2000	11.1	11.0	292.4	138.1	3,216
%Change	1.8%	1.9%	9.1%	18.9%	11.2%
<b>Calhoun County</b> 1990	612.3	608.5	190.7	76.8	116,034
2000	612.3	608.5	184.5	84.3	112,249
%Change	0.0%	0.0%	-3.3%	9.8%	-3.3%

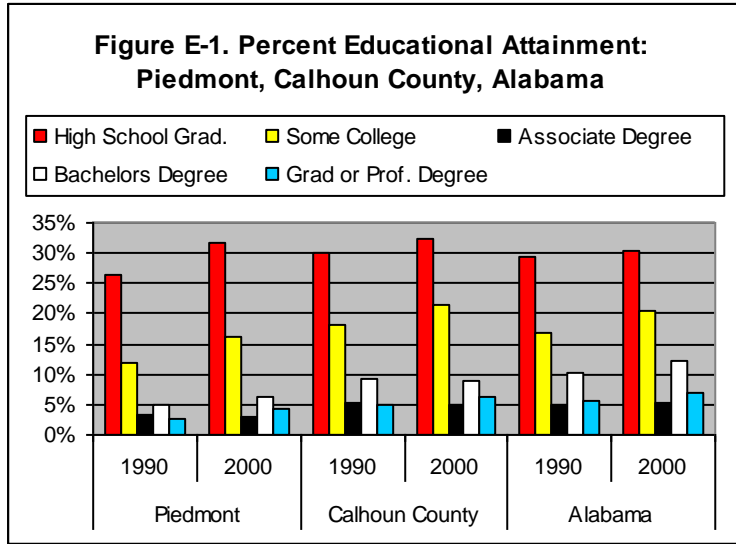
Source: EARPDC database, 2005

## **APPENDIX B: DETAILED ECONOMIC STATISTICS**





## Educational Attainment

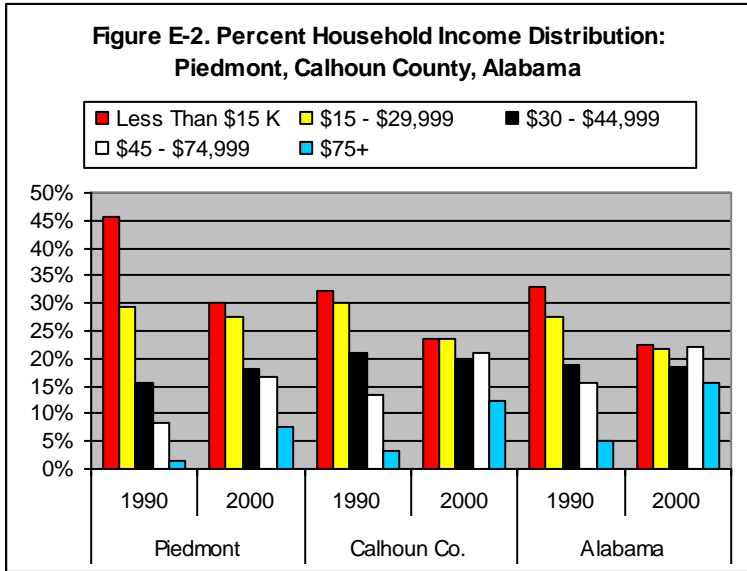


**Table E-1. Educational Attainment: Piedmont, Calhoun County, Alabama**

Educational Level	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than 9th Grade	804	476	-40.8%	9,386	6,158	-34.4%	348,848	240,333	-31.1%
% of Total Pop. 25 Years +	22.3%	13.3%		13.0%	8.3%		13.7%	8.3%	
9th to 12 Grade, No Diploma	1,015	908	-10.5%	14,247	13,160	-7.6%	494,790	473,748	-4.3%
% of Total Pop. 25 Years +	28.2%	25.3%		19.7%	17.8%		19.4%	16.4%	
High School Graduate	947	1,134	19.7%	21,711	23,856	9.9%	749,591	877,216	17.0%
% of Total Pop. 25 Years +	26.3%	31.6%		30.0%	32.2%		29.4%	30.4%	
Some College, No Degree	433	584	34.9%	13,097	15,811	20.7%	427,062	591,055	38.4%
% of Total Pop. 25 Years +	12.0%	16.3%		18.1%	21.4%		16.8%	20.5%	
Associate Degree	123	113	-8.1%	3,738	3,765	0.7%	126,450	155,440	22.9%
% of Total Pop. 25 Years +	3.4%	3.1%		5.2%	5.1%		5.0%	5.4%	
Bachelors Degree	178	223	25.3%	6,584	6,612	0.4%	258,231	351,772	36.2%
% of Total Pop. 25 Years +	4.9%	6.2%		9.1%	8.9%		10.1%	12.2%	
Graduate or Professional	99	151	52.5%	3,682	4,653	26.4%	140,997	197,836	40.3%
% of Total Pop. 25 Years +	2.8%	4.2%		5.1%	6.3%		5.5%	6.9%	
Persons 25 Years and Over	3,599	3,589	-0.3%	72,445	74,015	2.2%	2,545,969	2,887,400	13.4%
% of Total Population	68.1%	70.1%		62.4%	65.9%		63.0%	64.9%	

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

# Household Income

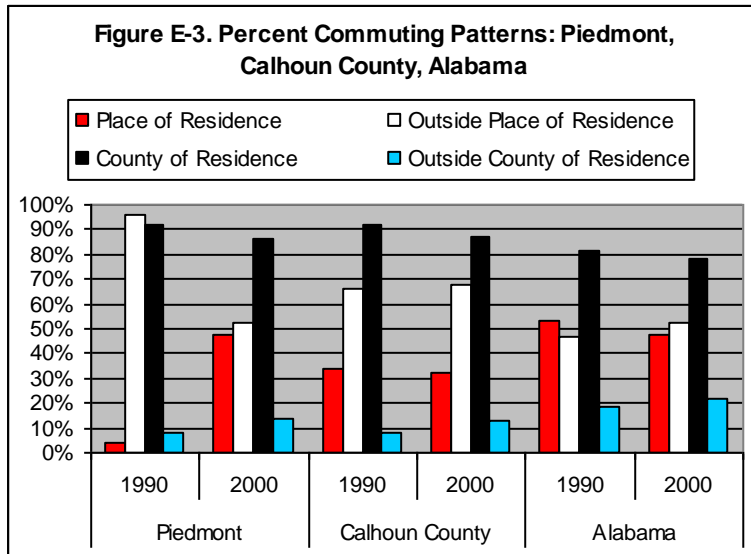


**Table E-2. Household Income Distribution: Piedmont, Calhoun County, Alabama**

Income Level	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less Than \$15 K	1,005	665	-33.8%	13,727	10,773	-21.5%	498,957	391,406	-21.6%
% of Total	45.6%	30.0%		32.1%	23.7%		33.1%	22.5%	
\$15 - \$29,999	643	609	-5.3%	12,900	10,662	-17.3%	412,393	378,264	-8.3%
% of Total	29.2%	27.5%		30.1%	23.5%		27.4%	21.8%	
\$30 - \$44,999	347	400	15.3%	9,018	8,872	-1.6%	284,506	318,861	12.1%
% of Total	15.7%	18.1%		21.1%	19.6%		18.9%	18.4%	
\$45 - \$74,999	181	373	106.1%	5,777	9,530	65.0%	231,304	381,959	65.1%
% of Total	8.2%	16.8%		13.5%	21.0%		15.4%	22.0%	
\$75+	28	168	500.0%	1,384	5,543	300.5%	78,849	266,895	238.5%
% of Total	1.3%	7.6%		3.2%	12.2%		5.2%	15.4%	
Total Households	2,204	2,215	0.5%	42,806	45,380	6.0%	1,506,009	1,737,385	15.4%
Median Income	\$16,402	\$24,893	51.8%	\$23,802	\$31,768	33.5%	\$23,597	\$34,135	44.7%

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

## Commuting Patterns

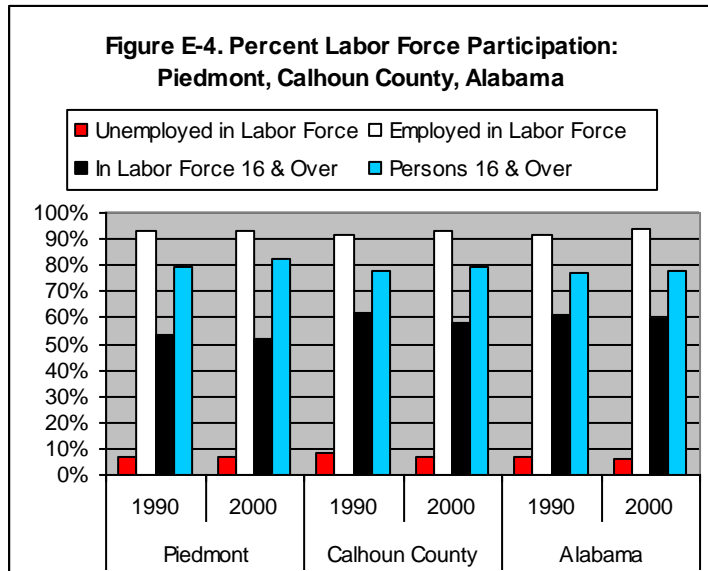


**Table E-3. Commuting Patterns: Piedmont, Calhoun County, Alabama**

Geographic Area	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Place of Residence	79	948	1100.0%	11,087	10,055	-9.3%	596,516	569,905	-4.5%
% of Total	3.8%	47.5%		34.1%	32.6%		53.2%	47.8%	
Outside Place of Residence	1,990	1,046	-47.4%	21,451	20,780	-3.1%	525,480	621,853	18.3%
% of Total	96.2%	52.5%		65.9%	67.4%		46.8%	52.2%	
Total Place	2,069	1,994	-3.6%	32,538	30,835	-5.2%	1,121,996	1,191,758	6.2%
County of Residence	1,803	1,558	-13.6%	45,694	39,856	-12.8%	1,363,133	1,421,356	4.3%
% of Total	92.2%	86.4%		92.2%	86.7%		81.5%	78.0%	
Outside County of Residence	152	245	61.2%	3,864	6,135	58.8%	310,438	400,437	29.0%
% of Total	7.8%	13.6%		7.8%	13.3%		18.5%	22.0%	
Total County	1,955	1,803	-7.8%	49,558	45,991	-7.2%	1,673,571	1,821,793	8.9%

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

## Labor Force Participation and Unemployment

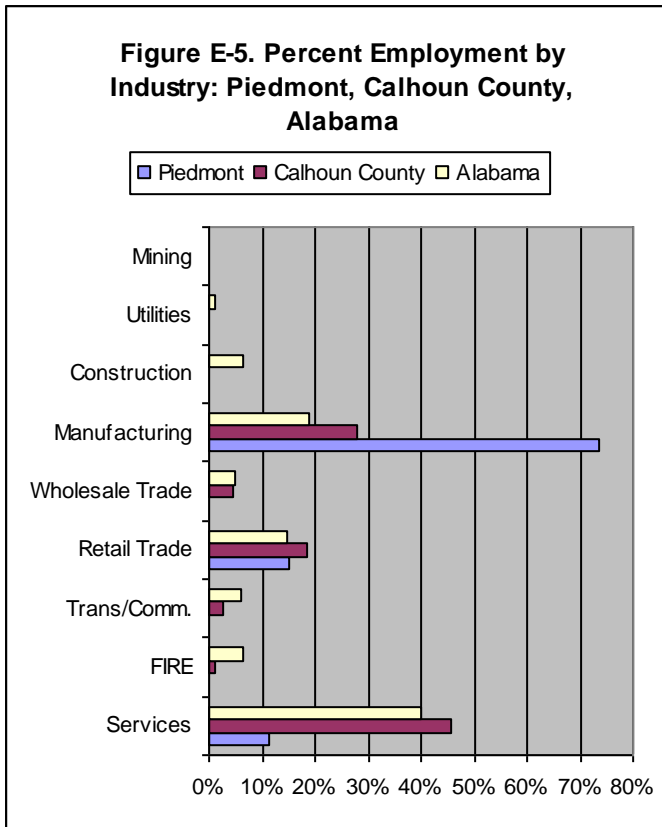


**Table E-4. Labor Force Participation: Piedmont, Calhoun County, Alabama**

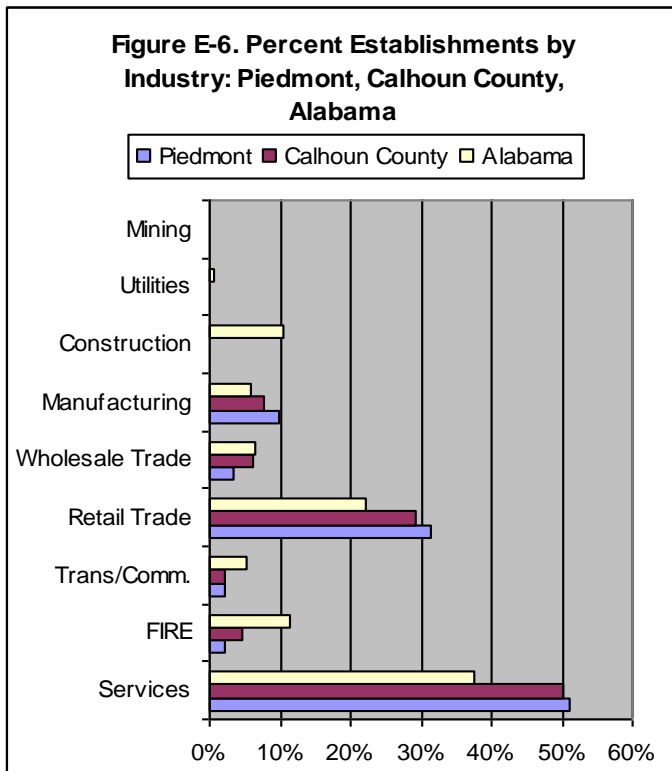
Labor Classification	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Total Persons 16+	4,205	4,204	-0.2%	90,240	88,878	-1.5%	3,103,529	3,450,542	11.2%
In Labor Force	2,264	2,173	-4.0%	55,865	51,402	-8.0%	1,895,361	2,061,169	8.7%
% in Labor Force	53.8%	51.7%	-2.2%	61.9%	57.8%	-4.1%	61.1%	59.7%	-2.3%
Armed Forces	0	0	0.0%	4,616	172	-171.0%	24,980	14,069	-43.7%
% in Armed Forces	0.0%	0.0%	0.0%	8.3%	0.3%	-7.9%	0.9%	0.7%	-22.2%
Civilian Labor Force	2,264	2,173	-4.0%	51,249	51,230	-0.3%	1,870,381	2,047,100	9.4%
Employed	2,104	2,022	-3.9%	46,899	47,856	2.0%	1,741,794	1,920,189	10.2%
Unemployed	160	151	-5.6%	4,350	3,374	-22.4%	128,587	126,911	-1.3%
% Unemployed	7.1%	6.9%	-1.7%	8.5%	6.6%	-22.2%	6.8%	6.2%	-8.6%
Not in Labor Force	1,941	2,031	4.6%	34,375	37,476	9.0%	1,208,168	1,389,373	15.0%

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

## Employment by Industrial Sector



## Establishments by Industrial Sector

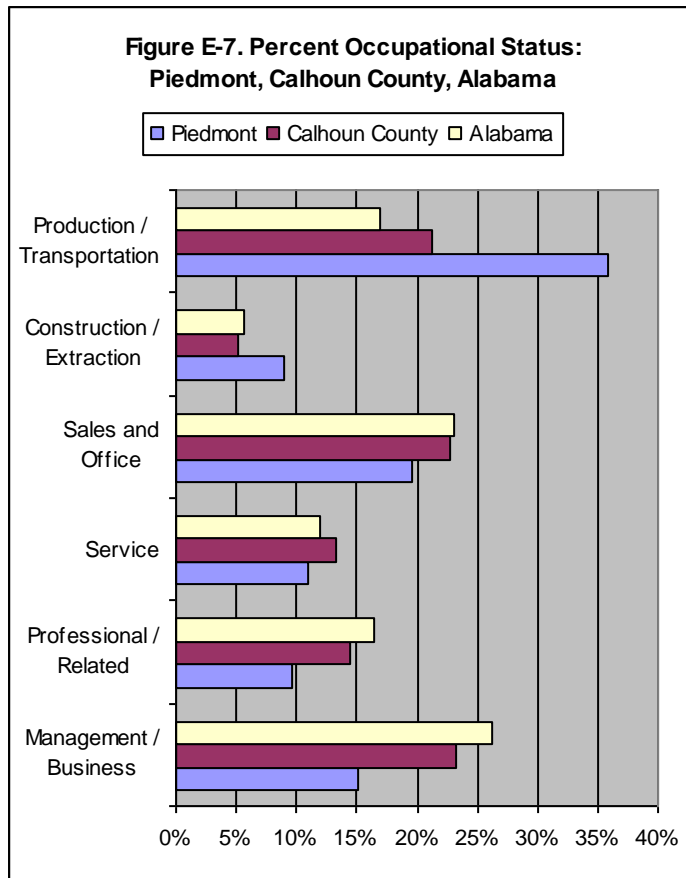


**Table E-5. Establishment and Employment by Industry: Piedmont, Calhoun County, Alabama, 2002**

Industry	Piedmont		Calhoun County		Alabama	
	Est.	Emp.	Est.	Emp.	Est.	Emp.
Mining	X	X	X	X	282	7,508
% of Total	0.0%	0.0%	0.0%	0.0%	0.3%	0.5%
Utilities	X	X	X	X	503	16,014
% of Total	0.0%	0.0%	0.0%	0.0%	0.6%	1.1%
Construction	X	X	X	X	9,345	98,555
% of Total	0.0%	0.0%	0.0%	0.0%	10.6%	6.6%
Manufacturing	9	905	150	9,368	5,119	284,127
% of Total	9.8%	73.5%	7.7%	27.8%	5.8%	19.0%
Wholesale Trade	3	X	121	1,492	5,747	74,915
% of Total	3.3%	0.0%	6.2%	4.4%	6.5%	5.0%
Retail Trade	29	187	570	6,223	19,608	222,416
% of Total	31.5%	15.2%	29.3%	18.4%	22.1%	14.9%
Trans/Comm.	2	X	38	932	4,731	91,960
% of Total	2.2%	0.0%	2.0%	2.8%	5.3%	6.2%
FIRE	2	X	87	370	9,971	95,551
% of Total	2.2%	0.0%	4.5%	1.1%	11.3%	6.4%
Services	47	139	979	15,355	33,257	600,844
% of Total	51.1%	11.3%	50.3%	45.5%	37.6%	40.3%
Totals	92	1,231	1,945	33,740	88,563	1,491,890

Source: U.S. Economic Census, 2002

## Occupational Status



**Table E-6. Occupational Status: Piedmont, Calhoun County, Alabama, 2000**

Occupation	Piedmont	% of Total	Calhoun County	% of Total	Alabama	% of Total
Management / Business	324	15.1%	12,191	23.2%	566,325	26.2%
Professional / Related	205	9.6%	7,605	14.5%	354,456	16.4%
Service	233	10.9%	6,986	13.3%	259,106	12.0%
Sales and Office	420	19.6%	11,981	22.8%	497,262	23.0%
Construction / Extraction	190	8.9%	2,656	5.1%	122,667	5.7%
Production / Transportation	770	35.9%	11,125	21.2%	365,441	16.9%
Total	2,142		52,544		2,165,257	

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



## Poverty Status

Poverty Status by Age	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
5 and under	118	157	33.1%	2,047	2,158	5.4%	87,462	82,914	-5.2%
% of Total	11.3%	13.1%		11.8%	12.2%		12.1%	11.9%	
6 to 17	210	265	26.2%	3,464	3,818	10.2%	166,174	154,967	-6.7%
% of Total	20.1%	22.2%		19.9%	21.6%		23.0%	22.2%	
18 to 64	426	646	51.6%	8,805	9,756	10.8%	350,179	373,940	6.8%
% of Total	40.7%	54.1%		50.6%	55.1%		48.4%	53.6%	
65 and above	292	127	-56.5%	3,069	1,963	-36.0%	119,799	86,276	-28.0%
% of Total	27.9%	10.6%		17.7%	11.1%		16.6%	12.4%	
Total	1,046	1,195	14.2%	17,385	17,695	1.8%	723,614	698,097	-3.5%
% Below Poverty Level	19.8%	22.8%	3.0%	15.0%	15.8%	0.8%	18.3%	16.1%	-2.2%

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

## Public Assistance Income

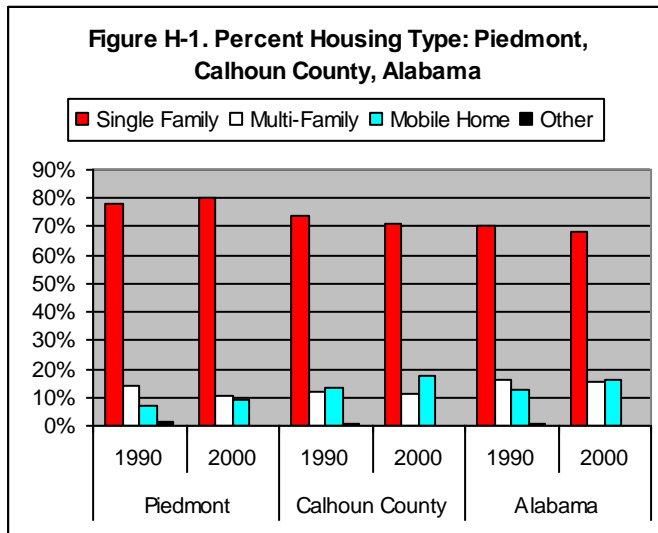
Status	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Public Assistance Income	246	54	-78.0%	3,173	1,041	-67.2%	130,616	38,964	-70.2%
% of Total	11.2%	2.4%		7.4%	2.3%		8.7%	2.2%	
No Public Assistance Income	1,958	2,215	13.1%	39,633	44,339	11.9%	1,375,393	1,698,421	23.5%
% of Total	88.8%	97.6%		92.6%	97.7%		91.3%	97.8%	
Totals	2,204	2,269	2.9%	42,806	35,380	-17.3%	1,506,009	1,737,385	15.4%
% Below Poverty Level	19.8%	22.8%	3.0%	15.0%	15.8%	0.8%	18.3%	16.1%	-2.2%

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

## **APPENDIX C: DETAILED HOUSING STATISTICS**



## Units by Type

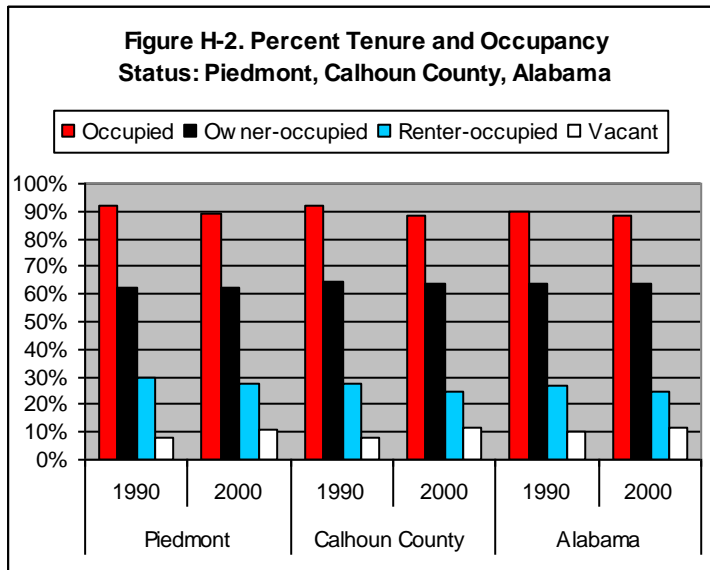


**Table H-1. Housing Types: Piedmont, Calhoun County, Alabama**

Housing Types	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Single-family	1,860	2,003	7.7%	34,361	36,382	5.9%	1,171,201	1,338,832	14.3%
% of Total	77.8%	80.3%		73.5%	70.9%		70.1%	68.2%	
Multi-family	342	267	-21.9%	5,728	5,913	3.2%	266,351	300,569	12.8%
% of Total	14.3%	10.7%		12.3%	11.5%		15.9%	15.3%	
Mobile home	161	224	39.1%	6,333	8,978	41.8%	217,784	319,212	46.6%
% of Total	6.7%	9.0%		13.5%	17.5%		13.0%	16.3%	
Other	28	0	-100.0%	331	49	-85.2%	15,043	5,098	-66.1%
% of Total	1.2%	0.0%		0.7%	0.1%		0.9%	0.3%	
<b>Total Units</b>	<b>2,391</b>	<b>2,494</b>	<b>4.3%</b>	<b>46,753</b>	<b>51,322</b>	<b>9.8%</b>	<b>1,670,379</b>	<b>1,963,711</b>	<b>17.6%</b>

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

## Tenure and Occupancy Status

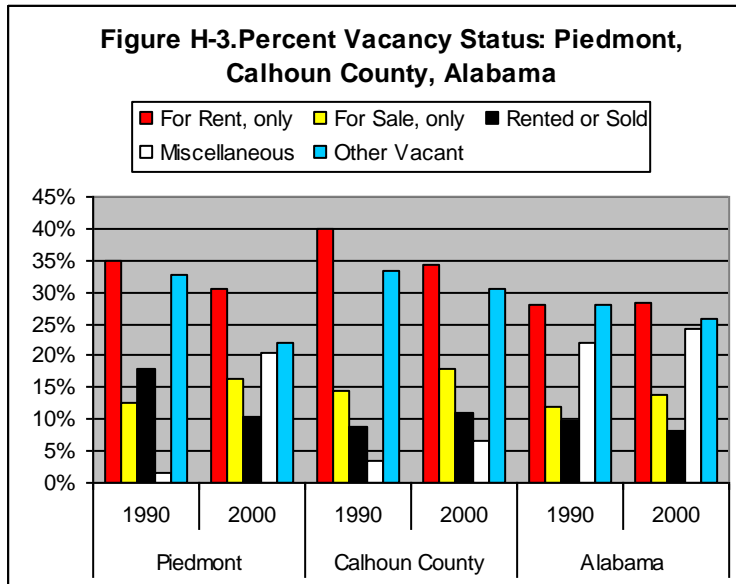


**Table H-2. Tenure and Occupancy: Piedmont, Calhoun County, Alabama**

Tenure & Occupancy	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Occupied	2,202	2,221	0.9%	42,983	45,307	5.4%	1,506,790	1,737,080	15.3%
% of Total	92.1%	89.2%		91.9%	88.3%		90.2%	88.5%	
Owner-occupied	1,484	1,543	4.0%	30,224	32,845	8.7%	1,062,148	1,258,686	18.5%
% of Total	62.1%	62.0%		64.6%	64.0%		63.6%	64.1%	
Renter-occupied	718	678	-5.6%	12,759	12,462	-2.3%	444,642	478,394	7.6%
% of Total	30.0%	27.2%		27.3%	24.3%		26.6%	24.4%	
Vacant	189	268	41.8%	3,770	6,015	59.5%	163,589	226,631	38.5%
% of Total	7.9%	10.8%		8.1%	11.7%		9.8%	11.5%	
Total Units	2,391	2,494	4.3%	46,753	51,322	9.8%	1,670,379	1,963,711	17.6%

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

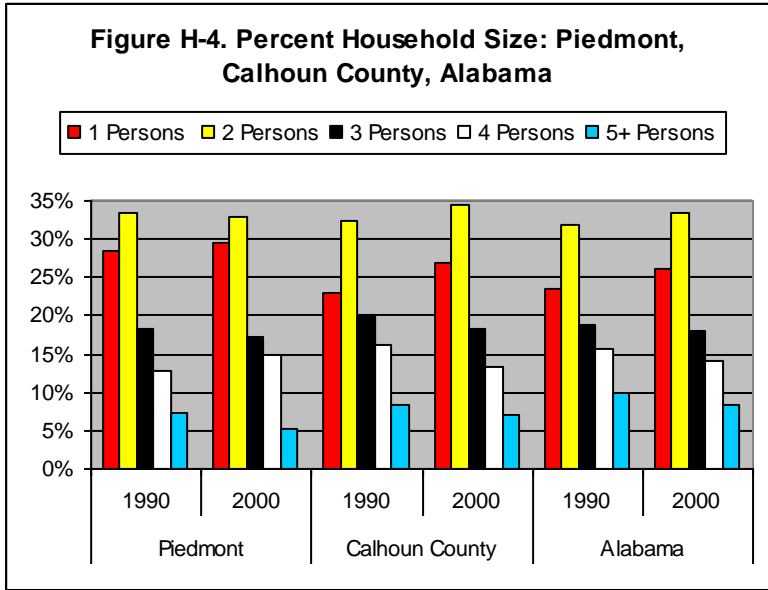
## Vacancy Status



<b>Table H-3. Housing Vacancy Status: Piedmont, Calhoun County, Alabama</b>									
Vacancy Status	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
For Rent, only	66	82	24.2%	1,510	2,062	36.6%	45,871	64,037	39.6%
% of Total	34.9%	30.6%		40.1%	34.3%		28.0%	28.3%	
For Sale, only	24	44	83.3%	547	1,068	95.2%	19,845	31,121	56.8%
% of Total	12.7%	16.4%		14.5%	17.8%		12.1%	13.7%	
Rented or Sold	34	28	-17.6%	329	667	102.7%	16,058	18,507	15.3%
% of Total	18.0%	10.4%		8.7%	11.1%		9.8%	8.2%	
Miscellaneous	3	55	1733.3%	133	389	192.5%	35,904	54,593	52.1%
% of Total	1.6%	20.5%		3.5%	6.5%		21.9%	24.1%	
Other Vacant	62	59	-4.8%	1,251	1,829	46.2%	45,911	58,373	27.1%
% of Total	32.8%	22.0%		33.2%	30.4%		28.1%	25.8%	
<b>Total Vacant Units</b>	<b>189</b>	<b>268</b>	<b>41.8%</b>	<b>3,770</b>	<b>6,015</b>	<b>59.5%</b>	<b>163,589</b>	<b>226,631</b>	<b>38.5%</b>

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

# Household Size

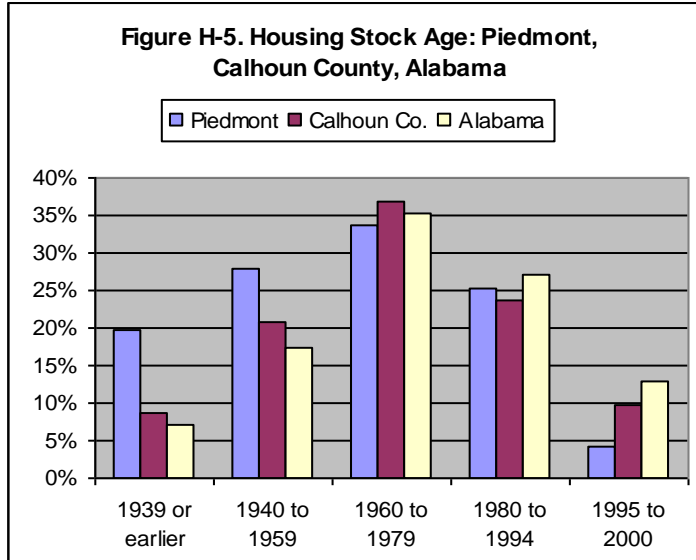


**Table H-4. Household Size: Piedmont, Calhoun County, Alabama**

Household Size	Piedmont			Calhoun County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
1 Persons	627	660	5.3%	9,873	12,194	23.5%	354,918	453,927	27.9%
% of Total	28.4%	29.6%		23.1%	26.9%		23.6%	26.1%	
2 Persons	736	731	-0.7%	13,891	15,626	12.5%	478,471	579,355	21.1%
% of Total	33.4%	32.8%		32.5%	34.5%		31.8%	33.4%	
3 Persons	403	383	-5.0%	8,508	8,282	-2.7%	284,277	315,083	10.8%
% of Total	18.3%	17.2%		19.9%	18.3%		18.9%	18.1%	
4 Persons	280	334	19.3%	6,946	6,040	-13.0%	237,174	245,005	3.3%
% of Total	12.7%	15.0%		16.2%	13.3%		15.7%	14.1%	
5 Persons or more	158	118	-25.3%	3,588	3,165	-11.8%	151,169	143,710	-4.9%
% of Total	7.2%	5.3%		8.4%	7.0%		10.0%	8.3%	
Total Persons	2,204	2,226	1.0%	42,806	45,307	5.8%	1,506,009	1,737,080	15.3%

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

## Housing Stock Age



**Table H-5. Housing Stock Age: Piedmont, Calhoun County, Alabama**

Time Period	Piedmont		Calhoun County		Alabama	
	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	493	NA	4,496	NA	139,227	NA
% of Total	19.8%		8.8%		7.1%	
1940 to 1959	695	41.0%	10,719	138.4%	341,735	145.5%
% of Total	27.9%		20.9%		17.4%	
1960 to 1979	840	20.9%	18,896	76.3%	692,480	102.6%
% of Total	33.7%		36.8%		35.3%	
1980 to 1994	361	-57.0%	12,235	-35.3%	534,533	-22.8%
% of Total	14.5%		23.8%		27.2%	
1995 to 2000	105	-70.9%	4,976	-59.3%	255,736	-52.2%
% of Total	4.2%		9.7%		13.0%	
<b>Total Units</b>	2,494		51,322		1,963,711	

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

## Physical Conditions

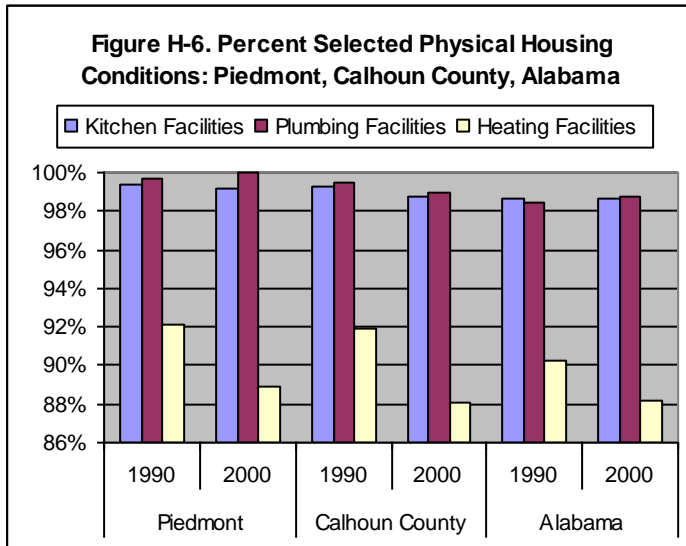
**Table H-6. Physical Housing Conditions: Piedmont, 2006**

Housing Conditions	Single Family		Multi-Family		Manufactured	
	Number	Percent	Number	Percent	Number	Percent
Sound Condition	922	47.0%	87	89.7%	25	14.3%
Deteriorating	1,019	51.9%	10	10.3%	147	84.0%
Dilapidated	22	1.1%	0	0.0%	3	1.7%
<b>Total</b>	1,963		97		175	

Source: EARPDC Housing Inventory Study, 2006



## Selected Physical Conditions

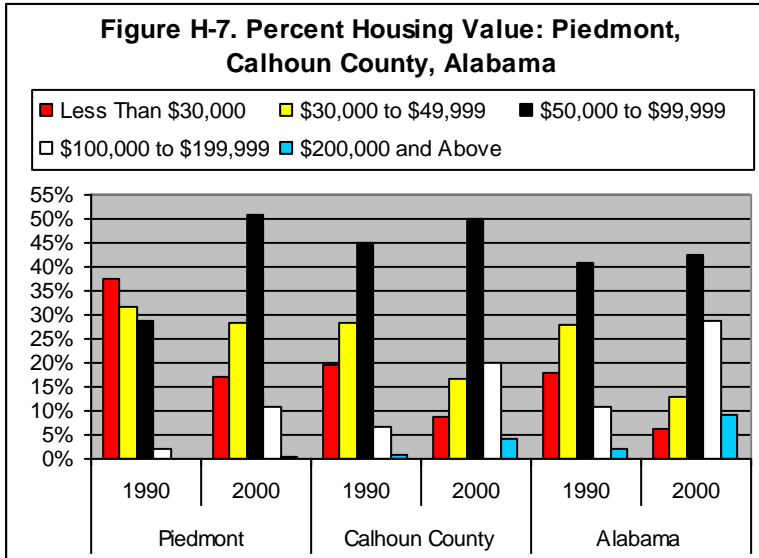


**Table H-7. Selected Physical Housing Conditions: Piedmont, Calhoun County, Alabama, 2000**

Housing Conditions	Piedmont		Calhoun County		Alabama	
	# units	%of Total	# units	%of Total	# units	%of Total
Lacking Complete Plumbing	0	0.0%	495	1.0%	24,367	1.2%
Lacking Complete Kitchen Facilities	19	0.8%	637	1.2%	26,450	1.3%
Lacking Telephone Service	110	4.4%	1,555	3.0%	73,557	3.7%
Units with 4 Selected Conditions	0	0.0%	0	0.0%	128	0.01%
Units with no Selected Conditions	1,743	69.9%	34,642	67.5%	1,295,332	66.0%
<b>Total Units</b>	<b>2,494</b>		<b>51,322</b>		<b>1,963,711</b>	

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

# Housing Value



**Table H-8. Housing Value of Owner-occupied Units: Piedmont, Calhoun County, Alabama**

Housing Value	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than \$30,000	473	209	-55.8%	4,466	2,151	-51.8%	138,101	57,528	-58.3%
% of Total	37.4%	16.9%		19.7%	8.8%		18.1%	6.3%	
\$30,000 to \$49,999	402	350	-12.9%	6,426	4,082	-36.5%	214,835	118,659	-44.8%
% of Total	31.8%	28.3%		28.3%	16.7%		28.1%	12.9%	
\$50,000 to \$99,999	366	630	72.1%	10,216	12,264	20.0%	313,210	392,400	25.3%
% of Total	28.9%	50.9%		45.0%	50.2%		41.0%	42.7%	
\$100,000 to \$199,999	25	133	432.0%	1,468	4,880	232.4%	82,341	264,879	221.7%
% of Total	2.0%	10.7%		6.5%	20.0%		10.8%	28.8%	
\$200,000 and above	0	6	660.0%	148	1,032	597.3%	16,239	85,104	424.1%
% of Total	0.0%	0.5%		0.7%	4.2%		2.1%	9.3%	
Total Units	1,266	1,238	-2.2%	22,724	24,409	7.4%	764,726	918,570	20.1%
Median Value	\$36,800	\$56,800	54.3%	\$51,300	\$71,600	39.6%	\$53,200	\$85,100	58.5%

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

## Housing Affordability

Housing Agreement	Piedmont		Calhoun County		Alabama	
	1990	2000	1990	2000	1990	2000
Median Contract Rent	\$136	\$207	\$218	\$307	\$229	\$339
Median Gross Rent	\$236	\$308	\$310	\$413	\$325	\$447
Median Value Owner-Occupied Housing	\$36,800	\$56,800	\$51,300	\$71,600	\$53,200	\$85,100
Housing Value % of Units > \$100,000	2.0%	11.2%	7.1%	24.2%	12.9%	38.1%
Total Housing Units	2,392	2,494	46,753	51,322	1,670,379	1,963,711

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

## Affordability of Owner-occupied Housing

Percent of Income	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	719	863	20.0%	14,328	15,778	10.1%	482,702	556,093	15.2%
% of Total	56.8%	65.0%		63.1%	64.6%		63.1%	60.5%	
20 to 24%	169	137	-18.9%	2,906	2,715	-6.6%	93,693	110,978	18.4%
% of Total	13.3%	10.3%		12.8%	11.1%		12.3%	12.1%	
25 to 29%	108	105	-2.8%	1,674	1,706	1.9%	56,044	67,849	21.1%
% of Total	8.5%	7.9%		7.4%	7.0%		7.3%	7.4%	
30 to 34%	38	65	71.1%	920	1,009	9.7%	33,671	42,840	27.2%
% of Total	3.0%	4.9%		4.0%	4.1%		4.4%	4.7%	
35% or more	213	158	-25.8%	2,712	2,854	5.2%	91,195	127,930	40.3%
% of Total	16.8%	11.9%		11.9%	11.7%		11.9%	13.9%	
Not computed	19	0	-100.0%	184	347	88.6%	7,421	12,880	73.6%
Total	1,266	1,328	4.9%	22,724	24,409	7.4%	764,726	918,570	20.1%

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

## Affordability of Renter-occupied Housing

<b>Table H-11. Gross Rent As A Percentage of Household Income: Piedmont, Calhoun County, Alabama</b>									
Percent of Income	Piedmont			Calhoun County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	244	228	-6.6%	4,195	4,002	-4.6%	139,708	153,017	9.5%
% of Total	34.0%	33.3%		33.8%	32.5%		32.6%	32.6%	
20 to 24%	89	76	-14.6%	1,677	1,411	-15.9%	52,569	51,356	-2.3%
% of Total	12.4%	11.1%		13.5%	11.4%		12.3%	10.9%	
25 to 29%	70	61	-12.9%	1,262	988	-21.7%	42,333	41,425	-2.1%
% of Total	9.7%	8.9%		10.2%	8.0%		9.9%	8.8%	
30 to 34%	49	5	-89.8%	844	770	-8.8%	28,501	29,476	3.4%
% of Total	6.8%	0.7%		6.8%	6.2%		6.7%	6.3%	
35% or more	165	189	14.5%	2,934	3,422	16.6%	117,289	128,349	9.4%
% of Total	23.0%	27.6%		23.6%	27.8%		27.4%	27.4%	
Not computed	101	126	24.8%	1,516	1,733	14.3%	47,624	65,506	37.5%
Total	718	685	-4.6%	12,428	12,326	-0.8%	428,024	469,129	9.6%

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



**APPENDIX D: DETAILED COMMUNITY FACILITIES  
STATISTICS**



## Educational Facilities

Table CF-1. Educational Facilities: Piedmont, 2007							
School	Teachers Available		# Students	# Classrooms	Programs		
	Full	Part			Band room	Gym	Library
Piedmont Elementary School (Grades K-5)	32	0	473	35	0	1	1
Piedmont Middle School (Grades 6-8)	18	0	262	20	1	1	1
Piedmont High School (Grades 9-12)	20	0	306	18	1	1	1

Source: Piedmont Community Facilities Survey. Educational Facilities 2007

## Piedmont Housing Projects

Table CF-2. Piedmont Housing Projects, 2007			
Housing Projects	Year Constructed	# of Units	Year of Modernization
Highland Homes	1957	36	2003
Northside Homes	1962	50	2006--2007
Craig Homes	1970	75	2006
Billy Little Homes	1980	50	2005

Source: Piedmont Community Facilities Survey. Housing Authority, 2007

## Water Line Size and Distribution

Table CF-3. Water Line Size and Distribution: Piedmont, 2007	
Water Line Size (Inches Diameter)	Linear Distance (Feet)
2"	15,000
4"	20,000
6"	320,000
8"	120,000
10"	120,000
12"	55,000
16"	5,000

Source: Piedmont Community Facilities Survey. Utilities 2007



## Sewer Line Size and Distribution

<b>Table CF-4. Sewer Line Size and Distribution: Piedmont, 2007</b>	
<b>Sewer Line Size (Inches Diameter)</b>	<b>Linear Distance (Feet)</b>
4"	20,000
6"	38,000
8"	160,000
10"	35,000
12"	16,000
15"	20,000
24"	10,000

Source: Piedmont Community Facilities Survey. Utilities 2007

## Gas Line Size and Distribution

<b>Table CF-5. Gas Line Size and Distribution: Piedmont, 2007</b>	
<b>Gas Line Size (Inches Diameter)</b>	<b>Linear Distance (Feet)</b>
2"	216,480
4"	68,460
6"	100,320

Source: Piedmont Community Facilities Survey. Utilities 2007

## **APPENDIX E: DETAILED TRANSPORTATION STATISTICS**



## Traffic Volumes: U.S. Hwy. 278

<b>Table T-1. Traffic Volumes, U.S. Highway 278: City of Piedmont</b>									
<b>Location of Traffic Count</b>	<b>1995</b>	<b>1997</b>	<b>1999</b>	<b>2001</b>	<b>2003</b>	<b>2005</b>	<b># Change</b>	<b>% Change</b>	<b>LOS</b>
W. of AL 200 (507)	4,750	4,780	4,790	4,640	4,790	5,160	410	8.6%	A
Int. of AL 200 (913)	5,070	5,100	5,100	5,030	5,210	5,520	450	8.9%	A
BTW AL 200 and 5th Ave (508)	8,010	8,660	8,300	8,310	8,650	8,950	940	11.7%	A
BTW Haslam str and Taylor str (813)	10,010	10,100	10,300	9,530	9,860	10,230	220	2.2%	A
E. of Ladiga str (810)	4,470	4,450	4,840	4,240	4,820	5,120	650	14.5%	A
S. County Line (914)	3,760	3,740	4,000	3,820	4,140	4,440	680	18.1%	A

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

## Traffic Volumes: AL Hwy. 9

<b>Table T-2. Traffic Volumes, AL Highway 9: City of Piedmont</b>									
<b>Location of Traffic Count</b>	<b>1995</b>	<b>1997</b>	<b>1999</b>	<b>2001</b>	<b>2003</b>	<b>2005</b>	<b># Change</b>	<b>% Change</b>	<b>LOS</b>
S. of Hill St (503)	2,700	2,660	2,800	2,470	2,530	2,750	50	1.9%	A
BTW Vanderbilt and Califoun (822)	3,950	3,820	4,010	4,010	3,880	4,170	220	5.6%	A
N. of Ladiga (816)	6,020	5,870	5,540	5,640	5,650	5,820	-200	-3.3%	A
BTW Salvage and Galey (817)	4,850	4,710	4,920	4,760	5,070	5,360	510	10.5%	A
N. of Grove Rd. (818)	5,720	5,520	5,640	5,930	5,480	5,870	150	2.6%	A
N. of James St (819)	4,770	4,700	4,650	4,620	4,700	4,960	190	4.0%	A
Calhoun Co. Line (505)	3,650	3,650	3,690	3,560	3,550	3,780	130	3.6%	A

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

## Traffic Volumes: AL Hwy. 21

<b>Table T-3. Traffic Volumes: AL Highway 21: City of Piedmont</b>									
<b>Location of Traffic Count</b>	<b>1995</b>	<b>1997</b>	<b>1999</b>	<b>2001</b>	<b>2003</b>	<b>2005</b>	<b># Change</b>	<b>% Change</b>	<b>LOS</b>
At Plainview Church (807)	5,800	5,320	5,550	5,220	6,020	6,150	350	6.0%	A
BTW Ft Hill Dr and Jughollow (518)	7,000	6,460	6,640	6,220	6,450	6,620	-380	-5.4%	A
BTW 5th and Ray Ave (808)	4,590	4,330	4,260	3,960	3,880	4,170	-420	-9.2%	A

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

## Traffic Volumes: AL Hwy. 200

<b>Table T-4. Traffic Volumes: AL Highway 200, Piedmont bypass: City of Piedmont</b>									
<b>Location of Traffic Count</b>	<b>1995</b>	<b>1997</b>	<b>1999</b>	<b>2001</b>	<b>2003</b>	<b>2005</b>	<b># Change</b>	<b>% Change</b>	<b>LOS</b>
N. of Railroad (820)	3,490	3,620	3,660	3,490	3,750	3,950	460	13.2%	A
BTW. Old Gadsden rd and US 278 (821)	3,800	3,620	4,110	4,110	4,540	4,710	910	23.9%	A

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

## Traffic Projections

<b>Table T-5. Traffic Projections: City of Piedmont, 1995-2015</b>					
<b>Roadway</b>	<b>Location of Traffic Count</b>	<b>1995</b>	<b>2005</b>	<b>2015</b>	<b>LOS</b>
<b>US Hwy. 278</b>	W. of AL 200 (507)	4,750	5,160	5,605	A
	Int. of AL 200 (913)	5,070	5,520	6,010	A
	BTW AL 200 and 5th Ave (508)	8,010	8,950	10,000	A
	BTW Haslam str and Taylor str (813)	10,010	10,230	10,455	A
	E. of Ladiga str (810)	4,470	5,120	5,865	A
	S. County Line (914)	3,760	4,440	5,243	A
<b>AL Hwy. 9</b>	S. of Hill St (503)	2,700	2,750	2,801	A
	BTW Vanderbilt and Califoun (822)	3,950	4,170	4,402	A
	N. of Ladiga (816)	6,020	5,820	5,627	A
	BTW Salvage and Galey (817)	4,850	5,360	5,924	A
	N. of Grove rd. (818)	5,720	5,870	6,024	A
	N. of James St (819)	4,770	4,960	5,158	A
	Calhoun Co. Line (505)	3,650	3,780	3,915	A
<b>AL Hwy. 21</b>	At Plianview Church (807)	5,800	6,150	6,521	A
	BTW Ft Hill dr and Jughollow (518)	7,000	6,620	6,261	A
	BTW 5th and Ray Ave (808)	4,590	4,170	3,788	A
<b>AL Hwy. 200</b>	N. of Railroad (820)	3,490	3,950	4,471	A
	BTW. Old Gadsden rd and US 278 (821)	3,800	4,710	5,838	A

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

## **APPENDIX F: DETAILED LAND USE STATISTICS**



## Existing Land Use

<b>Table LU-1. Existing Land Use Acreage: City of Piedmont, 2007</b>			
<b>Land Use Category</b>	<b>Acres in City</b>	<b>% of Total Land Area</b>	<b>% of Developed Land Area</b>
Agricultural	1,297.9	23.9%	42.5%
Commercial	145.6	2.7%	4.8%
Industrial	167.6	3.1%	5.5%
Single-Family Residential	1,180.1	21.8%	38.7%
Multi-Family Residential	46.5	0.9%	1.5%
Park and Recreation	53.3	1.0%	1.7%
Public	162.2	3.0%	5.3%
Undeveloped	2,368.2	43.7%	N/A
Total Land Area	5,421.4	100.0%	N/A
Total Developed Land	3,053.2	56.3%	100.0%

Source: EARPDC database, 2007

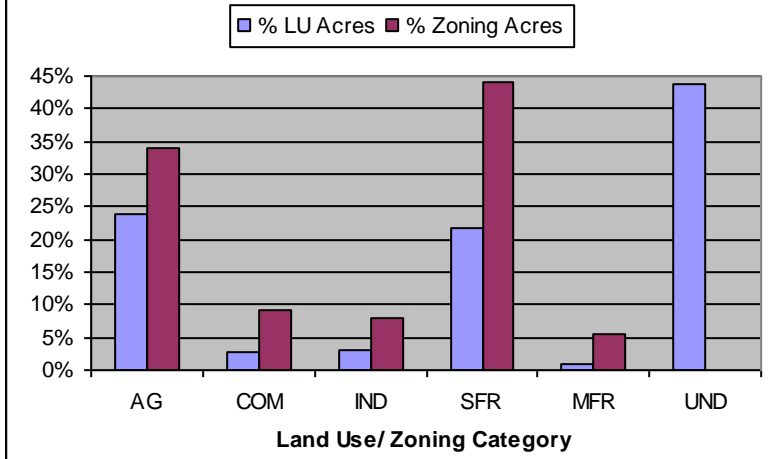
## Zoning

<b>Table LU-2. Current Zoning Acreage and Percent of Total: City of Piedmont, 2007</b>					
<b>Zoning</b>	<b>Use Classification</b>	<b>Acres Zoned</b>	<b>% of Total</b>	<b>Acres Zoned</b>	<b>% of Total</b>
AG	Agriculture	1,806.9	33.1%	1,806.9	33.1%
B-2	General Business	6.8	0.1%	508.3	9.3%
B-3	Central Business	45.5	0.8%		
H-C	Highway Commercial	456.0	8.4%		
M-1	Light Industry	110.7	2.0%	430.3	7.9%
M-2	Heavy Industry	319.6	5.9%		
R-1	Low Density Residential	1,624.0	29.8%	2,705.3	49.6%
R-2	Medium Density Residential	119.7	2.2%		
R-3	High Density Residential	104.3	1.9%		
MH	Manufactured Home	77.5	1.4%		
RR	Reserve Residential	779.8	14.3%		
	Total	5,450.8	100.0%	5,450.8	100.0%

Source: EARPDC database, 2007



**Figure LU-1. Land Use and Zoning: City of  
Piedmont, 2007**



## **APPENDIX G: IMPLEMENTATION SCHEDULE**



**Table I-1. Implementation Schedule: City of Piedmont, 2007**

Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2008-09	Establish a Vocational Training Center in Piedmont High School	City of Piedmont	EARPDC
2008-Cont.	Cooperate and partnership with local colleges to form program extensions and college preparation courses	Vocational Training Center	GSCC and JSU
2008-Cont.	Establish curriculum and programs in the Center supporting businesses already active in Piedmont and commercial establishments the City seeks to attain.	Vocational Training Center	ECDI
2008-Cont.	Extend fiber-optic cable into the Vocational Training Center	City of Piedmont	EDA / CDBG
2008-10	Create a housing improvement plan for the City	City of Piedmont	EARPDC / City Housing Authority
2007-Cont.	Continue downtown revitalization and business recruitment strategies	City of Piedmont	EDA / CDBG /EARPDC/ADECA
2008-Cont.	Continue small scale industrial recruitment along the City outskirts. Provide necessary infrastructure	City of Piedmont	EDA / CDBG
2008	Connect Chief Ladiga Trail to Silver Comet Trail	City of Piedmont	ALDOT

Source: Goals and Objectives Chapter of Piedmont Comprehensive Plan 2007



## **RESOLUTIONS**



## RESOLUTION

A RESOLUTION BY THE PIEDMONT PLANNING COMMISSION APPROVING THE 2007 CITY OF PIEDMONT COMPREHENSIVE PLAN AMENDMENT, PROVIDING FOR AN EFFECTIVE DATE OF SAID PLAN AMENDMENT, AND FORWARDING SAID PLAN AMENDMENT 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 Piedmont, 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 September 27, 2007 to solicit final public comments on the 2007 City of Piedmont Comprehensive Plan Amendment 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 PIEDMONT, ALABAMA:**

SECTION 1. That the 2007 City of Piedmont Comprehensive Plan Amendment, and all maps contained therein, are hereby approved 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.

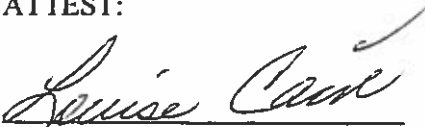
SECTION 2. That the aforementioned plan amendment shall become effective upon the date of approval by the Planning Commission.

SECTION 3. That the aforementioned plan amendment shall be forwarded to the Piedmont City Council for its consideration as an advisory policy document.

**ADOPTED**, this 18th day of October, 2007.

  
\_\_\_\_\_  
Floyd Jennings Jr., Chairman  
Piedmont Planning Commission

ATTEST:

  
\_\_\_\_\_  
Louise Cain, Secretary  
Piedmont Planning Commission



**RESOLUTION NO. 2007-008**

**CITY OF PIEDMONT  
COUNTY OF CALHOUN  
STATE OF ALABAMA**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF PIEDMONT APPROVING THE 2007 CITY OF PIEDMONT COMPREHENSIVE PLAN AMENDMENT AS AN ADVISORY POLICY DOCUMENT.**

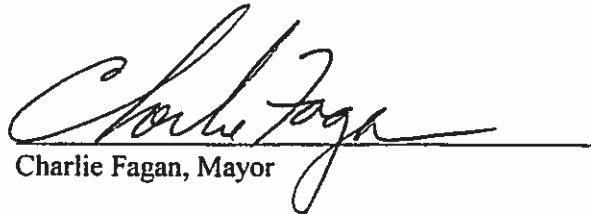
WHEREAS, Title 11, Chapter 52, Section 8 of the Code of Alabama, 1975, as amended, authorizes the Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the Planning Commission's judgment, bear relation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

WHEREAS, the City of Piedmont, 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 September 27, 2007 to solicit final public comments on the 2007 City of Piedmont Comprehensive Plan Amendment in accordance with Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975, as amended, and subsequently adopted a resolution approving the aforementioned plan amendment, providing an effective date thereof, and forwarding the plan amendment to the City Council for its consideration as an advisory policy document.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PIEDMONT, ALABAMA** that the 2007 City of Piedmont Comprehensive Plan Amendment, and all maps contained therein, are hereby approved as an advisory document to guide the City in policy formulation and implementation.

**ADOPTED**, this 22nd day of October, 2007.

  
Charlie Fagan, Mayor

ATTEST:

  
Bill Fann, City Clerk