



THE CITY OF ROANOKE

Preserving The Past, Building The Future



Comprehensive Plan

April 2012

Prepared by the East Alabama Regional Planning and Development Commission

**CITY OF ROANOKE
COMPREHENSIVE PLAN**

This document was prepared under the direction of the

ROANOKE CITY PLANNING COMMISSION

AND

ROANOKE CITY COUNCIL

by the

**EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT
COMMISSION**

for additional information:

**City of Roanoke
City Hall
809 E. Main P.O. Box 1270
Roanoke, Alabama 36274**

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For Information Address:

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

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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 Roanoke, 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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City of Roanoke

Honorable Mayor Mike Fisher

City Council

Mack Bell
Terry Cole
Buster Robinson
Tammie Holley
Russ Cummings

Planning Commission

Russ Cummings
Penny Holloway
Mary Ammons
Bruce Brownlee
Mack Bell
A. Danita Nolen
Robin Oliver Bell
Pam Morris
Greg Shelnett

East Alabama Regional Planning and Development Commission

Ryan Kallem, Principal Planner
Patrick Hall, Regional Planner
Robert Monroe, Cartography Director
Michael Brewer, Senior Cartographer
Rebecca Peppers, Intern, Mapping

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CHAPTER I. INTRODUCTION

The Nature of a Comprehensive Plan

A comprehensive plan, which may be called a master plan or a general plan, is an official document adopted by a local government, which establishes long-range policies on how the community's future growth should occur. All other plans, studies, and land use codes developed or adopted by the community should be prepared in accordance with the comprehensive plan and should further its goals and objectives. A comprehensive plan consists of and is shaped by several components. These components are:

1. Inventory and assessment of existing conditions and resources;
2. Summary of goals, objectives, and policies addressing local needs and issues; and,
3. Coordinated strategy for implementing, managing, and improving the future growth and development of the city.

The inventory and assessment provides facts about land use, natural and man-made resources, and development trends within the planning area. It establishes a baseline of information about existing resources in the community and evaluates the adequacy of those resources to satisfy desired future growth objectives. As a result, it provides the groundwork for plan policies. An inventory must be periodically updated to reflect the best current information about resources and trends that would affect planning decisions.

There are four types of directives that govern plan implementation: policies, goals, objectives, and strategies. Policies are political consensus statements of governmental intent to address critical issues. Additionally, policies are used to achieve goals and objectives that are outlined in the plan. Goals can be defined as visionary statements that establish direction for the plan and address local needs. Objectives are measurable action strategies used to address goals. Under normal conditions, objectives have a definite time period and are quantifiable. Strategies are programs or actions used to implement the objectives of the plan.

Once the desired goals, objectives, policies, and strategies for the plan have been identified, specific implementation measures are developed to help the city achieve its stated growth objectives. These measures are the ordinances and programs used to carry out decisions made in the plan. They include zoning ordinances, subdivision regulations, and other land use regulations, which directly manage and direct land use activities. For example, zoning ordinances specify the land uses that are allowed, and under what conditions they are allowed, within all of the different districts or "zones" established throughout the community.

The primary purpose of the plan is to serve as a general guide to location, character, and extent of proposed or anticipated development patterns, which may include public facilities. Additionally, it provides guidance for land development decisions made by the Planning Commission, the Board of Zoning Adjustments, and other local officials.

The Benefits of a Comprehensive Plan

Drafting or updating a comprehensive plan can provide many benefits to a community. For example, a plan may:

1. Provide an overall picture of the city's future, describing conditions the local leaders will strive to bring into being;
2. Provide a vehicle for addressing problems or needs in the community;
3. Communicate policies and their intended outcomes to citizens within the community;
4. Minimize wasteful spending of tax dollars by promoting significant projects;
5. Help prioritize and coordinate investments in public improvements;
6. Promote the town to outside development interests;
7. Identify sources of funds that may be used to address local needs; and
8. Serve as a guide for local zoning ordinances and other development codes.

Legal Authority

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

According to Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975, the Planning Commission may adopt a comprehensive plan in its entirety, or it may adopt individual sections or chapters of the plan as they are prepared. Before the plan or any section or portion of it may be adopted by the Planning Commission, a public hearing must be conducted. Alabama law does allow the Planning Commission to dispense with the public hearing, if the City Council conducts a public hearing on the plan or plan section prior to its adoption by the Planning Commission. Once the comprehensive plan has been adopted by the Planning Commission, an attested copy of the plan must be certified to the City Council and the Probate Judge. The law also requires local zoning to be prepared in accordance with the comprehensive plan (Title 11, Chapter 52, Section 72 of the Code of Alabama, 1975). Some communities interpret this provision of law to mean that the zoning map and

the future land use map in the comprehensive plan must be identical. However, this interpretation of the relationship between the zoning map and the comprehensive plan only constrains the plan's ability to guide future growth and development. The future land use map contained in the plan should be developed as a general depiction of desired local development patterns at the end of the planning period, which may be ten to twenty years into the future. Therefore, it should identify areas that will be desirable for more intensive development after the supporting infrastructure improvements have been completed to allow such development. On the other hand, the 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.

The Planning Process

Although most people think of a comprehensive plan as a document, it is really part of an ongoing process. The initial development of a comprehensive plan is usually conducted through a process that provides opportunities for concerned citizens and community leaders to identify important community needs and issues that should be addressed in the plan. The process used to prepare the Roanoke Comprehensive Plan included an initial public hearing conducted before work on the plan was initiated, and a final public hearing prior to adoption of the plan by the Planning Commission. The initial public hearing was conducted to inform residents about the purpose and nature of the plan, to explain the process that would be used to prepare the plan, and to solicit public input on the important issues or problems that should be addressed by the plan. Any additional comments received and additional needs identified by the city during preparation of the plan also were incorporated into the plan.

Once the draft comprehensive plan has been prepared, a final public hearing is conducted to explain the plan's findings and recommendations to the public and to solicit final comments from residents prior to its adoption by the Planning Commission. This final public hearing is required under Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975.

Although a comprehensive plan is designed to address the future needs of the community, periodic review and revision of the plan is necessary. As a community grows and develops, public needs and priorities can change. In some instances, changing needs can arise from unanticipated events, such as natural disasters, a major industry closure, or a sudden change in local government revenues. If the plan is not revised to reflect these changes, some important needs may be overlooked or the plan will become less effective as a public policy guide for the community. Therefore, a comprehensive

plan should be revised at least once every ten years, and more frequently whenever major unforeseen changes or events occur in the community.

Geographic Setting

Roanoke was incorporated as a city in 1900. It is generally located in northeast Alabama in the southernmost extension of the Appalachian Chain's Piedmont physiological province. Elevations in Roanoke vary from a high of 905 feet at the Roanoke Airport to 710 feet on High Pine Creek.

Once a part of the Creek Indian territory, early pioneers settled the area and, on December 18th, 1832, the Alabama General Assembly established our 371, 840 acre county, naming it Randolph County after a popular U.S. Senator from Virginia, John Randolph.

Roanoke, the largest city in Randolph County, is located in the southeastern corner of the county. Once known as High Pine, in the 1830's the name was changed to Roanoke in honor of John Randolph's Virginia Plantation.

In the mid 1830's, the Alabama Gold Rush provided a thriving gold mining industry until the Great California Gold Rush drew the miners westward. Luckily, most of the folks stayed, and agriculture soon became the area's economic backbone.

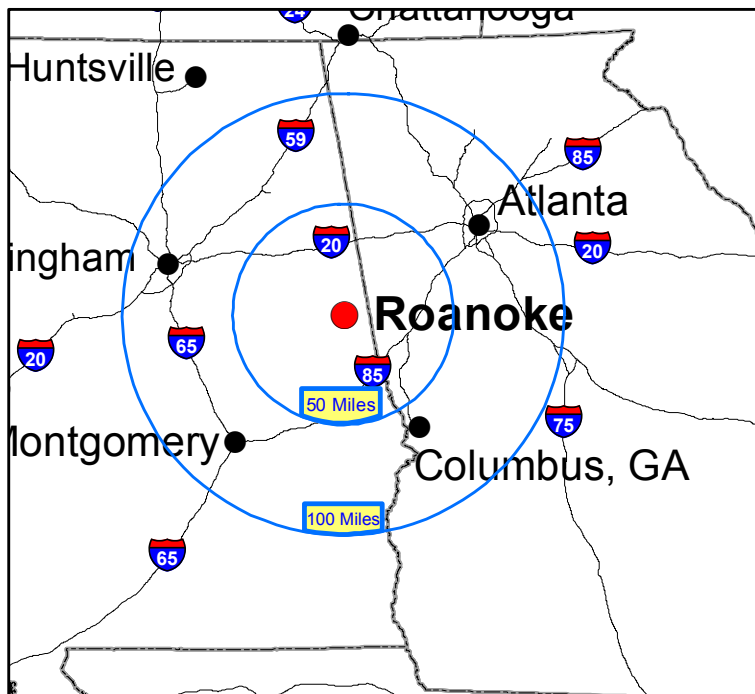
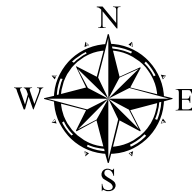
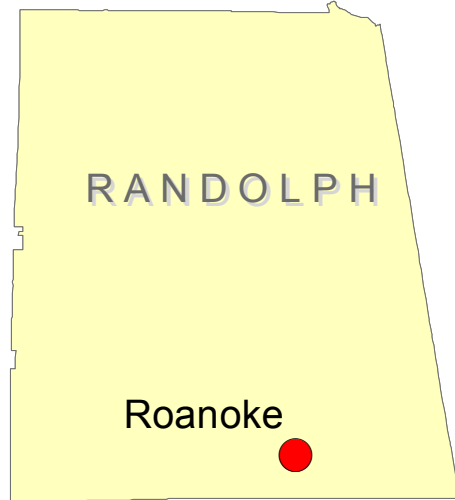
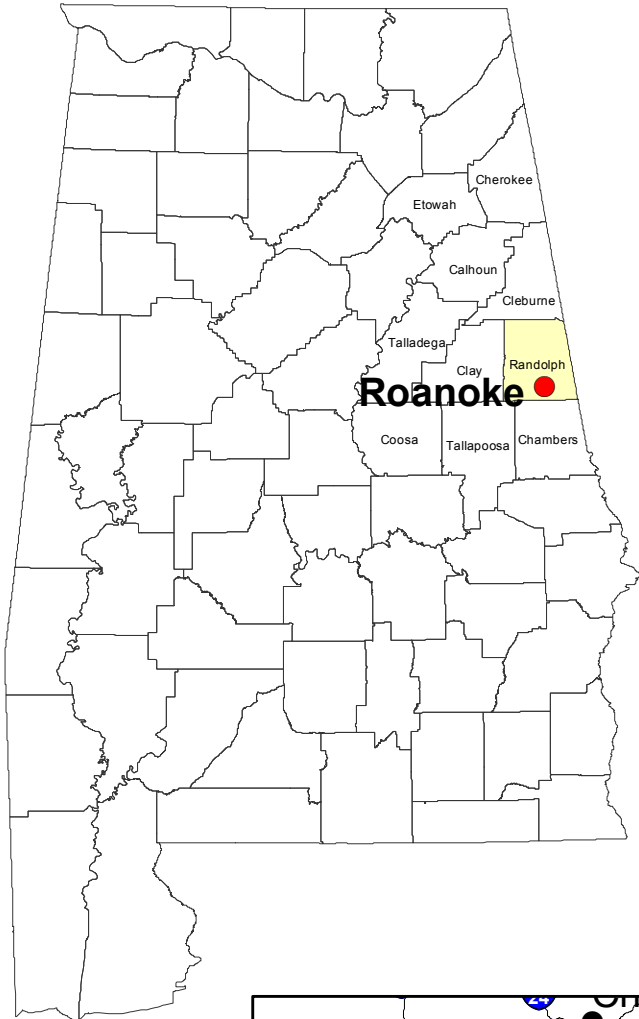
The Central of Georgia Railroad came to Roanoke in 1887, beginning a new growth period during which many of the downtown brick stores were built. A group of visionary business people began a cotton mill, W. A. Handley Manufacturing, and for years, Roanoke had a cotton-centered economy.

In 1907, a second railroad came to the area and, along with it, other diversified industries, resulting in steady and healthy economic growth. Those early years are still reflected in the many well-preserved older homes which are popular housing today.

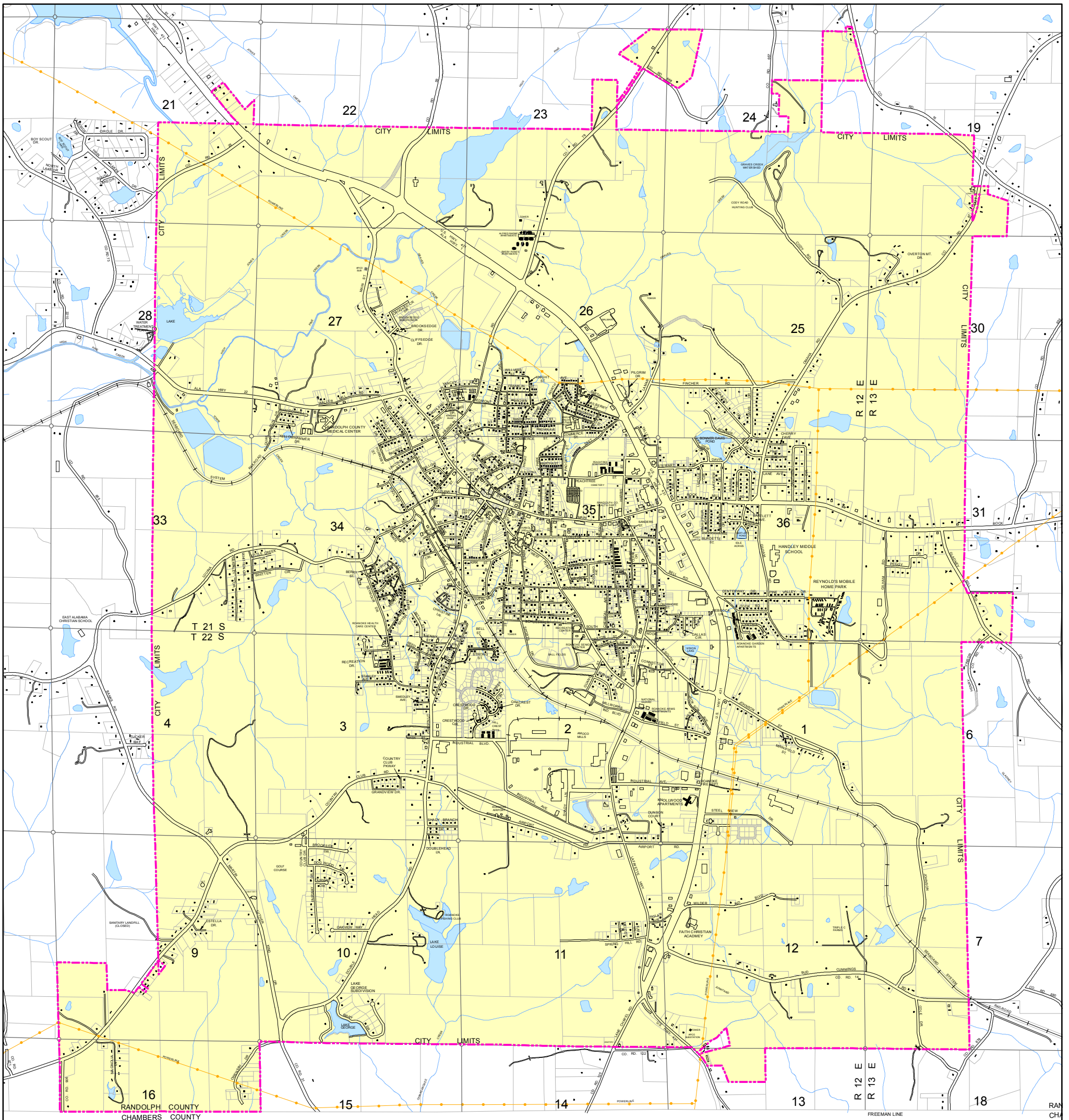
Modern Roanoke, with a population nearing 7,000, has a more varied industrial base, a fact that gives us a high quality of life. The Roanoke City School System has recently completed construction and renovations to the elementary, middle, and high schools.

Doll collectors the world over feel a special reverence for Roanoke because it was here that Ella Smith created and manufactured her famous Roanoke dolls, often referred to as the Alabama Indestructible Baby.

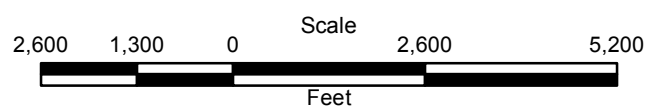
MAP 1 LOCATION



SOUTHEASTERN U.S.



MAP 2
 BASE MAP
ROANOKE
 ALABAMA



PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION, 2008

CHAPTER II. POPULATION

An assessment of Roanoke’s demographic characteristics is essential to the planning process. Population size, composition, and distribution--and probable future population trends--provide the basis for determining not only future land use requirements, but also public service needs and the timing of public improvements. These characteristics also determine such things as employment, labor force composition, worker availability, school enrollment, and consumption patterns. A clear understanding of the attributes of the present and future populace will enable local officials to improve their understanding of growth trends and to guide future development along a predetermined path rather than yielding to random development patterns. The discussion of Roanoke’s population characteristics provides an analysis of historical population trends, population composition, population density, and projected population growth.

Population Trends

Historic Population Trends

The City of Roanoke’s population has fluctuated over the past decades as shown in Table P-1. Roanoke was incorporated in 1900 and it had a population of 1,155 people. Over the next several decades, the city’s population continued to increase and by 1950 it experienced its largest population growth with 5,392 people. Between 1960 and 1970, the population experienced a slight decline. However, during the decade of the 1980’s, Roanoke grew at a rate of rate of 1.2% per year or 12% for the decade with 5,896 people. This was higher than Randolph County’s rate of growth and slightly higher than the state’s growth rate. This reflected that Roanoke was sharing in the general growth that was occurring in the south and southwest and that the city’s goal of bringing in new industries was being realized. However, the next decade would bring yet another increase in the town’s population by 12.1%, despite a slight decrease in the county by -1.0%. By 2000, Roanoke’s population had declined from 6,632 in 1990 to 6,563 in 2000. For additional information on 2010 data consult City Profile in Appendix B.

Table P-1. Population Trends: Roanoke, Randolph County, Alabama						
Year	Roanoke	% Change	Randolph County	% Change	Alabama	% Change
1900	1,155	-	21,647	-	1,828,697	-
1910	2,034	76.1%	24,659	13.9%	2,138,093	16.9%
1920	3,841	88.8%	27,064	9.7%	2,348,174	9.8%
1930	4,373	13.8%	26,861	-1.0%	2,646,248	12.7%
1940	4,168	-4.6%	25,516	-1.0%	2,832,961	7.1%
1950	5,392	29.3%	22,513	-11.7%	3,061,743	8.1%
1960	5,288	-1.9%	19,477	-13.4%	3,266,740	6.7%
1970	5,251	-1.0%	18,331	-5.8%	3,444,165	5.4%
1980	5,896	12.1%	20,075	9.5%	3,893,888	13.1%
1990	6,632	12.5%	19,881	-1.0%	4,040,587	3.8%
2000	6,563	-1.0%	22,380	12.6%	4,447,100	10.1%

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

Randolph County increased in population in the beginning of the Twentieth Century, with intense growth occurring in the 1900s through the 1910s. Subsequently, the population started to decline in the 1920's, and continued to do so until the 1970's. From 1970 to 1980 the population of Randolph County increased 9.5%, or a total of a little less than 2,000 people. There was a slight decline in population in the 1980's, but a resurgence in the 1990's, with a growth rate of 12.6%, for a total of almost 2,500 people - the most since the first decade of the 20th Century. The growth of Randolph County is seemingly tied to Lake Wedowee, the latest of impoundments along the Tallapoosa River, having been impounded in 1983.

Natural Increase vs. Migration

Detailed information on this topic is not available at the city level. However, an analysis of statistics concerning birthplace, and change of residence may indirectly reveal characteristics related to natural increase and migration in Roanoke. Table P-2 examines place of birth for Roanoke in 2000, while Table P-3 shows residence in 1995 over the 5 year span to 2000.

Table P-2. Place of Birth: Roanoke		Table P-3. Residence in 1995: Roanoke	
Year	2000	Population Range	Pop. 5 years and over
Native	6,476	Same house in 1995	3,802
Born in US	6,460	Different house in 1995	2,280
State of Residence	5,058	Same County	1,623
Different State	1,402	Different County	657
Born outside US	16	Same State	264
Foreign Born	119	Different State	393
Entered 1990 to March 2000	69	Elsewhere in 1995	17
Naturalized Citizen	15	Total	6,099
Not a Citizen	104		
Total	6,595		

Source: U.S. Census Bureau, 2000

As seen in Table P-2, in 2000, the significant majority of Roanoke residents were born in the state of Alabama. Of the 21.3% of Roanoke residents who were born in another state, most were born in another southern state (16.6%). In fact, very few people from northeastern (1.3%), western (0.6%), or mid-western (2.7%) states relocated to Roanoke, and 1.8% of the people currently living in Roanoke were born in a foreign country.

Place of residence data provides more insight into recent migration patterns. The 2000 Census shows that, in Roanoke, a majority of the residents (62.3%) have lived in the same house since 1995. Of the 37.4%, who lived in a different house in 1995, 26.6% had previously lived elsewhere in Randolph County, and almost 10.8% were living in another county in Alabama.

Racial/Ethnic Distribution

Over the past fifty years, Randolph County's racial composition has become increasingly white, with an increase of 2.2% points over the past 50 years, from 74% in 1950 to 76.2% in 2000. Meanwhile, the percent black population has dropped from 25.8% in 1950 to 22.2% in 2000. "Other" groups

such as American Indians, Asians, and Pacific Islanders have been growing considerably, with a single individual counted in 1950 to 360 in 2000.

The state, meanwhile, has been slowly becoming more diverse. Although growing in number, the black population has gradually declined as a percentage of the total state population from 31.9% in 1950 to 26.0% in 2000. This trend can be attributed primarily to a recent influx of persons who are of American Indian, Asian, Pacific Islander, or other descent. These other races jumped from 24,932 Alabamians (0.6%) in 1980 to 128,362 (2.9%) in 2000. Roanoke’s percentage black population is higher than that of the state overall, with 39.8% black in city according to the 2000 census, an increase from 36% in 1990. Table P-4 examines racial distribution for Roanoke, Randolph County, and Alabama from 1980 to 2000.

Table P-4. Racial Distribution: City of Roanoke, Randolph County, Alabama							
Geography	Year	White	% of Total	Black	% of Total	Other	% of Total
Roanoke	1990	4,039	63.5%	2,292	36.0%	31	0.5%
	2000	3,868	58.9%	2,610	39.8%	43	0.7%
	1950	16,696	74.0%	5,816	25.8%	1	0.0%
Randolph County	1990	15,138	76.1%	4,686	23.6%	57	0.3%
	2000	17,094	76.2%	4,977	22.2%	360	1.6%
	1980	2,872,621	73.8%	996,335	25.6%	24,932	0.6%
Alabama	1990	2,975,797	73.6%	1,020,705	25.3%	44,085	1.1%
	2000	3,162,808	71.1%	1,155,930	26.0%	128,362	2.9%

Source: U.S. Census, 1980, 1990, and 2000.

Age Distribution

The age distribution of a population helps identify changes in values and lifestyles that will affect the labor force, consumption patterns, and the need for public services and facilities. Consistent with national trends, the median age of Roanoke and Randolph County residents is increasing. This aging of society is occurring due to decreasing birth rates, the aging of the “babyboomers,” and advances in technology, which increase longevity.

Unlike other cities in the county, Roanoke experienced an increase in overall birth rates. The 5 and under age group increased from 6.8% of the population in 1990 to 7.4% in 2000, while the childbearing age group (18-44) decreased from 36.4% to 34.0% of the population. These primary changes suggest that the young adults that remain in Roanoke are having more children than the preceding generation, but many have also left the city to find work and/or housing opportunities elsewhere. Table P-5 exhibits age distribution for Roanoke, Randolph County, and Alabama from 1990 to 2000.

Table P-5 Age Distribution: City of Roanoke, Randolph County, Alabama

Age	Roanoke					Randolph County				
	1990	%	2000	%	1990-2000	1990	%	2000	%	1990-2000
Under 5	433	6.8%	487	7.4%	12.4%	1,272	6.4%	1,480	6.6%	16.4%
5-17	1,333	21.0%	1,218	18.6%	-8.6%	3,913	19.7%	4,140	18.5%	5.8%
18-44	2,318	36.4%	2,232	34.0%	-3.7%	7,375	37.1%	7,939	35.5%	7.6%
45-64	1,130	22.7%	1,365	20.8%	20.8%	4,030	20.3%	5,257	23.5%	30.4%
65+	1,148	17.8%	1,261	19.2%	9.8%	3,291	16.6%	3,564	15.9%	8.3%
Total	6,362	-	6,563	-	3.2%	19,881	-	22,380	-	12.6%

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

The age distribution of the 2000 city and county populations is fairly similar. In both Roanoke and Randolph County, the two largest segments of the population consist of adults age 18-44, followed by adults age 45-64. In Roanoke, all of the age categories grew except for categories for the 5 to 44 age groups. In Randolph County, all age groups increased in population, with the age group of 46-64 growing at 30.4% between 1990 and 2000. There appears to be a trend of a slight growth in the under-5 age group and 45 and older categories, with the population of younger adults decreasing in the City of Roanoke, and not growing as fast in Randolph County. This trend of recording older adults and fewer children and younger adults shows that the Roanoke and Randolph County population is aging. As the baby boomers continue to age in the expanding elderly population will require improved healthcare and medical services, as well as public transportation. Expansion of these services should be a priority for the city. These statistics also highlight an opportunity for the city. An expanding elderly population suggests that the city and county is desirable as a retirement destination.

Population Density

The City of Roanoke is a rural community located in east-central Alabama. Roanoke has an overall population density of 343.6 persons per square mile in 2000. Wadley has the highest density of the county's four primary cities, with 463.7 persons per square mile, while Wedowee has the lowest population density, at only 233.7 persons per square mile. Larger cities, such as Birmingham, Montgomery, and Anniston, have population densities of over 1,000 persons per square mile. Table P-6 shows population density for Roanoke and the surrounding communities of Wadley, Wedowee, and Woodland in 2000.

Table P-6. Population Density: City of Roanoke and Surrounding Communities, 2000			
Municipality	Population	Land Area (sq. miles)	Density (persons/sq. mile)
Roanoke	6,563	19.1	343.6
Wadley	640	1.4	463.7
Wedowee	818	3.5	233.7
Woodland	192	1.1	174.5

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

Population Projections

Population projections estimate a community's future growth based on past population trends. Several models are used to generate alternative projections, and the most realistic alternatives are selected based on such criteria as planned infrastructure improvements, industrial and commercial recruitment, land availability, and growth inducing or reducing factors in nearby communities. Therefore, population projections are based not only on the objective results of statistical analyses, but also on the intuitive knowledge of those who live and work in the community. While population projections are necessary to the planning process, they are not intended to be an accurate forecast of potential growth. The projected population simply serves as a planning tool for determining what actions the city will take to support the desired level of growth.

Population data indicates a slight decline in Roanoke over the last two decades. Population growth was very strong in 1980, but it tended to slow down between 1990 and 2000. This population decline suggests that Roanoke's population will either continue to decline or perhaps stabilize. However, economic growth that has occurred since the 2000 Census indicates a 2020 population projection range of 6,000 to 7,000.

Because they are completely reliant on past data, mathematical projections cannot take into account societal and economic factors in Roanoke, or trends in Randolph County, when calculating future population figures. Upon closer examination of these issues, recent economic trends in the town, county, and adjoining areas suggest that Roanoke's population could increase during the 2000 to 2020 planning period. Development in Roanoke will continue to generate growth for the city. In addition, the Kia plant in Georgia should bring increased employment and amenities into the area.

Roanoke should focus on retaining its existing populace, while creating innovative means of attracting new citizens into the community. The city should attempt to capitalize on its close proximity to Atlanta and Montgomery, but at the same time try to determine what Roanoke can offer residents that these larger communities cannot. The city should also continue to revitalize the downtown business district, perhaps by discovering any special skills the local citizenry may possess in order to encourage the development of locally initiated small businesses. By focusing on

developing a market to meet unmet local demand--whether in certain types of housing or employment, or in creating novel products—Roanoke should be able to resume its increase in population throughout the early twenty-first century.

Policy Implications

1. Over the past twenty years, Roanoke’s population has declined slightly, while the population in Randolph County and Alabama continued to increase.
2. Since 1960, Randolph County has steadily become less urbanized, with over half of its population living outside the cities.
3. As with other cities in the county, Roanoke experienced a decrease in overall birth rates.
4. Roanoke has room to grow within its city limits. Large tracts of developable land are located around the city if annexation is necessary.

CHAPTER III. ECONOMY

A clear understanding of the various sectors and characteristics of the local economy is fundamental to a comprehensive planning effort. An economic analysis is necessary for planning, since the production and distribution of goods and services creates employment, and employment sustains and attracts additional population. A community's economy greatly affects future demand for housing, commercially and industrially zoned land, and transportation and community facility expansions.

This chapter provides an inventory of types of employment, economic activity, income, labor force characteristics, projected employment, and other factors that affect economic growth. It also proposes guidelines for the expansion of Roanoke's economic activity. The role of private sector organizations, such as Chambers of Commerce, and the local government is to promote economic development, ensuring that economic development can be accommodated as needed to serve the growing population.

Educational Attainment

Education is the key factor in labor quality. It is significant because of its inter-relationship with individual earning power. It also influences the types of employers a community can attract. Nine out of ten employees had at least a high school degree. Of these, four out of ten had some college education, an associate's degree, or vocational training. These educational levels exceeded the minimum requirements established by employers.

There are employees who believed that there was significant under-employment in the work force, due to their perceptions that their education/skills are not fully utilized in their current position. This perception maybe prevalent among workers having more education than a high school degree but less than a bachelor's, and who worked in a service or retail/commercial industry, where high percentages of workers earn less than \$30,000 annually. Employees with college degrees most often cited "a lack of decent paying jobs" as the reason for the difficulty of finding a position that matched their specific qualifications.

A good education is important not only to individual success, but also to the community's well-being. Educational attainment can be a strong marketing tool for economic development. A community with a highly educated citizenry is capable of attracting employers seeking highly skilled and adaptable workers. The city and county school systems should develop educational programs that will encourage children to graduate from high school and to obtain at least a two- or four-year college degree. Educators also should continue to implement and strengthen measures to reduce the level of non-high school graduates in the work force through adult education programs.

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 is an important indicator of an area's economic vitality. Generally, the amount of income determines the local revenue base and, therefore, is related to a jurisdiction's ability to provide the facilities and amenities necessary for population and economic growth.

Roanoke households earn an average income that is slightly lower than the county and state. The town's 1999 median household income is 79% of the state's median income level. Randolph County's median household income is \$1,729 higher than that of Roanoke, and stands at 84% of the state's median. The county and state have greater percentages of households in the extremely high-income bracket. Approximately 46.4% of the town's households earn under \$25,000 per year. Table E-1 displays household income for Roanoke, Randolph County, and Alabama in 2000.

Income	Roanoke	% of Total	Randolph County	% of Total	Alabama	% of Total
Under \$10,000	431	17.4%	1,365	15.8%	250,526	14.4%
\$10,000-\$24,999	714	29.0%	2,410	27.9%	398,273	22.9%
\$25,000-\$49,999	764	30.9%	2,865	33.2%	523,344	30.1%
\$50,000 or more	562	22.8%	1,995	23.1%	565,242	32.5%
All Households	2,473		8,635		1,737,385	
Median Income	\$26,946		\$28,675		\$34,135	

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

Labor Force Characteristics

In order to effectively recruit new businesses or to encourage existing businesses to expand in their present location, economic developers must know how many people are available to fill the new positions being created. Some businesses will attract only workers from within the community, while others can draw employers from quite a distance. The data in Table E-2 will help Roanoke determine how many potential workers are available locally.

Between 1990 and 2000, the labor force decreased in Roanoke and increased in Randolph County. Both the number of people in Roanoke who are working or looking for work declined and the percentage of the working-age population who are in the labor force declined from 60.5% to 52.0% (see Table E-2). Table E-2 shows labor force participation for Roanoke and Randolph County from 1990 to 2000.

Table E-2. Labor Force Participation: Roanoke and Randolph County, 1990 and 2000

Labor Classification	City of Roanoke			Randolph County		
	1990	2000	Change	1990	2000	Change
Population 16 Years & Over	4,802	4,994	4.0%	15,338	17,282	12.7%
In labor force	2,905	2,599	-10.5%	9,155	9,639	5.3%
Percent in labor force	60.5	52.0	-14.0%	59.7	55.8	-6.5%

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

Randolph County, alternatively, experienced a significant increase of 12.7% in its working age population, and a 5.3% increase in the number of people who are participating in the labor force. However, the labor force participation rate decreased by 6.5%, indicating that proportionately more people are leaving the work force. The county unemployment rate suggests that job creation has kept pace with labor force expansion, as it remained fairly stable between 1990 and 2000.

Employment Projections

Employment projections for small areas, such as Roanoke, should not be mechanical exercises in the use of algebraic models, be they export-base, shift-share, or input-output models. Rather, projections require careful analysis of all relevant aspects of the local economy, including its relative cost, the quality and availability of local labor and investment funds, the quality of local infrastructure, and the structure and trading relationships of local industry.

Roanoke saw an increase in its unemployment rate in 2000. As a result, Roanoke has people available to work at a new major industry, should one locate in the area. Of course, city employment figures do not reflect the impacts of large new industries in other East Alabama county cities, such as the Honda plant in Lincoln and the Teksid plant in Sylacauga. Neighboring Calhoun County, Jefferson County, and Shelby County may have absorbed a significant number of Roanoke area laborers in their large industries, as well as the outskirts of the Metropolitan Atlanta area. The Alabama Department of Industrial Relations publishes county-level employment and unemployment data monthly, and the Census Bureau plans to replace the decennial census “long form” with the American Community Survey, which would provide new data more frequently than once every ten years. The American Community Survey has yet to be widely implemented, but Department of Industrial Relations data show a recent trend of increasing unemployment county-wide, from 4.9% in October of 2006 to 4.1% in October of 2007. If the city’s unemployment rate has followed county trends, there may be more workers seeking employment. However, the city may wish to examine its mix of small, mid-size, and large employers. The city may wish to focus recruitment activities on smaller businesses to increase economic diversity. The educational and skill level of the people seeking employment will determine the type of economic expansion that can occur.

Commuting Patterns

According to the 2000 Census, many Roanoke residents work in the city. Approximately 58% of employed persons living in Roanoke also work in Roanoke. Another 12% work elsewhere in Randolph County, but outside of Roanoke, totaling around 70%. This statistic suggests that Roanoke has enough employment opportunities for its residents than other parts of the county, but could still attract more business establishments. Approximately 8% of workers commute to work in other counties in Alabama, while 21% of the city's residents were recorded as working outside of Alabama. Most people who work outside Randolph County work in another state, presumably Georgia. In both the city and the county, more workers commute to jobs outside Randolph County now than they did ten years ago.

Roanoke and Randolph County rely heavily upon one another for their economic vitality. Both entities also are not as dependent upon outside employment markets to provide employment for their citizens, as compared to other counties in the East Alabama region. According to the County-to-County Worker Flows for 2000, 7.2% of Randolph County residents work in Chambers County, 2.6% work in Clay County, and only 1.0% work in Calhoun County. Randolph County also provides jobs for workers from other counties. Three percent of the jobs are held by Chambers County residents, and Clay County supplies 2.8% of Randolph County's workers. These commuting patterns show some need for good transportation systems within and between counties. Of course, these figures were collected before the addition of the automobile manufacturing plants to the county's economy. These plants could significantly change future statistics on where Roanoke and Randolph County residents work, and increase commuting into the county.

Employment by Occupation

Roanoke and Randolph County showed occupational similarities within their workforce in 2000. Roanoke is primarily characterized as a "blue collar" town, with the highest percentage of its workforce employed in production, transportation, and material moving occupations. Also, most Randolph County jobs also could be considered "blue collar". Most Randolph County workers (33%) have production, transportation, and material moving occupations. However, approximately 20% of county workers rely on management, professional, and related occupations for their livelihood, while 19% work in sales and office professions. Whether the Kia plant in Georgia will increase the number of people working in production depends upon how many city and county residents work in that plant.

Employment by Industry

Most people in Roanoke (39%) worked in the manufacturing industries in 2000. Educational, health and social services, along with retail also ranked high among Roanoke's industrial sectors, employing 15% and 12%, respectively, of the town's working residents. Construction rounded out Roanoke's top four employment sectors in 2000, at 5% of the city's working residents. Manufacturing services also hold the number one employment slot in Randolph County, providing 34% of all jobs. Educational, health and social services second, at 17%, followed by retail trade at 11%. Industries typically associated with white-collar jobs employ nearly 51% of the workers living

in Randolph County, which is in keeping with the county's employment by occupation data. Statewide, more people are employed in the service sector (38%) than in manufacturing (18%), and retail ranks third (12%).

When comparing the 1990 and 2000 data, it is important to note that the federal government changed the industrial classification system from the Standard Industrial Code (SIC) to the North American Industrial Classification (NAICS) in the 1990s. During the reclassification process, some specific types of businesses were changed from one major category to another. An example would be the movement accommodations (hotels, motels, etc.) and food services (restaurants, etc.) from retail to services. These changes exaggerated the growth and decline in those two sectors. The service sector also has a new subsection called "management of companies and enterprises." As a result, managers of manufacturing plants, for example, were moved from manufacturing to services. This shift also occurred in other sectors. The rapid evolution and prevalence of computers and the rise of World Wide Web and e-commerce brought about the addition of "information" as a new industrial category.

Most Roanoke residents are employed as "blue-collar" workers. However, two of the largest employment sectors, characterized as "blue-collar", manufacturing and construction, provided relatively high-paying jobs. In 2001, people employed in the service and retail sectors earned significantly lower than those employed in the wholesale trade and manufacturing sectors. While wholesale trade employed very few people in Roanoke and the county, and manufacturing declined slightly, the Kia, Honda Plant and Teskid plants in Georgia, Lincoln and Sylacauga have provided new high-paying jobs for area workers and may eventually attract additional wholesale and manufacturing firms.

Recent Industry Trends

Although employment by occupation and employment by industry data provide insight into how Roanoke residents earn a living, these figures do not represent how many businesses and jobs are actually located in Roanoke. Many people in Roanoke and Randolph County commute to jobs in other cities, counties, and even states. Likewise, people from other cities and counties commute to jobs in Randolph County. The Census Bureau publishes information about businesses, every five years, based on establishments in a publication called the *Economic Census*. However, the Census Bureau is prohibited from releasing data that might give specific information about individual businesses, which can be problematic when trying to gather data for communities with small commercial and industrial bases. Since Roanoke is a small bedroom community, it is not a major employment center. Therefore, a detailed economic trend analysis is not available at the city level. As a result, an in-depth analysis of business trends can only be conducted at the county level.

One alternative means of analyzing economic conditions in Roanoke is to track trends in business license activity and city sales tax revenue. The use of these records does come with certain limitations. One qualification is that the number of business licenses issued by the city does not necessarily represent the total number of businesses located in the city. Rather, it represents the number of businesses *licensed to operate* in Roanoke. Some companies may not have actual offices or facilities within the city limits; they may be based elsewhere and come into the community periodically to do business. Another factor that tends to inflate business establishment figures is the

city's ability to issue business licenses within its police jurisdiction, which extends beyond the city limits. Therefore, business license activity and sales tax revenue can be used as a general indicator of the economic vitality of a city and its environs. This data also does not provide information about how the different employment sectors (manufacturing, retail, services, etc.) are performing or whether the city has a good mix of small, mid-sized, and large businesses. Gathering and analyzing data at that level of detail is outside the scope of this plan. The Census publication *County Business Patterns* does not contain detailed city data for employment sectors, only county. This report continued to use the SIC system through 1997, so trend analysis is possible. Since only county-level data are available at the desired level of detail, the remainder of this chapter analyzes countywide business trends.

Industry Growth

In the absence of city data, county industrial trends were assessed. According to the Census Bureau publication, *County Business Patterns*, nearly one-third of all jobs in Randolph County were in the manufacturing industry in 2001. Although this sector was the largest employer in the county, manufacturing establishments declined by 17.9% between 1997 and 2005, while employment declined by 11.1%. This trend suggests an increase in small businesses and a decline in larger industries. Table E-3 examines number of businesses by industry for Randolph County in 1997 and 2005.

Industry	1997	2005	% change
Total	NA	403	-
Agriculture, forestry, fishing	NA	13	-
Mining	NA	1	-
Construction	NA	29	-
Manufacturing	28	23	-17.9
Transportation and public utilities	NA	30	-
Wholesale trade	14	11	-21.4%
Retail trade	89	86	-3.4%
Finance, insurance, real estate	NA	40	-
Services	NA	125	-
Unclassified	NA	42	-

Source: Bureau of Census, *County Business Patterns*, 1997, 2005.

Table E-4. Number of Employees by Industry: Randolph County			
Industry	1997	2005	% change
Total	4,952	5,175	4.5%
Agriculture, forestry, fishing	11	(b)	(N/A)
Mining	(NA)	(a)	(N/A)
Construction	63	168	167%
Manufacturing	2,564	2,279	-11.1%
Transportation and public utilities	214	290	35.5%
Wholesale trade	100	(b)	(NA)
Retail trade	955	674	-29.4%
Finance, insurance, real estate	151	220	45.7%
Services	894	NA	(NA)
Unclassified	0	NA	(NA)%

Source: Bureau of Census, County Business Patterns, 1997, 2005

a. Public Administration is not included in County Business Patterns

b. Note: Employment classes are indicated as follows: A-0 to 19; B-20 to 99; E-250 to 499

The two other major employers in the county are the services industry and the retail trade industry, which is in keeping with the national movement towards a more service-oriented economy. Although these sectors - manufacturing, service, and retail are the largest employers, the fastest growing sectors of the county employment base is the construction industry, which grew by 167% between 1997 and 2005.

The data presented in Table E-4 represent the total number of jobs in Randolph County. They include local residents employed by local firms and residents of other counties who commute to the area for work. A comparison of the total number of jobs available in 2000 (21,017) according to the County Business Patterns and the total number of Randolph County residents who were in the labor force that year (17,282) reveals that there were 1.6 employees per job. Because demand for jobs outweighs the jobs available in Randolph County, many workers commute to jobs in other counties. Other workers may be underemployed because they want to work close to home, but jobs in their chosen fields are not available.

Number of Businesses by Employment Base and Sector

Information is also available about the size of businesses in Randolph County. According to the Census Bureau publication *County Business Patterns*, the business establishments in Randolph County increased 4% from 2000 and 2005. Of the nine employment size classifications, three categories increased in number during the recent years. The county gained 66 businesses employing from 1 to 9 workers each, 54 businesses employing from 10 to 49 workers, 11 employing from 50 to 99 workers, 4 employing from 100 to 249 workers, and 4 employing from 250 to 499 workers. Despite most new businesses employing a fairly large number of workers, the county lost three establishments that employed between 1 and 4 workers.

In 1999, nearly 34% of all employees in Randolph County worked in the manufacturing industry. Although this sector is one of the largest employers in the county, with 23 establishments by 1997, its employment base decreased by 11.1%. This trend suggests an increase in small businesses and a decrease in larger industries. The two other major employers in the county are the retail trade sector and the services sector, which is in keeping with the national movement towards a more service-oriented economy.

General Trends in Business Activity

This section provides a more detailed examination of Randolph County's top three employment sectors - manufacturing, educational and health services, and retail trade - and a potential growth market, wholesale. As with the previous section, this data cannot be analyzed for Randolph due to the transition from SIC to NAICS manufacturing, wholesale trade, retail trade, and service activity are available for Randolph County. An assessment of this data will provide some insight into economic conditions in Randolph County and its environs.

Manufacturing

Manufacturing has long been a mainstay of Alabama's economy. Advancements in transportation and communications, the lowering of trade barriers, and an abundant supply of low-cost labor in developing countries have taken their toll on this sector of the state's economy. In small communities, a large or even mid-sized manufacturing plant can be the principal driving force behind the economy of not only the community but also the surrounding area. The following is an assessment of manufacturing trends in Randolph County.

Historically, Randolph County's economic base was closely tied to the textile industry. There has been a long-term decline in textile jobs within Randolph County as major textile employers have closed plants and the jobs have been relocated overseas.

In the ten years between 1991 and 2001, the manufacturing industry in Randolph County lost 10% of its labor force (see Table E-5). Also, manufacturing establishments decreased by 8%. Upon closer analysis, it is evident that some of the medium sized businesses either downsized or closed their doors, and that small and large sized businesses are driving economic growth in this sector. During this time period, the number of firms employing less than ten people increased by 11%, and large firms added one establishment employing 1,000+ people, in addition to 2 being added that employ 100 to 249 people. Outsourcing, or the transfer of certain labor-intensive and cost-sensitive production processes also may have contributed to the reduction in employees.

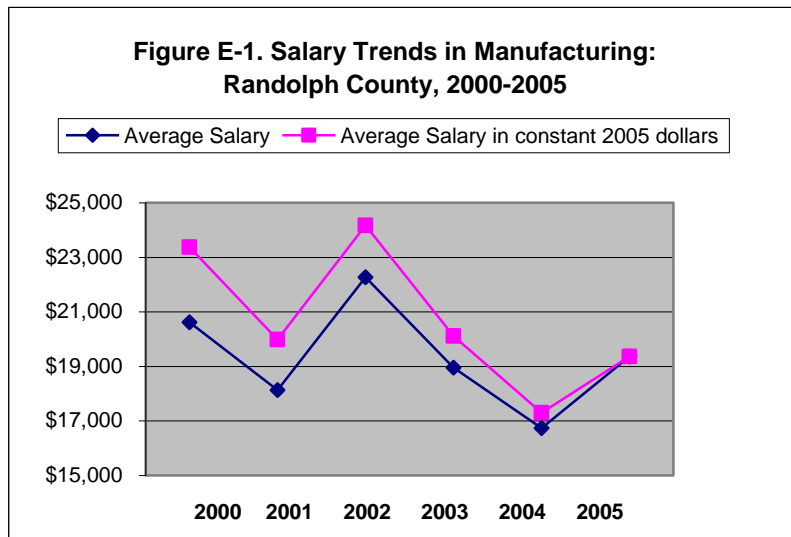
These long-term trends of a decline in business establishments and fewer employees run counter to the short-term trends. For instance, between 2003 and 2005, the growth rate for annual payroll was 26.7%, yet between 2000 and 2003, the payroll decreased by 28.5%. In addition, between 2000 and 2002, the rate of change in the number of employees was -24.5%, yet between 2002 and 2005 the rate of change was 27.8%. Randolph County is no longer enjoying the growth in manufacturing firms it was experiencing in the early and mid-1990s; however, county employment has remained

stable in spite of the recent loss of plants. Table E-5 exhibits manufacturing in Randolph County from 2000 to 2005.

Table E-5. Manufacturing: Randolph County, 2000-2005										
Year	# of employees	Annual Payroll ^a	# of businesses	Number of Establishments by Employment Base						
				1 to 9	10 to 49	50 to 99	100 to 249	250 to 499	500 to 999	1K+
2000	2,361	\$48,660,000	25	13	5	2	1	2	2	0
2001	2,202	\$39,912,000	26	14	5	3	1	2	1	0
2002	1,783	\$39,701,000	24	14	2	4	1	2	1	0
2003	1,837	\$34,814,000	25	14	5	2	1	2	1	0
2004	2,395	\$40,068,000	25	15	5	2	1	0	2	1
2005	2,279	\$44,123,000	23	14	4	0	3	1	0	1
Actual Change	-82	-\$4,537,000	-2	+1	-1	-2	+2	-1	-2	+1
% Change	-3.5%	-9.3%	-8.0%	7.7%	20.0%	100%	300%	-50	100%	NA

Source: County Business Patterns, 2000-2005.

Despite the short term addition of the number of manufacturing employees, salaries have continued to decrease. Table E-5 shows that the annual payroll of manufacturing firms has decreased by 9% from 1990 to 2000. The average employee’s salary was \$20,600 in 2000 and \$19,360 in 2005. However, this statistic may be misleading, as it does not account for annual inflation. An inflation calculator is available on the



Internet from the United States Department of Labor’s Bureau of Labor Statistics. For instance, the average salary of \$20,600 in 2000 would be equal to approximately \$23,370 in 2005, a difference of \$4,100 from the actual 2005 average salary of \$19,360. Figure E-1 illustrates the actual and proportionate salaries of employees in the manufacturing industry. The “average salary in constant 2005 dollars” line indicates whether salary increases kept pace with

inflation. If the line is flat, salaries rose at the same rate as inflation. If the line goes up, salaries increased at a higher rate than inflation. If the line goes down, salaries did not keep pace with inflation. Between 2003 and 2005, salary increases were about equal to the rate of inflation.

Recent additions to Randolph County’s manufacturing base should help stem the outflow of manufacturing jobs from the county, thereby reversing the recent manufacturing industry trends.

These trends of decreasing manufacturing employees and salaries may have doubled a significant downturn on the local economy. Basic jobs (i.e. manufacturing) support non-basic jobs (i.e. retail and services). The salaries earned by basic employees allow them to purchase goods and services from the non-basic sector fueling the local economy. With fewer basic jobs and smaller salaries, the demand for non-basic goods and services would have. The local economy would have had less money coming in, which may have caused non-basic establishments to close or downsize, resulting in higher unemployment.

Retail Trade

Retail trade employment has slightly decreased from 2000 to 2005, but minor gains have been made in the number of establishments, and there have been considerable improvement in overall wages. The number of employees in the retail trade sector decreased by 1.7% during the decade, while payroll rose by 18.1%. There was, however, a decline in the number of establishments. Most of the companies in the retail trade business are fairly small, with the majority of them employing less than 10 people each. Between 2000 and 2005, the county gained four establishments that employed between 1 and 9 workers, while businesses that provided jobs for 10 to 49 workers and 50 to 99 workers had no net gain or loss. Randolph County had no net gain of any large retail firm, although there was one large retailer, employing 250 to 499 people, opened during 2004. Table E-6 presents retail trade for Randolph County from 2000 to 2005.

Table E-6. Retail Trade: Randolph County, 2000-2005										
Year	# of employees	Annual Payroll	# of businesses	Number of Establishments by Employment Base						
				1 to 9	10 to 49	50 to 99	100 to 249	250 to 499	500 to 999	1000+
2000	686	\$10,998,000	84	66	15	2	1	0	0	0
2001	767	\$11,486,000	85	65	18	1	1	0	0	0
2002	656	\$11,410,000	86	68	16	1	1	0	0	0
2003	654	\$11,252,000	88	72	14	2	0	0	0	0
2004	810	\$13,499,000	89	72	14	2	0	1	0	0
2005	674	\$12,985,000	86	70	15	0	1	0	0	0
Actual Change	-12	\$1,987,000	2	4	0	-2	0	0	0	0
% Change	-1.7%	18.1%	2.4%	6.1%	-	-	-	-	-	-

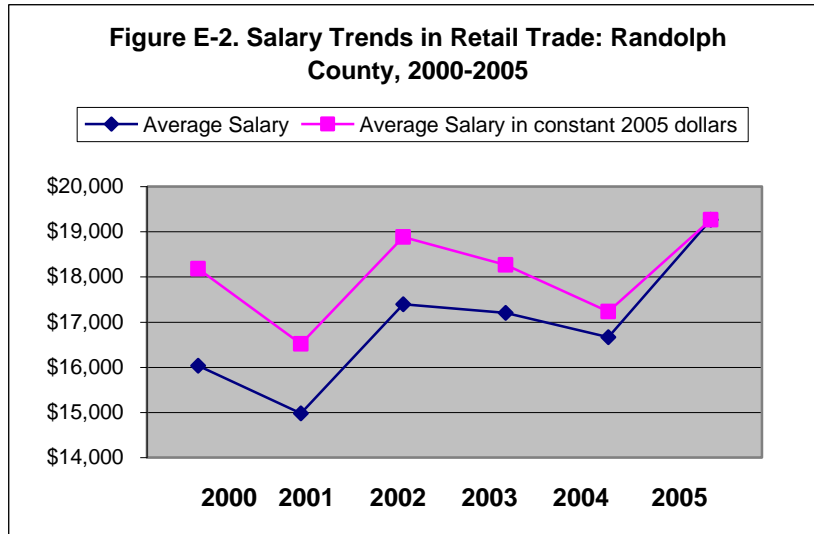
Source: County Business Patterns, 2000-2005.

Although the long-term trends indicate industry growth, the strongest growth occurred in 2004. Employment and payroll peaked this year. Retail trade employment has declined steadily since then, while annual payroll dropped sharply then rebounded in 2001. There were no discernible trends in the number of businesses.

As a common pattern new retail firms tend to be somewhat small and volatile. Overall, despite the industry’s tremendous growth during the early 1990s, the sector has started to level out and downsize. Not only did the retail trade sector’s employment base gain over one hundred employees during the decade, but those employees also saw recent increases in salary above and beyond that of the standard 3% inflation rate. According to the U.S. Census Bureau, the average salary in the wholesale trade sector was \$24,015 in 1991. Accounting for inflation, this salary is equivalent to

\$31,225 in 2001 dollars.

However, in 2001 the actual average salary was higher than the adjusted and 1991 salary by \$2,414 at \$33,639. While the salary increase was above that of the inflation rate in 2001, this was not always the case in the retail trade sector. During the ten years between 1991 and 2001, the most profitable years for retail trade employees were those around the turn of the millennium. In 1999 and 2001, workers were earning proportionately more than in 1991. Yet, as Figure E-2



illustrates, the retail trade industry appears to be flat. Salaries did not dip significantly in 2002 to 2004 – in relation to the inflation rate – the way other industries, especially manufacturing saw a decline in wages.

This recent increase in the value of retail trade salaries between 2004 and 2005 coincides with a 3% decrease in the number of employees in that sector. During this time, the industry lost two companies that employed between 1 and 9 workers and one company that employed 10 to 49 workers, as well as losing two companies that employed between 50 to 99 people.

Health Care and Social Assistance

The health care and social assistance sector in Randolph County experienced a net loss of 3 establishments between 2000 and 2005. The county lost two of its businesses that employed less than 10 workers, and three businesses employing between 50 and 99.

Since health services jobs are typically supported by elderly population and higher fertility rates, it is no surprise that Randolph’s employment base in this category has performed so well, given the aging population and the “baby boomers” of the 1990’s. The health service’s number of employees declined by only 74 between 2000 and 2005. Table E-7 exhibits healthcare economy in Randolph County from 2000 to 2005.

Table E-7. Healthcare Economy: Randolph County, 2000-2005

Year	# of employees	Annual Payroll ^a	# of businesses	Number of Establishments by Employment Base						
				1 to 9	10 to 49	50 to 99	100 to 249	250 to 499	500 to 999	1000+
2000	621	\$13,392,000	47	39	4	4	2	0	0	0
2001	640	\$13,688,000	43	33	6	2	2	0	0	0
2002	652	\$14,410,000	45	36	5	2	2	0	0	0
2003	627	\$12,872,000	43	34	6	1	2	0	0	0
2004	459	\$10,204,000	43	35	5	2	1	0	0	0
2005	547	\$14,580,000	44	37	4	1	2	0	0	0
Actual Change	-74	\$1,118,000	-3	-2	0	-3	0	0	0	0
% Change	-11.9%	8.3%	-6.4%	-5.1%	0%	-	0%	0%	0%	0%

Source: County Business Patterns, 2000-2005

Services

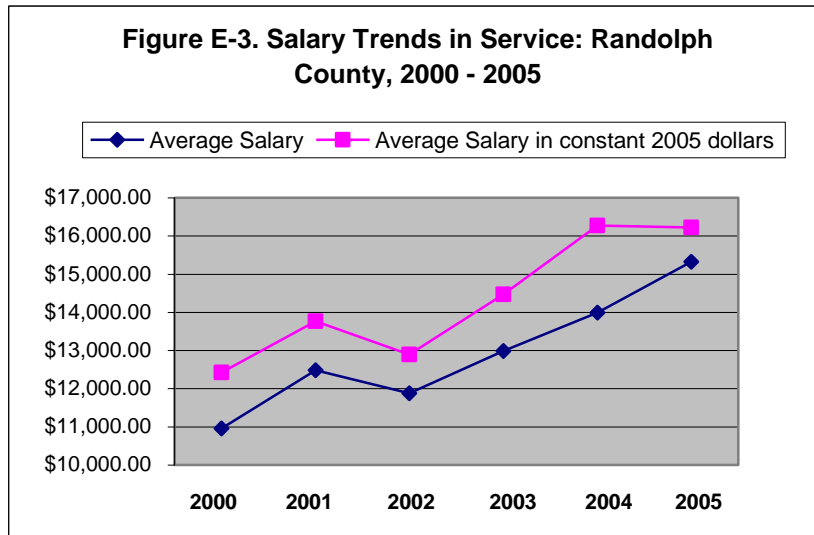
The national economy has become increasingly service-oriented, as large corporations have relocated manufacturing jobs to other countries. The service industries in Randolph County followed national trends, with the only decrease in the sector being a slight dip in employment between 2003 and 2004. Overall, however, the service industry has increased employment by 147 jobs between 2000 and 2005, and the number of establishments increased by 34. Small businesses, those employing less than fifty people, experienced the largest net gain in number of establishments, with an increase of 13 companies combined. The substantial majority of businesses in the sector are small firms, employing fewer than fifty workers. Table E-8 displays service industry for Randolph County from 2000 to 2005.

Table E-8. Service Industry: Randolph County, 2000-2005

Year	# of employees	Annual Payroll ^a	# of businesses	Number of Establishments by Employment Base						
				1 to 9	10 to 49	50 to 99	100 to 249	250 to 499	500 to 999	1000+
2000	798	\$10,955,000	109	103	5	1	0	0	0	0
2001	894	\$12,480,000	142	136	6	0	0	0	0	0
2002	821	\$11,876,000	135	105	30	0	0	0	0	0
2003	922	\$12,981,000	126	108	28	0	0	0	0	0
2004	889	\$13,992,000	146	115	30	1	0	0	0	0
2005	945	\$15,326,000	145	116	29	0	0	0	0	0
Actual Change	147	\$4,371,000	34	13	24	-1	0	0	0	0
% Change	18.4%	39.9%	33.0%	12.6%	480%	NA	NA	NA	NA	NA

Source: County Business Patterns, 2000-2005.

Figure E-3 illustrates how the average salary for an employee in Randolph County's service industry compares with the annual inflation rate. The service industry wages kept pace with inflation or



exceeded the rate of inflation through 2004. The period of time between 2002 and 2005 saw a large increase in employment and a smaller increase in actual and proportional salary. This influx of workers and decrease in average salaries suggests a rise in part-time employment. The average salary has risen, but overall, service industry salaries have barely kept pace with the national average rate of inflation. As a result, employees had less buying power in 2004 than in 2005.

Basic Employment

The local economy consists of two types of industries--basic and non-basic. Basic industries provide jobs that produce goods and services consumed outside the local economy. These jobs bring new wealth into a community. Non-basic industries produce goods and services consumed locally. Non-basic industries are important to the local citizenry, but they generate recycled wealth, which has less of a multiplier effect on the local economy. Roanoke must attempt to attract both basic industry jobs and non-basic jobs to develop and maintain a healthy, diversified economy.

The manufacturing industry is a major employer in Randolph County. It is a basic industry in that goods produced at local plants are shipped to buyers across the region and the nation. Both Roanoke and Randolph County are far more reliant upon manufacturing than the state. This is an indication of a definite need to diversify the local economy. Many manufacturing firms in the county employ a substantial number of people. The loss of any of these larger firms could have a profound impact upon the community. In fact, Randolph County lost 82 manufacturing sector jobs between 2000 and 2005, many of which were in textiles. The future of the Kia plant in Georgia may help the long term outlook for manufacturing jobs in the region. Yet, shifting dependency from textiles to the automotive industry may not provide permanent stability. Therefore, Roanoke and Randolph County both need to market themselves to non-automotive industries in order to buffer themselves against a possible economic downturn in the automotive industry. Due to its proximity to Anniston and Birmingham, Roanoke is not likely to develop a strong economic base in retail trade or services. Basic commodities and services--groceries, a haircut, automotive repair--are more likely to be purchased close to home. However, a half-hour or one-hour drive is not unreasonable for a Saturday shopping trip to shopping malls, large discount retailers, furniture stores, and automobile dealerships. Anniston and even Birmingham are close enough to draw in those shopping for large-ticket items, especially if such trips are linked to weekend entertainment excursions.

Economic Development Potential in Randolph County

As mentioned previously, a mixture of basic and non-basic industries, and diversity in basic industry, is crucial to the community's economic well-being. Roanoke's economy is heavily dependent upon manufacturing. This reliance makes the community susceptible to economic downturns. As a result, the city needs to explore ways to diversify its economy, while accentuating its assets.

Also, since Roanoke has an aging population, some of the community's economic development efforts should focus on providing the types of good and services that will attract retirees and cater to the special needs of the elderly.

Special attention should be paid to the community's appearance. An attractive city with several amenities will attract not only new residents but also more upscale businesses, which are very image-conscious. Careful attention to urban design can create a city that leaves a positive impression in visitors' minds and encourages them to consider relocating to Roanoke. A critical mass of people is needed to attract larger chain stores. Large stores need a more urban density in order to survive. Although Roanoke's smaller population and proximity to the Anniston and Birmingham metropolitan areas may deter a shopping mall or larger retail stores from locating in the community, there is an opportunity to expand the variety of small retail and service establishments.

Policy Implications

1. Education affects the quality of the labor force, which in turn impacts the types of employers that can be attracted to an area.
2. Vocational training and education would enable workers to acquire the skills needed for current and future jobs. Developing an effective program requires an open exchange of information between employers, educators, and local governments.

CHAPTER IV. HOUSING

Housing remains one of the most essential elements of the comprehensive plan. A city's housing stock is its largest long-term capital asset. Housing generates property taxes, which are an important source of local government revenue. In addition to this revenue, services to housing and to the inhabitants of housing also comprise a large portion of local government expenditures. Through the provision of these services, jobs are created. Affordable housing availability has also become a critical issue at the national, state, and local levels. To address the issue of affordable housing, the National Affordable Housing Act (NAHA) was passed in 1990. The Act mandated each state and/or locality that directly received funding from the U.S. Department of Housing and Urban Development (HUD) prepare a Comprehensive Housing Affordability Strategy (CHAS). Safe, sanitary, and affordable housing is a necessity, and it provides countless benefits, such as:

- ❖ Providing shelter;
- ❖ Creating and fostering a sense of pride and communal spirit among neighbors;
- ❖ Creating opportunities for home ownership, which empowers individuals and families;
- ❖ Providing a link to the neighborhood and the larger community;
- ❖ Providing opportunities for investment within a community; and,
- ❖ Fostering economic vitality.

An analysis of Roanoke's housing stock provides a foundation upon which to base trends in residential land use development. This chapter of the plan will provide an analysis of the type and cost of existing local housing stock, an assessment of housing age and condition, and projections for future housing needs. It is the intent of this plan to objectively explore these issues that will affect the specific housing needs in Roanoke. However, the data provided by the U.S. Bureau of the Census has some limitations. For instance, the data reported in the census is self-reported by homeowners. As a result, some homeowners may over or under estimate the value of their homes, especially in cases where they have not bought or sold a home in recent years. The U.S. Census is relied upon for such data because it is the only official and comprehensive source of data. However, additional data has been collected by EARPDC through "field counts," in order to record information on housing conditions based on the following categories: sound, deteriorated, or dilapidated. The condition of the housing stock within the City of Roanoke will be discussed later in this chapter.

Housing Inventory

Units by Type

Housing units in Roanoke are divided into four categories: single-family, multi-family, manufactured home, and other. The single-family housing category consists of detached residences that house one family. Multi-family consists of housing structures in which two or more family units have been built. The manufactured home category consists of manufactured homes to which no permanent rooms have been added. Manufactured homes may be on individual lots or within parks. The "other" category includes any living quarters occupied as a housing unit that cannot be grouped into the previous categories, such as houseboats, vans, recreational vehicles/campers, and railroad

cars. Table H-1 shows housing types for Roanoke, Randolph County, and Alabama from 1990 to 2000.

Table H-1. Housing Types: Roanoke, Randolph County, Alabama										
Type of Housing*	Roanoke				Randolph County				Alabama	
	1990	% of Total	2000	% of Total	1990	% of Total	2000	% of Total	1990	2000
Single-family	2,086	76.6%	2,132	76.0%	6,595	75.6%	7,181	69.8%	68.2%	66.2%
Multi-family	323	11.9%	331	11.8%	506	5.8%	547	5.3%	17.9%	17.3%
Manufactured home	287	10.5%	341	12.2%	1,541	17.7%	2,502	24.3%	13.0%	16.3%
Other	27	1.0%	0	0%	86	1.0%	55	0.5%	0.9%	0.3%
Total housing units	2,723		2,804		8,728		10,285		1,650,379	1,963,711

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

*Includes occupied and vacant structures.

The Table H-1 displays single-family housing as being the most prevalent type of housing for Roanoke’s residents in 2000, comprising 76.0% of the total number of housing units, a slight decrease from 76.6% in 1990. The number of single-family homes increased, with manufactured homes increased somewhat more between 1990 and 2000. Manufactured housing increased by only 54 units, while single-family homes increased by 146. Multi-family housing showed almost no increase, from 11.9% of all housing units in 1990 to 11.8% of housing units in 2000. Manufactured homes have had an even stronger presence in the county comprising, 24.3% of homes in Randolph County in 2000. Multi-family homes constituted only 5.3% of homes in the county.

Occupancy and Tenure

The majority of Roanoke residents own the home in which they live. Approximately 61.2% of all Roanoke housing units were owner-occupied in 2000, and 27.5% were occupied by renters. Home ownership rates in Randolph County were slightly higher at 68.3% owner occupied. Table H-2 exhibits tenure and occupancy status for Roanoke and Randolph County

In 2000, over 43% of vacant housing units were for rent or sale. The number of units for rent or sale increased from 66 in 1990 to 103 in 2000. The community should have an adequate supply of rental housing, provided that available units are fairly modern and in good condition, but will require new construction to meet future homebuyer demand. Given the slight growth in manufactured homes, the city may consider programs to encourage the development of affordable “stick-built” homes in the community, along with standards ensuring that manufactured homes and manufactured home subdivisions are of good quality and are compatible with surrounding “stick-built” homes. Table H-2 examines tenure and occupancy status for Roanoke and Randolph County from 1990 and 2000. Table H-3 displays vacancy status for Roanoke from 1990 and 2000.

Table H-2. Tenure and Occupancy Status: Roanoke and Randolph County

Tenure and Occupancy Status	Roanoke				Randolph County				Alabama	
	1990	% of Total	2000	% of Total	1990	% of Total	2000	% of Total	1990	2000
Owner-occupied	1,697	62.3%	1715	61.2%	5,964	68.3%	7,001	68.1%	63.6%	64.1%
Renter-occupied	717	26.3%	771	27.5%	1,589	18.2%	1,641	16.0%	26.6%	24.4%
Vacant	309	11.3%	318	11.3%	1,175	13.5%	1,643	16.0%	9.8%	11.5%
Total Housing Units	2,723		2,804		8,728		10,285		1,670,379	1,963,711

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

Table H-3. Vacancy Status: City of Roanoke

Vacancy Status	1990	% of Total	2000	% of Total
For sale only	59	19.1%	37	11.4%
For rent (or sale)	66	21.4%	103	31.7%
Seasonal/migratory	6	1.9%	14	4.3%
Other	178	57.6%	171	52.6%
Total vacant units	309		325	

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

Housing Conditions

Physical Housing Conditions

The East Alabama Regional Planning and Development Commission conducted a field survey to document the physical condition of housing within Roanoke city limits in February 2004. Housing condition is categorized as either "standard" or "substandard" based on locally determined definitions. The EARPDC's housing rating guidelines are as follows:

- ❖ **Sound** - structures require no maintenance work or repairs;
- ❖ **Deteriorating** - housing units are habitable structures that require some maintenance and/or repairs;
- ❖ **Dilapidated** - structures have many obvious defects and are not habitable under the City's building code.

In conducting this study, a total of 2,484 housing units were surveyed within the planning area to determine whether the structures were sound, deteriorating, or dilapidated. The survey revealed a total of 1,311 deteriorating units and 134 dilapidated units, most of which are single-family structures. These figures represent owner-occupied, renter-occupied, and vacant structures. Map 3 reveals that the greatest portions of substandard units are scattered throughout the City of Roanoke.

Table H-4 presents the structural conditions findings of the EARPDC survey classified according to the type of residential structure.

Table H-4. Structural Conditions of Housing: Roanoke							
Housing Type	Sound	% of Total	Deteriorating	% of Total	Dilapidated	% of Total	Total
Single-family	996	46.3%	1,039	48.3%	118	0.5%	2,153
Multi-family	56	17.1%	255	78.0%	16	4.9%	327
Manufactured Homes	42	71.2%	17	28.8%	0	0%	59
Total	1,094	44.0%	1,311	52.8%	134	5.4%	2,484

Source: EARPDC Housing Inventory Study, 2008.

It can be assumed that the dilapidated homes may have to be demolished due to safety concerns while the large number of deteriorating homes may simply be a sign of aging housing stock, and the fact that few new houses are being constructed.

The physical condition of a housing unit is not the sole determinant of the adequacy of that unit. A house that is structurally sound may be inadequate because it is too small for its occupants or lack adequate utilities or facilities. According to the 2000 Census, there were 52 housing units lacking complete plumbing facilities and 55 lacking complete kitchen facilities. There were 43 houses that used wood as heating fuel, and 29 housing units that had no heating at all. There was an almost even split of use of gas and electricity, at 935 and 968 housing units apiece. Additionally, 511 housing units used bottled or tanked propane gas.

A rehabilitation program may work to improve marketability of existing unoccupied homes and thus increase the potential supply of sanitary, safe, and affordable housing. There are several benefits to eliminating substandard housing. By improving deteriorating properties and removing dilapidated structures, the City of Roanoke can:

- ❖ Relieve the community of property that may be an “eyesore”
- ❖ Abate safety hazards that are associated with dilapidated properties
- ❖ Rid itself of properties that may serve as havens for illegal activity
- ❖ Open up lots for new infill development

The city should also consider the displacement of low-income persons if their homes were to be demolished. For example, Habitat for Humanity should be contacted as a viable source to offer assistance to low income individuals.

Age of Housing Stock

Housing construction in Roanoke appears to have kept up with the city's population growth. Roanoke's population increased significantly during the 1970's and 1980's then, the city entered a cycle of alternating population losses and gains from 1990 onward. Surprisingly, home construction continued to be fairly similar during those periods of population gains and losses. The median year of construction for homes in Roanoke is 1974. Table H-5 shows year structure built for Roanoke and Randolph County from prior to 1939 to 2000.

Table H-5. Year Structure Built: City of Roanoke and Randolph County, 2000				
Year Structure Built	Roanoke	% of Total	Randolph County	% of Total
1999 to March 2000	24	0.9%	342	3.3%
1995 to 1998	235	8.4%	990	9.6%
1990 to 1994	137	4.9%	792	7.7%
1980 to 1989	391	13.9%	1,887	18.3%
1970 to 1979	424	15.1%	1,719	16.7%
1960 to 1969	405	14.4%	1,377	13.4%
1940 to 1959	660	23.5%	1,838	17.9%
1939 or earlier	528	18.8%	1,340	13.0%
Total occupied housing units	2,804		10,285	
Median year structure built	1962		1973	

Source: U.S. Census of Housing, 2000.

Housing in the county is somewhat newer than homes in Roanoke, with a median construction date of 1973. Randolph County underwent a building boom during the 1990's, as well as the 2000's, related to the development along the lakes.

Housing Affordability

Owner-Occupied Units

Homeowners saw dramatic increases in property values between 1990 and 2000. As a result, the town and county both experienced an increase in the median value for owner-occupied homes. The median value for a home located in Roanoke was \$36,500 in 1990 and rose to \$63,000 by 2000, which is a 72.6% increase. Randolph County's median housing value for owner-occupied units increased 68.8% from 1990 to 2000. Increased monetary inflation and household ownership demand driven by lower mortgage interest rates has contributed to the escalation of housing values in recent years. In 1990, Roanoke's median housing value was higher than that of the county by \$1,300 and lower than the state by \$17,200. In 2000, Roanoke's median housing value was lower than that of

the county by \$800 and of the state by \$22,100. However, the value for manufactured homes in Roanoke is not available. Table H-6 presents median housing value for Roanoke, Randolph County, and Alabama from 1990 to 2000.

Table H-6. Median Housing Value: Roanoke, Randolph County, Alabama, 1990-2000			
Type of Housing	Roanoke	Randolph County	Alabama
Owner-occupied			
1990	\$36,500	\$37,800	\$53,700
2000	\$63,000	\$63,800	\$85,100
% Change	72.6%	68.8%	58.5%
Contract Rent			
1990	\$133	\$142	\$229
2000	\$352	\$312	\$447
% Change	164.7%	119.7%	95.2%

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

One factor to consider when assessing housing values is the ability of local residents to afford housing within their community. A homeowner is considered to be “mortgage-burdened” when the cost of purchasing a home exceeds one-third of the household income. Mortgage burden is a concern because, when the cost of buying a home consumes too much of the household income, little money is left to purchase basic necessities like food and clothing, much less to maintain that home. As would be expected, lower income households have a much higher incidence of financial burden than higher income households. In 2000, 12% of the households in Roanoke and 14% in Randolph County spent 35% or more of their monthly household incomes on mortgage payments and other costs related to owning a home.

Many of the factors that affect the cost of housing, such as building materials and mortgage interest rates, are beyond the control of local government. However there are certain areas in which local government actions can impact costs. Streamlined land development regulations can save developers time and money, and the savings can be passed on to the housing consumer. Density, parking, setback and landscaping requirements are factors that can be changed to reduce development costs.

Renter Occupied Units

The number of rental units in the City of Roanoke is fairly small compared to owner occupied units. Of 2,804 total housing units, 711 (25.4%) are rental units and 2,093 (74.6%) are owner occupied. Since rental prices in Roanoke and Randolph County are much lower than rental prices across the state, one would expect the percentage of city and county renters who are “rent-burdened” to be substantially lower than that of the state. Renters who are “rent burdened” spend 35% or more of their household income on rent and basic utilities (gas, electricity, water, sewer, other heating/cooking fuels). In 2000, approximately 20% of renters in Roanoke were rent-burdened, whereas 27.4% of renters statewide were rent burdened. One reason for the number of rent-

burdened residents may be the high percentage of single-family rental units in the housing stock, which are probably more expensive to rent than apartments.

Households

An assessment of household characteristics must be conducted to adequately project and plan for future housing needs and demands for community facilities and services. This section of the plan will analyze and describe changes and trends in household size and in the number of persons that may require special consideration in housing cost and design, such as the elderly, persons with disabilities, and single-parent families.

Historic Trends

At the national level, the formation of new households has exceeded population growth, resulting in smaller household size. Households have been growing increasingly smaller due to a reduction in the birthrate, an increase in single person households, an increase in divorce rates and single-parent households, and an increase in the number of years elderly persons remain in their own homes.

Basically, at the national level, there has been a drastic change in the make-up of the “traditional” household and family. Only 7% of all households include a married couple with children, in which only the husband works. Households where both parents work, make up 2.5 times as many households as the traditional household and compose 16% of all households. Families with dual incomes and no children outnumbered the traditional family by two to one, comprising 13% of all U.S. households. The “Other” category, which reflects female-headed households and households headed by young adults or older Americans, who are much less likely to have a spouse, constitute a considerable 64% of all households.¹

Moreover, the U.S. Bureau of the Census reports that, overall, the average household size has declined over the past 30 years, from 3.1 to 2.6 persons per household; this is a decline of about one person per every two households. However, the number of persons per household increased from 3.0 in 1975 to 3.8 in 2000 for the Hispanic and Asian populations.

The City of Roanoke experienced a slight increase in the number of households by 2.2%, and the number of families fell by 1.5% while its non-family households grew by almost 10.9%. These statistics resulted in an increase in the percentage of non-family households. In 1990, non-family households comprised 30.1% of all households in the town. By 2000, non-family households accounted for 32.7% of all households. In addition, Roanoke displayed an overall trend of smaller household size, declining from 2.74 persons per household in 1990 to 2.66 persons per household in 2000. Table H-7 shows household formation for Roanoke and Randolph County from 1990 to 2000.

¹ Population Reference Bureau. *AmeriStat*. October 2000.

Family Type	Roanoke			Randolph County		
	1990	2000	% Change	1990	2000	% Change
Households	2,414	2,467	2.2%	7,553	8,642	14.4%
Families	1,687	1,661	-1.5%	5,640	6,225	10.4%
Non-families	727	806	10.9%	1,913	2,417	26.3%

Source: U. S. Census 1990, 2000.

Randolph County, on the other hand, experienced the exact opposite during the past decade as all three categories of household formation increased significantly. The total number of households rose by 14.4%, the number of family households increased by 10.4%, and non-family households grew by 26.3%. In 1990, non-family households comprised 25.3% of all households in the county. By 2000, non-family households accounted for 28.0% of all households. In addition, Randolph County displayed an overall trend of smaller household size, declining from 2.63 persons per household in 1990 to 2.59 persons per household in 2000.

With the rising number of dual income families without children and a decrease in the number of children per family, it becomes evident that there is a direct correlation between these two contributors and the overall decrease in household size. Married families with children decreased, while the number of female-headed households, with no husband, present increased significantly. Since a high percentage of single mothers with children are living below the poverty level, it is important to insure that affordable family housing and services, such as affordable daycare, are available in the community.

Overall, the trend toward smaller household size is likely to continue as married couples have fewer children, the divorce rate climbs, the number of single-parent households increases, and the elderly population continues to gain in number, in longevity, and in improved health. However, this trend could be reaching its threshold, as the “Baby Boom Echo” is helping to reduce the rate of decline in average household size.

Projections

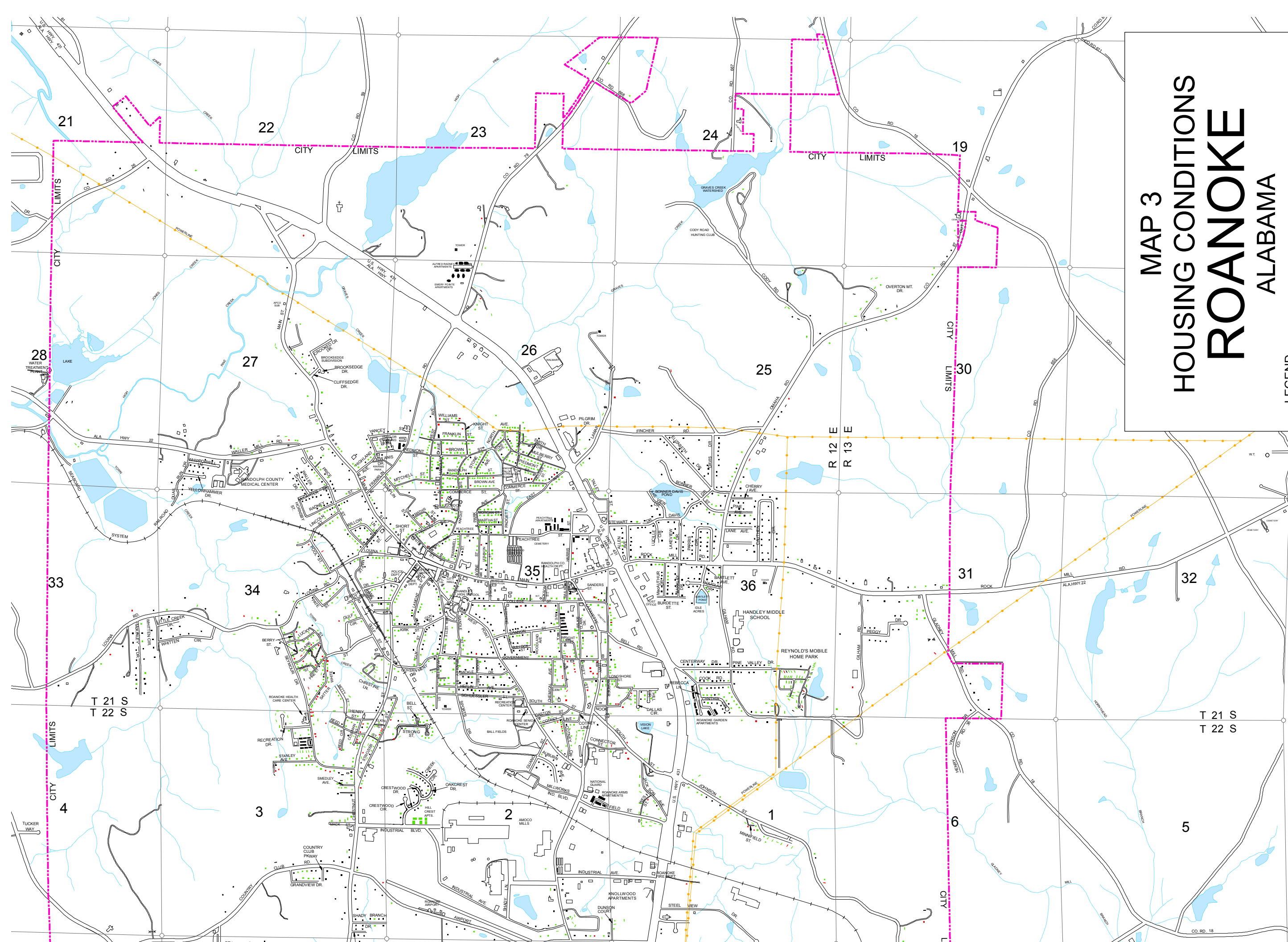
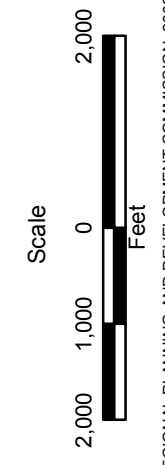
Many factors determine the future demand for housing: population growth and composition, income, employment opportunities, and household and family size and composition. Since Roanoke’s exact future cannot be foreseen, many assumptions must be made. For instance, it is assumed that employment opportunities will at least remain stable in Roanoke, and perhaps expand. The community’s population also should stabilize, with growth potential occurring sometime in the future. Since Roanoke’s future is tenuous at present and relies strongly upon long-range strategies being implemented by the city, it is difficult to project how much additional housing will be needed by the year 2020. During the planning period, the city should continue to monitor housing conditions, demolishing unsafe structures as needed and explore means to mitigate deteriorating housing. New housing will be needed as uninhabitable structures are removed and as the city sees its plans come to fruition. Special attention should be paid to housing for the community’s lower income, single parent, and elderly populations.

Policy Implications

1. Single-family units are the most prevalent type of housing in Roanoke.
2. The relatively high number of vacant units available in Roanoke suggests that there is not an immediate need for construction of newer rental units, provided that the available housing is in good condition.
3. Housing in Roanoke is older than in Randolph County.
4. In 2000, the City of Roanoke had an older housing stock, with 56.7% of the homes constructed prior to 1960.
5. According to the 2000 Census, there were 52 housing units without complete plumbing facilities and 55 units lacked complete kitchen facilities.
6. The City of Roanoke has a total of 1,094 sound structures, 1,311 deteriorating structures or buildings, 134 dilapidated structures or buildings.

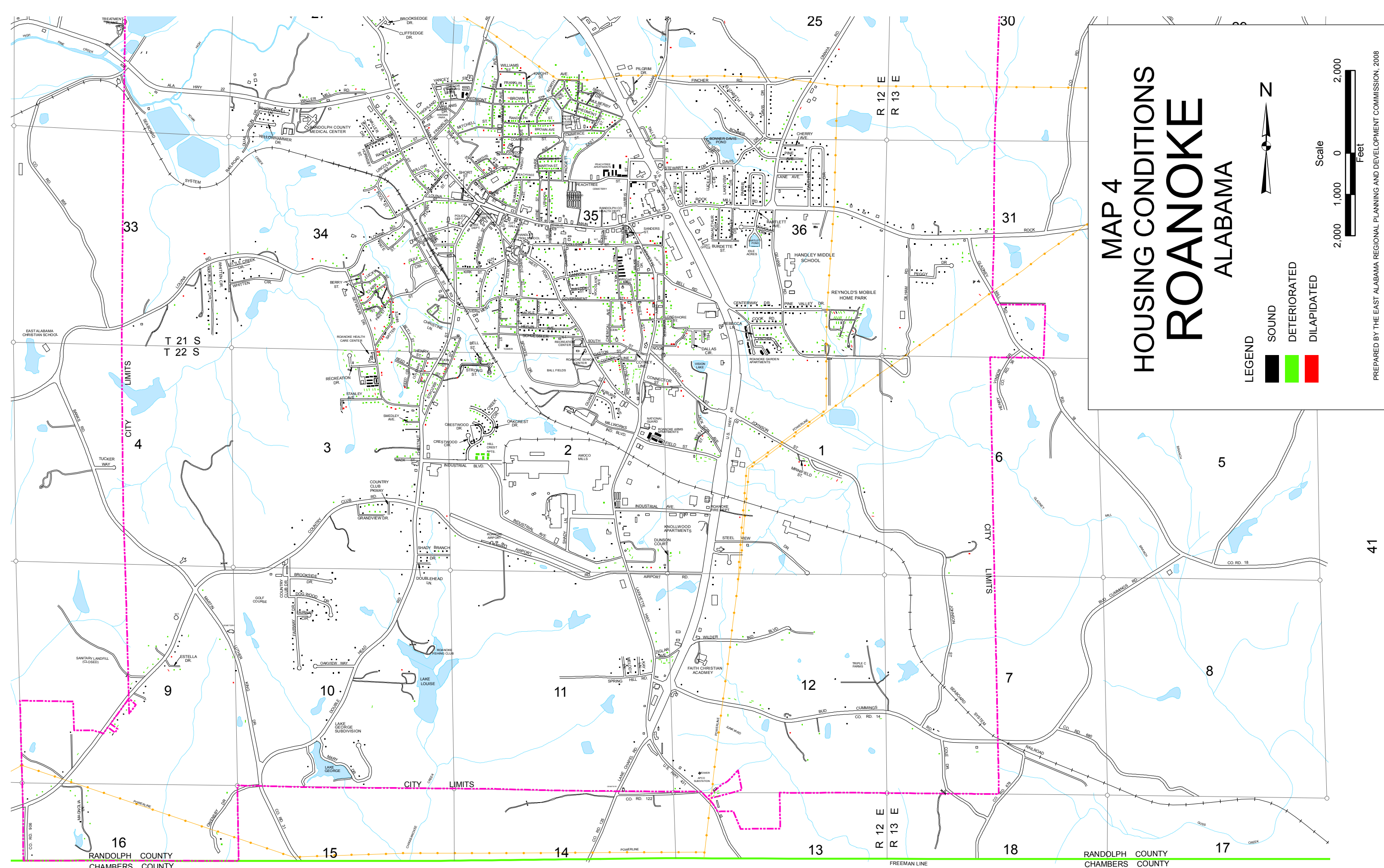
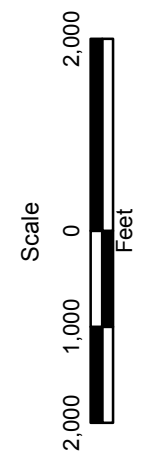
MAP 3 HOUSING CONDITIONS ROANOKE ALABAMA

- LEGEND
- SOUND
 - DETERIORATED
 - DILAPIDATED



MAP 4 HOUSING CONDITIONS ROANOKE ALABAMA

- LEGEND**
- SOUND
 - DETERIORATED
 - DILAPIDATED



CHAPTER V: COMMUNITY FACILITIES

The provision of adequate infrastructure and related services has a direct relationship on land development patterns and community growth. Restoring systems in distressed areas and maintaining and expanding existing infrastructure and services to a flourishing population can encourage more intense uses in areas already well serviced, and encourage infill in areas that are already well serviced and substantially developed. Additionally, this method of providing community facilities and services should discourage improper land use and sprawling development, which can result from unplanned infrastructure extensions into areas that are primarily farm land, areas that are poorly serviced, and into potential flood hazards areas. By restoring, expanding, and maintaining the community facilities and services, the town leads the way for community growth and new development, while providing adequate service to citizens and satisfying the diverse needs of the public. This element of the Roanoke comprehensive plan serves as an inventory of existing facilities and services, an evaluation of their capability to provide existing services and projected needs, and a comprehensive strategy for maintaining and expanding infrastructure to support the burgeoning community base.

City Administration

The Roanoke City Hall was built in 1941, and has been renovated several times. It is located at 809 Main Street. The administrative offices and services located within this facility are the offices of the mayor and town clerk. The general condition of the building is good, parking is adequate, and there are currently no plans for expansion of the facility.

The city government in Roanoke consists of a mayor and a five-member city council. Both council members and the mayor are elected to serve four-year terms. The city's appointed committees include the Planning Commission, and Industrial Development Board.

As additional changes in the city's administrative structure are made, the need for office space within City Hall should be evaluated. Since there may be no more room to expand municipal office space on the present site, the city may consider purchasing an additional building to provide space for other new and existing city offices, if needed.

Although city administrative services are adequate, funding for additional personnel and updated equipment would enhance city staff performance.

Public Safety

Law Enforcement

One of the most important factors in determining the livability of a town is safety. The police protection afforded to residents is an important asset of a town. The Roanoke Police Department presently employs 12 full-time police officers, 8 supervisors, 1 administrator, 5 dispatchers, and 3 additional staff members. The number of police vehicles in the department is 23. The Roanoke

Police Department’s jurisdiction extends 1.5 miles beyond the city limits and the city has a mutual aid agreement with all other cities within Randolph County.

The Roanoke Police Department operates the enhanced 911 services that cover the City of Roanoke and its jurisdiction. The city has expanded its vehicle and equipment inventory, which also includes, a take home vehicle program. These expanded services within the police department will ensure adequate protection and response capabilities. The Roanoke Police Department participates in the County Drug Task Force.

Fire and Rescue

The Roanoke Fire Department currently has two locations. One station is at 139 Chestnut St. and the other is on the corner of Industrial Drive and US Hwy. 431. The fire department is manned by volunteers who are on call 24 hours a day. The department does not inspect businesses or residences. Vehicles in operation by the department include one booster truck and one brush truck. The fire insurance rating for the department is secure as an A, meaning excellent from a scale of A++ superior to D, poor condition and vulnerable.

Utilities

Roanoke strives to provide quality utility services to its residents. The Roanoke Utility Board provides the city with natural gas, water, and sewer. The local telephone carrier, is TEC while Alabama Power Company provides the city with electricity. Charter Communications is the cable provider for the area.

Water Services

The Roanoke Water and Sewer Board serves nearly 2,600 residential and commercial customers across the city. The municipal water system provides services to residents within the Roanoke city limits and to limited areas outside the city. Map 6 shows the service area.

Table CF-1. Roanoke Water and Sewer Service Rates: City of Roanoke, AL 2011.		
Line Size	Gallons	Rate
WATER		
3/4"	0-2,000	\$17.13 minimum monthly fee
	over 2,000	\$3.68 per thousand gallons
1"	0-2,000	\$110 minimum monthly charge
	over 2,000	\$3.68 per thousand gallons
SEWER		
	0-2,000	\$13.40 minimum monthly charge
	over 2,000	\$5.28 per thousand gallons

Source: City of Roanoke, 2011

The ability of Roanoke's existing water supply and distribution system to adequately serve future growth depends upon the city's success in attracting new residents and industries. The existing water supply is more than enough to serve the city's current needs. Currently there are plans to expand sewer infrastructure into the city industrial park.

Streets

The Public Works Department for the City of Roanoke is also in charge of maintaining the streets owned by the city. It is responsible for maintaining approximately 103 miles of roads and streets within the city limits. Other responsibilities of the department include the collection of yard debris, maintenance of landscaping and lawns on city properties, and trees in the street rights of-way, and litter control.

Health and Social Services

A number of healthcare professionals, including doctors, dentists, optometrists, registered nurses, and chiropractors provide services to Roanoke. Two nursing homes, inpatient rehabilitation and physical therapy center, a dialysis center, a cancer treatment center and other treatment programs serve the healthcare needs of area residents.

The City of Roanoke participates in a variety of programs that are designed to help elderly residents. The senior center offers 58 congregate meals and 24 homebound meals to their senior citizens. In general, there is a waiting list for meals ranging from 6 to 12 months.

In addition, the Mabra Nutrition Center provides round trip transportation services to the center for those without means. The agency also has a home delivery service for those people who are bedridden or homebound.

The services provided by the Mabra Nutrition Center could be further enhanced with additional funding for transportation to deliver the meals to seniors and for various needs of the center including field trips for the seniors. Also, additional funding could be utilized to purchase more meals to serve more seniors in the community.

Educational Facilities

There are three public schools in the City of Roanoke: Knight-Enloe Elementary School, Handley Middle School, and Handley High School.

In 2010-2011 school year, Knight-Enloe Elementary School had approximately 479 students and employed a school nurse, two office administrators, seven kindergarten teachers, eight 1st grade teachers, eight 2nd grade teachers and seven 3rd grade teachers. There are three supervisor/teachers for physical education, as well as a reading coach and a reading intervention teacher, two learning specialists, and a speech/language pathologist. Facilities include a playground, a library/media center and technology center.

In the 2010-2011 school year, Handley Middle School had approximately 611 students and employed a school nurse, three office administrators, five 4th grade teachers, five 5th grade teachers, five 6th grade teachers, five 7th grade teachers and five 8th grade teachers. There are three supervisor/teachers for physical education, as well as a middle school band director, four learning specialists, and a speech/language pathologist. Facilities include a library/media center and a technology center. In 2010, 395 or 65% of the students were eligible for free or discounted lunches. During this same year, 85% of the students met or exceeded standards on the mathematics portion of the ARMT, as compared to 79.2% statewide. In the reading section of the ARMT, Handley Middle School had 87% of the 8th graders met or exceeded standards, compared to 85% statewide.

In the 2010-2011 school year, Handley High School had an enrollment of approximately 465 students and employed 27 teachers. There are also three office administrators, two supervisor/teachers for physical education, as well as a high school band director, three learning specialists, a speech/language pathologist and a school nurse. In 2010, 277 or 60% of the students were eligible for free or discounted lunches. During this same year 99% of Handley High School seniors met or exceeded standards on the mathematics portion of the AHSGE, compared to 95% statewide. In the reading section, 98% of the seniors met or exceeded standards, compared to 94% statewide.

Private facilities in the Roanoke area include four Pre-School programs and one private K-12 school program, Faith Christian Academy. Additionally the City of Roanoke has one publicly funded Head-Start Program.

Colleges and Universities

Roanoke is in driving distance to a number of four year college and university systems. In Randolph County, in nearby Wadley, Alabama is a two year college, Southern Union State Community College. Total enrollment for college's Wadley campus averages 5,000 +/- in any given semester. As of the 2010-2011 school year, tuition and fees per credit hour were set at a total of \$111 for Alabama residents and \$203 for all non-state residents. The college provides a Dual Enrollment Program for local high schools, in which the City of Roanoke School system participates.

The campus provides employment for a total of 457 part and full time employees. The Wadley campus facilities, includes Co-ed housing for approximately 230 students, a state of the art Renaissance Center, as well as a theater and drama department, a Science and Technology facility, a fully staffed college library, 2500 seat sports arena, softball field, and a newly completed baseball stadium.

Library

Roanoke's Annie L. Awbrey Public Library was founded in 1934 by the Roanoke Literacy Club. In 1979, the library moved to its' current residence at 736 College Street. The library receives funding from the City of Roanoke for general operating cost, building and ground maintenance with additional funds for materials and supplies from the Alabama Public Library Service. The library

employs three full time and one part time employee. The Annie L. Awbrey Library is open Monday through Friday from 9:00AM to 5:00PM, and Saturday from 9:00 AM to 12:00 Noon. The library offers readers a selection of 17,000 volumes plus 50 periodicals and newspapers, in addition to a number of CDs, audiotapes and DVDs. Books may be requested from other regional sources through an agreement with the Cheaha Regional Library. A community Book Mobile travels to locations outside the city limits and is state funded by the Cheaha Regional Library System.

The library has a limited number of computers for use by its patrons, as well as wireless internet access. In addition, the library offers access to its patrons and membership to the Alabama Virtual Library.

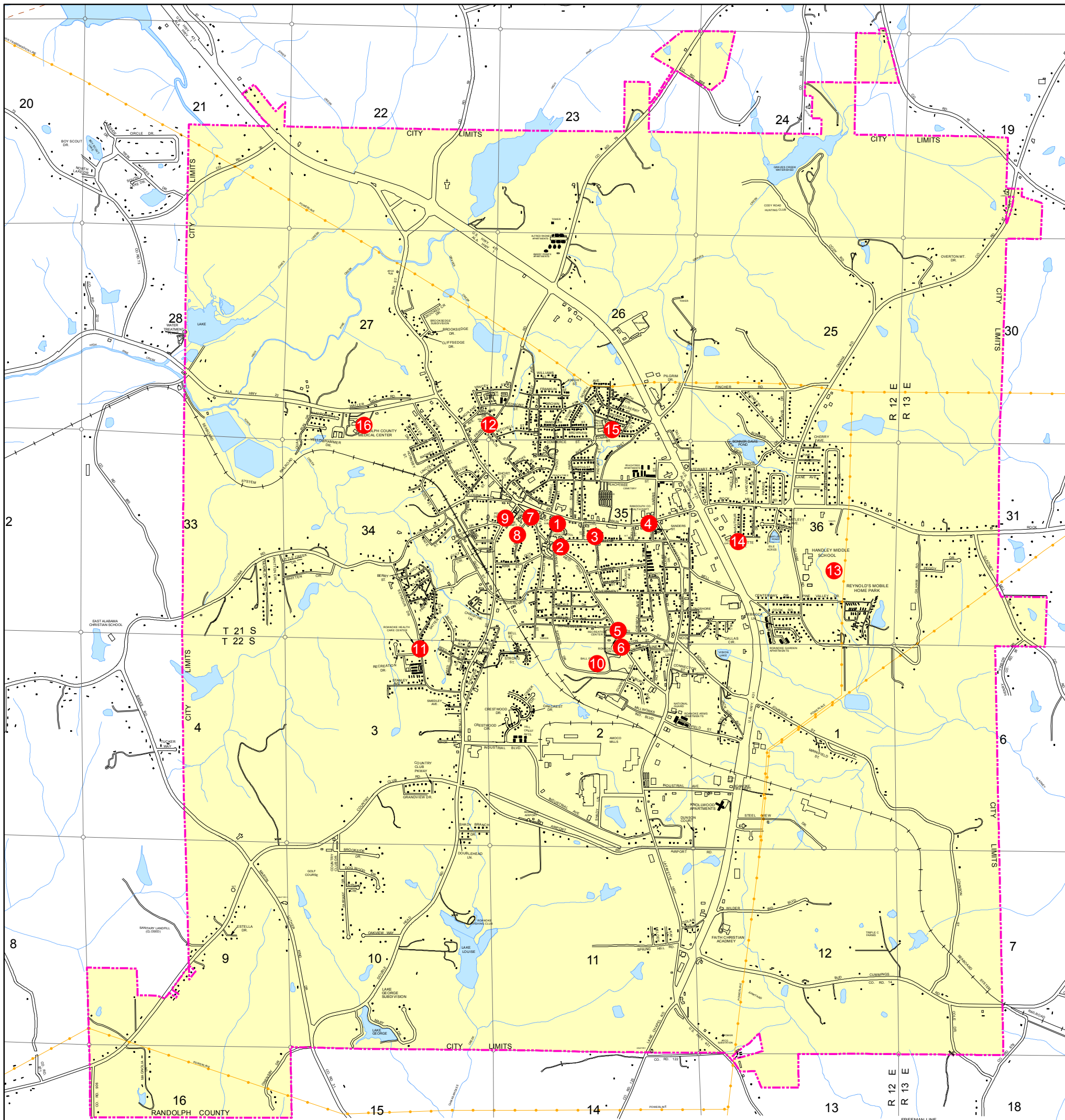
Cultural Opportunities

The City of Roanoke offers a limited number of cultural amenities for its residents. Cultural amenities are important because they enhance an area's appeal and play a key role in attracting tourism. At the same time, cultural amenities can help to establish a sense of community pride among its residents. The Randolph Historical Museum is the only museum or local cultural facility in the city limits. The Museum features area artifacts and local historical data, including Indian relics, documents, Civil War memorabilia, 1860's collector's pottery made in nearby Rock Mills, vintage clothing and the famous historical, indestructible Ella Smith dolls.

At the nearby Southern Union Community College, yearly a number of music, dance and dramatic theater productions are preformed, which is an added benefit to the area. A number of local and county festivals, including the annual Rock Mills Pottery Show, are available to the citizens of Roanoke. A number of lake and water sports opportunities are within a short drive at nearby Lake Wedowee, West Point Lake and Lake Martin.

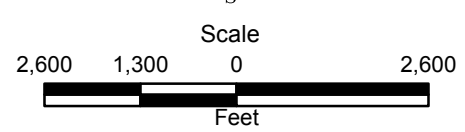
Historical Sites

The City of Roanoke has one property that has been recognized as a historic property by the National Register of Historical Places: the Downtown District, which includes the location of the birthplace of the Ella Smith doll. Nearby, but outside the city limits of Roanoke, is the McCosh Grist Mill, located southeast of Rock Mills on McCosh Mill Road. The mill is also listed on the National Register of Historical Places.

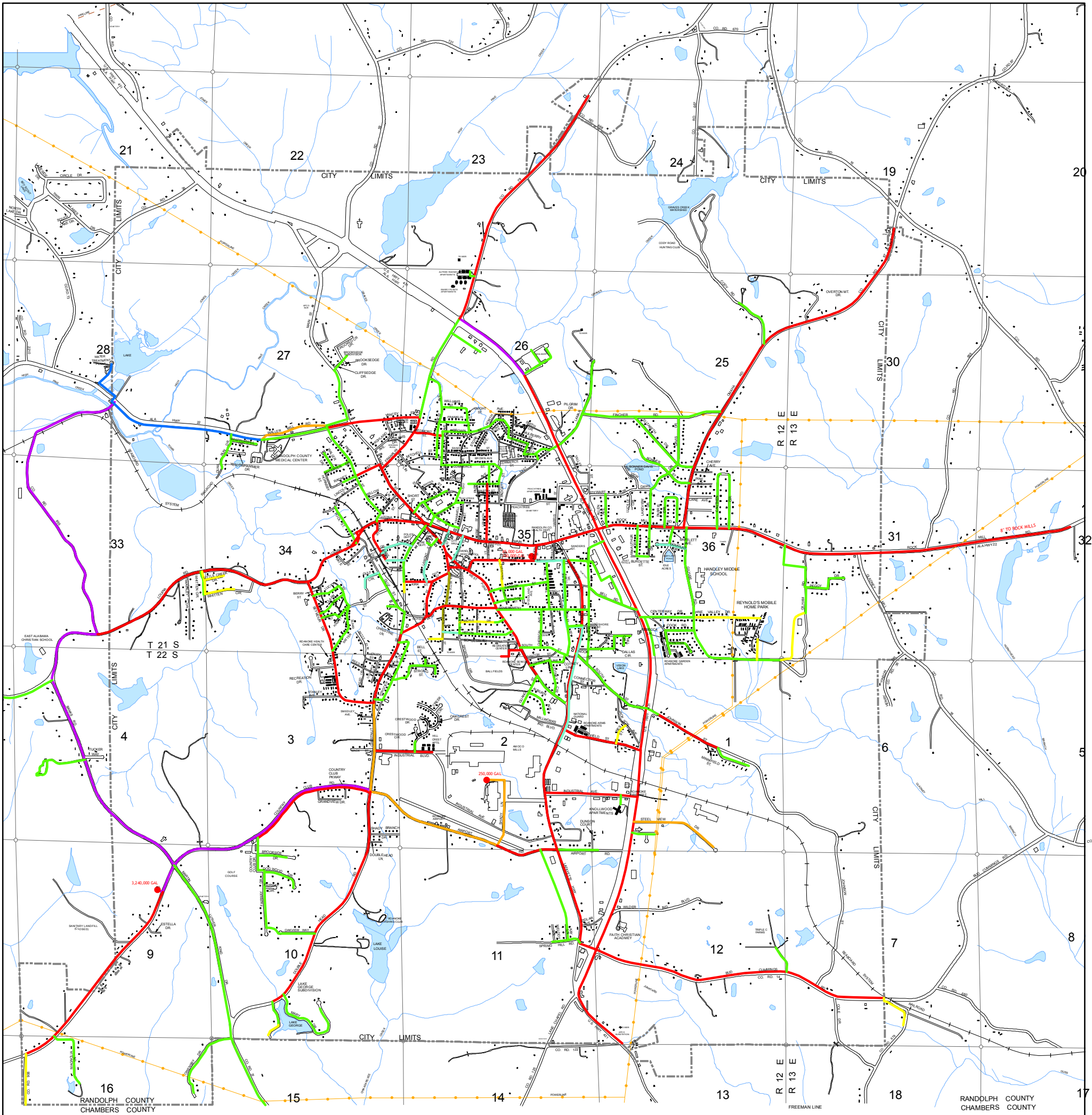


- 1** CITY HALL
- 2** HANDLEY HIGH SCHOOL
- 3** BOARD OF EDUCATION
- 4** RANDOLPH CO. HEALTH DEPT.
- 5** RECREATION CENTER
- 6** SENIOR CENTER
- 7** JUSTICE CENTER
- 8** FIRE DEPT.
- 9** POLICE DEPT.
- 10** BALL FIELDS
- 11** ROANOKE HEALTH CARE CENTER
- 12** KIWANIS PARK
- 13** HANDLEY MIDDLE SCHOOL
- 14** POST OFFICE
- 15** KNIGHT ENLOE ELEMENTARY SCHOOL
- 16** RANDOLPH CO. MEDICAL CENTER

MAP 5 COMMUNITY FACILITIES ROANOKE ALABAMA

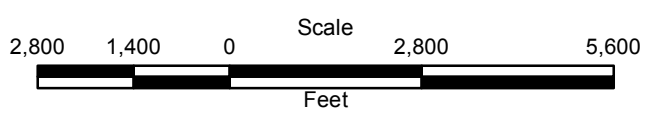


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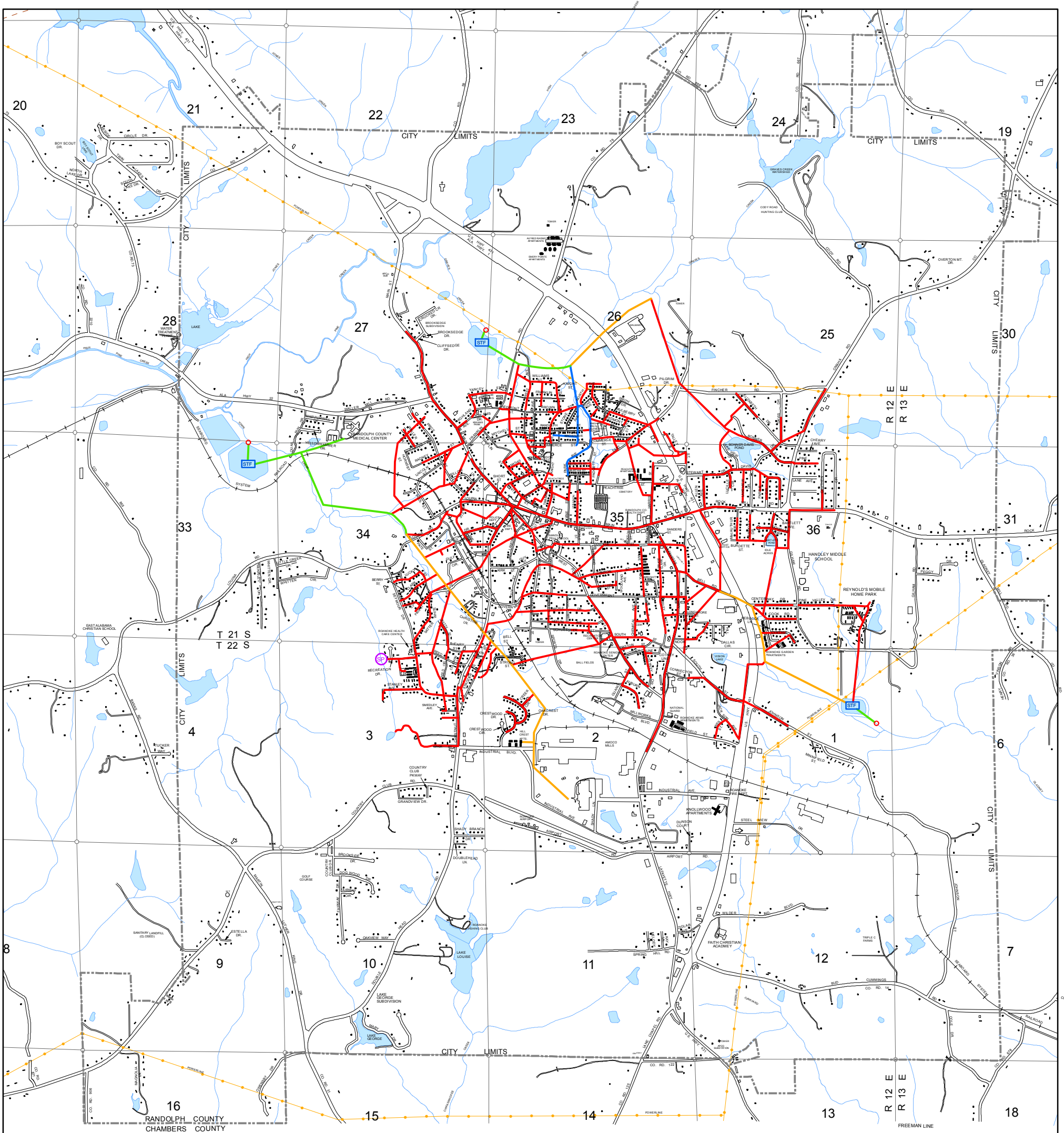


MAP 6 WATER UTILITIES ROANOKE ALABAMA

- LEGEND**
- 2" WATER LINE
 - 2.25" WATER LINE
 - 4" WATER LINE
 - 6" WATER LINE
 - 8" WATER LINE
 - 10" WATER LINE
 - 12" WATER LINE
 - 14" WATER LINE
 - WATER TANK



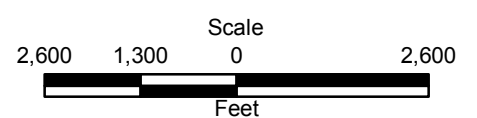
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MAP 7 SEWER UTILITIES ROANOKE ALABAMA

LEGEND

- SEWAGE LINE (8" OR LESS)
- 10" SEWER LINE
- 12" SEWER LINE
- 15" SEWER LINE
- STF SEWAGE TREATMENT FACILITY
- SEWAGE OUTFALL POINT
- SEWAGE PUMP STATION



PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION, 2008

CHAPTER VI. TRANSPORTATION

Planning for transportation and its supporting services is generally a regional undertaking because it transcends local, regional, and state boundaries. Over the last several decades, rural transportation infrastructure and services have deteriorated, contributing to the decline of many rural communities.² In an effort to turn this trend around, Congress passed two transportation bills, the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and the Transportation Efficiency Act for the 21st Century (TEA-21), which are designed to revitalize transportation in rural cities throughout America.

The purpose of this section is to provide information on the current state of transportation infrastructure within the City of Roanoke. The quality of a municipality's transportation system contributes strongly to both the community's self-image and to its economic well-being. Because of their high degree of visibility, the quality of roads is often correlated with the area's quality of life. From an economic standpoint, transportation systems provide avenues by which people and goods move within a community and between a municipality and the surrounding region. The quality of the system will either facilitate or hinder residents' and businesses' mobility. The transportation system also strongly influences and dictates the feasibility of future development and is a key determinant of growth patterns in urban areas. A well-planned transportation system guides, as well as serves, development. Therefore, it is important to analyze the city's existing transportation system and outline efforts for improving the local transportation network.

Functional Street Classification

When examining a transportation system, it is useful to classify the roads and streets based on their function. Functional classification not only describes the roadway's characteristics; it also indicates whether a street or road is eligible for federal funding. The following definitions of the functional classification of roads and streets are found in *Roadway Standards*, prepared by the Alabama Highway Department, Bureau of Urban Planning, and the Federal Highway Administration (FHWA).

- Freeways** Freeways are designed to handle large volumes of through traffic, traveling at a high speed.
- Arterial Streets** Arterial streets, designed to handle large volumes of traffic, usually connect areas that generate a large number of trips. 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 because it interferes with the flow of traffic.

² NADO, *Transportation: Connecting to Today's Rural America*. 2000.

- 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.
- 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.

For funding purposes, the Department of Transportation divides arterials and collectors into major and minor roads. The roadway characteristics remain the same; however, major roads carry more traffic than minor roads. Roads classified as major collectors or higher may receive federal funding.

Existing Street System

- Freeways** The Interstate does not pass through Roanoke.
- Arterials** The Town of Roanoke is served by two arterials. U.S. Highway 431 runs north and south east of Downtown Roanoke. Alabama Highway 22, which is also known as Main Street and Rock Mills Road, runs east and west within the city limits. Alabama Highway 87, also known as Omaha Road, and runs from the northeast of the City along the State Line with Georgia, and terminates at Rock Mills Road east of US Highway 431.
- Collectors** The major collector street in the Roanoke area is Alabama Highway 87, also known as Omaha Road, and runs from the northeast of the city along the state line with Georgia, and terminates at Rock Mills Road east of US Highway 431.
- Local** The remaining streets comprise the local road system. Travel on these facilities is limited primarily to local traffic.

Administrative Street Classification

Streets may be classified not only by their function but also by which entity owns and maintains them. Assigning an administrative street classification to roads within a municipality allows governmental officials to quickly identify, which entity is responsible for providing funding and/or other services required to carry out projects on certain roadways. Administrative street classification categories are as follows:

- Federal Highways** are owned and funded by the U.S. Department of Transportation; the State Department of Transportation coordinates the improvements for these roadways. This category includes Interstate highways and U.S. highways. U.S. Highway 431 runs through Roanoke.

- Other Federal 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. These types of federal roads are not found in Roanoke.
- State Highways** are owned and maintained by the State Department of Transportation both in unincorporated portions of a county and within municipal corporate boundaries. Alabama Highway 22 falls under this category.
- Other State Roads** are owned and maintained by the state but are not designated state highways. These roads primarily serve state-owned properties and are not found in the City of Roanoke.
- County Roads** can be divided into two types: (1) roads owned and maintained by the county; and (2) roads owned by the county but maintained by the municipality under written agreement with the county. County Road 87 falls under this category.
- Municipal Streets** consist of all other public roads inside city boundaries (excludes private roads). All public roads not previously classified fall into this category.
- 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 long, shared driveways.

Traffic Volumes

Average daily traffic (ADT) volume is an indicator of the number of vehicles carried typically by a particular section of street or road. When ADT is compared with “practical capacity,” it may be determined whether the existing roadway is adequate for the present volumes. This determination is known as the road’s *level of service*. “Level of service (LOS) is a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience”.² These capacities were derived from the ALDOT Approved Capacities chart from the Montgomery Metropolitan Planning Bureau. The three factors used by ALDOT to determine practical capacities are functional classification, number of lanes, and the type of development adjacent to the roadway (ex. central business district, urban, rural, etc.). The current level of service scale, established in the 1985 *Highway Capacity Manual*, ranges from level of service “A” through level of service “F.” The levels of service are defined as follows:

Level of Service A	Free traffic flow
Level of Service B	Stable traffic flow

² Transportation Research Board, *Highway Capacity Manual (HCM 2000), Fourth Edition*.

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

Basically, LOS “A” represents the best operating conditions and LOS “F” the worst. The desired operation of a roadway should be no lower than level of service “C.” Level of service “D” may be acceptable under certain circumstances, but a level of service “E” or “F” is considered unacceptable.

The Alabama Department of Transportation (ALDOT) collects and publishes these traffic count figures every year. These figures were compared with carrying capacities derived from ALDOT (per the 1995 *Long Range Transportation Plan for the Calhoun Urbanized Area*) to determine level of service. The maximum number of vehicles a road can carry at the different levels of service depends on the number of lanes and posted speed. Typically, highway engineers utilize this method to determine how well a roadway is performing. Traffic modelers use a different capacity scale, referred to as a volume over capacity ratio (V/C), that shifts the primary emphasis away from roadway design and toward the type of area the road is passing through. The ALDOT Approved Capacities Table (from the *Calhoun Area Transportation Plan 2025 Update*, published in December 1999) establishes the maximum number of vehicles a road can carry based on the road’s functional classification, whether it is divided or one-way, the number of lanes, and the type of area it is passing through (major central business district, urban growth area, undeveloped rural area, etc.). Under this model, a road’s V/C performance is determined by comparing the present traffic volume to the road’s design capacity. If the traffic volume divided by the capacity is less than one, the road can accommodate increased traffic. If the ratio is one, it is operating at capacity. A figure greater than 1 indicates traffic levels that exceed the roadway’s acceptable design capacity.

U.S. Highway 431

U.S Highway 431 is classified as a 2-lane arterial rural. To the north of Roanoke on U.S. Highway 431 is Anniston and Oxford and to the south is Auburn and Opelika. According to the traditional Level of Service Method (LOS), U.S. Highway 431 is operating at a LOS “B” with a maximum ADT (average daily traffic counts) of 11,120 vehicles per day north of AL 22. Table T-1 shows annual average daily traffic for the traffic count north of AL Hwy. 22 from 2002 to 2006. Table T-2 examines counts along U.S. Hwy. 431, south of AL Hwy. 22, in Roanoke, from 2002 to 2006.

Table T-1. Annual Average Daily Traffic North of AL Hwy. 22							
Location of Traffic Count	2002	2003	2004	2005	2006	# Change	% Change
U.S Highway 431	10,990	9,840	10,440	10,480	11,120	130	1.2%

Source: Alabama Department of Transportation Website.

Table T-2. Annual Average Daily Traffic South of AL Hwy. 22							
Location of Traffic Count	2002	2003	2004	2005	2006	# Change	% Change
U.S. Highway 431	8,950	7,750	8,090	8,160	8,360	-590	-6.6%

Source: Alabama Department of Transportation Website.

The ALDOT Approved Capacities Table indicates a capacity of 18,700 ADT for a two-lane rural arterial, which places U.S. Highway 431 at 59.5% of its design capacity. The volume over capacity ratio (V/C) method indicates a ratio of 0.60, which is less than one. The level of service on U.S. Highway 431 is in good condition and is well below the V/C ratio threshold. Therefore, the roadway is operating within acceptable parameters but is approaching a LOS “B” should its present traffic volume of 11,120 exceed 12,000.

Alabama Highway 22

Alabama Highway 22 is classified as a two-lane, undivided, principle arterial. Alabama Highway 22 is scheduled for improvements and to be a newly built by-pass on the north side of Downtown Roanoke. This by-pass should greatly alter traffic patterns in Roanoke, and the comprehensive plan will need updating when the work is complete.

Average daily traffic counts along Alabama Highway 22 ranged from 4,270 to 10,390 in 2006. According to the traditional Level of Service Method (LOS), Alabama Highway 22 is operating at a LOS “B” in Downtown Roanoke with a maximum ADT (average daily traffic counts) of 10,390 vehicles per day. The ALDOT Approved Capacities Table indicates a capacity of 18,700 ADT for a two-lane, undivided, urban arterial, which places Alabama Highway 22 at 55.6% of its design capacity. The volume over capacity ratio (V/C) method indicates a ratio of 0.56, which is less than one; therefore, the level of service on Alabama Highway 22 is in good condition and is well below the V/C ratio threshold. Therefore, the roadway is operating within acceptable parameters and can accommodate an increase in traffic. According to the traditional level of service scale, Alabama Highway 22 outside of Downtown Roanoke is operating at a LOS “A” with a maximum ADT of 6,630 vehicles per day. The ALDOT Approved Capacities Table indicates that this type of roadway has a carrying capacity of 18,700 ADT. Alabama 22 outside of Downtown Roanoke is operating at 35.4% of its design capacity. The V/C ratio method indicates a ratio of 0.35, which is well below the capacity threshold of one. With a level of service “A” and a good V/C ratio, this roadway has the capacity to accommodate its present traffic volumes as well as future increases. Traffic counts to the east of US 431 on Alabama 22, however, are much higher than elsewhere, other than Downtown Roanoke. The ADT for AL 22 just east of US 431 is 8,520, indicating a level of service “B”, still well below the capacity of 18,700 but higher than “in town” Roanoke. Alabama 22 east of US 431 is the main commuting route to Newnan, Georgia, a suburb of Metropolitan Atlanta. It is approximately an hour drive to Newnan, well within the commuting shed of Atlanta. Table T-3 presents annual average daily traffic along AL Hwy. 22 in Roanoke from 2002 to 2006.

Table T-3. Annual Average Daily Traffic: AL Hwy. 22

Location of Traffic Count	2002	2003	2004	2005	2006	# Change	% Change
AL Hwy. 22(@ Price Rd)	4,110	3,880	4,040	4,080	4,330	210	5.4%
AL Hwy. 22(@ Franklin St)	6,060	6,040	6,200	6,250	6,630	570	9.4%
AL Hwy. 22(downtown)	9,750	9,620	9,750	9,790	10,390	640	6.6%
AL Hwy. 22 (E of 431)	7,630	6,980	7,990	8,030	8,520	890	11.7%
AL Hwy. 22 (@CauthernCi)	4,310	3,940	4,130	4,180	4,270	-40	-0.9%

Source: Alabama Department of Transportation, Alabama Traffic Flow Maps, 2002, 2003, 2004, 2005, 2006.

Randolph County Road 87

Randolph County Road 87 connects the City of Roanoke with several cities in East Alabama along the Alabama-Georgia State Line, eventually becoming Cleburne County Road 49 in Ranburne, Alabama. It is classified as a two-lane urban arterial in the City of Roanoke. Average daily traffic counts along CR 77 was 1,980 at Fincher Road in 2006. According to the traditional Level of Service Method (LOS), CR 87 is operating at a LOS “A”. The ALDOT Approved Capacities Table indicates a capacity of 18,700 ADT for a four-lane, divided, principle arterial, which places CR 87 at 10.6% of its design capacity. The volume over capacity ratio (V/C) method indicates a ratio of 0.11, which is less than one. The level of service on Randolph County Road 87 is in good condition and is well below the V/C ratio threshold. Therefore, the roadway is operating within acceptable parameters. Table T-4 examines annual average daily traffic for county road 87 in 2005 and 2006.

Table T-4. Annual Average Daily Traffic: CR 87

Location of Traffic Count	2005	2006	# Change	% Change
CR 87 (@ Fincher Rd)	1,940	1,980	40	2.1%

Source: Alabama Department of Transportation, Alabama Traffic Flow Maps, 2005, 2006.

Lafayette Highway

Lafayette Highway is the old route of US Highway 431 before it was re-routed to the east of Downtown Roanoke. It is a two-lane urban collector, running from east of Downtown Roanoke to US 431 southeast of Downtown, almost to the city limits. Average daily traffic counts along Lafayette Highway range from 3,630 at College Street to 2,890 at Airport Road. Using the traditional level of service scale, Lafayette Highway is operating at a LOS “A” with a maximum ADT of 3,630 vehicles per day. The ALDOT Approved Capacities Table indicates that this type of roadway has a carrying capacity of 5,100 ADT and is operating at 71.1% of its design capacity. The V/C ratio method indicates that Lafayette Highway has a ratio of 0.71, which is less than one and is adequate for present and future traffic volumes. Table T-5 displays annual average daily traffic for Lafayette Highway from 2004 to 2006.

Table T-5. Annual Average Daily Traffic: Lafayette Hwy

Location of Traffic Count	2004	2005	2006	# Change	% Change
Lafayette Hwy(@CollegeSt)	3,390	3,420	3,630	240	7.1%
Lafayette Hwy(@Airport)	NA	2,890	2,960	70	2.4%

Source: Alabama Department of Transportation, Alabama Traffic Flow Maps, 2004, 2005, and 2006.

Projections

Over the next two decades, traffic volumes are expected to increase at all stations, especially US 431 north of Alabama 22, Alabama 22 in the Downtown Area (or the by-pass when it is built), and on Alabama 22 east of US 431; all three of these locations will experience LOS “D”, which indicates “high density” traffic, meaning possible delays, especially during the peak periods. In spite of the increased traffic, most of the roadways in Roanoke will continue to operate at a LOS A or B, with US 431 south of Alabama 22 at LOS C.

Table T-6. Annual Average Daily Traffic Projections		
Location of Traffic Count	2006	2026 Level of Service
AL Highway 22 (@ Price Rd)	4,330	7,100 B
AL Highway 22 (@ Franklin St)	6,630	10,900 B
AL Highway 22 (downtown)	10,390	17,020 D
AL Highway 22 (East of Hwy 431)	8,520	14,000 D
AL Highway 22 (@ Cauthurn Cir)	4,270	7,000 B
Hwy 431 (North of AL 22)	11,020	16,380 D
Hwy 431 (South of AL 22))	8,360	12,400 C
Randolph County Road 87 (at Fincher Rd)	1,980	3,250 A
Lafayette Highway (@ College St)	3,630	5,950 B
Lafayette Highway (@ Airport Rd)	2,960	4,850 B

Source: Alabama Department of Transportation, 2006

Drainage

The City of Roanoke does have a comprehensive drainage system in place. Storm drainage facilities consist primarily of open drainage ditches parallel to the street system and culverts constructed to carry surface water runoff away from the streets. The storm sewers are separate from the sanitary sewer system and are maintained by the city’s street department. The majority of the city is being served by storm sewers that are in good condition. However, those areas in Roanoke not served by storm sewers have drainage ditches instead. The biggest challenge that the street department faces, with regards to storm sewers, is to increase sewer and drainage pipe sizes to better handle storm water runoff in Roanoke.

Street Maintenance

The Public Works Department for the City of Roanoke is responsible for the maintenance of the city’s roads and rights-of-way. It is also responsible for the collection of yard debris, landfill items not picked up by normal garbage services, landscaping and lawn maintenance on city properties, maintaining trees in the right-of-way, and litter control.

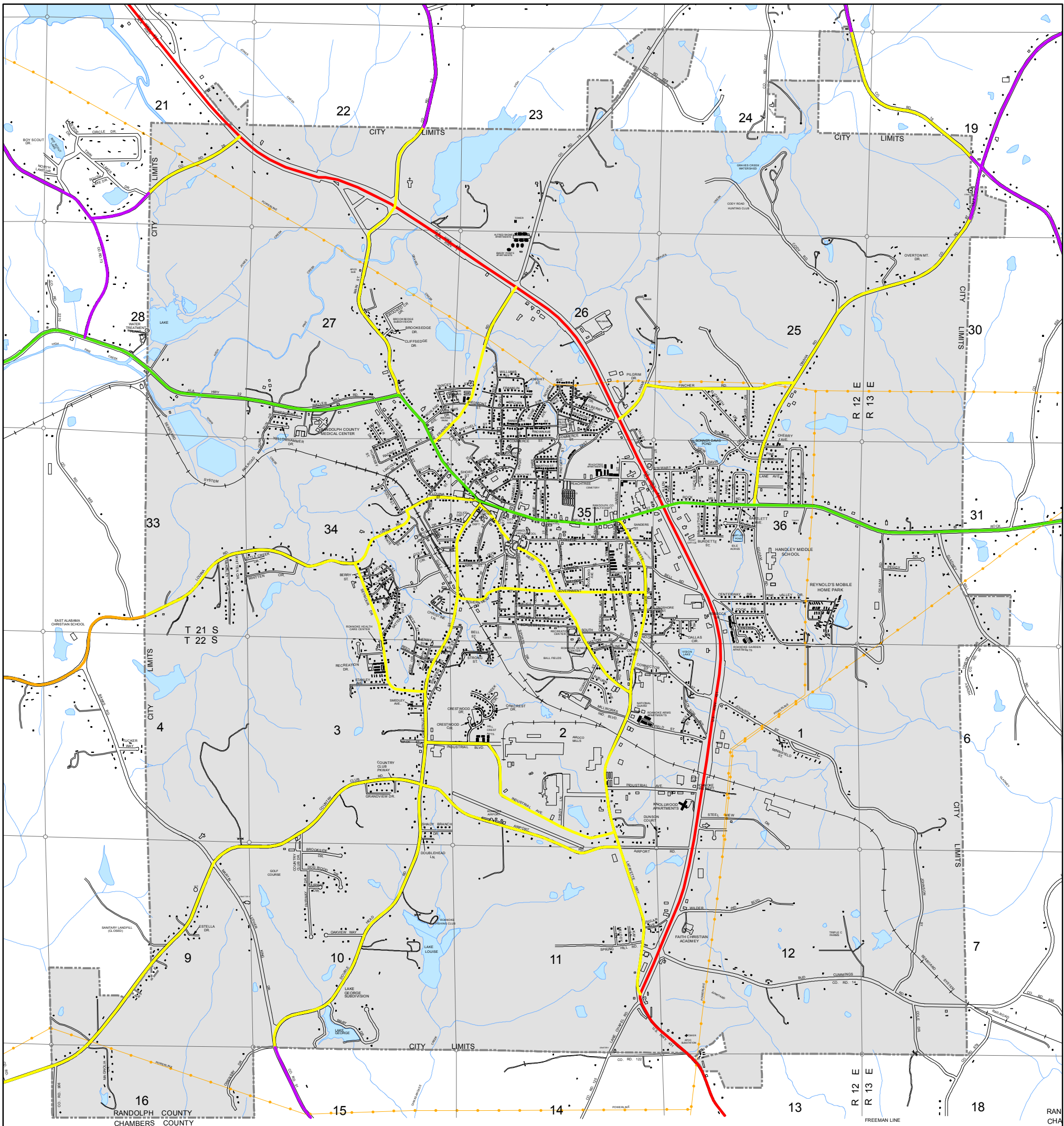
The department did not report any planned expansions to the city street system at this time. Streets are added as new development occurs, and developers are responsible for constructing new roads and dedicating the right-of-way to the city. Projects that are large in scope concerning improvements to streets are typically contracted out to private firms through a bidding process.

Transportation Barriers and Needed Improvements

Funding has been and continues to be a major obstacle to making needed transportation improvements to better manage streets and roads in an effort to prevent congestion and turning conflicts with through traffic movements. In addition, public transportation will become increasingly important in Roanoke as the elderly and low-income populations continue to increase. Therefore, the city must make sure that the transportation needs of the elderly and low-income

residents are identified and that solutions are being developed in order to address this growing problem throughout the community.

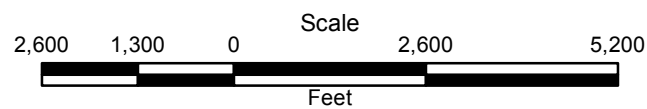
The city has a basic sidewalk system in the downtown area and along some of the major streets. Because of the significant growth in the elderly population in Roanoke, pedestrian accessibility with special emphasis on the needs of the disabled persons should be a high priority. The city should conduct an inventory of the existing sidewalk needs and network with special attention to barriers and safety issues. The city, in cooperation with the East Alabama Regional Planning and Development Commission, should develop a Pedestrian Access Plan which would give particular attention to removal of pedestrian barriers and handicapped accessibility. The plan should develop a strategy for giving pedestrian access to and interconnectivity with key facilities, and access from at least residential areas adjoining the downtown area. The plan could propose a strategy for systematic extension and interconnection of the sidewalk network over a period of years as a part of a Capital Improvements Program (CIP).



MAP 8 FUNCTIONAL STREET CLASSIFICATIONS ROANOKE ALABAMA

Legend

- PRINCIPAL ARTERIAL
- MAJOR COLLECTOR RURAL
- MINOR COLLECTOR RURAL
- MINOR ARTERIAL
- COLLECTOR



PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION, 2008

CHAPTER VII. ENVIRONMENTAL FEATURES

Natural resources and environmental features play an important role in determining a community's capacity for growth and development. Some environmental features, such as floodplains, wetlands, critical habitat areas for endangered or threatened species, steep slopes, and sensitive soils, serve as constraints on development opportunities. Others, such as mineral resources, lakes and other major water amenities, scenic views, and prime agricultural and forest lands, serve as potential opportunities for economic development. Some environmental features can encompass large areas of a community, thereby creating significant obstacles or opportunities for future development. Other features may be scattered throughout the community or limited to specific properties, which limits their potential impacts on future development. This chapter of the Roanoke Comprehensive Plan contains a basic inventory of environmental features and natural resources indigenous to the city. Additionally, this chapter will discuss which factors serve as constraints and which factors serve as opportunities.

Development Constraints and Opportunities

Steep Slopes

The basic use and maintenance of land can be analyzed by locating ridge and drainage lines. These factors are dependent on the slope of the ground. Although modern engineering practices have afforded us the luxury of overcoming steep slopes as a development constraint in some instances, the expense involved can make the development of buildings and structures economically unfeasible or impractical. The criteria for steep slopes vary depending on the type of development activity. The following grades are typically used in planning circles to determine engineering and design constraints to development:

- 3 percent** Generally accepted 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 becomes significant and extensive soil stabilization measures must be applied.
- 25 percent** Generally accepted limit for all development activity.

There are several areas of severe slope in Roanoke. Slopes having limitations for all types of urban development are those in excess of 25 percent. The areas of the city having severe slopes for development are depicted on Map 9.

Floodplains

Floodplains are areas that are frequently inundated by rising water levels during major storm events. Flooding occurs within a floodplain whenever storm water runoff collects or accumulates at a faster rate than the receiving water body is capable of transmitting the excess flow downstream.

Development within floodplains is not recommended for two reasons. First and most importantly, the periodic inundations that occur within floodplains pose a serious threat to lives and property. Second, the addition of structures and other impervious surfaces within floodplains can impede the absorption or flow of floodwaters (as the case may be), thereby increasing the chances for or extent of upstream flooding during major storms.

Water Resources

Other water resources can also cause limitations on development activity. Land near surface water (lakes, streams, or storage reservoirs) is not only subject to frequent or occasional inundation; it also may have low bearing strength or may be subject to shrink-swell. Roanoke obtains its water supply from a number of ground water and surface water sources.

Lakes, Rivers, and Streams

Such water resources as lakes, rivers, and streams perform an array of different purposes: they support aquatic life and sustain plant and animal communities; they store and transport storm water that drains from the land; they provide essential sources of drinking water for human consumption; and they provide numerous opportunities for recreational activities, learning, exploration, and challenges which contribute to personal development. Over extended periods of time, rivers and streams tend to shape the land by creating gullies and canyons and depositing upland soils onto the bottomlands. They serve as transportation passageways and fish habitat. Waterways may also be impounded to control flooding, store drinking water, and generate hydroelectric power. These impoundments produce secondary benefits to residents who may request and receive access to a lake. Any individuals, corporations, and organizations wishing to alter the course of a river or stream must receive a permit from the U.S. Army Corps of Engineers.

The area in which Roanoke is located has an abundant supply of high quality spring-fed streams. The surface water is supplied primarily by springs distributed throughout the area, in which pioneers used many of these same springs.

Wetlands

A wetland is an area of land that is saturated or inundated with surface or ground water. Some constitute areas of standing water, while others remain dry until filled with storm waters. Still, others remain marshy, swampy, or boggy. Regardless of the individual characteristics, wetlands are an essential component to an area's ecological well-being. Wetlands detain storm water runoff and control flooding. Wetlands provide storage and purification for storm water by holding it and allowing it to slowly percolate down to ground water, which filters out pollutants. Wetlands support

vegetation and migratory wildlife, including endangered and threatened species. They also create, at times, their own localized microclimates and micro-ecosystems. The Army Corps of Engineers regulates wetlands under Section 404 of the Clean Water Act.

Several types of wetlands are found throughout the Roanoke area. The majority of the wetlands exist along the floodplains outside the city limits, with a few small wetlands located inside the city limits (See Map 9). For additional information about Roanoke's wetlands, refer to the National Wetlands Inventory Maps, which are prepared by the U.S. Department of the Interior, Fish and Wildlife Services.

Aquifers

Aquifers are layers or pockets of water in the bedrock. They are also called groundwater and are the principal water supply for springs and wells. Wells and springs are the primary sources of drinkable water in areas that are not connected to public or quasi-public water systems. Water quality in these areas is extremely important because most homes, farms, and businesses that obtain water from wells and springs do not have water treatment capabilities. Aquifers are sensitive to contamination from a wide range of sources, such as underground fuel storage tanks, septic systems, agricultural chemicals and waste, mining operations, and other activities. Impervious surfaces associated with urban uses can restrict water recharge in aquifers by diverting storm water into storm sewers and streams, which prevents it from seeping into the ground. Aquifers are usually a secondary source for water systems that have treatment facilities and access to large volumes of surface water. Additional information regarding aquifers in Roanoke and surrounding areas may be obtained from the Geological Survey of Alabama and the U.S. Army Corps of Engineers.

Other Sensitive Soils

An evaluation of slopes, floodplains, streams, and wetlands may be useful to identify most constrained soils in a community. However, other soils can serve as constraints for development, under specific circumstances. For example, poorly drained and excessively drained soils can pose severe constraints for on-site septic systems. Poorly drained soils contain high water tables, which limit the capacity of the soil to absorb leach field wastewater and increase the potential for groundwater contamination. Although excessively drained soils percolate well, they tend to be very sandy and, therefore, have limited capacity to treat and purify leach field wastewater. Other sensitive soils include shallow-to-bedrock soils, soils with low bearing strength, and soils that shrink and swell significantly under changing environmental conditions. The soil characteristics are important in identifying the most desirable area for urban growth. The Soil Conservation Service under the U.S. Department of Agriculture has published a report, *Soil Survey of Randolph County, Alabama*, which can be used in determining the suitability of soil for various urban uses. By determining the suitability of soil and identifying problem areas, urban development can proceed in providing the economical, safe and healthy environment for its citizenry.

Special Resources

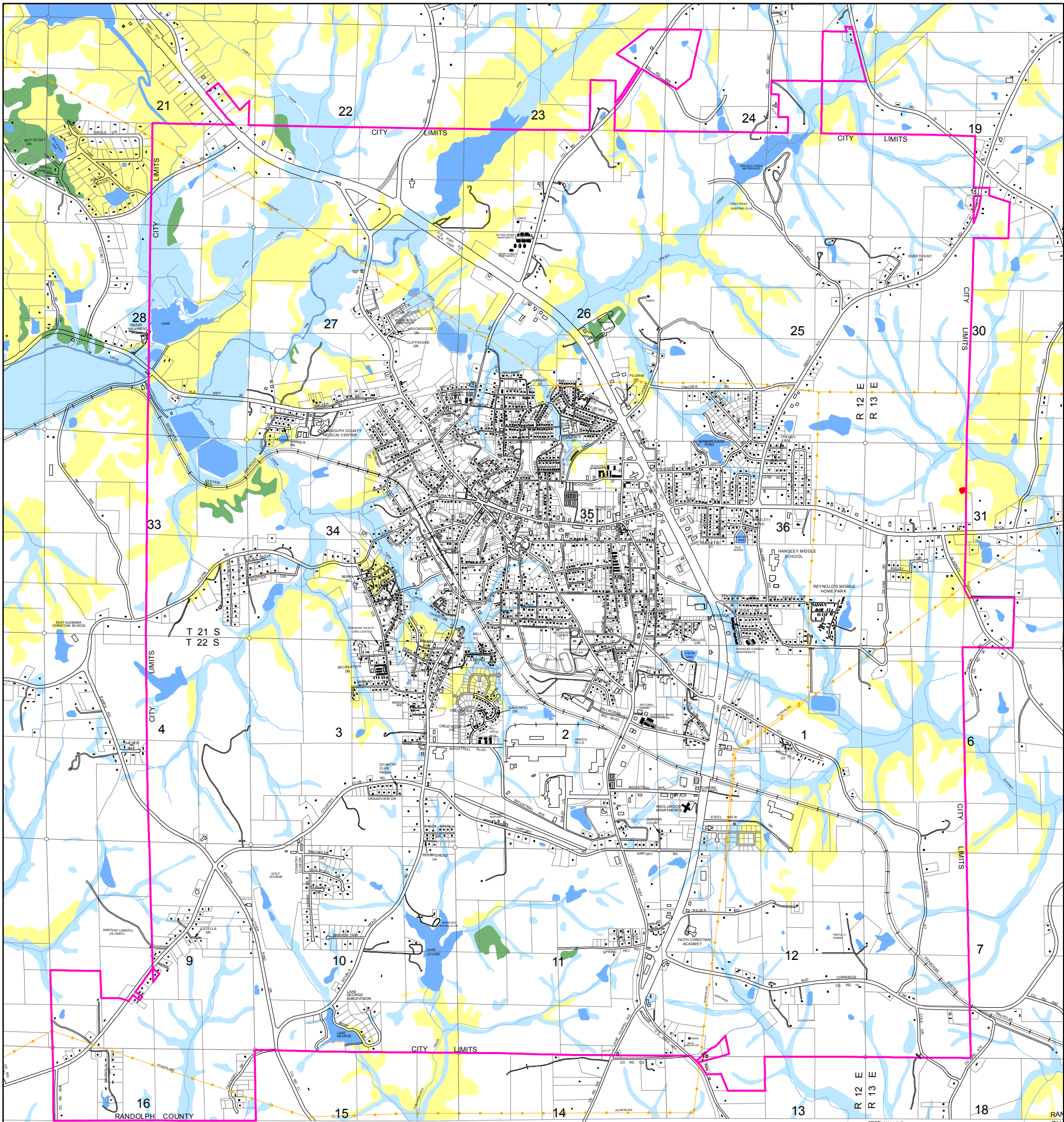
Wildlife Habitats

Special habitat areas for species classified as “threatened” or “endangered” under the Endangered Species Act should be considered as fragile or sensitive natural areas. Randolph County is home to both the bald eagle and the little amphianthus, both considered “threatened” species.






The Endangered Species Act requires that federal agencies consult with the U.S. Fish and Wildlife Service to conserve listed species on their lands and to ensure that any activity they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. The ESA also requires agencies to not only take actions to prevent further loss of a species, but also pursue actions to recover species to the extent that special protection is no longer mandatory and the species can be removed from the Federal List of Endangered and Threatened Species. Local governments can help save threatened and endangered species by adopting and enforcing environmentally sensitive development regulations and by encouraging the application of Alabama’s Best Management Practices for agriculture and forestry.

Agricultural/Forest Resources

Agricultural and forest resources have played a vital role in Randolph County and Roanoke’s development. Some farms contain what is known as “prime farmland,” which is a rapidly diminishing resource. Prime farmland is defined as land best suited for producing food, feed, forage, fiber, and oilseed crops. As such, prime farmland may be planted in crops or may be used as pastures, ranges, or forests. It must not be developed and cannot be subject to frequent or prolonged flooding. Prime farmland must have the soil quality and characteristics, growing season, and moisture supply needed to produce sustained high yields of crops in an economical manner when treated and managed according to modern farming methods.

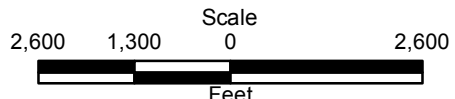


MAP 9 ENVIRONMENTAL CONSTRAINTS ROANOKE ALABAMA

-  WETLANDS
-  STEEP-SLOPE AREAS
-  FLOOD PRONE AREAS
-  AREAS REQUIRING SEWER
-  PITS / ROCK OUTCROP



NOTE: Wetlands data obtained from the National Wetlands Inventory.
Soils data obtained from the NRCS Soil Survey.
The data shown should only be used for general purposes
and should not replace the need for a detailed soil analysis.



PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION, 2008

CHAPTER VIII. LAND USE AND DEVELOPMENT

Land use is a multifaceted feature and encompasses various aspects within an environment. This chapter of the plan describes the land use and development patterns that currently exist in the City of Roanoke. Plans designed to guide the city's growth in the future must examine existing land use patterns in order to accommodate expansion while preserving the city's communal heritage. The purpose of the land use plan is to direct and promote coordinated and orderly development in accordance with existing and future needs. The land use plan is not intended to be a zoning map; rather, it is a conceptual image of future development patterns that will guide zoning decisions.

Land Use Definitions

Single-family Residential	Areas intended for detached homes designed to house one family, including manufactured housing 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, freestanding 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 farm production.
Undeveloped/Forestry	Includes private and vacated land upon which no development or active use is apparent. Included in this category are roadway, railroad, and utility rights-of-way and forested land, which may or may not be actively engaged in timber production.

Existing Land Use

In early November 2007, the East Alabama Regional Planning and Development Commission conducted a field survey of land uses in Roanoke. This field research is the basis for the existing land use acreage listed in the following table and for the existing land use patterns shown on Map 10. Table LU-1 shows existing land use for Roanoke in 2007.

Table LU-1. Existing Land Use: City of Roanoke, 2007			
Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Single family residential	1,527.0	13.8%	61.9%
Multi-family residential	32.2	0.3%	1.3%
Parks	34.3	0.3%	1.4%
Commercial	257.6	2.3%	10.4%
Industrial	273.7	2.5%	11.1%
Public and semi-public	343.8	3.1%	13.9%
Total Developed Land	2,468.6	22.3%	
Agriculture	2,372.6	21.4%	
Undeveloped and forestry	6,228.9	56.3%	
Total Land Area	11,070.1		

Source: EARPDC database, 2007.

The field research conducted by the EARPDC revealed that there are approximately 11,070 acres of land in Roanoke. Approximately 22% of the land within the City of Roanoke is developed, 21.4% is used for agricultural production, and 56.3% is undeveloped, vacant, or wooded.

Residential Areas

Housing units in Roanoke are scattered throughout the city limits. Single-family homes make up approximately 13.8% of the total land area in Roanoke. However, multi-family units only make up 0.3% of the total land area in the city. Overall, approximately 1,560 acres are utilized for residential development.

Commercial Areas

Commercial areas comprise 257.6 acres within the city limits, which constitutes 2.3% of the total land area in Roanoke. The primary location for commercial activities in the city is along Alabama Highway 22 and US Highway 431.

Industrial Areas

Roanoke has 273.7 acres devoted to industrial development. This industrial acreage accounts for 2.5% of the total land area in Roanoke.

Public and Semi-Public Areas

City and county owned properties (city hall, county courthouse, parks, and etc.) and most semi-public land uses (churches, etc.) in the Roanoke planning area are located within the city limits. However, some of the public land acres are outside of the city limits, such as the Roanoke City landfill.

Undeveloped Areas

Over half of the land within the corporate limits of Roanoke is undeveloped. Approximately 6,230 acres of land remains undeveloped and has minimal constraints for development. Within the City of Roanoke, 56.3% of the total land area is undeveloped. There is a sufficient amount of land for any suitable development that may occur during the present planning period.

Land Ownership Patterns

Most land within the Roanoke city limits and the surrounding planning area is in private ownership. Public properties owned by the city are used to facilitate municipal functions (e.g., water and sewer treatment facilities, fire and police stations, City Hall, City Park, public rights-of-way). Additional land needed for expansion of right-of-way and/or public projects must be purchased.

Land Use Multipliers

To determine projected land use needs, a traditional technique adopted by the U.S. Department of Housing and Urban Development during the 1970s will be employed. This projection method applies land use multipliers to the projected population. The acreage of each individual category of land use is divided into the current population to generate a population-per-acre figure.

Using the 2000 Census count for Roanoke (6,563), the results were as follows:

Residential	4.2 persons per acre
Commercial	25.4 persons per acre
Industrial	24.0 persons per acre
Public/semi-public	19.1 persons per acre

The city's projected population is then multiplied by the figures listed above to determine how many acres of land would be needed to accommodate the future land use demand. This population-based method of projection does not take into account other important factors that may affect the growth and development of a burgeoning community. For instance, the land needs of Roanoke's citizens

probably will be determined more by social and demographic transitions than by population growth, particularly by how many people occupy an acre of land. As mentioned earlier, there has been a change in the composition of the familial structure. The number of single-parent households, low- to moderate-income households, and elderly households has increased significantly. There is a possibility that average lot sizes may decrease as a result of these trends.

Local and national economic trends can impact the future of commercial and industrial uses. If Roanoke's population increases, the commercial and industrial sectors will probably expand also. Locally produced goods and services reduce the need for residents to leave the city to shop and conduct business elsewhere and can attract people from surrounding areas. Therefore, the local market and the local labor force area populations should be analyzed.

Zoning Patterns

The model Standard State Zoning Enabling Act of 1922 provides that the zoning ordinance shall be prepared in accordance with a comprehensive plan. The regulation of land use through a zoning ordinance is currently the most effective means available for implementing the land use element of a comprehensive plan. A zoning ordinance will allow the city to maintain land use patterns that are not disruptive, serve as a guide for new land use patterns, and prevent land uses that are contradictory to adjacent properties. The zoning ordinance for Roanoke should be updated periodically to ensure compliance with the comprehensive development goals, objectives, and policies of the city. The zoning map and the future land use map contained in this plan should be referenced when making decisions about rezoning of properties (see Map 11 and 12).

The current development pattern of Roanoke indicates that there is a sufficient amount of land for future development. The largest portion of land has been zoned R-1 and A-1. The general pattern of development occurs within the city limits. There are some instances of vacancy and deterioration in the downtown area and no new commercial construction has occurred to reverse this current trend. Also, the city will establish site development guidelines to ensure that minimum standards are met.

Relationship to Development Constraints

There are very few slope and soil constraints within Roanoke. Present soil constraints are indicated as environmental constraints (See Map 9). However, these indications are based on the Randolph County Soil Survey, which was conducted in 1973 and is therefore outdated. The suitability of soils for future development is difficult to ascertain due to unavailability of current soil information. Developers may have leveled steep slopes or channelized streams. There are some floodplains located on the edge and outside of the city limits in Roanoke. This flood hazard area will not pose significant limitations to the overall development of the city. Roanoke has several wetlands located at various points throughout the city (See Map 9). The majority of the wetlands exist along the floodplains outside the city limits with some small wetlands located inside the city limits. These and other environmental features should be taken into consideration as development occurs. Currently, Randolph County Health Department has not issued any development restrictions that would be indicative of soils that are unable to accommodate existing septic systems and cesspools.

Future Land Use

The future land use plan for the City of Roanoke is the key element that will be used to coordinate community development activities. Additionally, the land use plan will ensure that the public interest is protected and that valued natural and community resources are not destroyed. The plan will reflect four major land use categories: residential, commercial, industrial, and public and semi-public.

In order to project land use needs for Roanoke, a number of factors must be taken into consideration when allocating acreage and determining the location of the land uses. For example, existing land use patterns provide a basis for determining future growth and set the framework for land development (See Map 10). Active industrial areas should be fully utilized and expanded. Strong commercial areas should be reinforced. Cohesive neighborhoods should be preserved.

The next factor for determining future land use is in creating plans for existing and projected community facilities and services. A town's ability to provide adequate infrastructure, such as roads or public water and sewer systems, is a definite indicator in projecting residential, commercial, and industrial development. The third factor that must be considered in the planning process is the existing and projected population distribution and density. Residential development that does not conform to consistent land use patterns can result in inefficient land use and sprawl, thus increasing the cost of municipal infrastructure and services. The physical composition of the area is the fourth factor. Future development should exclude areas that have been identified as environmentally sensitive areas that are not suited for development. The transportation network is the final factor considered. The transportation system strongly influences the feasibility of development and charts the course for future land development and growth patterns. Roanoke's location along U.S. Highway 431 has a substantial impact on future land development patterns.

Land Use Projections

The land use projection element of this plan will identify and discuss the major land use categories. Several community analysis and planning techniques have been employed to determine projected needs for each category of land use. These recommendations are based on the availability and location of land suitable for development and the capability of community facilities and services to meet future demands.

Residential

The pattern of residential land development in Roanoke is fairly representative of a small urbanized area. The highest population densities occur in the central area of the town and population distribution has been primarily dictated by the major highway network and existing public water system. The effect of sprawling influences inherent to the private market of land sale and purchasing is apparent in residential development patterns in Roanoke.

Due to unforeseen circumstances and the uncertainty that the future holds, it is difficult to project the exact amount of additional housing needed by the year 2020. All residential development activities

will hinge upon long-range strategies being implemented by the city. As seen on the future land use map (See Map 12), several single and multi-family areas could be expanded to accommodate future population growth. The city should also identify means of encouraging residential neighborhoods just outside the city limits to annex into the city.

Commercial

Roanoke has a major role in facilitating economic and business development through its land use, development, and fiscal policies. The task of projecting future commercial acreage and land use is challenging because of the city's population decline and rebound over the last two decades.

Most cities that have retained and expanded their revenue base have successfully positioned themselves within an increasingly competitive market to "sell" themselves. It is imperative that Roanoke employs the same strategy. Businesses that currently exist are the cornerstone of the city's economy. However, Roanoke should capitalize on its status as a regional shopping center for southern Randolph and northern Chambers and Tallapoosa Counties. When completed, the Highway 22 bypass could draw existing and future commercial establishments away from downtown and the older commercial strip. The city needs to carefully balance these development activities. The future land use map shows strategically placed commercial nodes along the bypass and retention of the existing commercial district.

Industrial

An attractive combination of transportation access, water and sewer service, and prepared industrial sites is needed to assist in the recruitment of new industry and to provide for expansion of existing industries. Roanoke is expected to experience little industrial growth within the planning period. As a result, the city is exploring several strategies to encourage business and industry to locate in Roanoke, including measures to increase the local labor force. The future land use map focuses primarily on expanding the existing industrial infrastructure. In light of the potential for attracting suppliers for the Kia Plant, the prospect for additional industrial development is optimistic. The future land use plan projects additional industrial land use on the northern and northeastern areas of the city with access to US Highway 431 and Alabama Highway 22 and the bypass.

Public and Semi-Public

The amount of land required for public and semi-public activities is primarily determined by the total population and age composition of Roanoke's residents. Future public and semi-public lands will tend to be located in areas that are accessible and within close proximity of population centers. This land use sector is composed of public and semi-public activities and development, therefore, it does not reflect trends found in the private land development market.

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 Roanoke desires to grow in a manner that effectively and efficiently utilizes land and community resources. The future land use plan and accompanying map (See Map#12: *Future Land Use Plan*) provides general guidance in this directive. The following highlights are general recommendations for land use planning and development in the city:

- In order to use land more efficiently the city should build more compactly, particularly in the downtown.
- In order to diversify housing options and build more compactly, multi-family land use should be promoted and encouraged in the downtown.
- Mixed use development should also be advocated and advanced in order to promote loft housing options above commercial uses in the downtown.
- The most intensive commercial use in the form of highway commercial should only be established along major roadways in Roanoke, such as U.S. Hwy. 431, in order to preserve and protect small scale neighborhoods in the downtown.
- Light to medium industrial expansion should be promoted and encouraged along U.S. Hwy 431 in the southern portion of the city and along the railroad tracks.
- 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 in accordance with ADEM regulations.
- Adequate expansion land for public facilities should be reserved for important community facilities, particularly the schools.

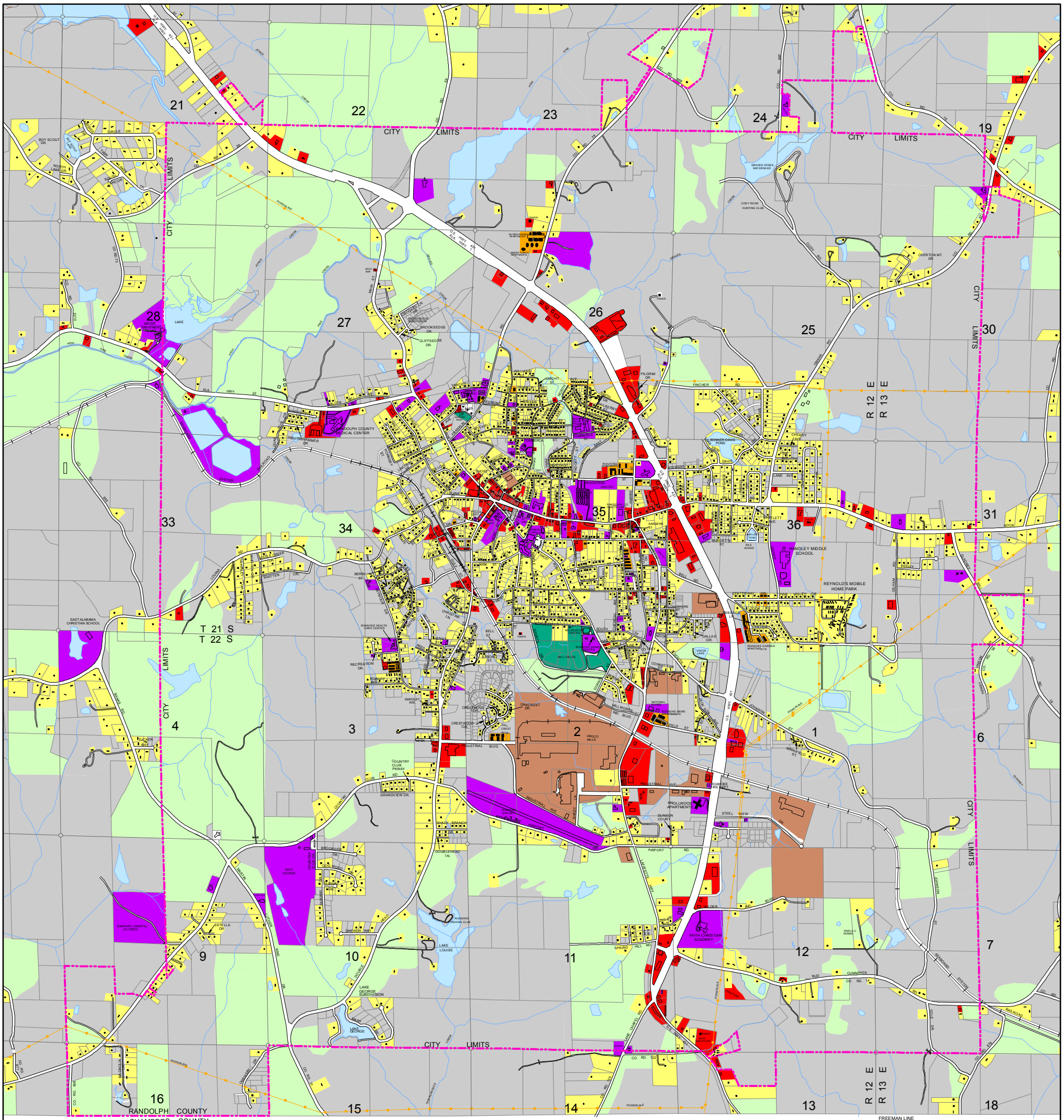
Zoning Ordinance Update

As a part of the contract between the East Alabama Regional Planning and Development Commission and City of Roanoke the EARPCD will work with the Roanoke Planning Commission and City Council to provide an update to the City's Zoning Ordinance. The City's Comprehensive Plan should be used as a general guide for the City's land use and zoning decisions and thus serve as a basis for important changes to the Zoning Ordinance, in particular with the City's various zoning districts. As a part of these changes, and upon the recommendation of this Comprehensive Plan, the City of Roanoke should consider the following proposed zoning districts to be added to the City's Zoning Ordinance and established on the City Zoning Map as beneficial to the City:

R-2: Duplex Residential District—This medium density residential district would provide the city with areas for two-family residential duplex units and serve as a transitional zone between low-density single-family residential zones and high-density multi-family residential.

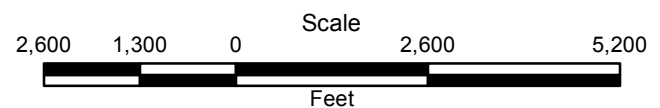
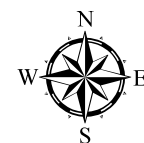
R-3: Multi-Family Residential District—The City's Zoning Ordinance currently supports a R-2: Multiple and Single-family Residential District which allows for both low-density single-family homes and multi-family high-rise apartments to co-exist in the same district. The City needs to establish and distinguish

separate districts to accommodate low-density residential and high-density residential land use intensity and traffic circulation dynamics which accompany each zone.

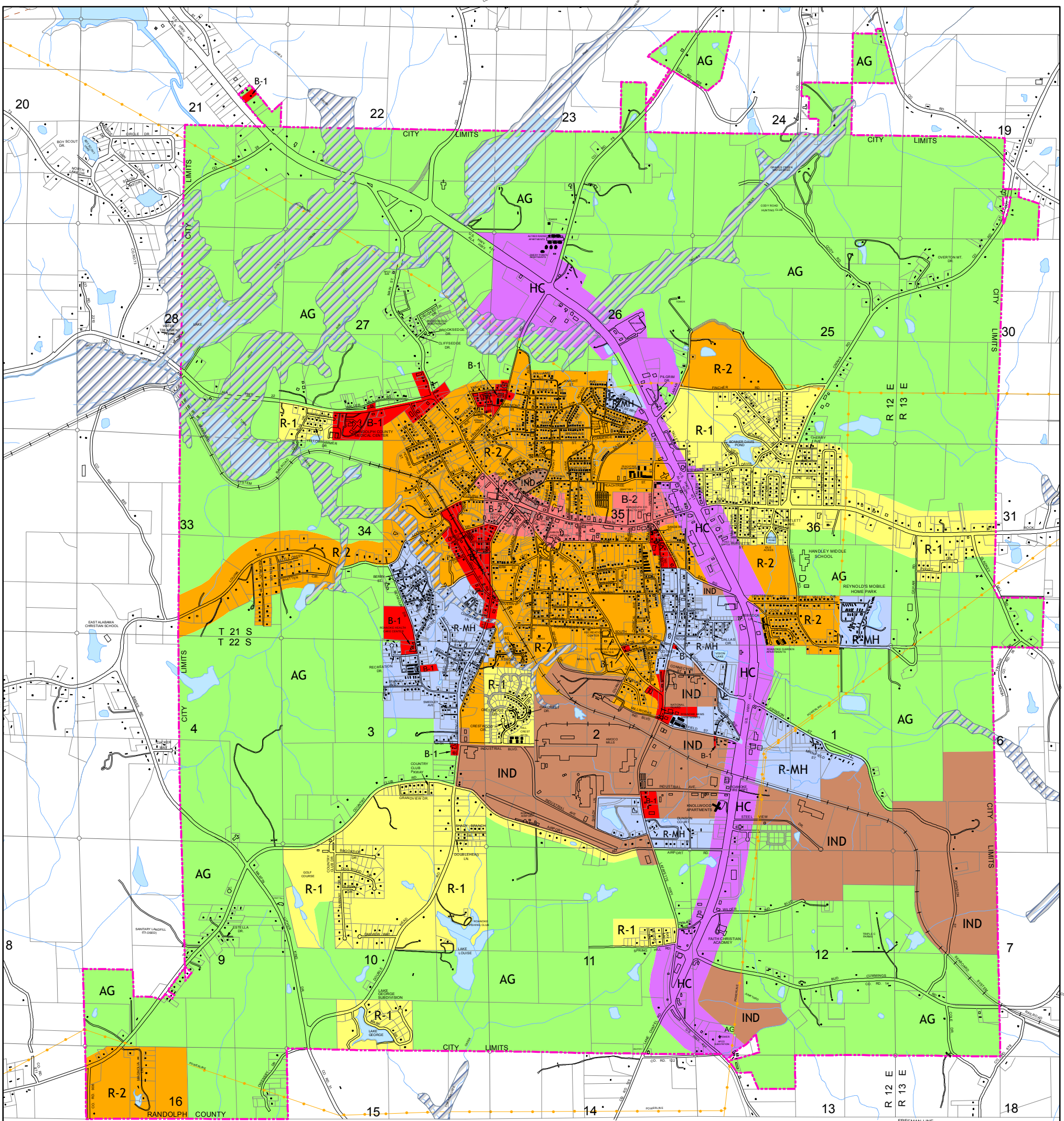


MAP 10 EXISTING LAND USE ROANOKE ALABAMA

- Legend**
- AGRICULTURE
 - COMMERCIAL
 - INDUSTRIAL
 - MULTI-FAMILY
 - SINGLE FAMILY
 - PARK RECREATION
 - PUBLIC
 - UNDEVELOPED / VACANT / WOOD

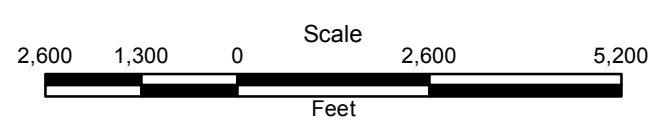
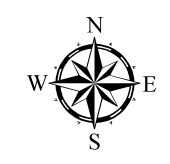


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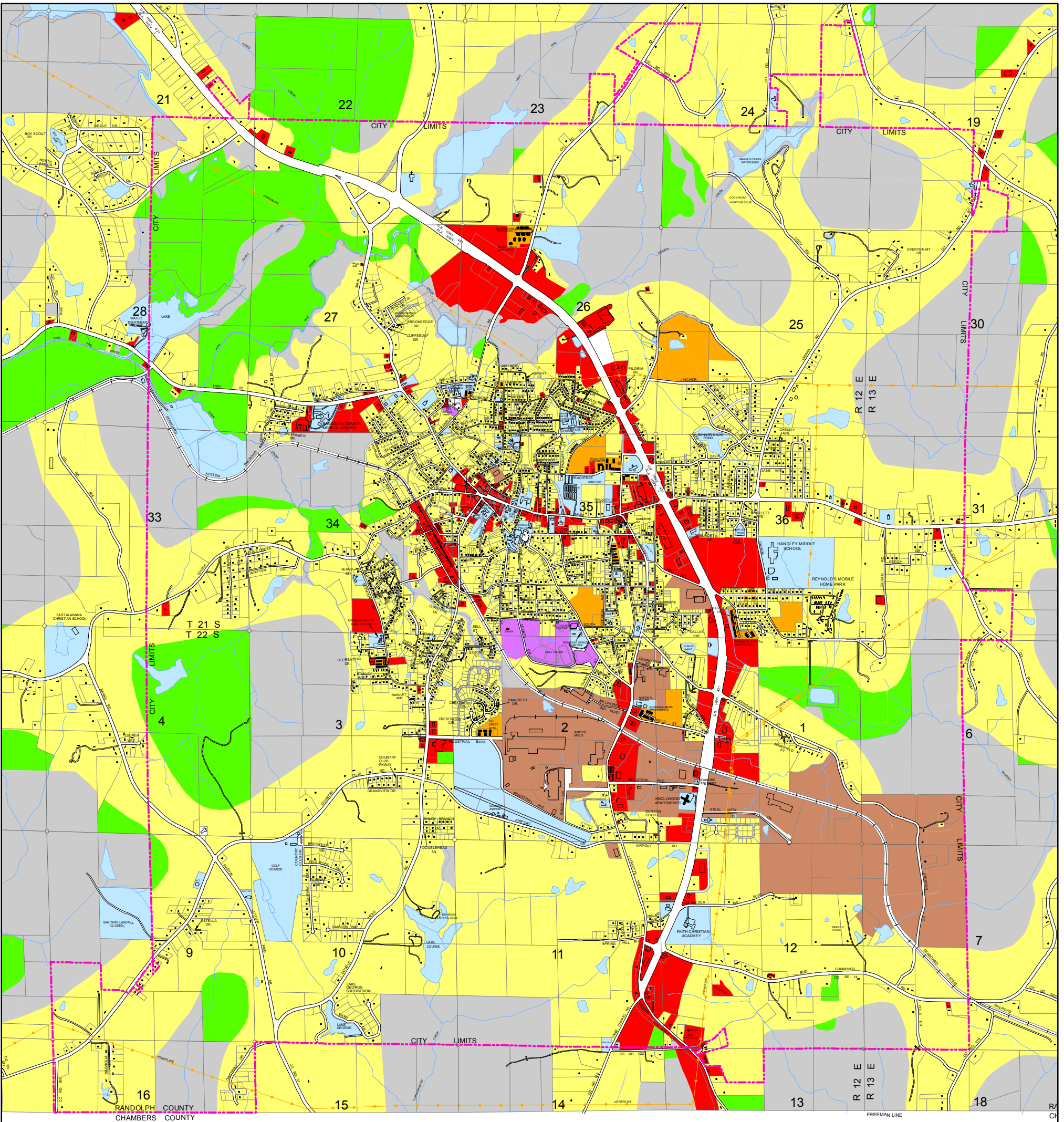


MAP 11 ZONING MAP ROANOKE ALABAMA

- LEGEND**
ZONING DISTRICTS
- AG AGRICULTURAL
 - B-1 GENERAL BUSINESS
 - B-2 DOWNTOWN COMMERCIAL
 - HC HIGHWAY COMMERCIAL
 - IND INDUSTRIAL
 - R-1 SINGLE FAMILY RESIDENTIAL
 - R-2 MULTIPLE AND SINGLE FAMILY RESIDENTIAL
 - R-MH RESIDENTIAL MANUFACTURED HOME
- SPECIAL DISTRICT
- FH FLOOD HAZARD DISTRICT



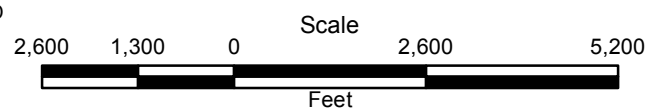
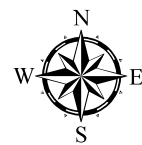
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MAP 12 FUTURE LAND USE MAP ROANOKE ALABAMA

Legend

- AGRICULTURE
- COMMERCIAL
- INDUSTRIAL
- MULTI-FAMILY
- SINGLE FAMILY
- PARK RECREATION
- PUBLIC
- UNDEVELOPED / VACANT / WOOD



PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION, 2008

CHAPTER IX. GOALS AND OBJECTIVES

Introduction

The primary purpose of a comprehensive plan is to inventory and assess the community's resources, evaluate community needs, and develop a coordinated strategy to implement the plan and address the community's pressing needs. This chapter of the plan addresses the third component of the plan's purpose—creating strategies which, when implemented, will address community needs. Community needs were identified through input received at the initial public hearing from the plan, supplemented by the inventories and analyses contained in the various functional elements of the plan. This chapter translates the city's needs into specific goals, objectives, and policies, which serve as the foundation for the plan's coordinated implementation strategy, as presented in the final chapter of the plan. This chapter begins with a vision statement, which reflects the hopes and aspirations of local officials and residents for their community's future. The goals, objectives, and policies are a means through which the city can attain this vision. The following vision and goals are what the city wishes to achieve during the planning period.

The City of Roanoke has a vision of growing and prospering as a successful Alabama community. Every community needs to set goals and objectives in order to have a substantial methodology to attain its vision, measure success, and guide city policy. This chapter outlines the goals for Roanoke, details objectives and strategies for accomplishing these goals, and explains their reasoning as a priority to the city.

Vision Statement

The City of Roanoke is a place where community, businesses and civic leaders are partners in building a city that is vibrant, safe, and family friendly. Roanoke is a community that proudly invests in enhancing our small town character and natural environment, and provides diverse recreational opportunities, as well as remaining financially responsible.

Goals and Objectives

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

Definitions

Goals

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

Objectives

Broadly define how the goals are to be accomplished.

Strategies

Provide a basic mechanism for accomplishing the stated objectives.

Work Activities/Projects

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

Importance

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

Additional Recommendations

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

Performance Indicators

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

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

Goal #1: Promote and Enhance Economic Development

Objective: Improve Downtown Roanoke

- **Strategy:** Implement Downtown Streetscape Plan.

In 2008 the City of Roanoke contracted with the planning firm Goodwyn, Mills, and Cawood to create and implement a Downtown Streetscape Plan in the historic central business district of the city. The purpose of the plan is to improve the aesthetics of the downtown landscape for scenic beautification and also enhance pedestrian and bicycle facilities and access in an approximate two block area. Improvements to the area include the following:

- Renovation of pedestrian walkways in front of storefronts
- Pedestrian lighting and landscaping
- Outdoor amphitheater
- Central plaza space

The plan also proposes a continued maintenance strategy for the area. For more information refer to the Goodwyn, Mills and Cawood document *Transportation Enhancement Program Grant Application—Roanoke, Alabama Downtown Streetscape* produced in October 2008.

- **Strategy:** Establish a committee to work on the renovation of the downtown area. This committee should be dedicated to finding funding sources and strategies that will allow dilapidated buildings to be purchased and reused or demolished. This committee could also investigate the potential for a downtown park or perhaps even more parking places for vehicles, if needed.

Reasoning: The downtown area is in major need of renovation. The City of Roanoke can utilize the downtown's historic character to attract more investment in the city by improving the general condition of the buildings downtown, through public and private initiatives.

Performance Indicator: Implement and Complete Downtown Streetscape Plan: Phase I by 2013

Performance Indicator: Implement and Complete Downtown Streetscape Plan: Phase II by 2016

Goal #2: Promote and Enhance Residential Development

Objective: Improve City Beautification and Aesthetics

- **Strategy:** Create and implement a building design ordinance and architectural review board for the city.
- **Strategy:** Review building and design guidelines set up by the National Trust for Historic Preservation.

Reasoning: Roanoke wishes to preserve its historical character, using it as a draw for tourism and an initiator of community pride. Also according the physical housing conditions survey approximately 78% of all multi-family units in the city were in deteriorating conditions in 2004.

Goal #3: Promote and Enhance Community Facilities

Objective: Improve Parks and Recreational Facilities

- **Strategy:** Build a walking trail within the city limits, preferably on land currently owned by the City of Roanoke. Also, improve youth recreation facilities, including improvements in playground equipment throughout the city.
- **Strategy:** Work with East Alabama Regional Planning and Development Commission to write CDBG grants in order to procure the money needed to design and build a walking trail, and to build soccer fields on Handley Mills property. Cleanup may be needed, therefore the city should work to obtain a Brownfield Assessment for the site.
- **Strategy:** Work to acquire additional property in Lowell community for recreational purposes.
- **Strategy:** Build a Veterans Memorial in the city. Choose a site and a design.

Reasoning: Currently, the City of Roanoke is in significant need of youth recreation facilities. A walking trail would also greatly benefit the health of the community, especially the growing elderly population of Roanoke.

Performance Indicator: Make needed parks and recreational facility improvements by 2014.

Goal #4: Promote and Enhance Transportation throughout the City

Objective#1: Improve Highway Access Management

- **Strategy:** Develop and Implement a Traffic Access Management Strategy for US Highway 431 and any Potential By-pass Corridor.
- **Strategy:** Work with the Rural Planning Organization to develop and implement a traffic access management plan and ordinance to be shared with other municipalities and counties throughout the East Alabama Region.

Reasoning: In order to improve the retail prospects of the City of Roanoke, as well as traffic safety, a thorough traffic access management plan needs to be implemented. The East Alabama Planning and Development Commission is working on developing a traffic access management plan for municipalities and counties along the US Highway 431 corridor, and this plan will be designed to be adoptable throughout the region for various kinds of roadways.

Performance Indicator: Develop and implement a traffic access management strategy and ordinance by 2019.

Objective #2: Improve Pedestrian Access

- **Strategy:** Develop and Implement a Pedestrian Access Plan. The city should conduct an inventory of the existing sidewalk needs and network with special attention to barriers and safety issues, which would give particular attention to removal of pedestrian barriers and handicapped accessibility. The plan should develop a strategy for giving pedestrian access to and interconnectivity with key facilities, and access from residential areas adjoining the downtown area. The plan could also propose a strategy for systematic extension and interconnection of the sidewalk network over a period of years as a part of a Capital Improvements Program (CIP). The

city could cooperate with the East Alabama Regional Planning and Development Commission or a private consultant to develop the plan.

Reasoning: The city has a basic sidewalk system in the downtown area and along some of the major streets. Because of the significant growth in the elderly population in Roanoke, pedestrian accessibility with special emphasis on the needs of the disabled persons should be a high priority.

Goal#5: Promote and Enhance Land Use and Development

Objective#1: Reserve Land for Commercial Development

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

Objective#2: Reserve Land for Industrial Development

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

Objective#3: Reserve Land for Residential Development

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

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

- **Strategy:** Designate Land for Public Uses and Parks and Recreation on the Future Land Use Plan Map in the Comprehensive Plan and Plan for 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 plan implementation in Roanoke.

This plan acknowledges that the City of Roanoke has limited resources and competing planning priorities. It is also acknowledged that Roanoke has a limited full-time staff and the city needs additional staff with specialized 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 control directly. Finally, Roanoke 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 today the critical issues that will arise tomorrow. The City of Roanoke 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 at the end of this chapter is intended to serve as a general organizational strategy for plan implementation. Although specific target years are identified for each recommended action, actual implementation may occur under a different time frame, as may be dictated by financial constraints or competing needs and priorities.

City Administration

The City of Roanoke has a full-time City Clerk and support staff to handle the city's daily administrative needs. The administrative staff can use the comprehensive plan as a general guide for coordinating expansion of the city's public facilities and services to address future growth needs. However, it must be recognized that, due to the city's relatively small size and lack of large, stable sources of revenue, the administrative staff's capacity to fully monitor and implement the plan is extremely constrained. Support and assistance from the City Council, Planning Commission, Board of Education, and other city agencies 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 this comprehensive plan.

Roanoke's City Council, supporting boards and authorities, and administrative staff should focus their combined energy on several programs designed to help rebuild and expand the city's economic base. The city should also work to foster improved relationships with area developers, working

together to attract new commercial and residential development investment once the public facilities have been improved and expanded. Such improved relationships are needed to create local opportunities for private investment and to facilitate the city's interest in developing a retirement community market.

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 Roanoke exercises its extraterritorial subdivision powers within its police jurisdiction boundaries 5 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 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.

Intergovernmental Coordination/Cooperation

Municipal governments rarely have the power to control their own destinies. Programs, services, and features that are beyond the direct control of a single governmental entity influence many of the factors that affect local growth and development. For instance, local water quality can be adversely affected by the development decisions of upstream communities. In addition, development capability in municipalities can be affected by the County Health Department, which permits on-site septic systems in areas that do not have access to municipal sewer. The city's major highways are managed by the Alabama Department of Transportation. Finally, Randolph's school system has to follow guidelines by the Alabama Department of Education. On the other hand, the City of Roanoke provides some services--such as municipal water, road maintenance, and police protection--that benefit residents of the county. These overlapping impacts and benefits indicate why intergovernmental coordination and cooperation are important aspects of effective plan implementation. Such cooperation is especially important to smaller communities, which lack the financial resources to effectively address their own needs.

The City of Roanoke should aggressively pursue cooperative efforts with Randolph County and its neighboring cities, especially in the areas of transportation (U. S. Highway 431), public education, water and sewer service, and natural gas service. Such cooperation already exists in many of these areas. In those cases, cooperative ties should be strengthened to ensure that Roanoke could secure the improvements necessary to support its growth objectives.

Financing

Financial constraints can be the greatest obstacle to plan implementation in smaller communities. This issue is especially critical in Roanoke, where even a small project can place an overwhelming burden on local tax resources. Therefore, Roanoke must continue its efforts to secure outside financial support for plan implementation. Fortunately, a number of sources of financial assistance exist, some of which have been discussed in other sections of this plan. The most significant sources include:

1. Community Development Block Grants (CDBG) administered by the Alabama Department of Economic and Community Affairs, 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 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. The EARPDC also currently assists Randolph in providing local public transit and aging services.
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, such as heating assistance, Head Start, and weatherization programs.
11. The Greater Randolph Area Chamber of Commerce, the Randolph Industrial Development Board, and the Randolph County Economic Development Authority, 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.

Roanoke should continue to explore project-financing opportunities with all of these entities when undertaking projects to implement this comprehensive plan. The city also should 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 is a list of tasks or projects to be undertaken during a ten-year period. The schedule should identify in which year each task should be undertaken, which local entity is responsible for carrying out the task, and potential partners in implementing the task. Table I-1 exhibits the implementation schedule for the City of Roanoke from 2011 to 2021.

Table I-1. Implementation Schedule: City of Roanoke, 2011-2021			
Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2011-2013	Initiate and Complete Phase I of Downtown Streetscape Plan	City of Roanoke	GMC/EARPDC/ EDA/ALDOT
2014-2016	Initiate and Complete Phase II of Downtown Streetscape Plan	City of Roanoke	GMC/EARPDC/ EDA/ALDOT
2017-2021	Create and Implement Highway Access Management Plan	City of Roanoke	EARPDC/ ALDOT

Source: City of Roanoke Comprehensive Plan, 2012.

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 Roanoke’s future. Other action items, such as sewer system expansions or constructing a new city hall, consist of multiple tasks and require financial planning. All of these items should appear in the implementation schedule. However, tasks requiring funding also should be compiled into a Capital Improvements Program. The Capital Improvements Program (CIP) requires that city officials prioritize projects requiring that city officials examine recent revenue and expenditure trends and project revenues and expenditures over the next five years. The city also should assess its bonded indebtedness and legal debt limit. This evaluation will provide a year-by-year outlay of how much funding the city can commit to tasks identified in the Implementation Schedule. 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 ensure that it does not over-commit its funds and addresses the most pressing needs first. The Capital Improvements Program covers a five-year period. Both documents should be updated annually, to make any needed adjustments. For example, in fiscal year 2005, the city creates an Implementation Schedule and CIP for fiscal years

2006-2011. In the last quarter of fiscal year 2006, the city reviews these two documents, 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. The update is 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.

APPENDIX A
DETAILED POPULATION STATISTICS

**Table AA-2. Other Ethnic Characteristics:
Roanoke, 2000**

Language Spoken at Home Persons 5 years and over	5,929
Speak only English	5,794
Language other than English	135
Speak English less than "very well"	48
Speak Spanish	42
Do not speak English "very well"	14
Speak Asian and Pacific Island languages	17
Do not speak English "very well"	0

Source: U.S. Census, 2000

**Table AA-3: Poverty Status in Roanoke and
Randolph County, 1999**

	Roanoke	Randolph County
Families	201	785
With related children under 18 years	164	591
With related children under 5 years	91	234
Female Householder, No husband	130	351
With related children under 18 years	101	278
With related children under 5 years	42	73
Individuals	1,158	3,695
18 years and over	678	2,448
65 years and over	146	468
Related children under 18 years	469	1,213
Related children 5 to 17 years	335	907
Unrelated individuals 15 years and over	337	1,097

Source: U.S. Census, 2000

U.S. Census of Housing 2000

APPENDIX B
2010 CITY PROFILE

APPENDIX C RESOLUTIONS

RESOLUTION _____

A RESOLUTION BY THE ROANOKE PLANNING COMMISSION ADOPTING THE 2012 CITY OF ROANOKE COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE OF SAID PLAN, AND FORWARDING SAID PLAN TO THE CITY COUNCIL FOR ITS CONSIDERATION AS AN ADVISORY POLICY DOCUMENT.

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

WHEREAS, the City of Roanoke, 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 October 11, 2011 to solicit final public comments on the 2011 City of Roanoke Comprehensive Plan in accordance with Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975, as amended.

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

SECTION 1. That the 2012 City of Roanoke Comprehensive Plan, and all maps contained therein, is hereby adopted in accordance with the authority granted to the Planning Commission by Title 11, Chapter 52, Section 8 of the Code of Alabama, 1975, as amended.

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

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

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

ADOPTED, this 5th day of March, 2012.



Chair, Roanoke Planning Commission

ATTEST:



Secretary, Roanoke Planning Commission

RESOLUTION 991

**CITY OF ROANOKE
COUNTY OF RANDOLPH COUNTY
STATE OF ALABAMA**

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ROANOKE, APPROVING THE 2012 CITY OF ROANOKE COMPREHENSIVE PLAN AS AN ADVISORY POLICY DOCUMENT.

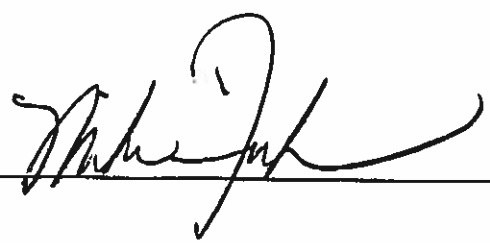
WHEREAS, Title 11, Chapter 52, Section 8 of the Code of Alabama, 1975, as amended, authorizes the Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the Planning Commission's judgment, bear relation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

WHEREAS, the City of Roanoke, 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

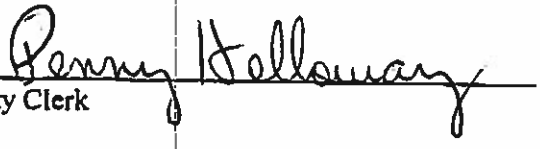
WHEREAS, the Planning Commission conducted a public hearing on October 11, 2011 to solicit final public comments on the 2012 City of Roanoke Comprehensive Plan in accordance with Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975, as amended, and subsequently adopted a resolution adopting the aforementioned plan, providing an effective date thereof, and forwarding the plan to the City Council for its consideration as an advisory policy document.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, ALABAMA that the 2012 City of Roanoke Comprehensive Plan, and all maps contained therein, are hereby approved as an advisory document to guide the City in policy formulation and implementation.

ADOPTED, this 23th day of April, 2012.

Mayor 

ATTEST:


City Clerk