

Town of Camp Hill Comprehensive Plan

East Alabama Regional Planning and Development Commission

**TOWN OF CAMP HILL
COMPREHENSIVE PLAN**

This document was prepared under the direction of the

CAMP HILL TOWN PLANNING COMMISSION

AND

CAMP HILL TOWN COUNCIL

by the

**EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT
COMMISSION**

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The preparation of this report was financed by the Town of Camp Hill and the East Alabama Regional Planning and Development Commission.

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First Printing – February, 2010

Second Printing – April, 2010

Final Printing – August, 2010

Printed in the United States of America

Source of Copies:

Town of Camp Hill
City Hall
P. O. Box 100
Camp Hill, Alabama 36850

Abstract:

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

ACKNOWLEDGEMENTS

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CHAPTER I: INTRODUCTION

Purpose of the Comprehensive Plan

The primary purpose of the comprehensive plan is to provide direction for local public policy and planning implementation necessary for increasing quality of life and livability for a community's residents and visitors both presently and in the future. The comprehensive plan, also called a master plan, is the most basic public policy guide for a community and its development. All other plans, studies, and land use codes and ordinances should be adopted in accordance with the comprehensive plan and toward the promotion and advancement of its goals and objectives. A comprehensive plan consists of the following components:

1. an inventory and assessment of population and economic trends and community resources (such as schools, roads, public buildings, undeveloped land, constrained land, and natural resources);
2. a summary of community needs and goals; and
3. a coordinated strategy for the management or improvement of community resources and the future growth and development of the city.

The comprehensive plan serves two major purposes: to help local officials better understand growth and development trends and community problems; and to develop strategies to use available resources effectively when addressing local problems and building capacity for future growth. If the growth and development of a city can be compared to the construction of a house, then the comprehensive plan is the blueprint. It contains a list of building tools and materials (the inventory and assessment component), instructions on how to put the pieces together and in what order (the statement of goals, objectives, and policy recommendations, and implementation schedule), and a picture or image of the desired product (the conceptual future land use map).

The Benefits of the Comprehensive Plan

A plan can provide many benefits to a community. For example, a comprehensive plan can and does:

1. draw attention to important community problems or needs;
2. promote the city to outside development interests;
3. communicate public policies to residents of the community;
4. help prioritize and coordinate investments in public improvements;
5. help minimize wasteful spending of tax dollars;
6. identify sources of funds that can be used to address local needs; and
7. serve as a guide for local zoning ordinances and other development codes.

Although a plan can offer many benefits to a community, it is important to remember that the plan is only as good as the information it contains, and can only benefit the community if it is used by the city and updated regularly to reflect changing needs and conditions. It is recommended that a community adopt a new comprehensive plan once every 10 years in order to accommodate changes in growth and development patterns and the most recent needs and desires for the community.

Legal Authority

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

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

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

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

Planning Process

The comprehensive plan is a part of an ongoing process. A great comprehensive plan is the result of a team effort, attributed to the involvement of community leaders, citizens, community stakeholders, and the planning commission. The plan must involve a mechanism through which community needs, issues, concerns, and solutions are address and thoroughly examined. In the spring of 2008, the East Alabama Regional Planning and Development Commission (EARPDC) contracted with the Town of Camp Hill to create a comprehensive plan in order to guide and direct land use and development in a logical manner, consistent with city goals and objectives.

To begin the planning process, an initial public hearing was called and conducted on May 29, 2008 in the Town of Camp Hill Town Hall. The meeting was used as an introductory planning session to inform town council, the planning commission and the general public on the nature, benefits, and processes involved in creating and using a comprehensive plan for future land use and development in the town. The meeting also was used to gather public input about community strengths, weaknesses, opportunities, and threats in what is referred to as a SWOT analysis. This information, along with statistical data, was recorded by staff and used as a foundation for the plan to build upon.

After the initial public hearing, EARPDC staff conducted a series of working sessions with the Camp Hill Planning Commission on a tri-monthly and bi-monthly basis in order to keep the planning commission updated on the plan's progress and for EARPDC staff to receive guidance and direction in the planning process.

Location

The Town of Camp Hill is located in the central portion of Tallapoosa County, approximately 45 miles north of Montgomery and 105 miles southeast of Birmingham. US Highway 280 connects Camp Hill with Auburn/ Opelika, 25 miles to the southeast and Alexander City, 30 miles to the northwest. Nearby Lake Martin, one of the south's largest and finest, is an attractive recreational amenity to the area.

General Information

The Town of Camp Hill (pop. 1,250 US Census 2000) was incorporated as a town in 1895 and settled primarily by native Carolinas and Georgians. Historically, since 1900 the town has shown steadily increasing population growth, with the exception of a recent decline from 1980 to 2000. Camp Hill's close proximity to US Highway 280 offers convenient market and distribution connections with major communities to the northwest such as Birmingham and to the southeast in Auburn and Opelika. Alabama State Route 50 runs east and west through Camp Hill, linking the community to Interstate 85 in the east and Lake Martin to the west. Although currently unused, the town holds potential as both an airport center, with a landing strip on the western edge of town, and as a railway destination, with an abandoned depot and rail line passing through the downtown.

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

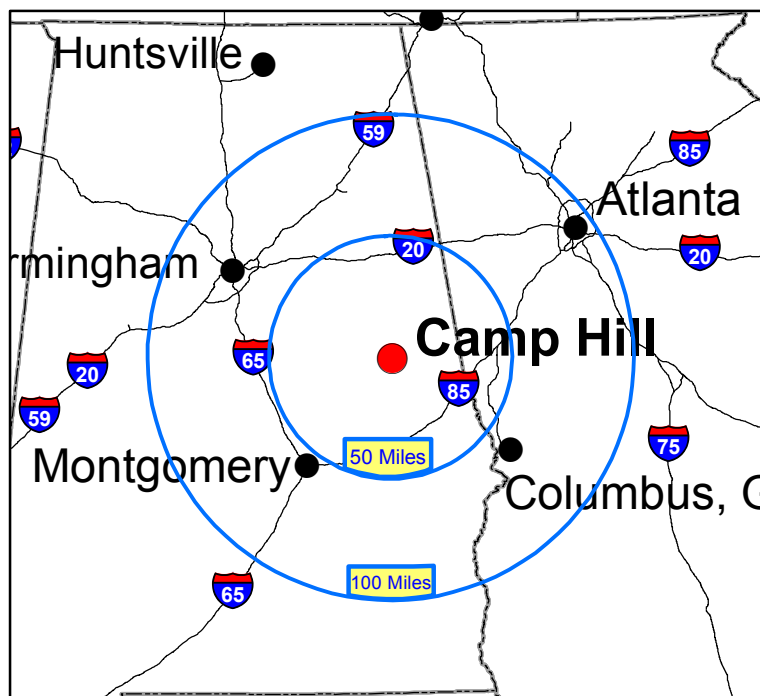
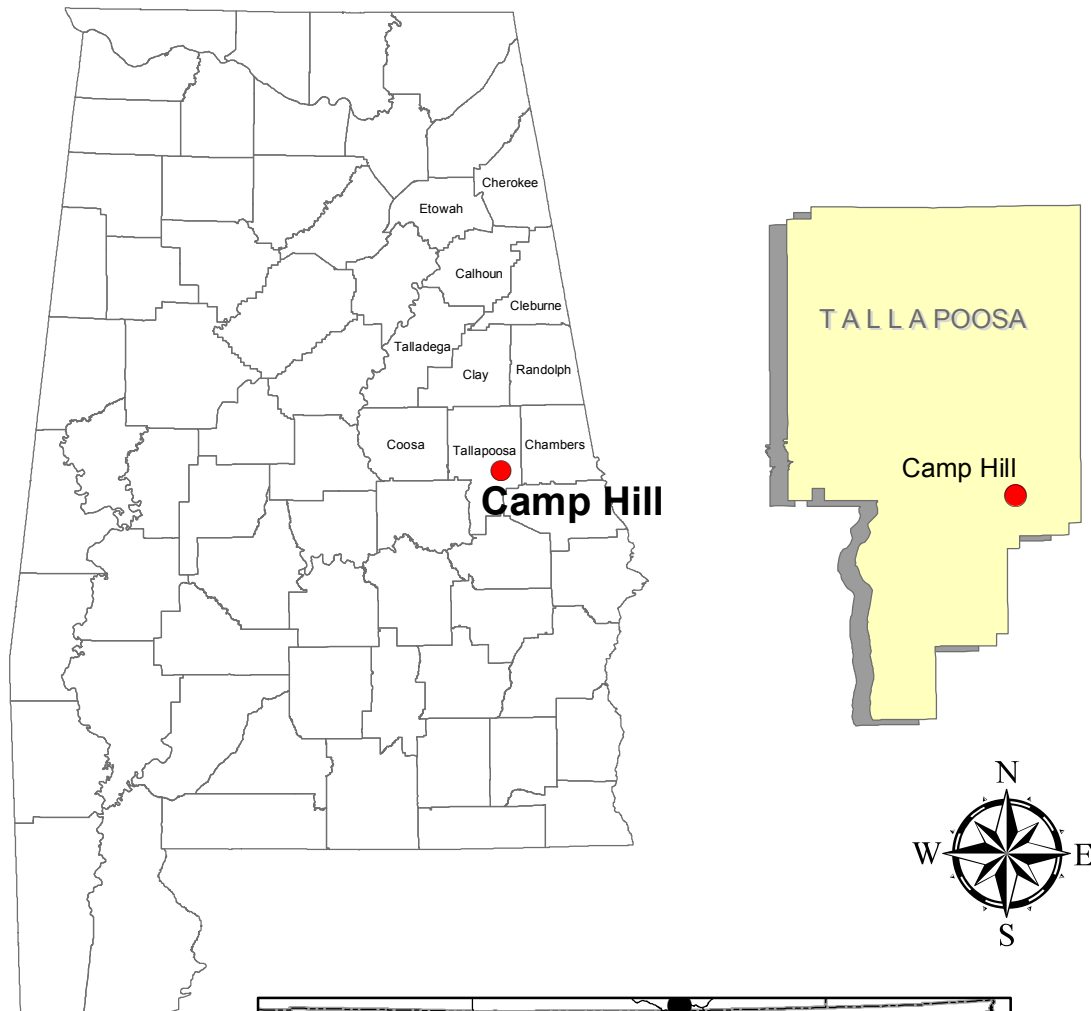
Camp Hill's major asset is the Lyman Ward Military Academy. Founded in 1898 as a premier small military boarding school, Lyman Ward offers a fully accredited college preparatory education, in a highly structured environment, which challenges young men to succeed in a rapidly changing world. The average class size of 10 cadets fosters a high student-faculty interaction and personal attention in order to sustain the highest level of educational commitment to the student. Lyman Ward faculty and staff are committed to preparing students for college and in bringing out the best in each individual by identifying and strengthening their knowledge, skills, and talents. Alumni from the academy come from Alabama and 49 other states as well as other nations throughout the world.

Historical Background

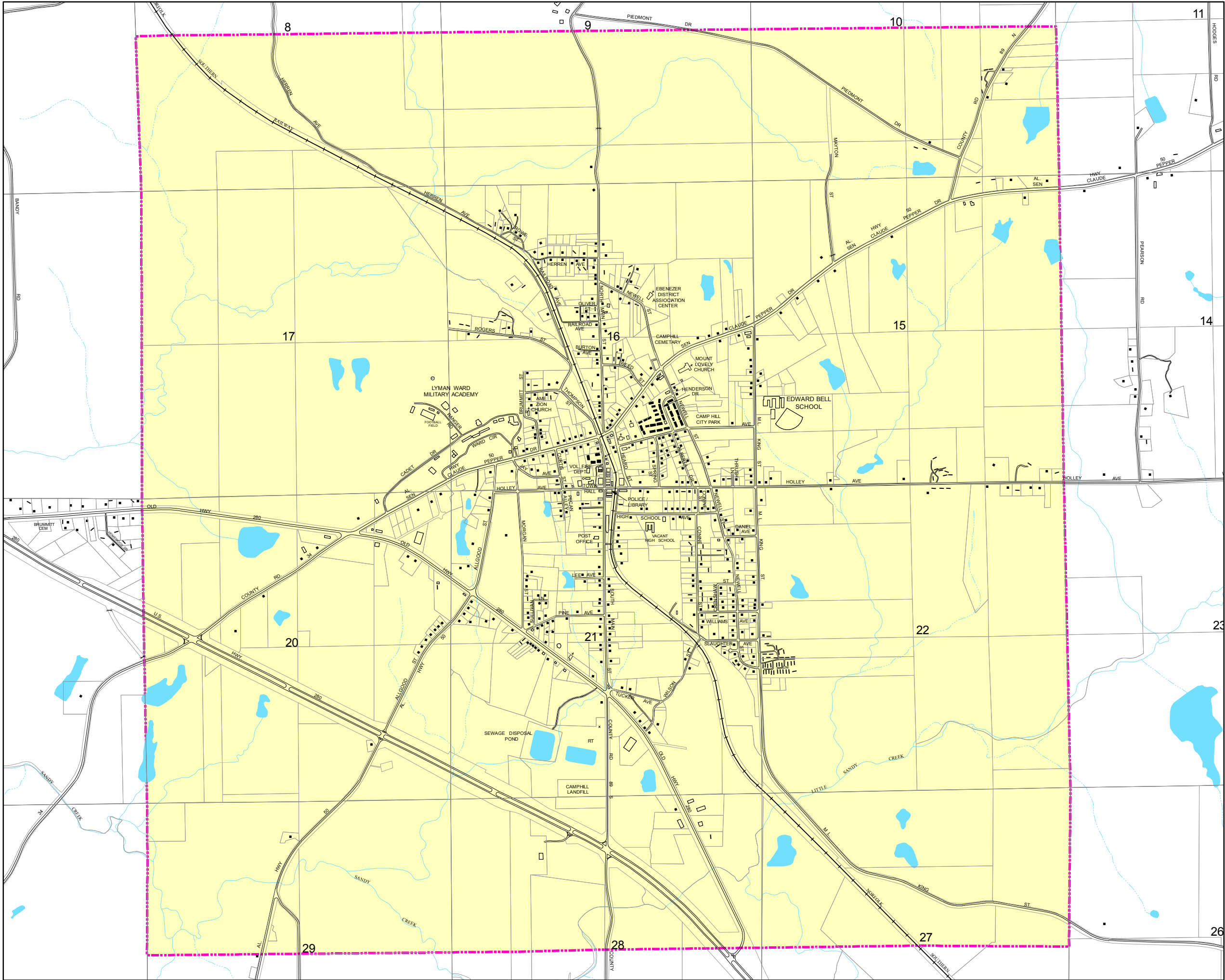
Prior to European influence the area of Camp Hill was home to the Creek Indian Nation, a Confederation of Indian Tribes banded together for the well-being and protection of its members. Around 1200 A.D the Creek Indians migrated from the southwest to occupy large regions of present day Georgia and Alabama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

Camp Hill was incorporated as a town in 1895 and settled primarily by native Carolinas and Georgians. Historically, since 1900 the town has shown steadily increasing population growth, with the exception of a recent decline from 1980 to 2000.

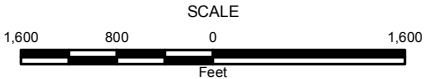
MAP 1 LOCATION




SOUTHEASTERN U.S.



MAP 02 CAMP HILL ALABAMA



Legend

 City Limits



Prepared By The East Alabama Regional Planning And Development Commission, January 2010.
Parcel Data Obtained From The Tallapoosa County Mapping Department.

CHAPTER II: POPULATION

Population characteristics and trends play a pivotal role in the planning effort. Since people constitute a city or town, the general population creates a city's identity, distinguishing it from other communities. Changes in population influence land use decisions, economic spending patterns and employment, public services, and needs for public improvements. Furthermore, a clear understanding of existing population characteristics and trends gives guidance to city officials for making the most informed and effective decisions in meeting growth and development needs in a diverse and changing community. The purpose of this chapter is to gain an understanding of population change and composition in the Town of Camp Hill in order to explore decisions and develop public policies and plans, which will best serve its present and future residents. This chapter examines historic population trends and migration, and population composition, including elements such as age, racial, and gender distributions, and population density. Finally, an analytical summary of findings concludes the chapter.

Population Trends

Historic Population Trends

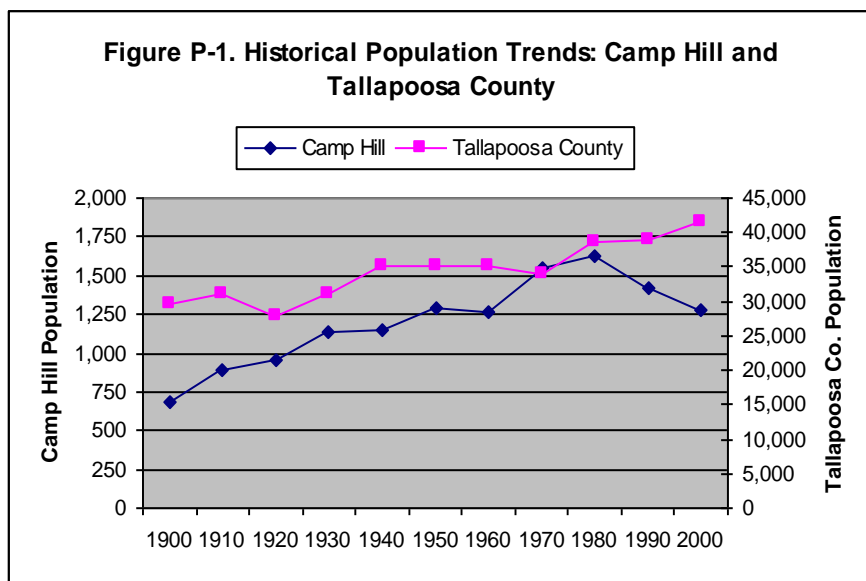
All community populations change to some degree over a given span of time. Historic population trends are useful in showing when and to what degree population has increased, decreased, or stabilized over a given time period. Major trends usually identify and reflect the goals and values of our nation as a whole and how communities respond to changing times and historical events. Although unfit for predicting the future, this information is useful for planning by understanding how and why social and cultural history shaped the town, making it what it is today. Table P-1 shows historical population trends for Camp Hill, Tallapoosa County, and Alabama between 1900 and 2000.

Table P-1. Historical Population Trends: Camp Hill, Tallapoosa County, Alabama						
Year	Camp Hill	% Change	Tallapoosa Co.	% Change	Alabama	% Change
1900	686		29,675	NA	1,828,697	NA
1910	896	30.6%	31,034	4.6	2,138,093	16.9%
1920	952	6.3%	27,744	-10.6	2,348,174	9.8%
1930	1,131	18.8%	31,188	12.4	2,646,248	12.7%
1940	1,147	1.4%	35,270	13.1	2,832,961	7.1%
1950	1,296	13.0%	35,074	-0.5	3,061,743	8.1%
1960	1,270	-2.0%	35,007	-0.2	3,266,740	6.7%
1970	1,554	22.4%	33,840	-3.3	3,444,165	5.4%
1980	1,628	4.8%	38,676	14.6	3,893,888	13.1%
1990	1,415	-13.1%	38,826	0.39	4,040,587	3.8%
2000	1,273	-10.0%	41,475	6.82	4,447,100	10.1%

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

Historically, Camp Hill showed steady increases in population, with one minor decline from 1950 to 1960. The town's greatest population growth occurred between 1960 in 1980 with a percent increase of 28%. During this time, Tallapoosa County increased in population by 9% and Alabama

by 10%. Then from 1980 to 2000 town population declined by a significant -21%, while the county and state gained 7% and 14%, respectively. Although the town grew from 1,270 residents to 1,628 from 1960 to 1980, the subsequent decrease of 1,628 residents to 1,273, from 1980 to 2000, showed that between the 40 year span, from 1960 to 2000, the town grew by a minor 3 persons. Both Tallapoosa County and Alabama, in this period, grew substantially by 6,468 and 1,180,360 residents, respectively. Figure P-1 examines historical population trends for Camp Hill and Tallapoosa County between 1900 and 2000. Notice the town's steady increase in population until 1980 when population began to decline considerably.



Camp Hill's significant increase in population from 1960 to 1980 could be attributed to major businesses and employers locating in the area during the time. This period could have historically been the town's most economically prosperous point in time. The 1980 turning point could have been promulgated by a political shift in which differing racial and ethnic views over town government created

tension with business owners and in the community overall. As a result, many long-time business establishments left town to seek opportunity elsewhere. Employees of these businesses and their families were also forced to leave town in order to find new jobs and meet monetary needs. As a basic planning principal the town needs to revive its business climate and draw in potential employers once again.

Place of Birth

Place of birth data is useful in determining population trends through migration patterns in the town's population. Examination of this data will show if the town is drawing population from other states and other counties or if the population is predominantly Alabama-born. Place of birth patterns show that Camp Hill had only minor inward migration from other states and countries. The majority of residents in Camp Hill, 90% in 1990 and 87% in 2000, were born in Alabama. The percent of residents born in another state rose slightly from 8% in 1990 to 11% in 2000. Most residents born in another state were from another southern state (80% in 1990 and 58% in 2000), followed by movers from a northeastern state. All residents born outside the U.S. were born abroad of their U.S. parents in both 1990 and 2000. The U.S. Census records an insignificant portion of foreign-born residents living in Camp Hill in 1990 and in 2000. Table P-2 shows place of birth for the Town of Camp Hill between 1990 and 2000.

Table P-2. Place of Birth: Town of Camp Hill					Change 1990-2000	
Born in	1990	% of Total	2000	% of Total	#Change	%Change
State of Residence	1,279	90.4%	1,100	87.4%	-179	-14.0%
Another State	126	8.9%	138	11.0%	12	9.5%
A Northeastern State	11	8.7%	32	23.2%	21	190.9%
A Midwestern State	10	7.9%	19	13.8%	9	90.0%
A Southern State	101	80.2%	81	58.7%	-20	-19.8%
A Western State	4	3.2%	6	4.3%	2	50.0%
Born outside U.S.	2	0.1%	7	0.6%	5	250.0%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Abroad of U.S. Parents	2	100.0%	7	100.0%	5	250.0%
Foreign-born	8	0.6%	13	1.0%	5	62.5%
Total	1,415	100.0%	1,258	100.0%	-157	-11.1%

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

Place of Residence

Place of residence is defined as: The area of residence 5 years prior to the reference date (1990 and 2000) of those who reported moving to a different housing unit (U.S. Census Glossary). This data is useful to determine town migration patterns. Examination of this data will verify if the town has been gaining or losing in population previously living in other states and countries, and if the town's residents have been fairly stationary or mobile.

Despite significant population loss, most residents in Camp Hill tended to remain fairly stationary. Residents living in the same house 5 years prior declined from 838 (63% of the total population) in 1990 to 781 (66%) in 2000, a slight decrease of -6%. Meanwhile, residents previously living in a different housing unit in either Tallapoosa County or some other county declined by a considerable -18%, which accounted for the remaining 33% of the population, in 2000. Table P-3 examines Place of Residence for the Town of Camp Hill between 1990 and 2000.

Table P-3. Place of Residence: Town of Camp Hill					Change 1990-2000	
Resided in	1985	% of Total	1995	% of Total	#Change	%Change
Same House in...	838	63.8%	781	66.9%	-57	-6.8%
Different House in....	475	36.2%	386	33.1%	-89	-18.7%
Same County	309	65.1%	270	69.9%	-39	-12.6%
Same State	129	27.2%	84	21.8%	-45	-34.9%
Other State...	34	7.2%	30	7.8%	-4	-11.8%
Northeastern State	7	20.6%	3	10.0%	-4	-57.1%
Midwestern State	4	11.8%	4	13.3%	0	0.0%
Southern State	21	61.8%	7	23.3%	-14	-66.7%
Western State	2	5.9%	16	53.3%	14	700.0%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
Foreign Country	3	0.6%	2	0.5%	-1	-33.3%
Total	1,313	100.0%	1,167	100.0%	-146	-11.1%

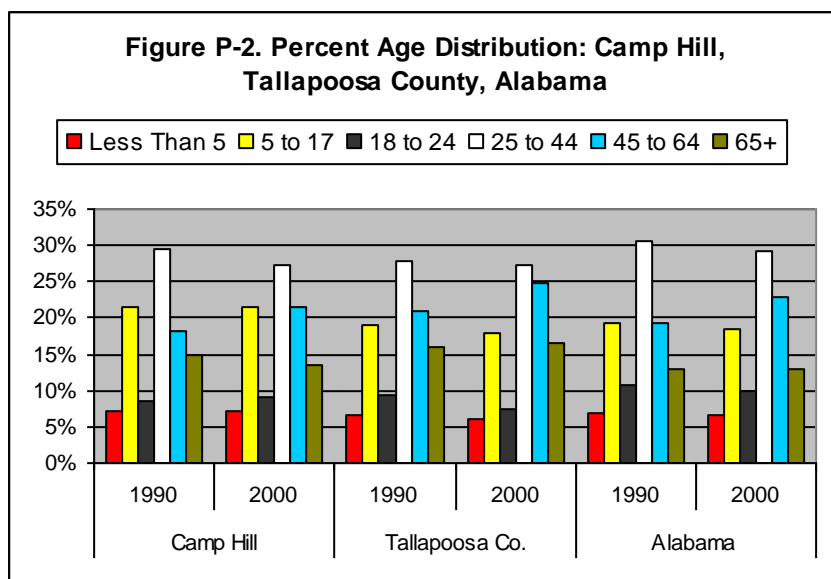
Source: U.S. Census of Population, 1990 and 2000 STF 3.

Between 1990 and 2000, the majority of residents from another state recorded a shifted from approximately 61% living previously in another southern state to about 53% previously living in a western state. This transition, although numerically minor, could be the result of significant population loss from 1990 to 2000. Residents previously living abroad the U.S. or in a foreign country accounted for an insignificant portion of the population.

Population Composition

Age Distribution

Age distribution is a critical element in any population study. A community must structure their budget and resources to meet a wide variety of residents' needs. Needs tend to differ significantly from one age group to another, therefore a proper understanding of age distribution in the community is necessary. For the purposes of this study, age distributions are classified as followed: Toddler/Preschool (Less than 5 years in age), Youth/K-12 (5 to 17), Young Adult/College Age (18 to 24), Young Middle Age/Working adult (25 to 44), Senior Middle Age/Working Adult (45 to 64) and Senior/Retired (65+). Between 1990 and 2000 the dominant



age group in Camp Hill was young middle age (25 to 44), at 29% in 1990 and 27% in 2000, followed somewhat closely by senior middle age and youth. The young middle age group combined with the senior middle age group accounted for 48% of the population in 2000. Tallapoosa County and Alabama showed similar results, both at 51%. Figure P-2 examines percent age distribution for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

While the county and state recorded a slightly larger portion of middle age residents, the town showed slightly larger representation in youth, age 5 to 17, at 21% in 2000, compared to the county (17%) and state (18%). However, this analysis would suggest a minor statistical difference of unneeded attention. Due to overall population loss from 1990 to 2000 Camp Hill lost in residents from every age category except senior middle age (45 to 64) which gained by a slight 5%. Camp Hill's most significant losses were in senior populations, declining by -20%, and young middle agers, decreasing by -17%. Tallapoosa County increased in every age category except young adult and those of younger age status, while Alabama increased in all age categories. This information indicates a need for the town to bolster populations in youth and senior classes, while maintaining growth in middle age groups. Table P-4 displays age distribution for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

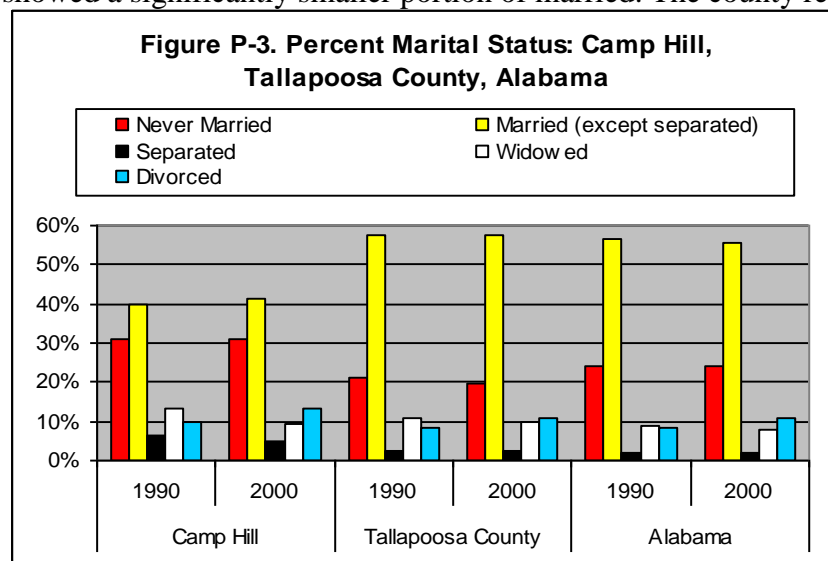
Table P-4. Age Distribution: Camp Hill, Tallapoosa County, Alabama									
Age Group	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less than 5	102	91	-10.8%	2,587	2,576	-0.4%	280,785	294,822	4.5%
% of Total	7.2%	7.2%		6.7%	6.2%		6.9%	6.6%	
5 to 17	304	269	-11.5%	7,429	7,427	0.0%	779,216	827,790	6.2%
% of Total	21.5%	21.4%		19.1%	17.9%		19.3%	18.6%	
18 to 24	121	114	-5.8%	3,649	3,099	-15.1%	434,617	437,088	0.6%
% of Total	8.6%	9.1%		9.4%	7.5%		10.8%	9.8%	
25 to 44	419	345	-17.7%	10,812	11,290	4.4%	1,237,765	1,294,710	4.6%
% of Total	29.6%	27.4%		27.8%	27.2%		30.6%	29.1%	
45 to 64	258	271	5.0%	8,126	10,248	26.1%	785,598	1,012,662	28.9%
% of Total	18.2%	21.5%		20.9%	24.7%		19.4%	22.8%	
65+	211	168	-20.4%	6,223	6,835	9.8%	522,606	580,028	11.0%
% of Total	14.9%	13.4%		16.0%	16.5%		12.9%	13.0%	
Total	1,415	1,258	-11.1%	38,826	41,475	6.8%	4,040,587	4,447,100	10.1%
Median Age	N/A	35.6	N/A	35.5	39.3	10.7%	33	35.8	8.5%

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

Marital Status

Marital status also plays an important role in demographic studies. A thorough understanding of marital status allows a community to determine family needs and develop programs and policy toward building stronger families. For purposes of this study, marital status reports for all persons age 15 and older and is organized into 5 categories which are as follows: 1) never married, 2) married (except separated), 3) separated, 4) widowed, 5) divorced.

According to Census data the dominant marital status for the town in 1990 (39%) and 2000 (41%) was married (except separated). In comparison to Tallapoosa County and Alabama, Camp Hill showed a significantly smaller portion of married. The county recorded 57% of its population as



married in both 1990 and 2000, and the state showed similar results at 56% for both years. In turn of this comparison, Camp Hill recorded a substantially larger portion of never married individuals at 31%, in 1990 and 2000, than both the county (21% in 1990 and 19% in 2000) and the state (23% in both years). Figure P-3 illustrates percent marital status for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Between 1990 and 2000, Camp Hill decreased in every marital status except divorced, which increased by 25%. Meanwhile Tallapoosa and Alabama increased in every category except widowed, which decreased by a minor -0.5% and -0.6%, respectively. The town's most substantial loss was in widowed individuals at -35%, while the county (38%) and state's (35%) greatest increase was in divorced. In 2000 the town showed a slightly larger portion of divorced individuals at 13% than the county and state, both at 10%. Due to higher divorce rates and a considerably smaller portion of individuals never married, Camp Hill should consider opportunities to promote programs and organizations which build and support families. Table P-5 examines marital status for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

Table P-5. Marital Status (Age 15 and Older): Camp Hill, Tallapoosa County, Alabama									
Marital Status	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Never Married	343	309	-9.9%	6,501	6,767	4.1%	754,868	839,185	11.2%
% of Total	31.2%	31.0%		21.1%	19.9%		23.9%	23.4%	
Married (except separated)	438	413	-5.7%	17,682	19,552	6.2%	1,791,644	2,029,249	9.0%
% of Total	39.8%	41.4%		57.4%	57.6%		56.6%	56.5%	
Separated	68	48	-29.4%	747	779	4.3%	68,002	75,988	11.7%
% of Total	6.2%	4.8%		2.4%	2.3%		2.1%	2.1%	
Widowed	144	93	-35.4%	3,285	3,268	-0.5%	276,267	274,547	-0.6%
% of Total	13.1%	9.3%		10.7%	9.6%		8.7%	7.6%	
Divorced	107	134	25.2%	2,605	3,597	38.1%	273,511	371,218	35.7%
% of Total	9.7%	13.4%		8.5%	10.6%		8.6%	10.3%	
Total	1,100	997	-9.4%	30,820	33,963	7.7%	3,164,292	3,590,187	11.1%

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

Race Distribution

A general understanding of racial diversity is necessary for a community to better serve its residents. Communities with varying races tend to have differing cultural and ethnic needs, however, these factors can spur greater opportunities for growth within the community. In comparison to 1990 and 2000 county and state patterns in race distribution, Camp Hill shows uniqueness as a predominantly black community. In 1990 the town's black population accounted for approximately 77% and 2000 showed 84%. Tallapoosa County, at 26% in 1990 and 25% in 2000, recorded blacks as a minority as did Alabama reporting similar figures. Between 1990 and 2000 white populations decreased by a substantial -40%, while Tallapoosa County and Alabama increased by 7% and 6%, respectively. Also during this time black populations decreased in the town by a slight -1% while the county increased by 3% and state 13%. However, blacks in the town still represented the substantial majority. These racial distribution patterns could be due to loss in the town's economic stability, as indicated in the previously discussed historic population trends.

The "other" groups (American Indians, Asians, and Pacific Islanders) decreased substantially, yet remained only a slight portion of the population. This could be due to a 2000 Census form change, which allowed individuals of closely varying racial backgrounds to mark multiple races as opposed

to primary. Data indicated that both the county and state had uncommonly high increases in “other” race groups. Table P-6 displays racial distribution for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Table P-6. Racial Distribution: Camp Hill, Tallapoosa County, Alabama									
Racial Characteristics	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
White	305	183	-40.0%	28,460	30,492	7.1%	2,975,797	3,162,808	6.3%
% of Total	21.6%	24.0%		73.3%	73.5%		73.6%	71.1%	
Black	1,098	1,081	-1.5%	10,211	10,582	3.6%	1,020,705	1,155,930	13.2%
% of Total	77.6%	84.9%		26.3%	25.5%		25.3%	26.0%	
Other	12	9	-25.0%	155	401	158.7%	44,085	128,362	191.2%
% of Total	0.8%	0.7%		0.4%	1.0%		1.1%	2.9%	
Total	1,416	1,274	-10.0%	38,826	41,475	6.8%	4,040,587	4,447,100	10.1%

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

Gender Distribution

In typical American communities females tend to slightly outnumber males, due primarily to higher male mortality rates and longer female life expectancy. The Town of Camp Hill followed this pattern, as well as Tallapoosa County and Alabama communities, in general. The town’s population, in 2000 comprised 45% male and 54% female. The county indicated similar results at 47% male and 52% female, while the state showed 48% and 51% respectively. Between 1990 and 2000, Camp Hill male populations decreased by –9% and –10% female. In comparison, Tallapoosa County increased in males by 8% and 5% in females, while the state climbed by 10% and 9% respectively. Table P-7 exhibits gender distribution for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

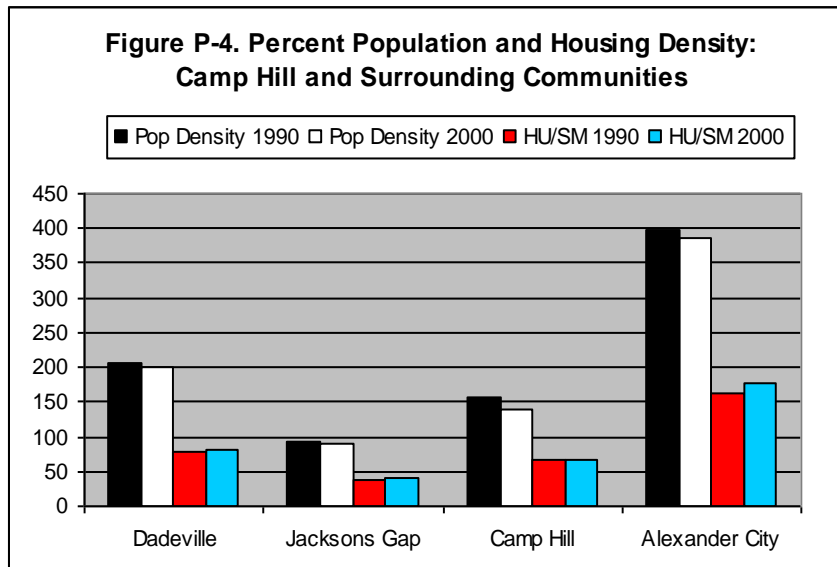
Table P-7. Gender Distribution: Camp Hill, Tallapoosa County, Alabama									
Geographic Distribution	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Male	638	575	-9.9%	18,229	19,715	8.2%	1,935,936	2,144,463	10.8%
% of Total	45.1%	45.2%		47.0%	47.5%		47.9%	48.2%	
Female	777	698	-10.2%	20,597	21,760	5.6%	2,104,651	2,302,637	9.4%
% of Total	54.9%	54.8%		53.0%	52.5%		52.1%	51.8%	
Total	1,415	1,273	-10.0%	38,826	41,475	6.8%	4,040,587	4,447,100	10.1%

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

Population Density

Every community desires to grow in size and population, competitively. Population density measures this growth and examines how population changes affect city growth. Density is defined and calculated as: The total number of housing units within a geographic entity divided by the land area of that entity measured in square kilometers or square miles (U.S. Census 2000). According to the National Center for Immigration Studies, a community must have a population density of 1,000

people or more per square mile in order to be considered an urban area. Camp Hill's population and housing density ranks average to other communities in the area, except Alexander City, which showed substantially higher densities. The town's population density in 2000 was approximately 155, while Jackson's Gap recorded 90 persons per square mile and Dadeville 200. Figure P-4 illustrates percent population and housing density for Camp Hill and surrounding cities from 1990 to 2000.



In 2000 Camp Hill reported similar housing densities to surrounding communities at 67 units per square mile, with the exception of Alexander City, showing 176. Jackson's Gap reported 41 housing units per square mile while Dadeville recorded 79. Also in 2000, Camp Hill's total population was 512 persons more than Jackson's Gap and 1,939 less than Dadeville's. This information suggests that Camp Hill's housing density ranked closer to that of a

substantially larger community than a somewhat smaller one. With a total land area of 9 square miles and a population of just over 1,000 persons, Camp Hill provides significant room for future development. Table P-8 displays population density and area for Camp Hill and surrounding communities.

Table P-8. Population Density and Area: Camp Hill and Surrounding Communities					
Geographic Area	Total Area	Total Land Area	Pop. Per sq. Mile	Housing Units Per sq. Mile	Total Population
Camp Hill 1990	9.1	9.1	155.5	65.8	1,415
2000	9.08	9.07	140.4	67.7	1,273
%Change	-0.2%	-0.3%	-9.7%	2.9%	-10.0%
Jacksons Gap 1990	8.4	8.4	93.9	36.9	789
2000	8.43	8.43	90.3	41.8	761
%Change	0.4%	0.4%	-3.8%	13.3%	-3.5%
Dadeville 1990	16.0	16.0	204.8	78.4	3,276
2000	16.0	16.0	200.7	79.9	3,212
%Change	0.0%	0.0%	-2.0%	1.9%	-2.0%
Alexander City 1990	36.5	36.4	396.7	162.4	14,439
2000	38.98	38.8	386.6	176.6	15,008
%Change	6.8%	6.6%	-2.5%	8.7%	3.9%

Source: U.S. Census 1990, SF 3 and EARPCD database, 2000.

Analytical Summary

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

Historical Population Trends

- Historically, Camp Hill showed steady increases in population, with one minor decline from 1950 to 1960. The town's greatest population growth occurred between 1960 in 1980 with a percent increase of 28%. During this time, Tallapoosa County increased in population by 9% and Alabama by 10%. Then from 1980 to 2000 town population declined by a significant - 21%, while the county and state gained 7% and 14%, respectively.

Place of Birth

- Place of birth patterns show that Camp Hill had only minor inward migration from other states and countries. The majority of residents in Camp Hill, 90% in 1990 and 87% in 2000, were born in Alabama. The percent of residents born in another state rose slightly from 8% in 1990 to 11% in 2000. Most residents born in another state were from another southern state (80% in 1990 and 58% in 2000), followed by movers from a northeastern state.

Place of Residence

- Despite significant population loss, most residents in Camp Hill tended to remain fairly stationary. Residents living in the same house 5 years prior declined from 838 (63% of the total population) in 1990 to 781 (66%) in 2000, a slight decrease of -6%. Meanwhile, residents previously living in a different housing unit in either Tallapoosa County or some other county declined by a considerable -18%, which accounted for the remaining 33% of the population, in 2000.

Age Distribution

- Between 1990 and 2000 the dominant age group in Camp Hill was young middle age (25 to 44), at 29% in 1990 and 27% in 2000, followed somewhat closely by senior middle age and youth. The young middle age group combined with the senior middle age group accounted for 48% of the population in 2000. Tallapoosa County and Alabama showed similar results, both at 51%.
- Due to overall population loss from 1990 to 2000 Camp Hill lost in residents from every age category except senior middle age (45 to 64) which gained by a slight 5%. Camp Hill's most significant losses were in senior populations, declining by -20%, and young middle agers, decreasing by -17%. Tallapoosa County increased in every age category except young adult and those of younger age status, while Alabama increased in all age categories.

Marital Status

- In comparison to Tallapoosa County and Alabama, Camp Hill showed a significantly smaller portion of married. The county recorded 57% of its population as married in both 1990 and 2000, and the state showed similar results at 56% for both years. In turn of this comparison, Camp Hill recorded a substantially larger portion of never married individuals at 31%, in 1990

and 2000, than both the county (21% in 1990 and 19% in 2000) and the state (23% in both years).

- Between 1990 and 2000, Camp Hill decreased in every marital status except divorced, which increased by 25%. Meanwhile Tallapoosa and Alabama increased in every category except widowed, which decreased by a minor -0.5% and -0.6%, respectively.

Race Distribution

- In comparison to 1990 and 2000 county and state patterns in race distribution, Camp Hill shows uniqueness as a predominantly black community. In 1990 the town's black population accounted for approximately 77% and 2000 showed 84%. Tallapoosa County, at 26% in 1990 and 25% in 2000, recorded blacks as a minority as did Alabama reporting similar figures. Between 1990 and 2000 white populations decreased by a substantial -40%, while Tallapoosa County and Alabama increased by 7% and 6%, respectively.

Gender Distribution

- The town's population, in 2000 comprised 45% male and 54% female. The county indicated similar results at 47% male and 52% female, while the state showed 48% and 51% respectively. Between 1990 and 2000, Camp Hill male populations decreased by -9% and -10% female. In comparison, Tallapoosa County increased in males by 8% and 5% in females, while the state climbed by 10% and 9% respectively.

Population Density

- Camp Hill's population and housing density ranks average to other communities in the area, except Alexander City, which showed substantially higher densities. The town's population density in 2000 was approximately 155, while Jackson's Gap recorded 90 persons per square mile and Dadeville 200.

CHAPTER III: ECONOMY

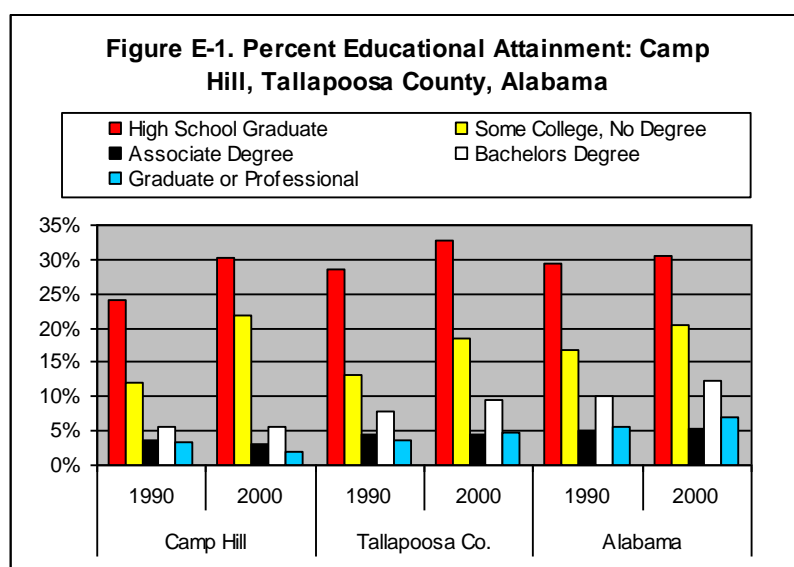
The economy directly affects a community's growth and prosperity. The state of the local economy i.e. how well it creates and maintains employment opportunities, handles production, and distributes goods and services greatly influences population, housing, transportation, and land use. Therefore, a clear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

This chapter of the comprehensive plan examines the following economy related elements: educational attainment, income, commuting patterns, labor force participation and unemployment, industrial composition, occupational status, poverty, and public assistance. Camp Hill has economic potential. Located in central Tallapoosa County, in close proximity to Alexander City and the Auburn/Opelika metro area, with convenient access to a major federal highway, the town has sufficient connection to major metro markets. The town also holds potential to develop its abandoned private airport along U.S. Hwy. 280 and train depot in the downtown.

Educational Attainment

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

Camp Hill ranked low in terms of educational attainment. Between 1990 and 2000, the town showed loss in residents holding a college degree by a combined -64% while Tallapoosa County gained in this category by 92% and Alabama 99%. In 2000, approximately 10% of Camp Hill's population held a college degree, while Tallapoosa County reported 18% and Alabama 24% indicating somewhat higher attainment in the county and considerably higher attainment in the



state. Figure E-1 illustrates percent educational attainment for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Camp Hill's greatest loss in college degree holders occurred in the recipients of graduate or professional degrees at -43%. Both the county, at 44%, and state, at 40%, increased considerably in graduate/professional degree attainment during this time, indicating a notable migration of skilled workers from Camp Hill

to other parts of Alabama or to other states. In consideration of these figures, the town should

consider plans and policy to improve educational attainment through partnership with the school system and in attracting more skilled and professional employment to the town. Table E-1 shows educational attainment for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Table E-1. Educational Attainment: Camp Hill, Tallapoosa County, Alabama									
Educational Level	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than 9th Grade	197	85	-56.9%	4,405	2,729	-38.0%	348,848	240,333	-31.1%
% of Total Pop. 25 Years +	22.2%	9.9%		17.5%	9.6%		13.7%	8.3%	
9th to 12 Grade, No Diploma	257	235	-8.6%	6,206	5,760	-7.2%	494,790	473,748	-4.3%
% of Total Pop. 25 Years +	28.9%	27.3%		24.7%	20.3%		19.4%	16.4%	
High School Graduate	214	261	22.0%	7,187	9,348	30.1%	749,591	877,216	17.0%
% of Total Pop. 25 Years +	24.1%	30.3%		28.6%	32.9%		29.4%	30.4%	
Some College, No Degree	107	188	75.7%	3,313	5,235	58.0%	427,062	591,055	38.4%
% of Total Pop. 25 Years +	12.0%	21.8%		13.2%	18.5%		16.8%	20.5%	
Associate Degree	32	27	-15.6%	1,148	1,289	12.3%	126,450	155,440	22.9%
% of Total Pop. 25 Years +	3.6%	3.1%		4.6%	4.5%		5.0%	5.4%	
Bachelors Degree	51	48	-5.9%	1,981	2,679	35.2%	258,231	351,772	36.2%
% of Total Pop. 25 Years +	5.7%	5.6%		7.9%	9.4%		10.1%	12.2%	
Graduate or Professional	30	17	-43.3%	921	1,333	44.7%	140,997	197,836	40.3%
% of Total Pop. 25 Years +	3.4%	2.0%		3.7%	4.7%		5.5%	6.9%	
Persons 25 Years and Over	888	861	-3.0%	25,161	28,373	12.8%	2,545,969	2,887,400	13.4%
% of Total Population	62.8%	67.6%		64.8%	68.4%		63.0%	64.9%	

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

Income

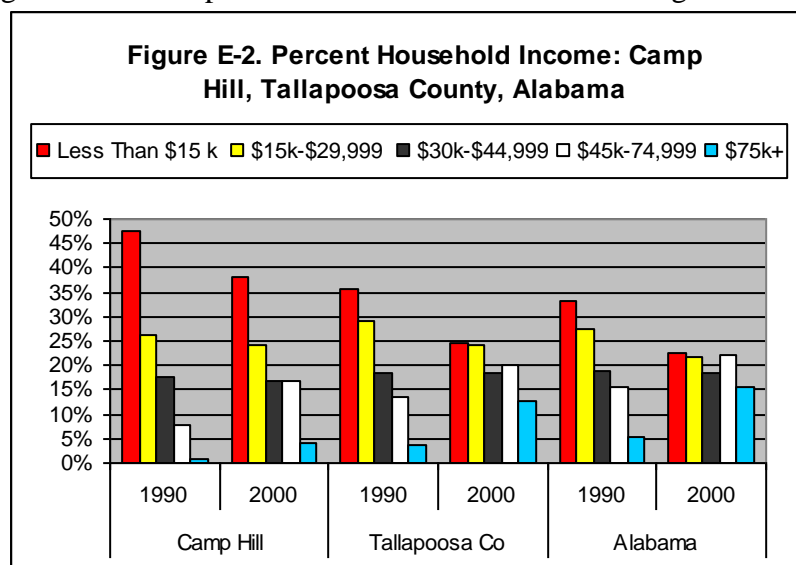
Monetary income is a primary factor in determining a community's wealth and prosperity. Higher incomes promote a higher standard of living and more return investment into the community, while lower incomes suggest lower standards and less investment. Therefore, a comprehensive economic study requires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

Household Income

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

Camp Hill household income ranked considerably low. From 1990 to 2000, Camp Hill households tended to earn considerably less money than Tallapoosa County and Alabama households in general, suggesting lower-paying jobs and less wealth being brought into the community. Between 1990 and 2000, the town decreased in households earning \$15 K and less by a considerable -26%, as the county and state both recorded a decrease in this category by -21%. However, in 2000, the majority (62%) of the town's households earned less than \$30 K, while the county and state

recorded 48% and 44% of households earning this income, respectively. The greatest income growth for Camp Hill occurred in households earning \$45 K or higher at a combined 495%.



Tallapoosa County and Alabama increased in households earning \$45 K and higher by 341% and 303%, respectively. However, in 2000, approximately 20% of the town's households earned \$45 K or higher, which was considerably lower in portion than the county at 32% and the state at 37%. This information indicates that Camp Hill needs to provide higher-paying jobs to its residents in order to improve its economy and compete with the county and state. Figure E-2 illustrates percent household income for

Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000. Notice in figure E-2 the significantly even income distribution in the state in 2000, which was somewhat more balanced than the county, and considerably more balanced than the town. Such balance indicates a more stable and sustainable economy, with a greater mix of high and low income jobs.

Between 1990 and 2000, the town's median household income (MHI) increased by a modest 25%, growing from \$16,413 to \$20,655. Tallapoosa County's MHI climbed by a considerably larger 39%, climbing from \$22,020 to \$30,745 and Alabama grew from \$23,597 to \$34,135, a 44% increase during this time. Table E-2 examines household income distribution for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

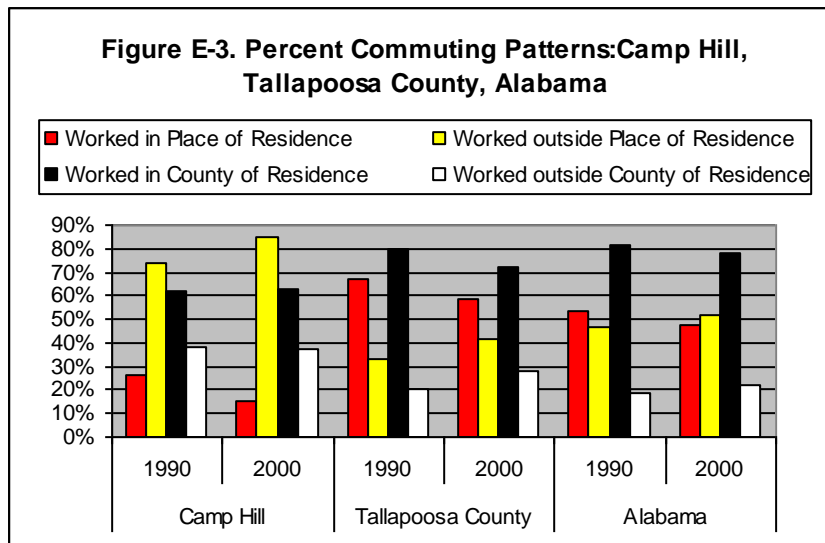
Table E-2. Household Income Distribution: Camp Hill, Tallapoosa County, Alabama									
Income Level	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less Than \$15 K	253	186	-26.5%	5,215	4,116	-21.1%	498,957	391,406	-21.6%
% of Total	47.6%	38.0%		35.5%	24.7%		33.1%	22.5%	
\$15 - \$29,999	140	118	-15.7%	4,246	4,023	-5.3%	412,393	378,264	-8.3%
% of Total	26.3%	24.1%		28.9%	24.2%		27.4%	21.8%	
\$30 - \$44,999	93	83	-10.8%	2,685	3,068	14.3%	284,506	318,861	12.1%
% of Total	17.5%	17.0%		18.3%	18.4%		18.9%	18.4%	
\$45 - \$74,999	42	82	95.2%	1,997	3,333	66.9%	231,304	381,959	65.1%
% of Total	7.9%	16.8%		13.6%	20.0%		15.4%	22.0%	
\$75+	4	20	400.0%	558	2,091	274.7%	78,849	266,895	238.5%
% of Total	0.8%	4.1%		3.8%	12.6%		5.2%	15.4%	
Total Households	532	489	-8.1%	14,701	16,631	13.1%	1,506,009	1,737,385	15.4%
Median Income	\$16,413	\$20,655	25.8%	\$22,020	\$30,745	39.6%	\$23,597	\$34,135	44.7%

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

Commuting Patterns

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

A national trend between 1990 and 2000 has been increasing commutes to work in both time and distance. Both Tallapoosa County and Alabama exhibited this trend, decreasing in commuters working in their place (city) of residence by -22% and -4%, respectively. Camp Hill showed the same trend, only to a more substantial degree, decreasing by -54% in this commuter category. Commuting patterns have shown to be substantially higher in Camp Hill than in Tallapoosa County and Alabama. In 2000, approximately 15% of Camp Hill's commuter population worked



in their place of residence, while the county recorded 58% and the state 47%, indicating that town residents have been commuting to work outside the town to a considerably higher degree than commuters in the county and state. Figure E-3 illustrates percent commuting patterns for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000. Notice, in 2000, the substantial portion of town commuters who worked outside

their place of residence (85%) compared to those who worked in their place of residence (15%). As a planning principal and directive for policy guidance the town should actively promote economic growth and development within the town limits.

Commuters from inside and outside the county also played a pivotal role in Camp Hill's economy. The majority of town commuters (62%), in 2000, found work in Tallapoosa County, while 37% worked outside the county.

Camp Hill would benefit greatly from a fairly stationary labor force and concentrated economy. The town would save time and money on highway infrastructure improvements and expansion as a result of people living closer to their jobs. Other infrastructure costs such as electrical, sewer, and water would be reduced considerably. Workers should have the option of living closer to work and have the incentive to do so. Housing construction should follow economic development patterns, in order to create necessary and suitable living arrangements for workers. This would also promote other forms of transportation such as biking and walking, thus alleviating automobile dependency. As the city grows and expands, it should continue to seek employees from other surrounding counties, states, and countries in order to better diversify its employment base and promote new

ideas and options for growth and development. Table E-3 shows commuting patterns for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

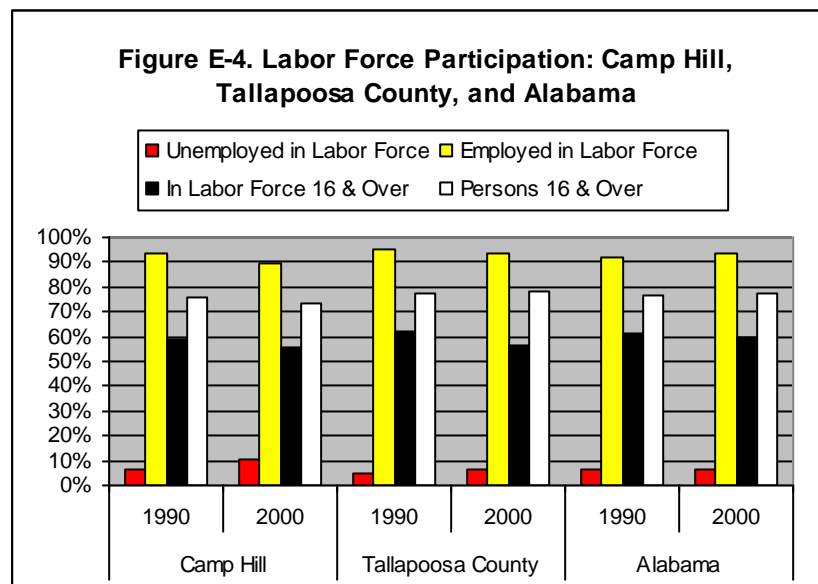
Table E-3. Commuting Patterns: Camp Hill, Tallapoosa County, Alabama									
Geographic Area	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Worked in Place of Residence	152	69	-54.6%	6,754	5,207	-22.9%	596,516	569,905	-4.5%
% of Total	26.5%	15.0%		67.1%	58.4%		53.2%	47.8%	
Worked outside Place of Residence	422	390	-7.6%	3,307	3,710	12.2%	525,480	621,853	18.3%
% of Total	73.5%	85.0%		32.9%	41.6%		46.8%	52.2%	
Total Place	574	459	-20.0%	10,061	8,917	-11.4%	1,121,996	1,191,758	6.2%
Worked in County of Residence	351	281	-19.9%	13,714	12,125	-11.6%	1,363,133	1,421,356	4.3%
% of Total	62.0%	62.9%		79.9%	72.4%		81.5%	78.0%	
Worked outside County of Residence	215	166	-22.8%	3,456	4,616	33.6%	310,438	400,437	29.0%
% of Total	38.0%	37.1%		20.1%	27.6%		18.5%	22.0%	
Total County	566	447	-21.0%	17,170	16,741	-2.5%	1,673,571	1,821,793	8.9%

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

Labor Force Participation and Unemployment

Labor force participation is based on how many individuals ages 16 and over are a part of the labor force, and if they are employed or unemployed as civilian or armed forces. Businesses desiring to relocate or expand seek communities with a strong labor force from which to draw qualified employment. To do this they must estimate approximately how many candidates are available to fill positions required to perform necessary operations. Therefore, a proper understanding of a community's labor force is critical to a comprehensive planning effort.

Camp Hill's labor force participation showed to be fairly on par with Tallapoosa County and Alabama. Between 1990 and 2000, the town's labor force decreased by a considerable -17%, while the county decreased by a minor -1% and the state increased by 8%. However, in 2000, Camp



Hill's labor force participation was at 56%, which closely followed the county and state at 56% and 59%, respectively. Figure E-4 illustrates labor force participation for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000. Notice the fairly even distribution of workers employed in the labor force in the town, county, and state during this time. Despite significant loss in labor force, the town remained reasonably unchanged in participation.

Town unemployment ranked relatively high when compared to the county and state. Between 1990 and 2000, Camp Hill's unemployment increased from 6% to 10%, while Tallapoosa County increased from 4% to 6%, and Alabama remained unchanged at 6%. Table E-4 examines labor force participation for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

Table E-4. Labor Force Participation: Camp Hill, Tallapoosa County, Alabama									
Labor Classification	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Total Persons 16+	1,069	930	-13.0%	30,152	32,480	7.7%	3,103,529	3,450,542	11.2%
In Labor Force	630	521	-17.3%	18,603	18,402	-1.1%	1,895,361	2,061,169	8.7%
% in Labor Force	58.9%	56.0%	-4.9%	61.7%	56.7%	-8.1%	61.1%	59.7%	-2.3%
Armed Forces	0	0	0.0%	44	58	31.8%	24,980	14,069	-43.7%
% in Armed Forces	0.0%	0.0%	0.0%	0.2%	0.3%	33.3%	0.9%	0.7%	-22.2%
Civilian Labor Force	630	521	-17.3%	18,559	18,344	-1.2%	1,870,381	2,047,100	9.4%
Employed	587	466	-20.6%	17,702	17,232	-2.7%	1,741,794	1,920,189	10.2%
Unemployed	43	55	27.9%	857	1,112	29.8%	128,587	126,911	-1.3%
% Unemployed	6.8%	10.6%	54.7%	4.6%	6.1%	32.6%	6.8%	6.2%	-8.6%
Not in Labor Force	439	409	-6.8%	11,549	14,078	21.9%	1,208,168	1,389,373	15.0%

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

Occupational Status

Every economically viable community has a variety of job occupations through which services are performed and money is circulated. A study of occupational status shows what kind of labor is being utilized in a community. This is useful for determining where job opportunities exist and where job growth is most or least likely to occur. For categorization purposes, occupational status has been divided into 6 categories, which included: 1) Management / Business—which constituted business and financial operators, farmers and farm operators, and financial specialists, 2) Professional / Related—which consisted of architects, engineers, legal occupations, computer specialists, social services, and technical healthcare occupations. 3) Services—healthcare support, firefighting and law enforcement, ground and building maintenance, food accommodation, and personal care services, 4) Sales / Office—sales and related, and administrative, 5) Construction / Extraction—construction trade workers, extraction workers, and supervisors, 6) Production / Transportation—production occupations, transportation and moving occupations, aircraft and traffic control operations, motor vehicle operators, rail, water, and other transportation related occupations.

Camp Hill's major occupations, in 2000, were in production/transportation at 32%, followed distantly by service at 20% and management/business at 15%. Altogether these occupations account for about 67% of jobs in Camp Hill. Occupational status for Camp Hill followed slightly different patterns compared to Tallapoosa County and Alabama. Tallapoosa County's major occupations were in sales/office and production/transportation both at 22%, followed by management/business at 20%, while Alabama recorded the majority in business/management (25%), followed by sales/office (22%) and production/transportation (16%). This information suggests a dominance of blue-collar industrial production jobs in the town, while the county showed slightly more balance between white-collar sales and office professions and blue-collar.

The state tended to offer proportionately more white-collar jobs in management/business and sales/office than the town and county.

Occupational status data was collected from the 2000 U.S. Census. Provisions for job overlap in each category and individual multiple occupations were not taken into consideration. Therefore, information collected is useful in giving a broad indication of occupational status in the defined areas. Table E-5 shows occupational status for Camp Hill, Tallapoosa County, and Alabama in 2000.

Table E-5. Occupational Status: Camp Hill, Tallapoosa County, Alabama, 2000						
Occupation	Camp Hill	% of Total	Tallapoosa County	% of Total	Alabama	% of Total
Management / Business	79	15.5%	4,081	20.9%	566,325	25.1%
Professional / Related	48	9.4%	2,468	12.6%	354,456	15.7%
Service	104	20.4%	2,214	11.3%	259,106	11.5%
Sales and Office	75	14.7%	4,295	22.0%	497,262	22.0%
Construction / Extraction	40	7.9%	2,200	11.2%	217,200	9.6%
Production / Transportation	163	32.0%	4,300	22.0%	365,441	16.2%
Total	509	100.0%	19,558	100.0%	2,259,790	100.0%

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

Poverty Status

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

Poverty status was categorized into age classes. The largest age class was 18 to 64, in which approximately 42% of Camp Hill's poverty was recorded, in 2000. Tallapoosa County and Alabama showed a considerably higher portion of poverty in these age groups at 49% and 53%, respectively. However, in the town, somewhat larger portions of poverty appeared in all other age categories than in the county and state. From 1990 to 2000, Camp Hill decreased in poverty in all age categories except 5 and under, while the county increased in all groups except 65+ and the state showed a decrease in all except 18 to 64. During this time Camp Hill's overall poverty rate decreased from 31% to 24%, while Tallapoosa's poverty rate increased minimally from 15% to 16% and Alabama showed a slight decrease from 18% to 15%. This poverty decline in the town could most likely be attributed to population loss, not to any efforts to mitigate poverty since this poverty level is still considerably higher than both the county and state. Table E-6 exhibits poverty status for Camp Hill, Tallapoosa County, and Alabama from 1990 and 2000.

Table E-6. Poverty Status: Camp Hill, Tallapoosa County, Alabama									
Poverty Status	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
5 and under	43	44	2.3%	686	787	14.7%	87,462	82,914	-5.2%
% of Total	9.8%	14.4%		11.2%	11.7%		12.1%	11.9%	
6 to 17	131	80	-38.9%	1,268	1,639	29.3%	166,174	154,967	-6.7%
% of Total	29.9%	26.2%		20.7%	24.4%		23.0%	22.2%	
18 to 64	192	128	-33.3%	2,642	3,323	25.8%	350,179	373,940	6.8%
% of Total	43.8%	42.0%		43.2%	49.5%		48.4%	53.6%	
65 and above	72	53	-26.4%	1,520	962	-36.7%	119,799	86,276	-28.0%
% of Total	16.4%	17.4%		24.9%	14.3%		16.6%	12.4%	
Total	438	305	-30.4%	6,116	6,711	9.7%	723,614	698,097	-3.5%
% Below Poverty Level	31.0%	24.0%	-22.6%	15.8%	16.2%	2.5%	18.3%	15.7%	-14.2%

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

Public Assistance

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

Camp Hill provided public assistance income to its residents at a similar rate to the county and state. From 1990 to 2000 the town decreased in residents receiving public assistance from 18% to 2%, a decrease of -85%. Tallapoosa County also decreased in public assistance spending from 9% to 2%, and Alabama also decreased from 8% to 2%. This information indicates that despite significant reductions in public assistance spending, poverty status tended to decline only minimally. The results shown could be attributed to a combination of factors such as more stringent regulations and screening as to who is able to receive public assistance income and those in poverty finding other means of attaining their needs. Table E-7 displays public assistance status for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

Table E-7. Public Assistance Income Status: Camp Hill, Tallapoosa County, Alabama									
Status	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Public Assistance Income	98	14	-85.7%	1,326	350	-73.6%	130,616	38,964	-70.2%
% of Total	18.4%	2.9%		9.0%	2.1%		8.7%	2.2%	
No Public Assistance Income	434	475	9.4%	13,375	16,281	21.7%	1,375,393	1,698,421	23.5%
% of Total	81.6%	97.1%		91.0%	97.9%		91.3%	97.8%	
Totals	532	489	-8.1%	14,701	16,631	13.1%	1,506,009	1,737,385	15.4%
% Below Poverty Level	31.0%	24.0%	-22.6%	15.8%	16.2%	2.5%	18.3%	16.1%	-2.2%

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

Analytical Summary

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

Educational Attainment

- Camp Hill ranked low in terms of educational attainment. Between 1990 and 2000, the town showed loss in residents holding a college degree by a combined -64% while Tallapoosa County gained in this category by 92% and Alabama 99%.
- In 2000, approximately 10% of Camp Hill's population held a college degree, while Tallapoosa County reported 18% and Alabama 24% indicating somewhat higher attainment in the county and considerably higher attainment in the state.

Income

- Camp Hill household income ranked considerably low. From 1990 to 2000, Camp Hill households tended to earn considerably less money than Tallapoosa County and Alabama households in general, suggesting lower-paying jobs and less wealth being brought into the community.
- Between 1990 and 2000, the town decreased in households earning \$15 K and less by a considerable -26%, as the county and state both recorded a decrease in this category by -21%. However, in 2000, the majority (62%) of the town's households earned less than \$30 K, while the county and state recorded 48% and 44% of households earning this income, respectively.

Commuting Patterns

- *Decrease commuting distances by creating job opportunities in close proximity to residential areas.* A national trend between 1990 and 2000 has been increasing commutes to work in both time and distance. Both Tallapoosa County and Alabama exhibited this trend, decreasing in commuters working in their place (city) of residence by -22% and -4%, respectively. Camp Hill showed the same trend, only to a more substantial degree, decreasing by -54% in this commuter category.
- Commuting patterns have shown to be substantially higher in Camp Hill than in Tallapoosa County and Alabama. In 2000, approximately 15% of Camp Hill's commuter population worked in their place of residence, while the county recorded 58% and the state 47%, indicating that town residents have been commuting to work outside the town to a considerably higher degree than commuters in the county and state.

Labor Force Participation and Unemployment

- *Increase labor force participation and enhance employment opportunities through work force development and education.* Camp Hill's labor force participation showed to be fairly on par with Tallapoosa County and Alabama. Between 1990 and 2000, the town's labor force decreased by a considerable -17%, while the county decreased by a minor -1% and the state increased by 8%. However, in 2000, Camp Hill's labor force participation was at 56%, which closely followed the county and state at 56% and 59%, respectively.

- Town unemployment ranked relatively high when compared to the county and state. Between 1990 and 2000, Camp Hill's unemployment increased from 6% to 10%, while Tallapoosa County increased from 4% to 6%, and Alabama remained unchanged at 6%.

Occupational Status

- *Create small-business opportunities through downtown re-development and job training.* Camp Hill's major occupations, in 2000, were in production/transportation at 32%, followed distantly by service at 20% and management/business at 15%. Altogether these occupations account for about 67% of jobs in Camp Hill.
- Occupational status for Camp Hill followed slightly different patterns compared to Tallapoosa County and Alabama. Tallapoosa County's major occupations were in sales/office and production/transportation both at 22%, followed by management/business at 20%, while Alabama recorded the majority in business/management (25%), followed by sales/office (22%) and production/transportation (16%). This information suggests a dominance of blue-collar industrial production jobs in the town, while the county showed slightly more balance between white-collar sales and office professions and blue-collar.

Poverty Status

- From 1990 to 2000, Camp Hill decreased in poverty in all age categories except 5 and under, while the county increased in all groups except 65+ and the state showed a decrease in all except 18 to 64. During this time Camp Hill's overall poverty rate decreased from 31% to 24%, while Tallapoosa's poverty rate increased minimally from 15% to 16% and Alabama showed a slight decrease from 18% to 15%. This poverty decline in the town could most likely be attributed to population loss, not to any efforts to mitigate poverty since this poverty level is still considerably higher than both the county and state.

Public Assistance

- From 1990 to 2000 the town decreased in residents receiving public assistance from 18% to 2%, a decrease of -85%. Tallapoosa County also decreased in public assistance spending from 9% to 2%, and Alabama also decreased from 8% to 2%.

CHAPTER IV: HOUSING

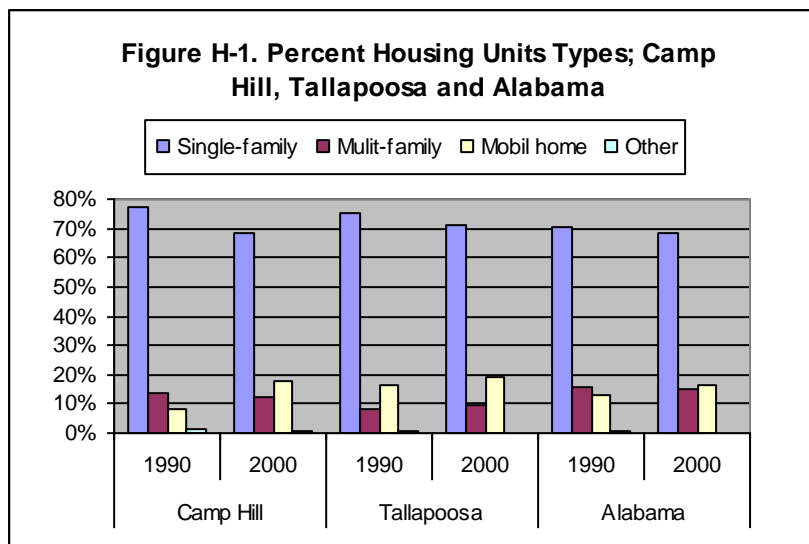
Housing is one of the most fundamental elements of community needs. In order for a community to grow and prosper there must be a diverse and satisfactory amount of quality housing available. A housing examination is useful in determining housing types, existing housing conditions, availability, and affordability,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

Housing Inventory

Units by Type

Housing comes in many forms and styles, each aiming to satisfy a wide range of people with changing demands and needs. A community that champions a variety of housing types has an advantage in that it provides many housing options with which to choose from, thus attracting more people. An examination of unit types reveals the most common and least common housing options available, expressing trends in housing development. Camp Hill's housing consists of the following types: 1) Single-family—one unit attached or detached structures housing one family, primarily a house 2) Multi-family—contains two or more units within one structure with one family per unit; these include apartments, town homes, and duplexes, 3) Manufactured—a transportable structure which is three hundred-twenty or more square feet, when installed, to be used as a dwelling with or without a foundation, 4) Other—any living accommodations occupied as a housing unit that does not fit the previous types, such as houseboats, railroad cars, campers, and vans. Figure H-1 illustrates percent housing types for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

Single-family housing comprised the substantially dominant portion of housing types in Camp Hill at 77% in 1990 and 68% in 2000. A similar trend followed in Tallapoosa County with, single-



family accounting for 75% of the housing stock in 1990 and 71% in 2000, as it did in Alabama with 70% and 68%, respectively. Figure H-1 illustrates percent housing unit types for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Between 1990 and 2000, single-family housing in the town decreased by -9%, while the county increased by 11% and the state by 14%. Camp Hill,

however, increased in mobile home housing by a considerable 122%, while the county and state recorded a 42% and 46% increase, respectively. This information indicates that mobile home housing is increasing at a greater rate in the town than in the county and state, however, single-family remained the substantially dominant housing type. Table H-1 examines housing unit types for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

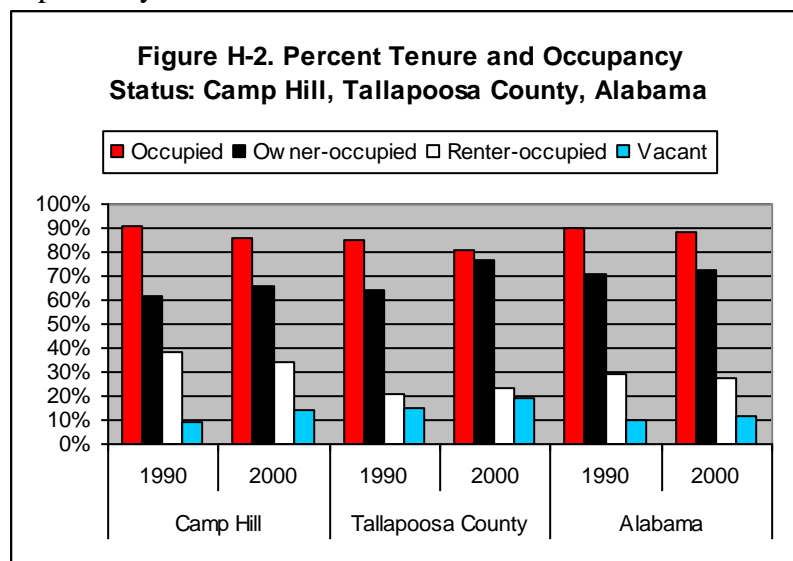
Table H-1. Housing Unit Types: Camp Hill, Tallapoosa County, Alabama									
Housing Types	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Single-family	461	419	-9.1%	13,042	14,575	11.8%	1,171,201	1,338,832	14.3%
% of Total	77.0%	68.5%		75.3%	71.1%		70.1%	68.2%	
Multi-family	80	76	-5.0%	1,372	1,937	41.2%	266,351	300,569	12.8%
% of Total	13.4%	12.4%		7.9%	9.4%		15.9%	15.3%	
Mobile home	50	111	122.0%	2,784	3,961	42.3%	217,784	319,212	46.6%
% of Total	8.3%	18.1%		16.1%	19.3%		13.0%	16.3%	
Other	8	6	-25.0%	114	37	-67.5%	15,043	5,098	-66.1%
% of Total	1.3%	1.0%		0.7%	0.2%		0.9%	0.3%	
Total Units	599	612	2.2%	17,312	20,510	18.5%	1,670,379	1,963,711	17.6%

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

Tenure and Occupancy Status

Housing occupancy and ownership patterns change as a result of the housing market and population growth or decline. A study of housing ownership patterns is useful in analyzing housing needs and guiding policies toward better housing development.

Most of Camp Hill's housing is owner-occupied (65%) which was somewhat behind Tallapoosa County (76%) and Alabama (72%) in 2000. Between 1990 and 2000 the town's owner-occupied housing increased by a minor 2%, while the county and state increased by 15% and 18%, respectively.



During this time, the town's renter-occupied declined significantly by a significant -13%. Both the county at 8% and state at 7% increased in renter-occupied housing. However, in 2000, Camp Hill showed significantly larger portion (34%) of renter-occupied housing than Tallapoosa County (23%) and Alabama (27%). Figure H-2 illustrates percent tenure and occupancy status for Camp Hill, Tallapoosa County and Alabama from 1990 to 2000.

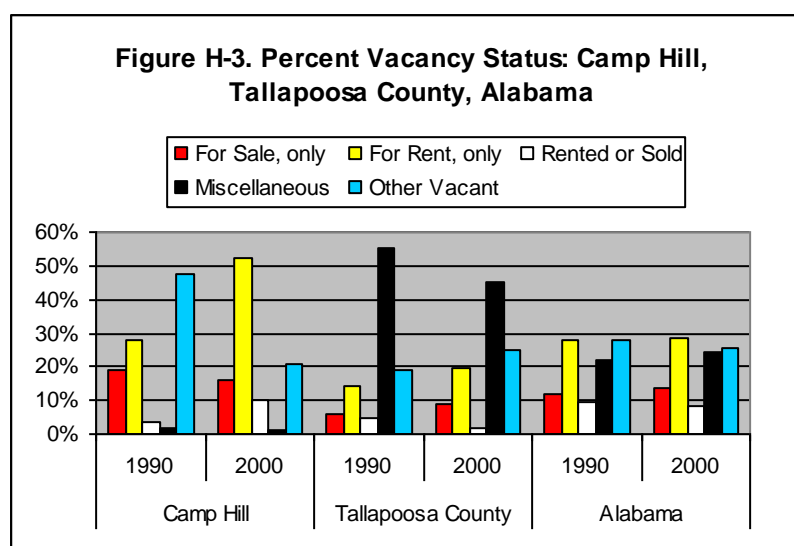
Occupancy rates in Camp Hill remained fairly on pace with Tallapoosa County and Alabama. Between 1990 and 2000, town occupancy rates declined by a slight -3%, while the county and state recorded a 13% and 15% increase, respectively. However, in 2000, approximately 85% of Camp Hill's housing units were occupied, showing a similar trend to Tallapoosa County occupancy at 81%, and Alabama at 88%. Table H-2 shows housing tenure and occupancy status for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-2. Housing Tenure and Occupancy Status: Camp Hill, Tallapoosa County, Alabama									
Housing Units	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Occupied	542	524	-3.3%	14,700	16,656	13.3%	1,506,790	1,737,080	15.3%
% of Total	90.5%	85.6%		84.9%	81.2%		90.2%	88.5%	
Owner Occupied	336	345	2.7%	11,045	12,707	15.0%	1,061,897	1,258,705	18.5%
% of Total	62.0%	65.8%		63.8%	76.3%		70.5%	72.5%	
Renter Occupied	206	179	-13.1%	3,655	3,949	8.0%	444,893	478,375	7.5%
% of Total	38.0%	34.2%		21.1%	23.7%		29.5%	27.5%	
Vacant	57	88	54.4%	2,612	3,854	47.5%	163,589	226,631	38.5%
% of Total	9.5%	14.4%		15.1%	18.8%		9.8%	11.5%	
Total	599	612	2.2%	17,312	20,510	18.5%	1,670,379	1,963,711	17.6%

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

Vacancy Status

Vacancy status is useful in determining how vacant housing has been utilized. Any unoccupied housing unit is considered vacant. Vacancies can also be occupied houses for rent, sale, or for seasonal or recreational use only. Five basic categories were selected to identify how vacant housing was being used, these included: 1) for sale only units, 2) for rent only units, 3) rented or sold, but not occupied, 4) miscellaneous—this includes units used for seasonal, recreational, occasional use, or migrant workers, 5) other—which entails other non-specified uses. Figure H-3 illustrates percent vacancy status for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.



Between 1990 and 2000 the primary vacancy use in Camp Hill was either in for rent only or other vacant. For rent only units increased from 16 (28% of all vacancies) to 46 (52%), an increase of 187%, while other vacant uses declined from 27 (47%) to 18 (20%), a drop of -33%. This information suggests that, during this time, renting became a considerably more popular vacancy use in Camp Hill, as opposed to non-specific

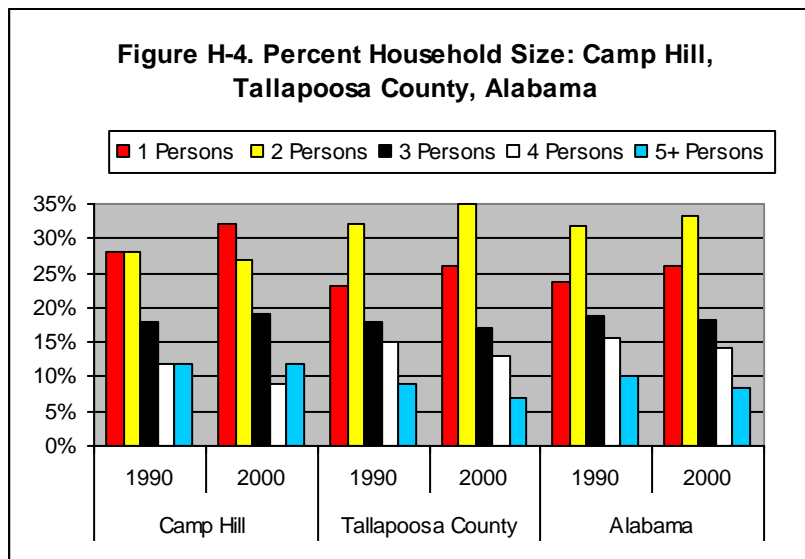
vacancy uses. Table H-3 shows vacancy status for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

Table H-3. Vacancy Status: Camp Hill, Tallapoosa County, Alabama									
Vacancy Status	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
For Sale, only	11	14	27.3%	162	342	111.1%	19,845	31,121	56.8%
% of Total	19.3%	15.9%		6.2%	8.9%		12.1%	13.7%	
For Rent, only	16	46	187.5%	371	750	102.2%	45,871	64,037	39.6%
% of Total	28.1%	52.3%		14.2%	19.5%		28.0%	28.3%	
Rented or Sold, not occupied	2	9	350.0%	130	58	-55.4%	16,058	18,507	15.3%
% of Total	3.5%	10.2%		5.0%	1.5%		9.8%	8.2%	
Miscellaneous	1	1	0.0%	1,447	1,736	20.0%	35,904	54,593	52.1%
% of Total	1.8%	1.1%		55.4%	45.0%		21.9%	24.1%	
Other Vacant	27	18	-33.3%	502	968	92.8%	45,911	58,373	27.1%
% of Total	47.4%	20.5%		19.2%	25.1%		28.1%	25.8%	
Total Vacant Units	57	88	54.4%	2,612	3,854	47.5%	163,589	226,631	38.5%

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

Household Size

Household size is a useful measure in determining how housing is being utilized and in meeting household needs. Generally speaking, a community with fewer individuals per household could best utilize housing by building smaller or more compact housing than a community with larger households and vice-versa. Camp Hill's household size followed patterns similar to Tallapoosa County and Alabama, in general, with a few variations. From 1990 to 2000 the town increased in 1 person households from 152 to 168, a 10% increase while both the county and state increased by 27%. In 2000, the dominant household size was 1 person for the town at 32%, while the dominant for the county (31%) and state (33%) was 2 person households. Also in 2000, Camp Hill recorded



a somewhat larger portion (12%) of households with 5 or more persons than the county at 7% and state at 8%. Figure H-4 illustrates percent household size for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000. Notice that the county and state both showed a substantially larger portion of 2 person households than the town, while Camp Hill registered a larger portion of 1 person households than both the county and state.

Between 1990 and 2000 Camp Hill decreased significantly in 4 person households while the county decreased in this household category by a minor -1% and the state increased by 3%. Major declines in housing for Camp Hill could be attributed to population loss and lack of new construction. Table H-4 examines household size for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

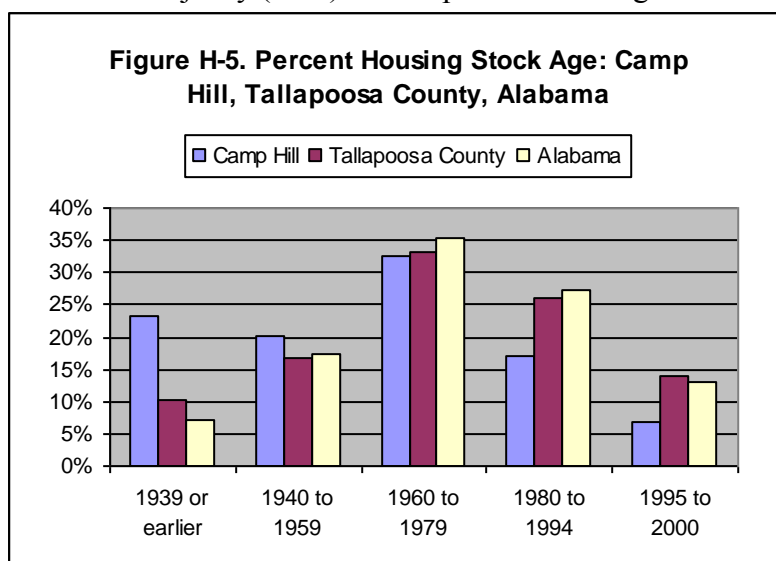
Table H-4. Household Size: Camp Hill, Tallapoosa County, Alabama									
Household Size	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
1 Persons	152	168	10.5%	3,445	4,400	27.7%	354,918	453,927	27.9%
% of Total	28.0%	32.1%		23.4%	26.4%		23.6%	26.1%	
2 Persons	155	143	-7.7%	4,835	5,877	21.6%	478,471	579,355	21.1%
% of Total	28.6%	27.3%		32.9%	35.3%		31.8%	33.4%	
3 Persons	100	100	0.0%	2,732	2,886	5.6%	284,277	315,083	10.8%
% of Total	18.5%	19.1%		18.6%	17.3%		18.9%	18.1%	
4 Persons	69	50	-27.5%	2,276	2,254	-1.0%	237,174	245,005	3.3%
% of Total	12.7%	9.5%		15.5%	13.5%		15.7%	14.1%	
5 Persons or more	66	63	-4.5%	1,412	1,239	-12.3%	151,169	143,710	-4.9%
% of Total	12.2%	12.0%		9.6%	7.4%		10.0%	8.3%	
Total Persons	542	524	-3.3%	14,700	16,656	13.3%	1,506,009	1,737,080	15.3%

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

Housing Conditions

Housing Stock Age

Housing age is an indicator of housing conditions and needs. A general study of housing age can be used to assess probable housing conditions and needs within the community. Camp Hill's housing stock in 2000 ranked relatively older than homes in Tallapoosa County and Alabama. The substantial majority (76%) of Camp Hill's housing was constructed prior to 1980 while Tallapoosa



County reported 60% and Alabama 59%. Furthermore, the town's housing built prior to 1960 recorded approximately 43%, while the county and state showed 26% and 24%, respectively. Figure H-5 illustrates housing stock age for Camp Hill, Tallapoosa County, and Alabama from prior 1939 to 2000.

The slight majority of Camp Hill's housing (56%) was built post 1959, while Tallapoosa County at 73% and Alabama at 75% showed a

considerably larger portion of newer housing than Camp Hill. In 2000, the median year structure built in Camp Hill was 1964, while both Tallapoosa County and Alabama registered 1975.

Camp Hill's most significant housing growth occurred between 1960 and 1979, increasing by 60%, as did the county and state, which grew by 100% and 102%, respectively. From 1980 to 2000, housing growth decreased somewhat substantially in the town, county, and state. Table H-5 displays housing stock age for Camp Hill, Tallapoosa County, and Alabama prior 1939 to 2000.

Table H-5. Housing Stock Age: Camp Hill, Tallapoosa County, Alabama						
Housing Stock	Camp Hill		Tallapoosa County		Alabama	
	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	143	N/A	2,071	NA	139,227	NA
% of Total	23.4%		10.1%		7.1%	
1940 to 1959	124	-13.29%	3,408	64.6%	341,735	145.5%
% of Total	20.3%		16.6%		17.4%	
1960 to 1979	199	60.48%	6,820	100.1%	692,480	102.6%
% of Total	32.5%		33.3%		35.3%	
1980 to 1994	104	-47.74%	5,360	-21.4%	534,533	-22.8%
% of Total	17.0%		26.1%		27.2%	
1995 to 2000	42	-59.62%	2,851	-46.8%	255,736	-52.2%
% of Total	6.9%		13.9%		13.0%	
Total Units	612		20,510		1,963,711	
Median Year Structure Built	1964		1975		1975	

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

Physical Conditions

Quality physical housing conditions play an important role in serving the general population and in attracting new people to the community. This section of the plan examines physical housing conditions for outside physical aesthetic appearance and structural stability. Based on these aspects, Camp Hill showed considerable need for physical housing improvements. In 2008, EARPDC cartography staff conducted a field check of the town to inventory housing improvement needs (See Map#3: *Housing Conditions*) based on three pre-determined criteria: 1) sound condition, 2) deteriorating, 3) dilapidated. These criteria are described as follows:

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

As of 2008, there were approximately 584 housing units in Camp Hill, 426 (72%) of which were single-family, manufactured (21%), and multi-family (0.5%). Camp Hill has considerable need to improve housing conditions. Approximately 47% of the housing stock was in deteriorating condition and 11% dilapidated. Manufactured housing showed the greatest need with about 65% of homes in deteriorating condition and 6% in dilapidated status. Approximately 194 (45%) single-family homes were reported in deteriorating condition and 59 (13%) dilapidated. Table H-6 shows physical housing conditions for the Town of Camp Hill in 2008.

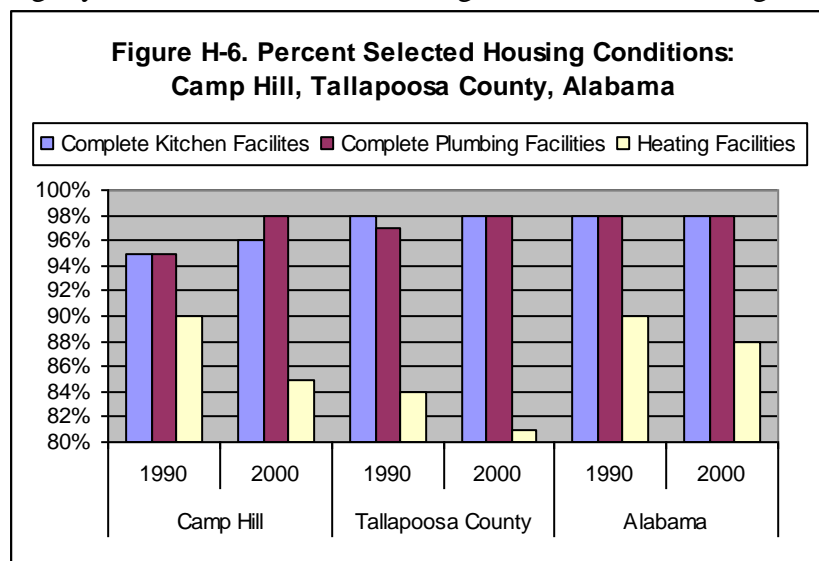
Table H-6. Physical Housing Conditions: Camp Hill, 2008								
Housing Conditions	Single Family		Multi-Family		Manufactured		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound Condition	173	40.6%	33	100.0%	35	28.0%	241	41.3%
Deteriorating	194	45.5%	0	0.0%	82	65.6%	276	47.3%
Dilapidated	59	13.8%	0	0.0%	8	6.4%	67	11.5%
Total	426	100.0%	33	100.0%	125	100.0%	584	100.0%

Source: EARPDC Housing Inventory Study, 2008.

Selected Physical Conditions

Quality selected physical housing conditions play an important role in serving the general population and in attracting new people to the community. Homes throughout the community need proper, complete, and reliable utilities such as plumbing, kitchen, and heating in order to sufficiently serve the resident population. Data pertaining to physical housing conditions was collected from the 1990 and 2000 U.S. Census and examined the following physical conditions: 1) complete plumbing facilities, 2) complete kitchen facilities, and 3) complete heating facilities.

For the most part, selected physical housing conditions in Camp Hill kept pace with Tallapoosa County and Alabama. Between 1990 and 2000 slightly more than 94% of Camp Hill homes reported maintaining complete kitchen and plumbing facilities, while the county and state recorded slightly more than 96% in both categories. However, during this time the town registered



somewhat of a decrease in the portion of homes sustaining complete heating facilities, declining from 90% in 1990 to 85% in 2000. Figure H-6 illustrates percent selected housing conditions for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Both the county and state showed somewhat of a decrease in percent of homes with complete heating facilities, declining from 84% to 81% in the county, and 90% to 88% in

the state, indicating that in terms of providing home heating the county did not keep pace with the town and the state slightly outpaced both. Table H-7 displays selected housing conditions for Camp Hill, Tallapoosa County, and Alabama between 1990 and 2000.

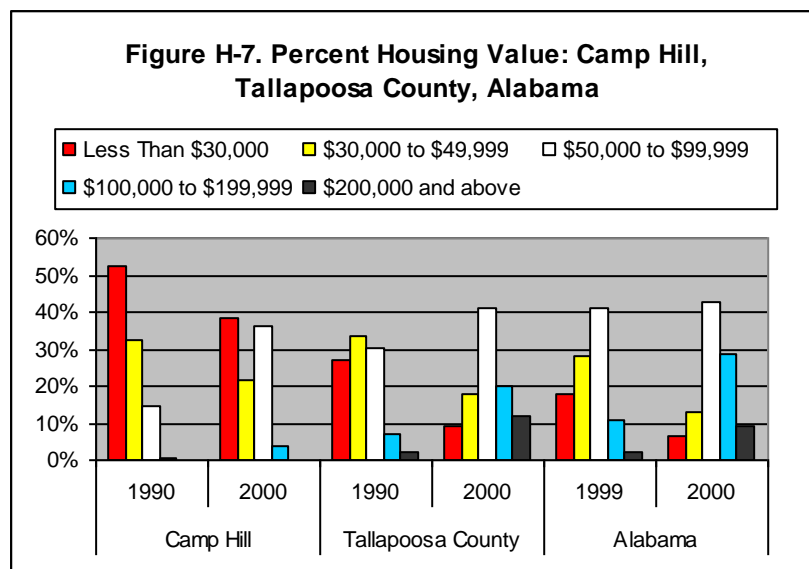
Table H-7. Selected Housing Conditions: Camp Hill, Tallapoosa County, Alabama									
Conditions	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Complete Kitchen Facilities	571	588	3.0%	17,052	20,221	18.6%	1,648,290	1,937,261	17.5%
% of Total	95.3%	96.1%		98.5%	98.6%		98.7%	98.7%	
Complete Plumbing Facilities	572	601	5.1%	16,914	20,277	19.9%	1,642,879	1,939,344	18.0%
% of Total	95.5%	98.2%		97.7%	98.9%		98.4%	98.8%	
Heating Facilities	542	524	-3.3%	14,700	16,656	13.3%	1,506,790	1,732,744	15.0%
% of Total	90.5%	85.6%		84.9%	81.2%		90.2%	88.2%	
Total Units	599	612	2.2%	17,312	20,510	18.5%	1,670,379	1,963,711	17.6%

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

Housing Value

Housing value is a critical element of a comprehensive housing study. Every community desires housing with high resale value and growing equity. The information provided focuses chiefly on housing value for owner-occupied housing, being the primary form of housing in the community. Camp Hill recognizes the need to promote and encourage quality housing development and needs to develop and implement plans and policy for new housing construction, preservation, and growth.

Housing values in Camp Hill lagged behind Tallapoosa County and Alabama considerably. In 2000 approximately 60% of the town's homes were valued under \$50,000 while the county recorded 27% and the state 18% in this category, indicating that Camp Hill was in substantial need of quality, higher priced homes in order to meet housing needs. Between 1990 and 2000 Camp Hill



decreased in homes valued under \$50,000 by -71%, as did Tallapoosa County and Alabama at -99% and -103%, respectively, suggesting increase in home values to a greater extent than in Camp Hill. Figure H-7 illustrates percent housing value for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000. Notice the substantial decrease in homes valued less than \$50,000 for Camp Hill, however, in 2000 the town still had a significantly larger portion of homes in this price range than

both the county and state. Between 1990 and 2000 median value of owner-occupied housing increased in the town from \$29,000 to \$42,300, an increase of 45%. However, median value increased to a considerably greater amount in both the county and state. Table H-8 examines housing value of owner-occupied units for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-8. Housing Value of Owner-occupied Units: Camp Hill, Tallapoosa County, Alabama									
Housing Value	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than \$30,000	144	97	-33%	2,024	788	-61.1%	138,101	57,528	-58.3%
% of Total	52.4%	38.3%		27.2%	9.2%		18.1%	6.3%	
\$30,000 to \$49,999	89	55	-38%	2,481	1,538	-38.0%	214,835	118,659	-44.8%
% of Total	32.4%	21.7%		33.3%	18.0%		28.1%	12.9%	
\$50,000 to \$99,999	40	91	128%	2,268	3,538	56.0%	313,210	392,400	25.3%
% of Total	14.5%	36.0%		30.5%	41.3%		41.0%	42.7%	
\$100,000 to \$199,999	2	10	400%	515	1,694	228.9%	82,341	264,879	221.7%
% of Total	0.7%	4.0%		6.9%	19.8%		10.8%	28.8%	
\$200,000 and above	0	0	0.0%	152	1,008	563.2%	16,239	85,104	424.1%
% of Total	0.0%	0.0%		2.0%	11.8%		2.1%	9.3%	
Total Units	275	253	-8.0%	7,440	8,566	15.1%	764,726	918,570	20.1%
Median Value	\$29,000	\$42,300	45.9%	\$42,800	\$73,600	72.0%	\$53,200	\$85,100	58.5%

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

Housing Affordability

Camp Hill recognizes the need to establish and maintain housing, which is affordable and suitable to its residents. According to the Alabama Housing Finance Authority, the generally accepted affordability standard for housing cost is no more than 30 percent of household income. Camp Hill housing substantially satisfies this requirement. Housing affordability is examined through changes in contract rent, gross rent, and housing value. Contract rent is, as described in the 2000 Census, “The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included”. Gross rent is also defined in the 2000 Census as, “The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.)”. Table H-9 shows housing value and cost for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-9. Housing Value and Cost: Camp Hill, Tallapoosa County, Alabama						
Ownership Status	Camp Hill		Tallapoosa County		Alabama	
	1990	2000	1990	2000	1990	2000
Median Contract Rent	\$99	\$146	\$160	\$225	\$229	\$339
Median Gross Rent	\$197	\$244	\$254	\$358	\$325	\$447
Median Value Owner-Occupied Housing	\$29,000	\$42,300	\$42,800	\$73,600	\$53,200	\$85,100
% of Units > \$100,000	0.007%	0.03%	9.0%	31.5%	12.9%	38.1%
Total Housing Units	599	614	17,312	20,510	1,670,379	1,963,711

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

Cost of living in Camp Hill was considerably low. In 2000, median contract rent for Camp Hill was \$146, while Tallapoosa County recorded substantially higher rent at \$225 and Alabama at \$339. Median gross rent was \$244 in Camp Hill, \$358 in Tallapoosa County, and \$447 in Alabama. Also in 2000, Camp Hill homes valued at \$100 K or more represented less than 1% of the housing stock, while Tallapoosa County reported 31% and Alabama showed 38%.

Affordability of Owner-occupied Housing

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

Home ownership has been relatively affordable to Camp Hill residents, however, affordability lagged slightly behind Tallapoosa County and Alabama, in general. Between 1990 and 2000 the town's homeowners spending less than 20% of their income on housing dropped from 160 to 135, a decrease of -15%. In comparison, Tallapoosa County homeowners in this affordability category increased by 8% and Alabama climbed by 15%. In 2000, approximately 53% of the town's homeowners spent less than 20% of their income on housing costs, while the county and state showed 62% and 60%, respectively. Also in 2000, approximately 17% of the town's homeowners spent more than 35% of their income on housing, which was a slightly greater portion than the county at 14% and state at 13%. This information indicates that home ownership in Camp Hill was somewhat less affordable than in Tallapoosa County and Alabama, in general. Table H-10 shows selected monthly owner costs as a percentage of household income for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-10. Selected Monthly Owner Costs As A Percentage of Household Income: Camp Hill, Tallapoosa County, Alabama									
Percent of Income	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	160	135	-15.6%	4,933	5,336	8.2%	482,702	556,093	15.2%
% of Total	58.2%	53.4%		66.3%	62.3%		63.1%	60.5%	
20 to 24%	32	21	-34.4%	741	1,017	37.2%	93,693	110,978	18.4%
% of Total	11.6%	8.3%		10.0%	11.9%		12.3%	12.1%	
25 to 29%	32	34	6.3%	537	519	-3.4%	56,044	67,849	21.1%
% of Total	11.6%	13.4%		7.2%	6.1%		7.3%	7.4%	
30 to 34%	5	15	200.0%	293	360	22.9%	33,671	42,840	27.2%
% of Total	1.8%	5.9%		3.9%	4.2%		4.4%	4.7%	
35% or more	45	44	-2.2%	880	1,217	38.3%	91,195	127,930	40.3%
% of Total	16.4%	17.4%		11.8%	14.2%		11.9%	13.9%	
Not computed	1	4	300.0%	56	117	108.9%	7,421	12,880	73.6%
Total	275	253	-8.0%	7,440	8,566	15.1%	764,726	918,570	20.1%

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

Affordability of Renter-occupied Housing

Renting has often been an attractive alternative to owning a home. Home ownership is generally more expensive and houses often require greater maintenance than apartments, town homes, or condominiums. Although home ownership, nationally, is much more popular and highly regarded, renter-occupied housing is needed to meet the needs of a diverse population, requiring a variety of housing choices.

Rental units in Camp Hill have been relatively affordable, however, the town was lagging behind affordability in the county and state. Between 1990 and 2000 town renters spending less than 20% of their income on rent decreased from 84 to 45, a drop of -46%. In comparison, Tallapoosa County renters in this affordability category decreased by -9% and Alabama increased by 9%. In 2000, approximately 26% of the town's renters spent less than 20% of their income on rent, while the county and state both recorded 32%. Also in 2000, approximately 30% of town renters spent more than 35% of their income on rent, while the county and state showed 24% and 27%, respectively. This information indicates that renting in Camp Hill during this time was somewhat less affordable than renting in Tallapoosa County and Alabama. Table H-11 examines gross rent as a percentage of household income for Camp Hill, Tallapoosa County, and Alabama from 1990 to 2000.

Table H-11. Gross Rent As A Percentage of Household Income: Camp Hill, Tallapoosa County, Alabama									
Percent of Income	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	84	45	-46.4%	1,365	1,230	-9.9%	139,708	153,017	9.5%
% of Total	43.8%	26.2%		39.6%	32.3%		32.6%	32.6%	
20 to 24%	12	11	-8.3%	361	361	0.0%	52,569	51,356	-2.3%
% of Total	6.3%	6.4%		10.5%	9.5%		12.3%	10.9%	
25 to 29%	15	14	-6.7%	293	383	30.7%	42,333	41,425	-2.1%
% of Total	7.8%	8.1%		8.5%	10.1%		9.9%	8.8%	
30 to 34%	6	10	66.7%	254	210	-17.3%	28,501	29,476	3.4%
% of Total	3.1%	5.8%		7.4%	5.5%		6.7%	6.3%	
35% or more	47	52	10.6%	693	949	36.9%	117,289	128,349	9.4%
% of Total	24.5%	30.2%		20.1%	24.9%		27.4%	27.4%	
Not computed	28	40	42.9%	478	672	40.6%	47,624	65,506	37.5%
Total	192	172	-10.4%	3,444	3,805	10.5%	428,024	469,129	9.6%

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

Analytical Summary

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

Units by Type

- *Provide a variety of housing options by constructing quality multi-family housing.* Single-family housing comprised the substantially dominant portion of housing types in Camp Hill at 77% in 1990 and 68% in 2000. A similar trend followed in Tallapoosa County with, single-family accounting for 75% of the housing stock in 1990 and 71% in 2000, as it did in Alabama with 70% and 68%, respectively.
- Between 1990 and 2000, single-family housing in the town decreased by -9%, while the county increased by 11% and the state by 14%. Camp Hill, however, increased in mobile home housing by a considerable 122%, while the county and state recorded a 42% and 46% increase, respectively. This information indicates that mobile home housing is increasing at a greater rate in the town than in the county and state, however, single-family remained the substantially dominant housing type.

Tenure and Occupancy

- *Diversify housing options by promoting and encouraging multi-family housing.* Most of Camp Hill's housing is owner-occupied (65%) which was somewhat behind Tallapoosa County (76%) and Alabama (72%) in 2000. Between 1990 and 2000 the town's owner-owner occupied housing increased by a minor 2%, while the county and state increased by 15% and 18%, respectively.
- Occupancy rates in Camp Hill remained fairly on pace with Tallapoosa County and Alabama. Between 1990 and 2000, town occupancy rates declined by a slight -3%, while the county and state recorded a 13% and 15% increase, respectively. However, in 2000, approximately 85% of Camp Hill's housing units were occupied, showing a similar trend to Tallapoosa County occupancy at 81%, and Alabama at 88%.

Vacancy Status

- Between 1990 and 2000 the primary vacancy use in Camp Hill was either in for rent only or other vacant. For rent only units increased from 16 (28% of all vacancies) to 46 (52%), an increase of 187%, while other vacant uses declined from 27 (47%) to 18 (20%), a drop of -33%. This information suggests that, during this time, renting became a considerably more popular vacancy use in Camp Hill, as opposed to non-specific vacancy uses.

Household Size

- Camp Hill's household size followed patterns similar to Tallapoosa County and Alabama, in general, with a few variations. From 1990 to 2000 town increased in 1 person households from 152 to 168, a 10% increase while both the county and state increased by 27%. In 2000, the dominant household size was 1 person for the town at 32%, while the dominant for the county (31%) and state (33%) was 2 person households.

Housing Stock Age

- *Continue housing improvement efforts.* Camp Hill's housing stock in 2000 ranked relatively older than homes in Tallapoosa County and Alabama. The substantial majority (76%) of Camp Hill's housing was constructed prior to 1980 while Tallapoosa County reported 60% and Alabama 59%. Furthermore, the town's housing built prior to 1960 recorded approximately 43%, while the county and state showed 26% and 24%, respectively.

Physical Conditions

- *Create and implement a housing improvement plan.* Camp Hill has considerable need to improve housing conditions. Approximately 47% of the housing stock was in deteriorating condition and 11% dilapidated. Manufactured housing showed the greatest need with about 65% of homes in deteriorating condition and 6% in dilapidated status.
- Approximately 194 (45%) single-family homes were reported in deteriorating condition and 59 (13%) dilapidated.

Selected Physical Conditions

- For the most part, selected physical housing conditions in Camp Hill kept pace with Tallapoosa County and Alabama. Between 1990 and 2000 slightly more than 94% of Camp Hill homes reported maintaining complete kitchen and plumbing facilities, while the county and state recorded slightly more than 96% in both categories. However, during this time the town registered somewhat of a decrease in the portion of homes sustaining complete heating facilities, declining from 90% in 1990 to 85% in 2000.

Housing Value

- Housing values in Camp Hill lagged behind Tallapoosa County and Alabama considerably. In 2000 approximately 60% of the town's homes were valued under \$50,000 while the county recorded 27% and the state 18% in this category, indicating that Camp Hill was in substantially need of quality, higher priced homes in order to meet housing needs.
- Between 1990 and 2000 Camp Hill decreased in homes valued under \$50,000 by -71%, as did Tallapoosa County and Alabama at -99% and -103%, respectively, suggesting increase in home values to a greater extent than in Camp Hill.
- Between 1990 and 2000 median value of owner-occupied housing increased in the town from \$29,000 to \$42,300, an increase of 45%. However, median value increased to a considerably greater amount in both the county (from \$42,800 to 73,600) and state (\$53,200 to \$85,100).

Housing Affordability

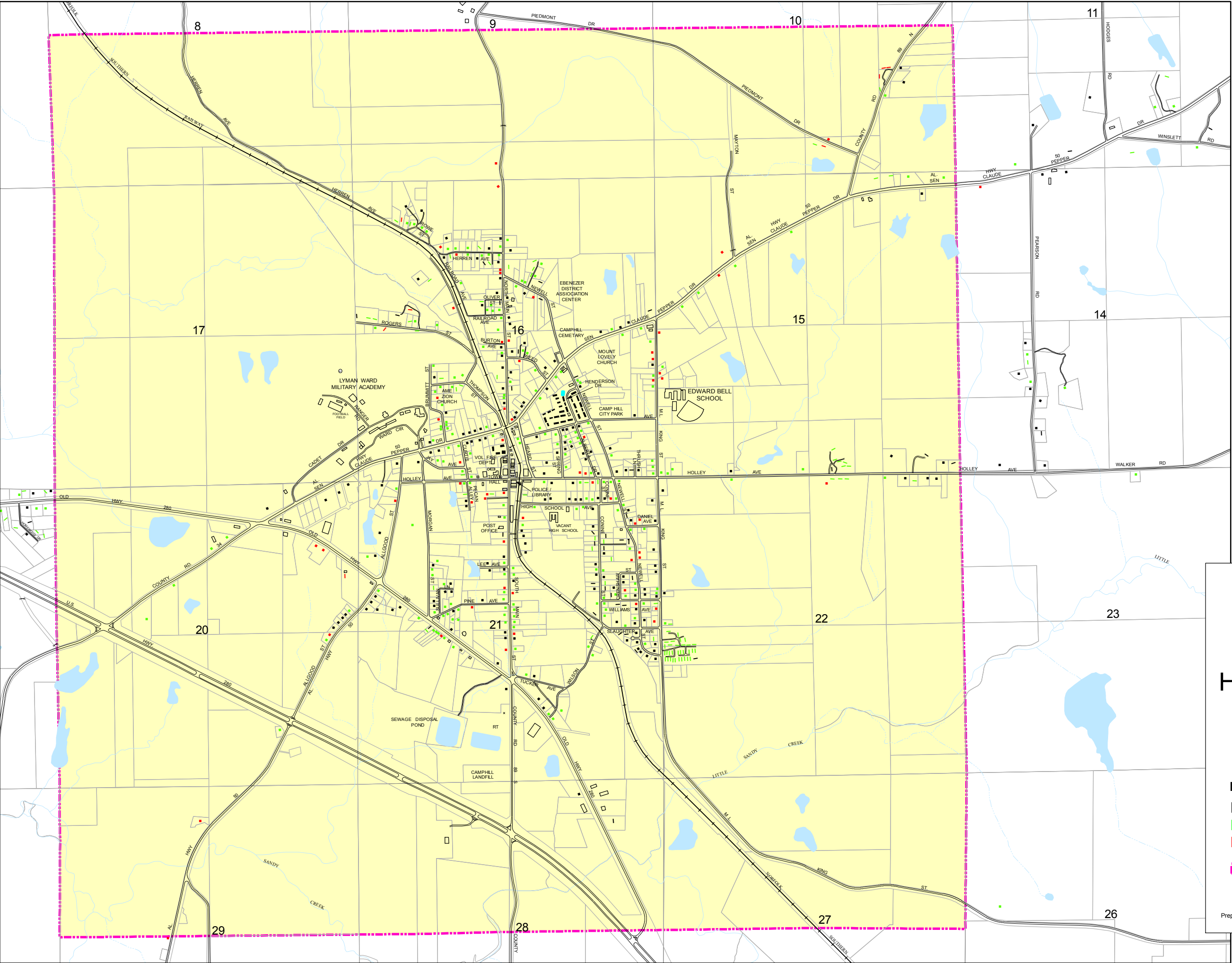
- Cost of living in Camp Hill was considerably low. In 2000, median contract rent for Camp Hill was \$146, while Tallapoosa County recorded substantially higher rent at \$225 and Alabama at \$339. Median gross rent was \$244 in Camp Hill, \$358 in Tallapoosa County, and \$447 in Alabama.
- Also in 2000, Camp Hill homes valued at \$100 K or more represented less than 1% of the housing stock, while Tallapoosa County reported 31% and Alabama showed 38%.

Affordability of Owner-occupied Housing

- Home ownership has been relatively affordable to Camp Hill residents, however, affordability lagged slightly behind Tallapoosa County and Alabama, in general. Between 1990 and 2000 the town's homeowners spending less than 20% of their income on housing dropped from 160 to 135, a decrease of -15%. In comparison, Tallapoosa County homeowners in this affordability category increased by 8% and Alabama climbed by 15%.
- In 2000, approximately 53% of the town's homeowners spent less than 20% of their income on housing costs, while the county and state showed 62% and 60%, respectively. This information indicates that home ownership in Camp Hill was somewhat less affordable than in Tallapoosa County and Alabama, in general.

Affordability of Renter-occupied Housing

- Rental units in Camp Hill have been relatively affordable, however, the town was lagging behind affordability in the county and state. Between 1990 and 2000 town renters spending less than 20% of their income on rent decreased from 84 to 45, a drop of -46%. In comparison, Tallapoosa County renters in this affordability category decreased by -9% and Alabama increased by 9%.
- In 2000, approximately 26% of the town's renters spent less than 20% of their income on rent, while the county and state both recorded 32%. This information indicates that renting in Camp Hill during this time was somewhat less affordable than renting in Tallapoosa County and Alabama.



MAP 03

CAMP HILL

ALABAMA

HOUSING CONDITION

SCALE

1,400

700

0

1,400

Feet

LEGEND

■

Sound Residential Buildings

■

Deteriorating Residential Buildings

■

Dilapidated Residential Buildings

■

Camp Hill Town Limits

N

W

E

S

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

Parcel Data Obtained From The Tallapoosa County Mapping Department.

CHAPTER V: COMMUNITY FACILITIES

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

The purpose this chapter is to inventory existing community facilities and services, assess their capacity to serve existing and future needs, and suggest improvements and expansions for meeting these needs. To identify community facility locations in the city refer to Map#4: *Community Facilities*. In order to determine current community facility goals and needs, surveys were distributed to facility and department leaders and collected by the Town Clerk. This chapter reviews these findings in text and as a summation in the analytical summary at the end of the chapter.

Town Administration

Town Council

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

Offices located in Town Hall include the following: The Mayor's Office, Town Clerk, Court Clerk, Fire Chief, and Utilities Department. Special meetings held in Town Hall include those for Planning Commission, Parks and Recreation Board, and Utilities Committee.

Camp Hill Town Administration identified three improvements needed to provide better services to the community. These include the following:

1. Better recreation opportunities
2. Improved infrastructure
3. Better law enforcement

Planning Commission

The Planning Commission's primary directive is to serve the community by promoting and guiding development in accordance with town policy and plans. The commission gives final approval or denial of subdivision plats and other development plans and makes recommendations for rezoning to town council. Commission representation consists of nine members, six of which are appointed by town council, two supernumerary representatives—one appointed by town council and the other by the Mayor, and finally the Mayor or the Mayor's designee. Meetings are called as necessary and held in the Town Council Chambers.

Public Safety

Fire and Rescue

The Camp Hill Fire Department was established in 1948 to fight fire in the town and surrounding area. The department's primary jurisdiction extends over a three county area comprising Tallapoosa, Chambers, and Lee Counties. Camp Hill has the second largest jurisdiction Tallapoosa County. Emergency calls are handled through the E-911 system which is located in the Sheriff's Office in nearby Dadeville. Calls from the Dadeville Office are then dispatched to Camp Hill.

Department staff currently consists of 14 volunteer firefighters. The community facilities survey indicated that more personnel is needed and the department relies on mutual aid from other fire departments. The department has one career firefighter trained as a paramedic and provides assistance as a volunteer. Equipment used by the Camp Hill Fire Department includes the following items:

- 2005 KME Fire Truck
- 1975 American LaFrance Fire Truck
- 1967 American LaFrance Fire Truck
- 1967 Freightliner Tanker
- 1992 Ford Rescue Truck
- 1970 Dodge Brush Truck

There is currently no money budgeted to update equipment due to a limited tax basis.

In addition to fire protection the fire department offers the following services:

- First responder to all wrecks
- Community service to the area
- Teaching fire safety in the schools
- Search for lost or missing personnel
- Fire drills in the schools

Fire protection and prevention efficiency and effectiveness is based on criteria, classified into a rating system, developed by the International Standards Organization's (ISO) Public Protection Classification Program (PPCP). This rating system ranks approximately 44,000 fire department jurisdictions across the country on a scale of 1 to 10. A rating of 1 signifies exemplary fire protection while a 10 indicates that the department does not meet minimum ISO standards and

stronger measures must be taken. Criteria are based on three major evaluated categories which include:

- Fire alarms—communications center, telephone service, emergency listings in phone book, and dispatch circuits,
- Fire department—type and extent of fire personnel training, number of people in training, emergency response time, maintenance and testing of fire-fighting equipment,
- Water supply—available water supply exceeding daily consumption, components of water supply system such as pumps, storage, and filtration, water flow rate, fire hydrant condition, maintenance, and distribution.

These ISO measures, through the PPCP, give communities an objective approach in evaluating fire suppression services by establishing country-wide standards that help its departments plan and budget for facilities, equipment, training, water infrastructure, and emergency communication. In addition to mitigating fire damage and loss of lives, an improved ISO rating benefits communities through reduced insurance premiums to home owners and businesses, saving of taxpayer dollars, and in enhancing an overall prestige component to the community and its fire department. The Camp Hill Fire Department ISO rating is 6/8. Since the common community fire department ISO rating is 5 or 6, the department ranks at or slightly below standard to the average community in providing quality fire prevention and protection. The department could improve its ISO rating by achieving the following objectives:

- Replace some water lines
- Extend water supply to rural areas that do not have water
- Increase tax base to allow the department to hire and retain personnel and volunteers

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

1. Improve the water supply in our coverage area
2. Upgrade some equipment
3. Hire 24 hour staffing at the department

Educational Facilities

Educational facilities play a major role in community development by preparing and training individuals and youth for the competitive workforce and life-long learning. The Camp Hill School Board recognizes the need to promote and enhance its educational institutions in order to develop a strong educational foundation for the town's future leadership and a sustainable skilled labor force. Camp Hill's school system constitutes two primary institutions: Edward Bell High School, and Lyman Ward Military Academy. Lyman Ward Academy is accredited with the Southern Association of Colleges and Schools and the High School is accredited with the Alabama Department of Education, qualifying these schools for state and federal grants and other monetary assistance. Piedmont Agricultural Research Station is also an educational facility in Camp Hill, owned and operated by Auburn University as a part of their agricultural extension throughout the state. Table CF-1 shows facility information on Camp Hill educational facilities in 2009.

Table CF-1. Educational Facilities: Camp Hill, 2009							
School	Teachers Available		# Students	# Classrooms	Programs		
	Full	Part			Band room	Gym	Library
Edward Bell School (K-12)	17	6	185	18	0	1	1
Lyman Ward Academy	15	2	90	15	1	2	1

Source: Camp Hill Community Facilities Survey; Educational Facilities, 2009.

Edward Bell School (K-12)

Edward Bell School was established in 1931 with the goal of enhancing education in Camp Hill and Tallapoosa County. The School was named in commemoration of Edward Bell, the school's principal, who in 1941 expanded the school to include a lunchroom, gymnasium, and four new classrooms. Currently, Edward Bell provides 18 classrooms, a gymnasium, a library/media center, and three computer labs. In its mission statement Edward Bell School staff strive to: "prepare students to adjust effectively in society. This will be done with a staff that is dedicated to teaching a flexible curriculum that meets the needs of all students in a safe, conducive, environment."

As of 2009, Edward Bell Elementary and Middle Schools have not received accreditation by the Southern Association of Colleges and Schools and have status as "School Improvement" due to a low graduation rate. However, the School plans to overcome this obstacle by providing more teachers in order to improve the student/teacher ratio. Presently no new renovations or expansion is needed. In 2006 a fire destroyed most of the school facility and a new facility was built in 2007.

Edward Bell School offers a variety of programs to its students, which include the following:

- READ 180—a research based reading intervention program that helps educators confront problems of adolescent illiteracy and special needs reading using technology, print, and professional development.
- Camp Kemet (Knowledge and Excellence in Mathematics, Equilibrium, and Technology)—A two-week summer program designed to help students develop academic and decision-making skills. The program is only available to those having recently completed the fifth and sixth grades.
- Alabama Reading Initiative (ARI) and Alabama Reading First Initiative, a state-wide K-12 initiative managed by the Alabama Department of Education (Reading First is K-3), which provides training for teachers to help them teach reading in proven and effective ways. Camp Hill Edward Bell School is ranked first in the state among Alabama Reading First Schools.

The Tallapoosa School Board identified three improvements needed to provide better educational services to Edward Bell School. These are listed as follows:

1. Enrollment Increase to shore up course offering opportunities—could be attained through rigorous, relevant curriculum with credit recovery option, quality faculty, effective curriculum, extra curricular activities, and an attendance officer.
2. Parental Involvement—to be enhanced through parental education, education and job "fairs" and also parent nights at school.
3. Community and Economic Improvement—the school needs to be used to draw economic interests to the area.

Lyman Ward Military Academy

Lyman Ward Military Academy was founded in 1898 by Dr. Lyman Ward as a non-profit, non-denominational, co-educational institution for rural youth. The original purpose for the academy was to provide a secondary education for those who were willing to work and had the ability to excel in their learning. In 1901 the school was granted a charter by the State of Alabama and incorporated the name The Southern Industrial Institute Inc. Shortly after Dr. Ward's death in 1948 the military academy was added and renamed to Lyman Ward Military Academy. Throughout many changes over the years much of the original ideas and philosophies for the school have remained in tact. The high standard for academic excellence and personal achievement has been faithfully preserved, with the continued vision to "be widely recognized as the premier military boarding school for young men in the United States." In terms of commitment to learning and personal development the academy offers a comprehensive program that fosters intellectual, physical and spiritual growth through the integration of academic, military, and athletic activities. Special school-wide programs offered through the academy include JROTC, Online Advanced Placement, and Junior College duel enrollment.

The purpose of Lyman Ward Military Academy is to accomplish four major objectives for each individual. These objectives are listed as follows:

- To help the individual student
- To prepare the student for college work
- To prepare the student for the responsibilities of life
- To offer the best academic instruction coupled with the discipline of a military program

Lyman Ward Academy campus is situated on 300 acres near downtown Camp Hill. The campus comprises two (2) athletic fields, a parade field, two (2) five-acre lakes, double tennis courts, four dormitories, a large dining hall, indoor swimming pool, gymnasium, modern strength training facility, indoor and outdoor rifle ranges, supply building, JROTC building, infirmary, administration building, and cadet canteen. For academic facilities the academy offers the modern Martha Dixon Library and Technology Center while historic Tallapoosa Hall serves as the main academic building. The newest campus additions include the Wesley P. Smith Auditorium, completed in 1999, which is used for musical performances, plays, ceremonies and assemblies and the Hiram S. Crawley Infirmary, completed in 2001, provides campus healthcare. There is currently a need to renovate the gymnasium at a cost of \$700,000 with a targeted completion time of one year. There are no planned expansions or additions needed for the academy at this time.

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

1. Updated classroom technology
2. Continuing education opportunities for instructors
3. Career counseling for students

Piedmont Agricultural Research Station

The Piedmont Agricultural Research Station, established in 1945, is owned and operated by Auburn University through its agricultural extension service, comprising a variety of stations

located across Alabama. The station is situated on approximately 1,409 acres located north of Camp Hill just outside the town limits. Primary research conducted at the site consists of deer and wildlife studies and flower growth with azaleas. A few things the University could do to improve the station's usefulness would be to hire more staff and bring more projects to the facility, since it is close to Auburn.

Public Library

The Camp Hill Public Library was founded in 1939 with the continuing mission to provide and promote open and equal access to resources and services of the library in order to meet the informational, educational, and cultural needs of the community. The library is primarily funded and supplied through donations from local businesses, city, county, and state, and private contributors. The Horseshoe Bend Regional Library System also donates to the library. Various contributions have allowed the library to begin purchasing new volumes and periodicals in recent years. Current materials include 300 volumes, 400 paperbacks, 10 periodicals, 12 audio tapes, and 25 video cassettes. Library staff constitutes 3 volunteer staff, 1 full-time, and 2 part time/on call. Approximately 120 youth and 15 to 20 adults visit the library every month.

Programs offered by the Camp Hill Public Library include the following:

- Edward Bell/Century 21 Reading Program—partnership between the local school and the library which seeks to provide a pleasant reading environment for their students.
- GED Program—for adults has been a recent addition to the library's educational awareness station. Classes are held once a week for 3 hours each day and taught by a paid teacher through the adult education program for Tallapoosa County.
- 2010 Census Program—partnership between the town and library to assist the residents of Camp Hill with filling out their Census 2010 forms.
- Camp Hill Community Outreach—meets at the library to organize volunteers in its mission to help youth, elderly, and the needy in the Camp Hill area. Activities provided for youth include trips to the Shakespeare Festival in Montgomery and the carousel in Valley, AL.
- Tutoring Program—provides help for students with school work.

The Camp Hill Public Library identified three improvements needed to provide better library services to the community. These are listed as follows:

1. Provide more paid staff—staff should be hired to help manage and organize the library through the use of computer programs. More staff would also allow the library to be open longer and provide more assistance to customers.
2. More materials needed—new and updated computers, books, videos, and shelving.
3. The library facilities need repair and updating.

Needed updates and repairs to the library include the following:

- General facility and classroom—roof leaks, A/C repair, new floor coverings, shelving, countertops, and display cases.
- Restroom facilities—new toilet needed, sink, countertop, hand blower, mirror and floor coverings.
- Kitchen facilities—new sink needed, floor covering, and paint job.

Utilities

The Camp Hill Utilities Department provides water and sewer service to its residents, serving approximately 500 households inside the town and some outside the town limits.

Water Utilities

Camp Hill provides water service to approximately 470 resident households and 30 to 40 households outside the town limits. Camp Hill's water system has been determined to provide adequate service in sustaining the town's needs. Table CF-2 shows Camp Hill water line size and distribution in 2010.

Table CF-2. Camp Hill: Water Line Size and Distribution, 2010		
Water Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
2"	23,640	17.3%
3"	4,517	3.3%
6"	86,317	63.1%
8"	16,617	12.1%
10"	5,763	4.2%
Total	136,854	100.0%

Source: Community Facilities Survey, Water Utilities, 2010.

Water line size of 6 inches is, in general, the minimum required line diameter for general use and fire protection in areas zoned for agriculture and single-family residential, while water lines 8 inches or larger, are usually required in multi-family and commercial areas. Twelve inches diameter is generally the minimum size required for industrial. Water utility information indicates that approximately 79% of the town's water infrastructure consists of 6 inch diameter line or larger while 8 inch and larger accounted for 16%. This information indicates that the town could sustain substantial residential growth and some commercial, but not intensive uses such as industrial.

The utilities department is currently planning to extend water lines from Camp Hill to Dudleyville at a cost of approximately \$500,000. In order to provide better services to the community the department needs updated tools and trucks.

Sewer Utilities

Camp Hill's Utilities Department is charged with the responsibility of maintaining and updating the town's sewer system in order to meet growth and expansion needs. The department serves an estimated 470 customers as well as approximately 30 to 40 residents outside the town limits.

Camp Hill's sewer system has been determined to provide adequate service in sustaining town needs. Sewer line size of 6 inches is the generally accepted minimum standard diameter for private land use. Eight inch lines are acceptable for public land use, while 12 inches and above should support light to moderate industry. Heavy industry may require 16 inch diameter line. Sewer line information shows that approximately 94% of the town's sewer utilities constitute 6 inch diameter lines or larger and 79% for 8 inch and larger. This data indicates that the community could sustain

adequate residential and commercial growth, but not industrial. Sewer line locations are shown on Map#6: *Sewer Utilities*. Table CF-3 shows sewer line size and distribution for Camp Hill in 2010.

Table CF-3. Camp Hill: Sewer Line Size and Distribution, 2010		
Sewer Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
4" Force Main	2,011	3.1%
4"	1,297	2.0%
6"	9,717	15.1%
8"	50,151	77.7%
10"	1,368	2.1%
Total	64,544	100.0%

Source: Community Facilities Survey, Water Utilities, 2010.

Analytical Summary

This analytical summary outlines the top three needs determined by each community facilities entity in the Town of Camp Hill in 2009. Results were based on the 2009 Community Facilities Survey distributed and collected by EARPDC and the Town of Camp Hill.

Town Administration

1. Better recreational opportunities
2. Improved Infrastructure
3. Better law enforcement

Fire Department

1. Improve the water supply in our coverage area
2. Upgrade some equipment.
3. Hire 24 hour staffing at the department

Educational Facilities

Edward Bell K-12

1. Enrollment Increase to shore up course offering opportunities—could be attained through rigorous, relevant curriculum with credit recovery option, quality faculty, effective curriculum, extra curricular activities, and an attendance officer.
2. Parental Involvement—to be enhanced through parental education, education and job “fairs” and also parent nights at school.
3. Community and Economic Improvement—the school needs to be used to draw economic interests to the area.

Lyman Ward Military Academy

1. Updated classroom technology
2. Continuing education opportunities for instructors
3. Career counseling for students

Piedmont Research Station

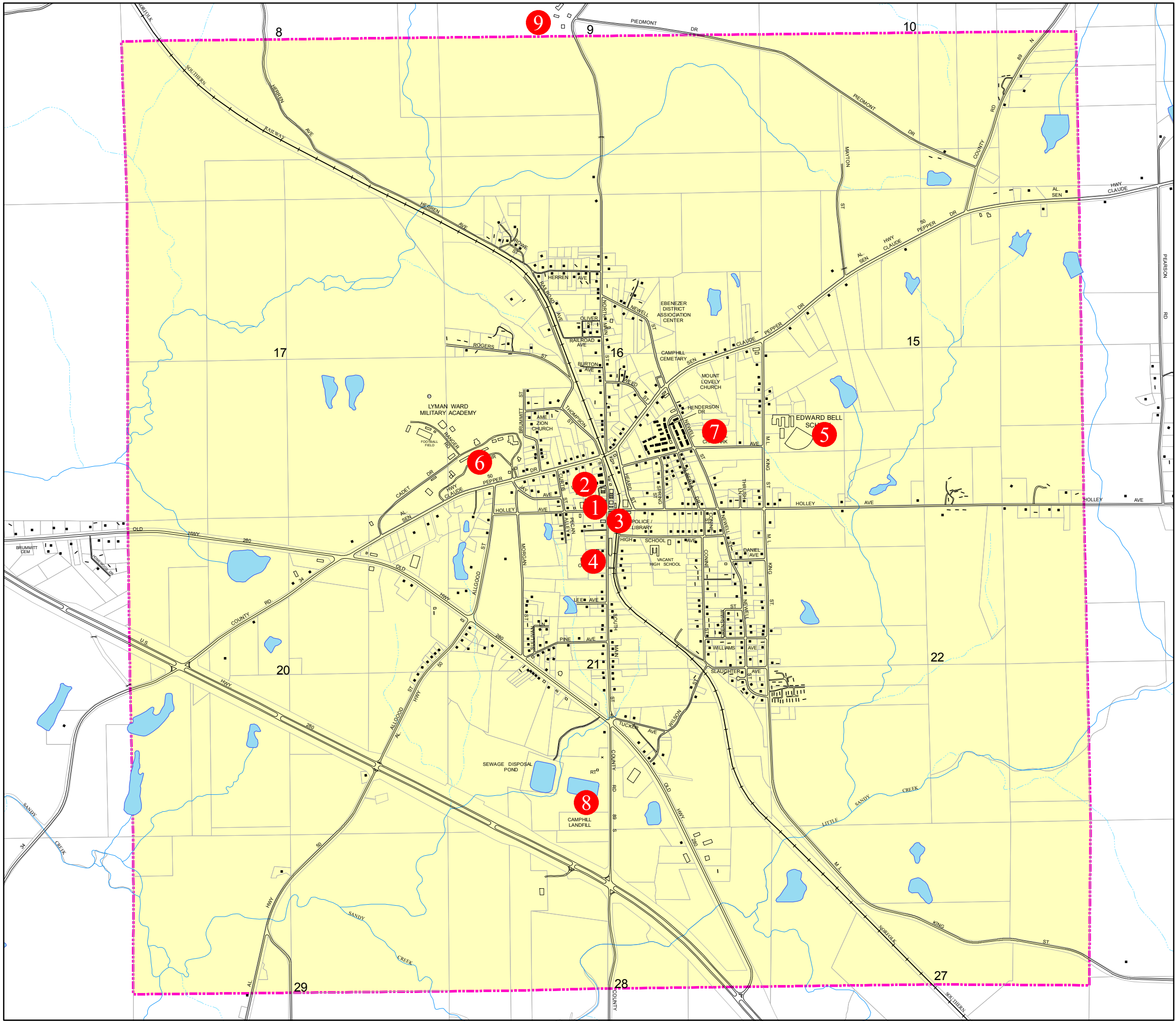
1. Hire more staff
2. Bring more projects to the facility

Public Library

1. Provide more paid staff—staff should be hired to help manage and organize the library through the use of computer programs. More staff would also allow the library to be open longer and provide more assistance to customers.
2. More materials needed—new and updated computers, books, videos, and shelving.
3. The library facilities need repair and updating (See section on public library).

Utilities

1. Extend water lines from Camp Hill to Dudleyville.
2. Updated tools and trucks.



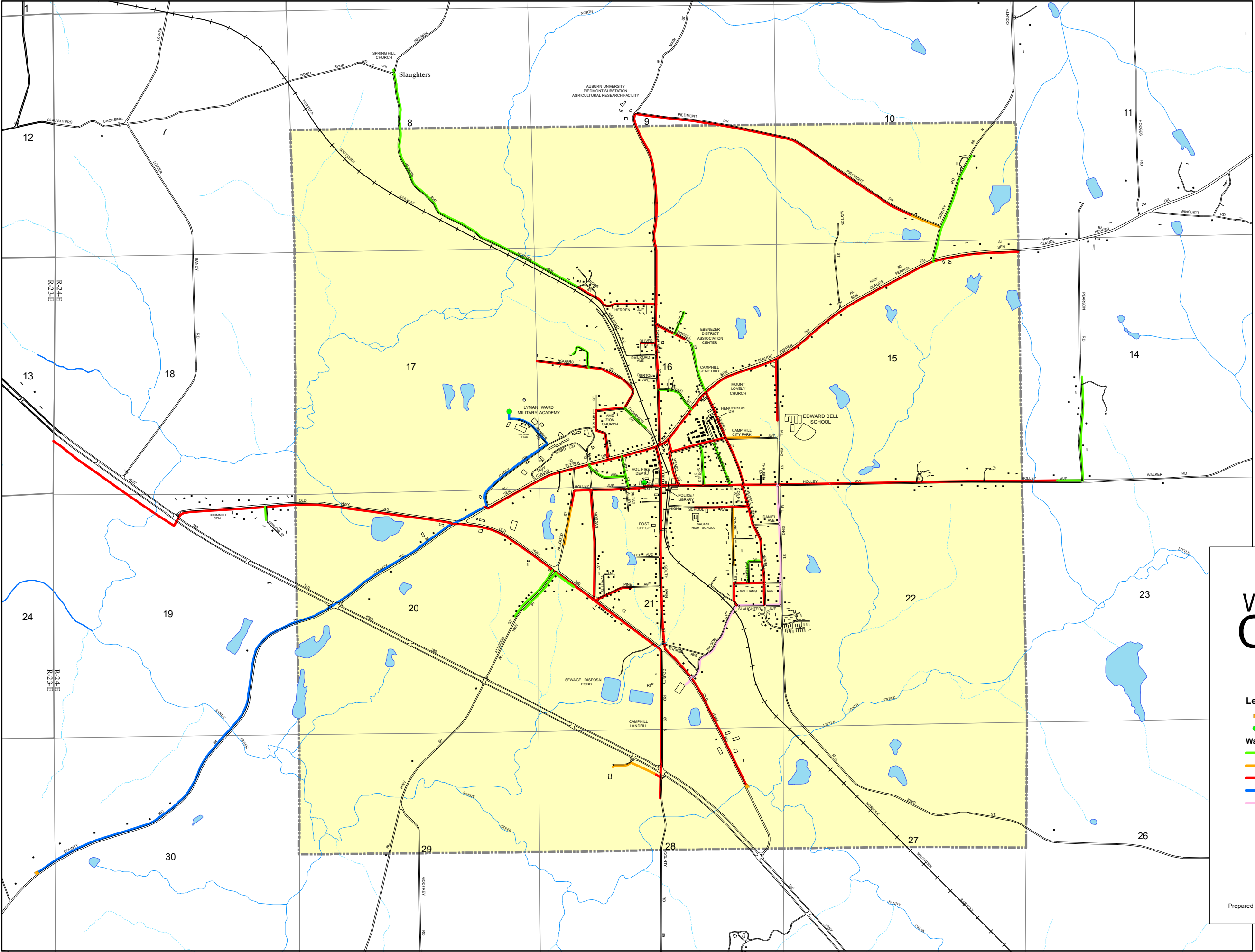
MAP 04
COMMUNITY FACILITIES
CAMP HILL
ALABAMA

N
W E
S

SCALE
1,600 800 0 1,600
Feet

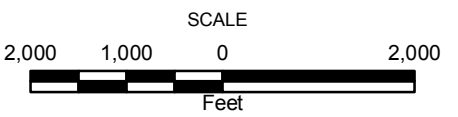
Prepared By The East Alabama Regional Planning And Development Commission, January 2010.
Parcel Data Obtained From The Tallapoosa County Mapping Department.

- 1 TOWN HALL
- 2 VOLUNTEER FIRE DEPT.
- 3 POLICE DEPT. / LIBRARY
- 4 POST OFFICE
- 5 EDWARD BELL SCHOOL
- 6 LYMAN WARD MILITARY ACADEMY
- 7 CAMP HILL PUBLIC PARK
- 8 CAMP HILL LAND FILL / SEWAGE DISPOSAL POND
- 9 AUBURN UNIVERSITY
PIEDMONT SUBSTATION
AGRICULTURAL RESEARCH FACILITY

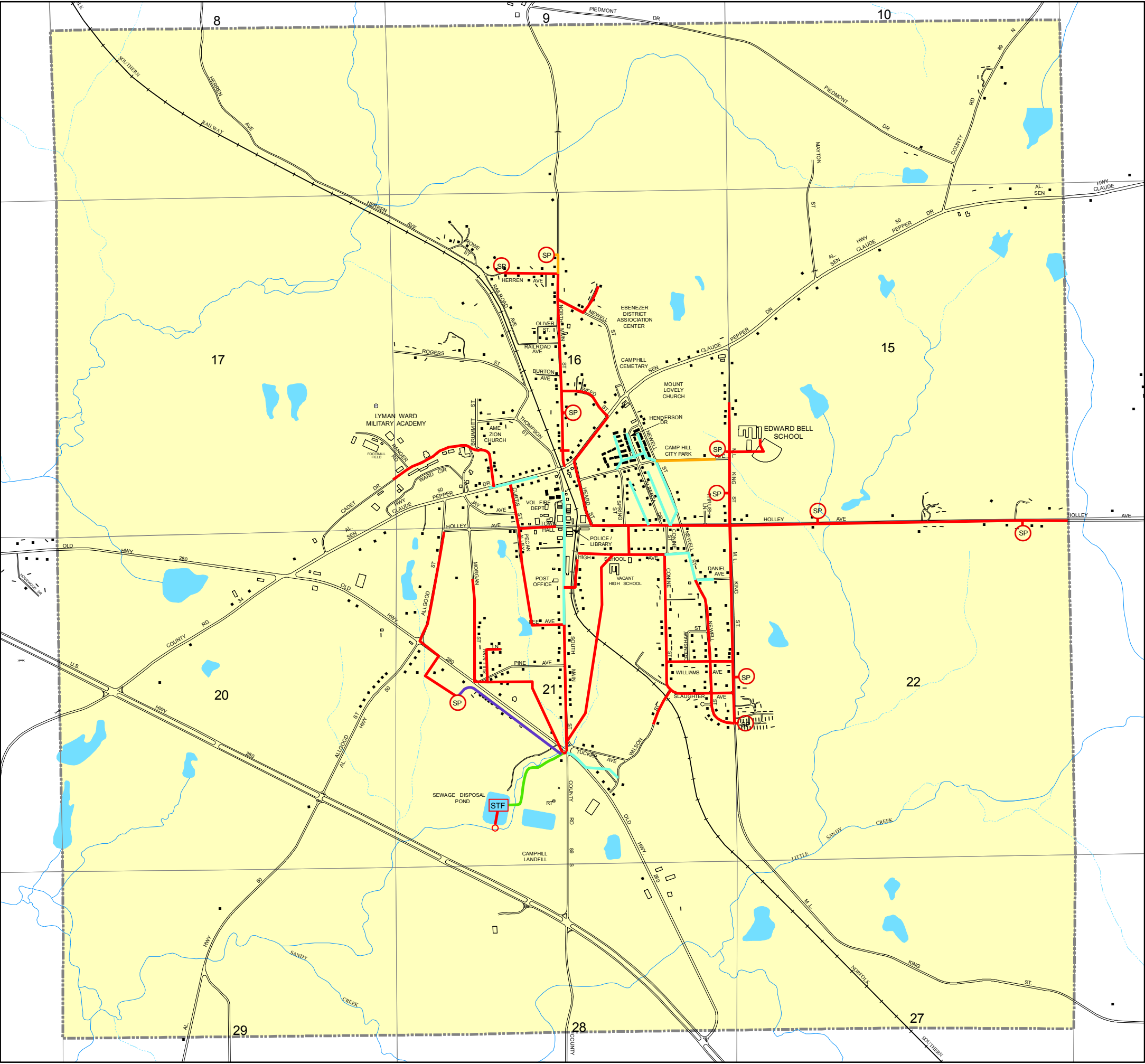


MAP 05 WATER UTILITIES CAMP HILL ALABAMA

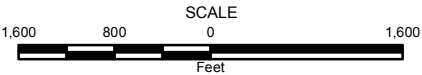
- Legend**
- Meter Connection
 - Water Tower
 - Water Line Sizes**
 - 2" Water Lines
 - 3" Water Lines
 - 6" Water Lines
 - 8" Water Lines
 - 10" Water Lines



Prepared By The East Alabama Regional Planning And Development Commission, January 2010.
Data Obtained From The Camp Hill Water & Sewer Utilities Department.



MAP 06
SEWER UTILITIES
CAMP HILL
ALABAMA



Legend

- 12" SEWER LINE
- 4" SEWER LINE
- 4" SEWER FORCE MAIN
- 6" SEWER LINE
- 8" SEWER LINE
- SP SEWAGE PUMP STATION
- SEWAGE OUTFALL POINT
- STF SEWAGE TREATMENT FACILITY

Prepared By The East Alabama Regional Planning And Development Commission, January 2010.
Data Obtained From The Camp Hill Water & Sewer Utilities Department.

CHAPTER VI: TRANSPORTATION

Transportation is an essential element and must be carefully planned and developed to best meet the needs of the community. As America continues to grow in population and more people rely on vehicular travel, transportation planning for the automobile will continue to be of major importance. Efficient traffic flow and mobility influences the economic welfare and overall quality of life within a community. Routes with high traffic concentrations need to be identified and properly planned in order to accommodate present conditions and anticipated future growth. Traffic patterns also direct locations for growth and development. Industries and businesses wishing to be made visible and accessible to the public and to their suppliers tend to locate along major traffic routes. A well-planned transportation system should save business and the general population time and money by allowing its users to deliver goods, services, and other resources as efficiently and safely as possible. Therefore, it is important to analyze a city's existing transportation infrastructure and outline efforts for improving their local transportation network. To view functional street classifications for the town refer to Map#7: *Transportation Plan*

The purpose of this chapter is to provide information on existing traffic conditions and recommend actions to further enhance the transportation infrastructure within the Town of Camp Hill. Traffic volumes along five major routes through the town have been used to calculate maximum capacity and future traffic growth projections (See Map#7: *Transportation Plan* for more information).

Definitions

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

Interstates

Interstates are divided highways with full control of access and grade separation at all intersections. The controlled access inherent in interstates results in high-lane capacities, enabling these roadways to carry up to three times the amount of traffic per lane as arterials. Interstates move traffic at relatively high speeds. Camp Hill is located approximately 30 miles from Interstate 85 in the Auburn/Opelika area.

Arterial Streets

Arterial streets are designed to handle large volumes of traffic. Arterials serve primarily as feeders to the interstate system and act as major connectors between land-use concentrations. With a suggested lane width of twelve feet, this class of roadway may be separated by a median. A secondary purpose of an arterial is to provide some access to adjacent property. The use of a curb lane for parking, loading, and unloading should not be permitted due to interference with the flow of traffic. There are two classifications of arterials: principal and minor. Principal arterial highways

connect communities to freeways and expressways while minor arterial highways join with principal arterial highways and collectors. Arterials could also be urban or rural in character. The major principal arterial roadway running through the town is U.S. Hwy. 280.

Collector Streets

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

Local Streets

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

Administrative Street Classification

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

Federal Roads

Federal highways are owned and funded by the U.S. Department of Transportation; the State Department of Transportation coordinates improvements on these roadways. The major federal highway running through Camp Hill is U.S. Highway 278.

Other Federal Roads

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

State Highways

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

County Roads

County roads can be divided into two types: (1) roads owned and maintained by the county; and (2) roads owned by the county but maintained by the municipality under written agreement with the county. County Rd. 34 and County Rd. 89 are the two major county roads running through the town.

Municipal Streets

Municipal streets consist of all other public roads inside city boundaries (excludes private roads). All roads in Camp Hill not listed in the other classifications fall into this category. The major municipal routes traversing through the town are Main Street, which transitions to County Rd. 89, and Senator Claude Pepper Drive, which transitions to County Rd. 34, in the town outskirts. Old Highway 280 is also another major municipal street in the southern portion of the town.

Private Roads

Private roads are not publicly funded but should be considered when planning future municipal street network expansions. This classification includes subdivision roads that have not been dedicated to the town and substantially long, shared driveways.

Traffic Volumes and Capacity

Traffic volumes are useful to determine traffic flow throughout a community, identify areas of high, medium, and low traffic volumes, and how traffic flow has been directed and changed over time. This data can be used to direct where road improvements, property access, and land developments should occur and the extent to which these occurrences should be administered. Data was collected from strategically placed traffic counters, which are identified by their mile marker positions. Traffic volumes are measured from Annual Average Daily Traffic (AADT) counts at these positions. Annual Average Daily Traffic is simply an indicator of the number of vehicles traveling on a particular section of roadway on any particular day for a given year.

After AADT is determined, it is compared to practical capacity to check if present volumes can adequately serve the public or not. Capacities are calculated by ALDOT using three data inputs: functional classification, number of lanes, and type of developments adjacent to the roadway.

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

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

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

Level of Service F Forced or breakdown traffic flow

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

According to Level of Service information, Camp Hill showed LOS A, free flow traffic, throughout its entire roadway system, indicating that traffic volumes should be able to increase substantially before significant improvements need to be made. Locations for traffic stations and accompanying 2007 traffic counts and LOS in the town can be seen on Map#7: *Transportation Plan*. Stations are marked in parentheses with 2007 traffic counts and LOS identified below.

U.S. Hwy. 280

Federal highway 280 extends northwest by southeast, connecting the Opelika/Auburn metro area and Interstate 85 to Birmingham where it meets Interstate 65. The route is classified as a 4-lane divided principal arterial throughout its length and traverses through numerous rural communities in eastern and east/central Alabama. Traffic volumes indicate that the highway sustains relatively free traffic flow. Level of Service A (free traffic flow) throughout the route indicates that traffic volumes could increase substantially before improvements need consideration. Table T-1 shows traffic volumes and level of service along U.S. Hwy. 280 in the Town of Camp Hill from 1997 to 2007.

Table T-1. Traffic Volumes, US Hwy. 280: Town of Camp Hill									
Location of Traffic Count	1997	1999	2001	2003	2005	2007	# Change	% Change	LOS
At Dadeville SE City limits (514)	10,400	10,210	9,130	10,120	10,860	10,750	350	3.4%	A
At Camp Hill W. City limits (515)	9,270	9,010	9,340	10,090	11,430	11,270	2,000	21.6%	A
BTW. SR-50 & Co. Rd. 34 (516)	7,650	7,510	8,530	9,410	11,240	10,110	2,460	32.2%	A
Near INT. Co. Rd. 89 (904)	7,380	7,360	7,780	8,610	9,880	8,820	1,440	19.5%	A
At Camp Hill SE City limits (805)	7,390	7,480	7,920	8,890	9,270	9,180	1,790	24.2%	A
At Tallapoosa Co. Line (806)	7,400	7,600	7,600	8,560	9,350	9,240	1,840	24.9%	A

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

Traffic volumes along U.S. Hwy. 280 have increased substantially along the section traversing the town. The greatest traffic growth occurred in the central portion of the town near the intersection with AL Hwy. 50, with an increase from 7,650 AADT in 1997 to 10,110 in 2007, a climb of 32%. Maximum capacity for a 4-lane divided principal arterial highway is set at 33,900 AADT, indicating that 2006 traffic volumes ranging from 8,000 to 11,000 could almost triple and not quite reach capacity along this route. This information suggests that significant traffic improvements along U.S. Hwy. 280 through the city should not be needed in the near future. As a side note, traffic count stations 515, 516, 904, and 805 are located along Old U.S. Hwy. 280 and not on the new freeway.

AL Hwy. 50

Alabama State Route 50 extends northeast and southwest through Camp Hill, connecting the town to the City of Lafayette in neighboring Chambers County and Lake Martin in the southwestern portion of Tallapoosa County. Much of the land along this route is rural in nature, thus exemplifying low traffic counts in many areas. Between 1997 and 2007 traffic volumes along AL Hwy. 50 declined somewhat significantly throughout the town, indicating less need for significant improvements in the near future. Maximum capacity for AL Hwy. 50, as an undivided 2-lane major collector route, is 17,800 indicating that traffic volumes could increase up to five times the current count and not reach capacity. Table T-2 examines traffic volumes and level of service along AL Hwy. 50 in the Town of Camp Hill from 1997 to 2007.

Table T-2. Traffic Volumes, AL Highway 50: Town of Camp Hill									
Location of Traffic Count	1997	1999	2001	2003	2005	2007	# Change	% Change	LOS
Near Camp Hill City limits (545)	480	500	410	430	380	450	-30	-6.3%	A
S. US 280 (906)	530	550	490	500	330	410	-120	-22.6%	A
BTW. 2PVD Co. Rd. S (547)	3,900	4,010	3,610	3,610	2,920	3,060	-840	-21.5%	A
BTW. Co. Rd. 89 & MLK Str. (548)	2,890	3,120	2,810	2,910	2,460	2,600	-290	-10.0%	A

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

Traffic Projections

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

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

1. Calculate the difference between the traffic volumes in the past 10 years.
 $2005 \text{ AADT is } 10,230 - 1995 \text{ AADT is } 10,010. 10,230 - 10,010 = 220.$
2. Second, the difference is divided by the earliest AADT examined, which is 1995 data.
 $\text{Difference is } 220 / \text{AADT } 1995 \text{ is } 10,010. 220 / 10,010 = .0219 \text{ or } 2.2\%, \text{ which is the growth rate for the 10-year period.}$
3. Third, the growth rate is multiplied by the traffic volume of the most recent year.
 $\text{Growth rate is } 2.2 \times 10,230 \text{ AADT } 2005. .0219 \times 10,230 = 224.84. \text{ This calculation produces the estimated increase over the next 10-year period, which is } 224.84.$
4. Lastly, the estimated increase and the most recent AADT are summed.
 $\text{Estimated increase } 224.84 + 10,230 \text{ AADT } 2005. 224.84 + 10,230 = 10,455. \text{ This calculation gives us the projected traffic count on this section of road for } 2015, \text{ which is } 10,455.$

Traffic projections have been calculated for the year 2017 as well as probable Level of Service at these count stations in the town at this time. Traffic volumes for 1997 and 2007 have been used for point of reference data.

Traffic projections indicate that Camp Hill should have substantially free traffic flow into 2017. LOS A, free traffic flow, is shown throughout the town considering volume growth as a general

trend. However, the city will probably increase in traffic most considerably along the new U.S. Hwy. 280 compared to Old U.S. Hwy. 280. Table T-3 displays AADT in 1997 and 2007 as well as 2017 traffic projections and accompanying LOS for the city's major roadways.

Table T-3. Annual Average Daily Traffic Projections, 1997-2017					
Roadway	Location of Traffic Count	1997	2007	2017	LOS
U.S. Hwy. 280	At Dadeville SE City limits (514)	10,400	10,750	11,100	A
	At Camp Hill W. City limits (515)	9,270	11,270	13,270	A
	BTW. SR-50 & Co. Rd. 34 (516)	7,650	10,110	12,570	A
	Near INT. Co. Rd. 89 (904)	7,380	8,820	10,260	A
	At Camp Hill SE City limits (805)	7,390	9,180	10,970	A
	At Tallapoosa Co. Line (806)	7,400	9,240	11,080	A
AL Hwy. 50	Near Camp Hill City limits (545)	480	450	420	A
	S. US 280 (906)	530	410	290	A
	BTW. 2PVD Co. Rd. S (547)	3,900	3,060	2,220	A
	BTW. Co. Rd. 89 & MLK Str. (548)	2,890	2,600	2,310	A

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

Highway Access Management

Highway access management plays an important role in transportation efficiency, management, and safety. Many communities and other developed areas throughout the country have neglected proper access management standards, resulting in mismanaged traffic coordination and unnecessary congestion and gridlock at major intersections. As the community promotes development along major highway corridors Camp Hill would benefit substantially from logical and practical highway access management guidelines, serving to ease access and enhance traffic flow at important intersections and other access points. Once established, these guidelines could be used to create a practical set of access management regulations to be included in the town's zoning ordinance and implemented through lawful enforcement of zoning codes.

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

Placement of Commercial Activity Centers

As a common pattern in commercial development, commercial activity centers tend to locate around major street corners and intersections. These commercial activity centers, also known as commercial nodes, begin with a location at the corners of intersections and can significantly inhibit traffic flow and access if all four corners are developed with entrance and exit points. In planning for proper access management, this practice should be avoided. Commercial property should be

promoted and encouraged to develop as commercial activity centers at only one corner of the intersection, undivided by the major intersection instead of on all four corners and spread out along the highway. This type of access management permits more highway frontage due to proper separation and distance from the major intersection, better traffic circulation throughout the commercial area, flexibility in site design, and fewer access problems at the intersection. Figure T-1 shows improper placement of commercial activity centers, while Figure T-2 illustrates proper commercial center placement.

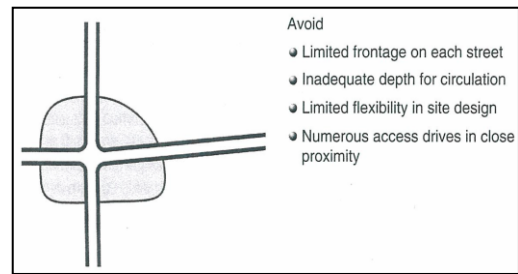


Figure T-1. Improper Commercial Node

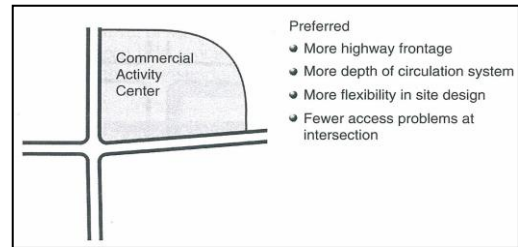


Figure T-2. Proper Commercial Node

Corner Parcel Access

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

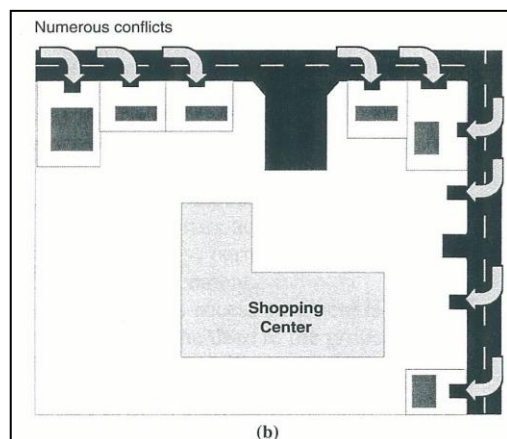


Figure T-3. Improper Corner Parcel Access

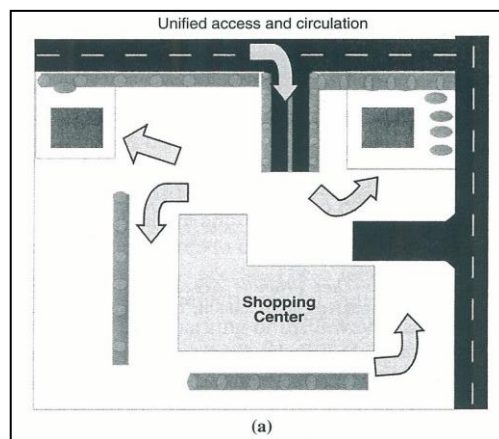
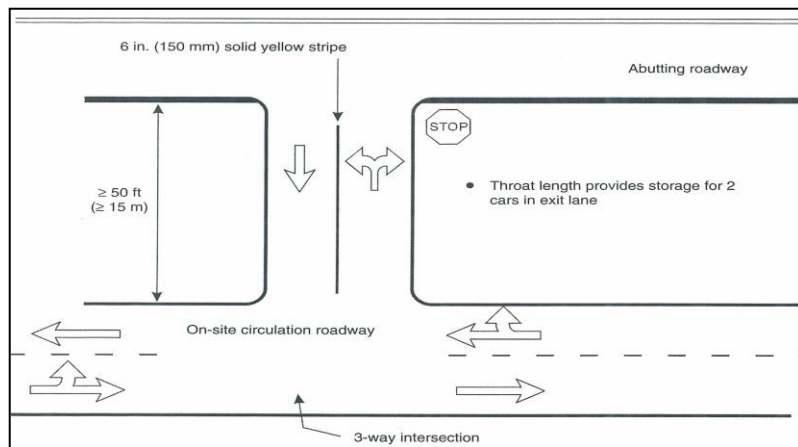


Figure T-4. Proper Corner Parcel Access

Throat Length

Throat length is characterized as the length of roadway or driveway used to connect the highway intersection to the on-site traffic circulation intersection, namely a parking lot parcel or another parallel roadway. Proper throat length is necessary to provide safe vehicular clearance at both intersections and mitigate bunching of vehicles at these access points. Adequate throat length should allow left-turning vehicles sufficient clearance of traffic, in the opposing right hand lane,

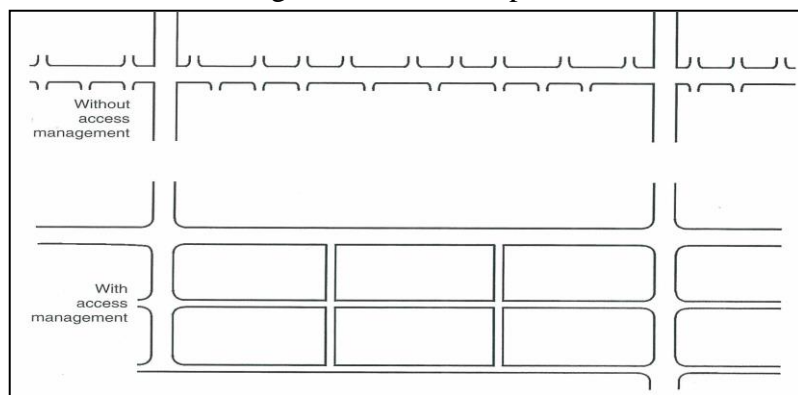


before meeting on-site circulation. As a general rule, a minimum of two vehicles should be able to remain safely stationary within the throat at any given moment. This practice should substantially reduce congestion and crash rates on the abutting roadway and circulation site. Figure T-5 demonstrates proper throat length between the abutting roadway and on-site circulation.

Figure T-5. Proper Throat Length

Grid-pattern Connectivity

The most critical component of highway access management is a unified and well integrated roadway network system. Without such a system, street connectivity fails and the result is increased traffic congestion and reduced safety. The common grid-pattern system is the most basic, yet efficient, safe, and overall useful road network strategy available. This pattern should be the basis for street networking and accompanying city development. Grid pattern connectivity is designed to promote and encourage access to major thoroughfares through connector routes and the local road system instead of giving direct access to individual parcels. In order to free traffic flow and reduce congestion individual parcels should be accessed directly only through connector



and local roads, not arterial roads. Figure T-6 illustrates two street systems—one without access management and numerous direct access points to individual parcels, and the other with access management showing a supporting street system with direct access only at connector and local street intersections.

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

Connectivity in Local Neighborhoods

Grid pattern connectivity should also be promoted and encouraged in local neighborhoods in order to create safe and efficient transportation throughout the community. Connectivity hindrances such as dead-ends, cul-de-sacs, and gated communities force drivers to use major roadways for even short trips, thus adding to congestion. A fragmented street system will also increase length of trip and time driving, as well as impede emergency access. As a basic connectivity strategy, cities should create transportation plans and policies to mitigate the use of connectivity hindrances and promote and encourage an integrated vehicular transportation network. Figure T-7 shows improper connectivity, heightening demand for arterial access, while Figure T-8 illustrates proper and efficient connectivity, creating less demand for arterial access.

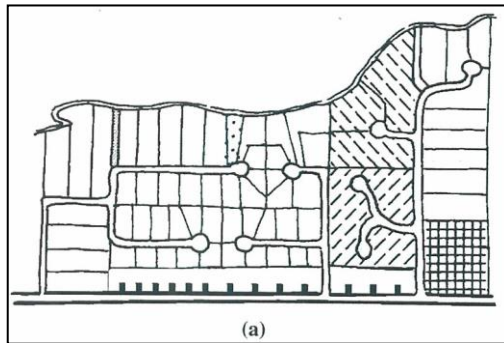


Figure T-7. Improper Connectivity

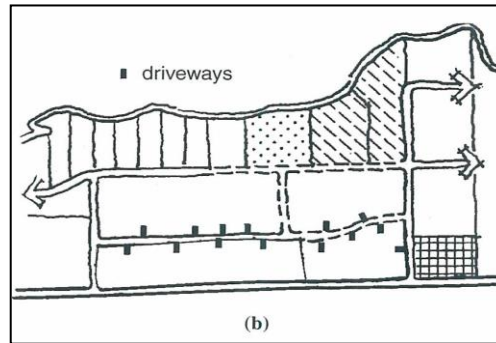


Figure T-8. Proper Connectivity

Frontage Roads

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

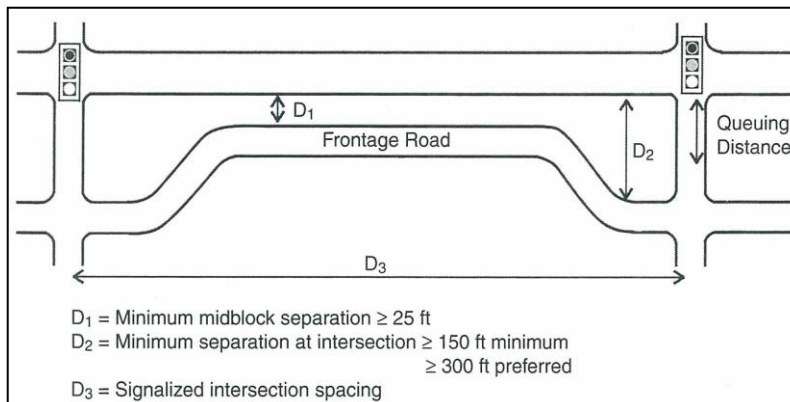


Figure T-9. Minimum Separation for Frontage Roads

Transportation Plan

In order to properly provide for growth and development, Camp Hill needs to plan for effective and efficient transportation. The primary form of transportation throughout the town is personal vehicular with most traffic generation along the major routes U.S. Hwy. 280 and AL Hwy. 50. ALDOT traffic volumes and projections along these routes indicate little need for immediate improvements. However, transportation improvements should be secured and implemented for lesser traveled routes in the form of repaving projects. The following roads have been identified for repaving along their entire length:

- Weed Street
- Holley Avenue—to be paved as far as the town limits
- Rogers Street
- Morgan Street
- Pine Avenue

For more details see Map #7: *Transportation Plan*.

Analytical Summary

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

U.S. Hwy. 280

Classification: 4-lane divided principal arterial highway

Maximum Capacity: 33,900 AADT

Capacity Assessment: Maximum capacity for a 4-lane divided principal arterial highway is set at 33,900, indicating that 2006 traffic volumes ranging from 8,000 to 11,000 could almost triple and not quite reach capacity along this route. This information suggests that significant traffic improvements along U.S. Hwy. 280 through the city should not be needed in the near future.

Recommendations: No significant improvements needed in the near future.

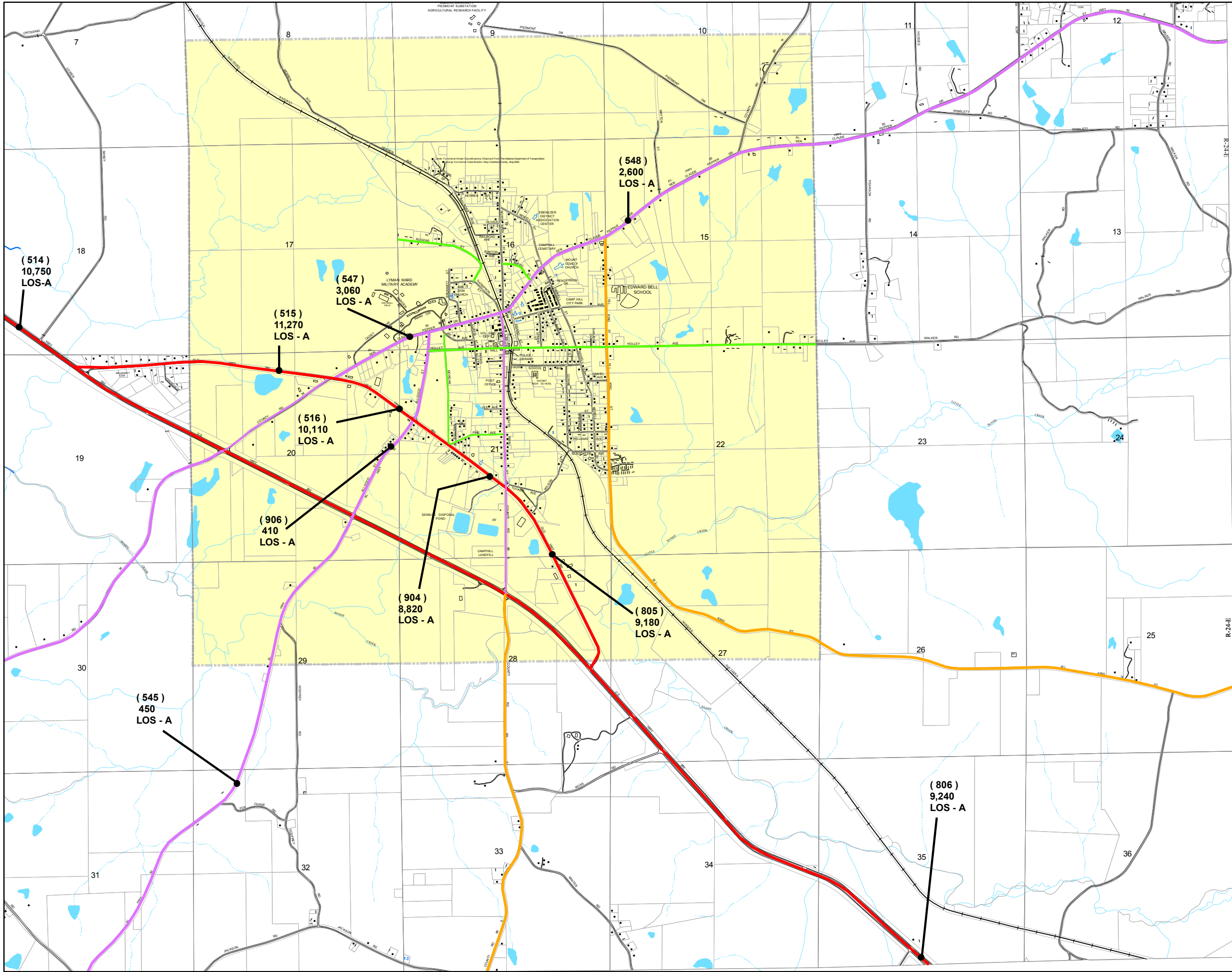
AL Hwy. 50

Classification: 2-lane undivided principal arterial highway.

Maximum Capacity: 17,800 AADT

Capacity Assessment: Maximum capacity for AL Hwy. 50, as an undivided 2-lane major collector route, is 17,800 indicating that traffic volumes could increase up to five times the current count and not reach capacity.

Recommendations: No significant improvements needed in the near future.



MAP 07

Transportation Plan

CAMP HILL

ALABAMA

SCALE

2,400 1,200 0 2,400
Feet

Legend

City Limits

PRINCIPLE ARTERIAL

MAJOR COLLECTOR RURAL

MINOR COLLECTOR RURAL

STREET REPAVING PROJECT

LOS A - Free Flow

LOS B - Stable Traffic

LOS C - Stable

LOS D - High Density

LOS E - Capacity Level

LOS F - Forced Breakdown

Prepared By The East Alabama Regional Planning And Development Commission, January 2010.
Parcel Data Obtained From The Tallapoosa County Mapping Department.
Note: Functional Street Classifications Obtained From The Alabama Department of Transportation
Highway Functional Classification Map Tallapoosa County , May 2000.

CHAPTER VII. ENVIRONMENTAL FEATURES

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

Overview of Natural Resources and Constraints

Camp Hill is located on the southeastern portion of Tallapoosa County. Nearby Lake Martin is the area's premiere natural amenity, providing approximately 44,000 acres of water and 750 miles of wooded shoreline. Lake Martin is often boasted as the "most beautiful lake in the South" and offers a wide-array of opportunity for boating, fishing, camping, and other outdoor recreational activities.

Environmental constraints for Camp Hill show minor barrier to development. Septic restrictive areas (areas unfit for septic systems) encompass 1,896 acres and accounting for 32% of the total land are the most substantial constraint, distantly followed by floodplains at 650 acres (11%) and wetlands 506 acres (8%). The largest septic restrictive areas in Camp Hill are located in the north and northeastern portion of the town, however, these areas also extend into the southwest. Flood prone areas are located chiefly in the southern section of town near U.S. Hwy. 280. Constraints in the area along this major highway corridor could possess significant barrier to intensive development, however, sufficient buildup and flood control measures may mitigate possible losses and damage. Steep slopes comprised 354 acres, accounting for 6% of land within the town limits. The great majority of land in the city is free for development. Table EF-1 shows environmental features and constraints for Camp Hill in 2009.

Table EF-1. Environmental Features/Constraints: Camp Hill, 2009		
Environmental Feature/Constraint	Acreage	Percent Distribution
Steep Slopes	354.7	6.2%
Flood Prone	582.6	10.1%
Floodplains (FEMA)	650.4	11.3%
Wetlands (NWI)	506.3	8.8%
Water	59.9	1.0%
Septic Restrictive	1,896.2	32.9%
Total Land Acreage	5,763.2	99.0%
Total Area Acreage	5,823.1	100.0%

Source: EARPDC database, 2009.

Soil Characteristics

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

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

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

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

Steep Slopes

Steep slopes are an environmental constraint worthy of attention. Many slopes have weak or loose soils unfit for development. Modern engineering practices may be able to overcome these obstacles, but not without major costs, significant time, and careful planning. Development along steep slopes also exacerbates storm-water runoff, as paved ground is less capable of absorbing rain and other water based elements. Although criterion for slope development varies, the following general thresholds are used in planning and engineering to determine acceptable and non-acceptable developments:

3 percent

Generally accepted limit for railroads

8 percent

Generally accepted limit for highways, although grades of 6 percent or less are desirable for highways intended to accommodate heavy truck traffic.

10 percent

Generally accepted limit for driveways

15 percent

Point at which engineering costs for most developments become significant and extensive anchoring, soil stabilization, and stormwater management measures must be applied.

25 percent

Generally accepted limit for all development activity.

Camp Hill has minor cover of steep slope areas. Steep slopes account for approximately 354 acres and a minor 6% of the total land area. These constraints are distributed fairly evenly throughout the town. Given this information, steep slopes should not be a major concern.

Floodplains

Floodplains are areas highly susceptible to flood conditions occurring during extreme rainfall and should thus be reserved for minimal development. Buildings constructed in floodplains should be placed on significantly tall foundations or built so as to redirect water flow into more suitable areas of the floodplain. As a general rule, development in floodplains should be avoided so as to allow

the floodplain to absorb water and in turn recharge groundwater resources. If properly maintained and preserved floodplains can be a valuable resource. Floodplains are rich in nutrients continually cycled through rivers, streams, and lakes, which makes the land primarily suitable for farming and pastureland. The floodplain, secure in its natural state, serves to protect our drinking water, conserve the beauty of our natural resources, and sustain our local ecosystems.

Floodplains are divided into three zones determined by the Federal Emergency Management Agency (FEMA). According to FEMA, zones for floodplains are specified as followed:

Zone A

Areas of 100-year base flood elevations and flood hazard factors not determined. These areas are of dark color on the FEMA floodplain map.

Zone B

Areas between limits of the 100-year flood and 500-year flood, or certain areas subject to 100 year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood. These areas are of a lighter color than Zone A on the floodplain map.

Zone C

Zone C areas are areas of minimal flooding. These areas are not indicated by color on floodplain maps.

Camp Hill's floodplain and flood prone areas are located primarily along the town limits on the outskirts of town, allowing for significant growth and development from the central area of town. Flood prone areas have been determined from the US Department of Agriculture Natural Resources Conservation Service, while floodplain areas have been identified through FEMA. The largest flood prone areas in the town are located along U.S. Hwy. 280, which may limit development in certain areas along the highway. Intensive developments in these areas should create and implement flood mitigation strategies as needed in order to preserve the environment and limit flood damage. Flood prone areas shown on the *Environmental Constraints Map* (Map#8) are identified as Zone A or Zone B but not specifically shown in their respective zones, rather these zones are illustrated as all encompassing flood prone areas.

Water Resources

Water resources serve a variety of positive functions for the community. A clean and beautiful aquatic environment not only benefits residents environmentally, but also economically. Eco-tourism adds to local revenue and attracts businesses. Developing in a manner that best utilizes this highly valued resource is in the best interest of any community. Overall, quality water resources enhance quality of life. Camp Hill's primary water resource is Lake Martin, located west of the town along U.S. Hwy. 280 and AL Hwy. 49.

The Alabama Environmental Management Act authorizes the Alabama Department of Environmental Management (ADEM) to establish and enforce water quality standards, regulations and penalties in order to maintain state and federal water quality provisions. From this authorization, the ADEM Administrative Code prohibits the physical, chemical, or biological contamination of state waters through source and non-point source pollution. Point source pollution is defined as pollution originating from a definable source such as a ditch, pipe, concentrated animal feed lot, or container. Non-point source pollution does not originate from a defined source, but can be attributed to agricultural and construction related runoff, and runoff from lawns and gardens.

Wetlands

Since the passage of the Clean Waters Act (CWA) in 1977, wetland preservation has gained in national attention. More than 100 million acres of wetlands in the continental U.S. and Alaska have been preserved. Wetlands function as a vital aquatic system contributing to habitat diversity, flood control, and recharging and cleaning of polluted water. They also provide green space for communities, which drive up neighboring property values. There currently is no solid definition of a wetland. Environments such as ponds, bogs, marshes, swamps, estuaries, or bottomland forest could be considered wetlands, however, identification can also be based on hydrology, soil conditions, and vegetation types. Such a broad understanding has led to the protection of many normally “dry” lands as wetland in numerous preservation efforts.

Wetlands are protected nationally under Section 404 of the Clean Water Act, which requires permits for the discharging and dredging of defined “wetlands.” Section 404 is jointly administered by the Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA). The Corps administers permits, while the EPA sustains the right to veto any permit issued. Developers should always contact the nearest Corps officials before disturbing considered wetland areas.

Camp Hill determined wetland areas primarily follow flood prone areas along the outer edges of town, most extensively near U.S. Hwy. 280 in the southern portion of the town. For more detail see Map#8: *Environmental Constraints*.

Wildlife Habitats

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

Camp Hill may consider planning for wildlife preservation in order to promote environmental protection and enhance the town's draw as an outdoor recreational community. Preservation could be promoted through the protection of wildlife corridors in flood prone areas and along the river.

Threatened and Endangered Species

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

Alabama is an ecologically diverse state with a significant amount of threatened and endangered species. Only the States of California at 309 and Hawaii at 329 have more plants and animals than Alabama (117) placed on the threatened and endangered species list. According to the USFWS Alabama Ecological Services Field Station, the latest listing for threatened and endangered species in Tallapoosa County, conducted in April of 2007, registers only two threatened species—the plant identified as Little amphianthus (*Amphianthus pusillus*) and the Fine-lined pocketbook (*Hamiota altilis*) mussel. The Bald eagle is protected under the Bald and Golden Eagle Protection Act and the Red-cockaded woodpecker has been placed on the Endangered Species List for the county. However the Bald eagle and Red-cockaded woodpecker may occur in any county if proper conditions exist. For further information visit the website <http://fws.gov/southeast/es/baldeagle/> The *Alabama Best Management Practices for Forestry* guidelines also give detailed preservation strategies and protection measures for these species.

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

Analytical Summary

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

Steep Slopes

- Camp Hill has minor cover of steep slope areas. Steep slopes comprised 354 acres, accounting for 6% of land within the town limits. These constraints are distributed fairly evenly throughout the town. Given this information, steep slopes should not be a major concern.

Flood Prone Areas

- Camp Hill's floodplain and flood prone areas are located primarily along the city limits on the outskirts of town, with some concentration along U.S. Hwy. 280, allowing for significant growth and development from the central area of town. Floodplains/flood prone areas account for 650 acres and 11% of the total land area.

Water Resources

- Camp Hill's primary water resource is Lake Martin, located west of the town along U.S. Hwy. 280 and AL Hwy. 49.

Wetlands

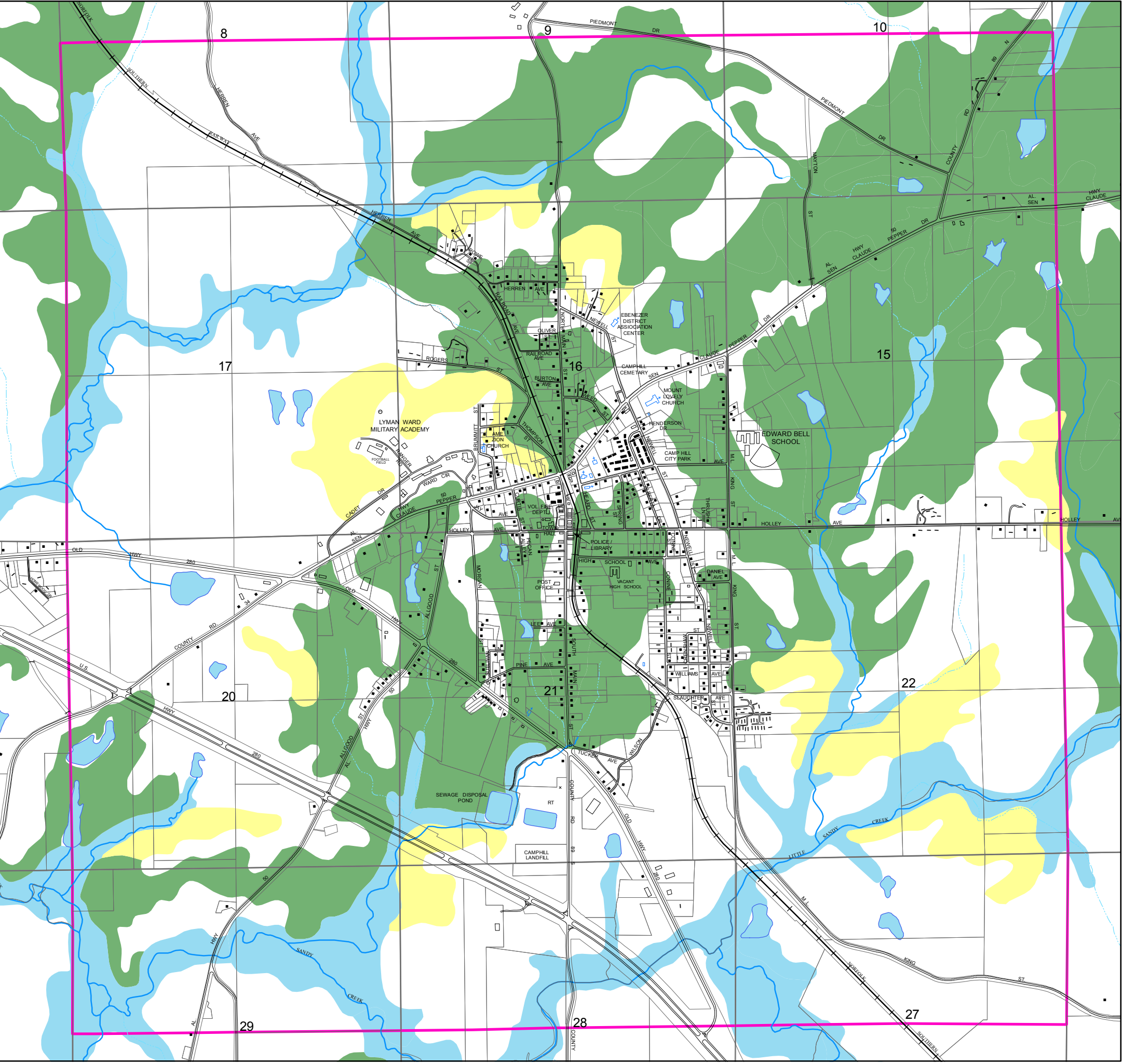
- Camp Hill determined wetland areas primarily follow flood prone areas along the outer edges of town, most extensively near U.S. Hwy. 280 in the southern portion of the town. Wetlands account for 506 acres and 8% of the total land area.

Wildlife Habitats

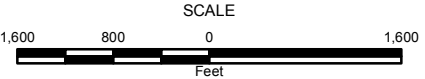
- Camp Hill may consider planning for wildlife preservation in order to promote environmental protection and enhance the city's draw as an outdoor recreational community. Preservation could be promoted through the protection of wildlife corridors in flood prone areas and along the river.

Threatened and Endangered Species

- According to the USFWS Alabama Ecological Services Field Station, the latest listing for threatened and endangered species in Chambers County, conducted in April of 2007, registers only two threatened species—the plant identified as Little amphianthus (*Amphianthus pusillus*) and the Fine-lined pocketbook (*Hamiota altilis*) mussel.
- The Bald eagle is protected under the Bald and Golden Eagle Protection Act and the Red-cockaded woodpecker has been placed on the Endangered Species List for the county. However, the Bald eagle and Red-cockaded woodpecker may occur in any county if proper conditions exist. For further information visit the website <http://fws.gov/southeast/es/baldeagle/>. The *Alabama Best Management Practices for Forestry* guidelines also give detailed preservation strategies and protection measures for these species. The *Alabama Best Management Practices for Forestry* guidelines give detailed preservation strategies and protection measures for these species.



MAP 08
ENVIRONMENTAL
CONSTRAINTS
CAMP HILL
ALABAMA



- Legend**
- Camp Hill City Limits
 - Wetlands
 - Areas Requiring Sewer
 - Steep-Slope Areas
 - Flood Prone Areas



Prepared By The East Alabama Regional Planning And Development Commission, January 2010.
Parcel Data Obtained From The Tallapoosa County Mapping Department.
Note: Wetlands data obtained from the National Wetlands Inventory.
Soils data obtained from the USDA's National Resources Conservation Service (NRCS) Soil Survey

CHAPTER VIII. LAND USE AND DEVELOPMENT

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

The purpose of the land use chapter is to guide and direct development with the goal of sustaining orderly and coordinated development in accordance to changing needs, presently and in the future. This chapter examines existing land use and proposes a future land use plan which gives recommendations for coordinating better land use within the town. The future land use plan and accompanying *Future Land Use* Map (Map#10) is a conceptual future plan to be used in guiding zoning and development decisions. It is not intended to be used as a zoning map, rather it is to be used as a conceptual vision for the community's future.

Definitions

The following land use categories are described below for use in the Camp Hill Comprehensive Plan.

Single-Family Residential

Areas intended for detached homes designed to house one family, including manufactured homes on individual lots.

Multi-Family Residential

Areas intended for structures that contain two or more independent housing units, including duplexes, townhouses, and apartment buildings.

Manufactured Home Park

Areas intended for manufactured homes not on individual lots.

Commercial

Areas intended for shopping centers, free-standing stores, service establishments, offices, and in some cases residential uses.

Industrial

Areas intended for manufacturing and research and development facilities

Public and Semi-Public

Areas intended for public and semi-public uses including city governmental offices, public schools, churches and cemeteries.

Parks and Recreation

Public areas intended for recreational use including athletic fields, playgrounds, and nature areas.

Agriculture

Areas actively engaged in or suited for farm production under specified conditions.

Undeveloped/Forestry

Includes private and vacated land upon which no development or active use is apparent. Included in this category is roadway, railroad, and utility rights-of-way and forested land, which may or may not be actively engaged in timber production.

Existing Land Use

Existing land use data helps communities determine how a town will develop and what types of development it favors and does not favor. The East Alabama Regional Planning and Development Commission maps and records data on land use in the town limits. Camp Hill has approximately 5,823 total acres within the town limits, which includes right-of-ways and bodies of water and 5,457 land acres. Approximately 3,481 acres in town are undeveloped leaving room for development as environmental constraints allow. For more detail on existing land use see Map#9: *Existing Land Use*. Table LU-1 shows existing land use acreage for the Town of Camp Hill in 2009.

Table LU-1. Existing Land Use Acreage: Camp Hill, 2009			
Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	662.2	12.1%	33.5%
Commercial	62.3	1.1%	3.2%
Industrial	0.0	0.0%	0.0%
Single-Family Residential	523.8	9.6%	26.5%
Multi-Family Residential	9.8	0.2%	0.5%
Park and Recreation	7.8	0.1%	0.4%
Public	710.2	13.0%	35.9%
Undeveloped	3,481.7	63.8%	N/A
Total Land Use Area	5,457.8	100.0%	N/A
Total Developed Land	1,976.1	36.2%	100.0%

Source: EARPDC database, 2009.

Agriculture

Agriculture constitutes a somewhat substantial portion of developed land within the Camp Hill town limits at 12% with 662 acres. Much of this land is located along U.S. Hwy. 280 in the southeastern section and in the northeastern corner of the town.

Commercial

Approximately 62 acres (1% of the total land and 3% of developed land) in Camp Hill is dedicated to commercial development. Much of this land is located along old U.S. Hwy. 280 with some in

the downtown area. A substantial goal for the town is to promote and enhance commercial development along U.S. Hwy. 280.

Industrial

There is currently no land used for industrial purposes in Camp Hill. However, as the community grows, Camp Hill should consider reserving some land for industrial development along U.S. Hwy. 280 in preparation for possible industrial growth.

Residential

Residential land use in the form of single-family housing is spread throughout the town with various areas of concentrations in older, historical neighborhoods. Single-family land use in the town constitutes 523 acres, accounting for 26% of the total developed land. Multi-family land use throughout is concentrated in a small area of the downtown, near Edward Bell High School, accounting for less than 1% of total developed land use.

Public/Parks and Recreation

Provision of public land use plays an important role in community services. Existing public and semi-public land use is concentrated in the downtown near Edward Bell High School. Public and parks and recreation land uses account for less than 1% of total developed land use in the town. Approximately 7 acres are used for parks and recreation.

Undeveloped

The single most dominate land use in the town is undeveloped, consisting of 3,481 acres and 63% of total land use.

Zoning Patterns

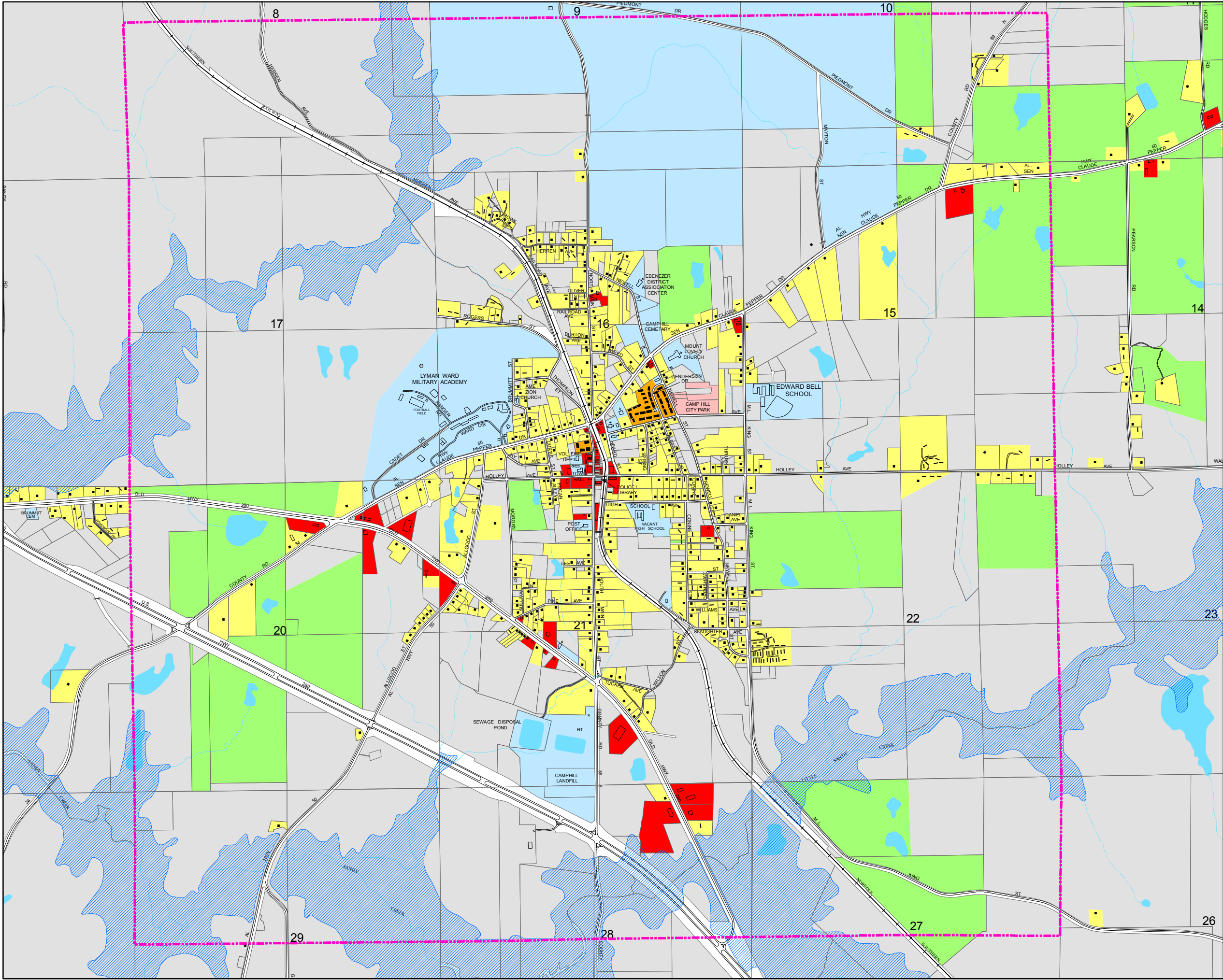
Camp Hill currently has no zoning. As a planning initiative to control growth and development, the town should develop a plan to map out zoning districts and draft a zoning ordinance to regulate and enforce zoning codes.

Future Land Use Plan

As a community grows and expands, a plan for land use and development is critical for guiding the town in a manner that logically and efficiently meets town goals and objectives. The Town of Camp Hill 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#10: *Future Land Use*) provides general guidance in this directive.

Camp Hill has an abundance of open land to develop. The following highlights are general recommendations for land use planning and development in the town:

- The most intensive commercial use should only be established along U.S. Hwy. 280 and old U.S. Hwy. 280 in order to preserve and protect small scale neighborhoods in the downtown.
- Small scale business should be promoted and encouraged to locate in and around the downtown area.
- Multi-family housing should be promoted and encouraged to locate in and around the downtown area.
- Public land should be promoted and encouraged to locate in and around the downtown area in order to provide land for public facility expansion and civic uses.
- 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.



MAP 09
EXISTING LAND USE
CAMP HILL
ALABAMA

SCALE

1,600 800 0 1,600
Feet

Legend

Flood Hazards

Wetlands

Agriculture

Commercial

Industrial

Multi-Family Residential

Park/Recreation

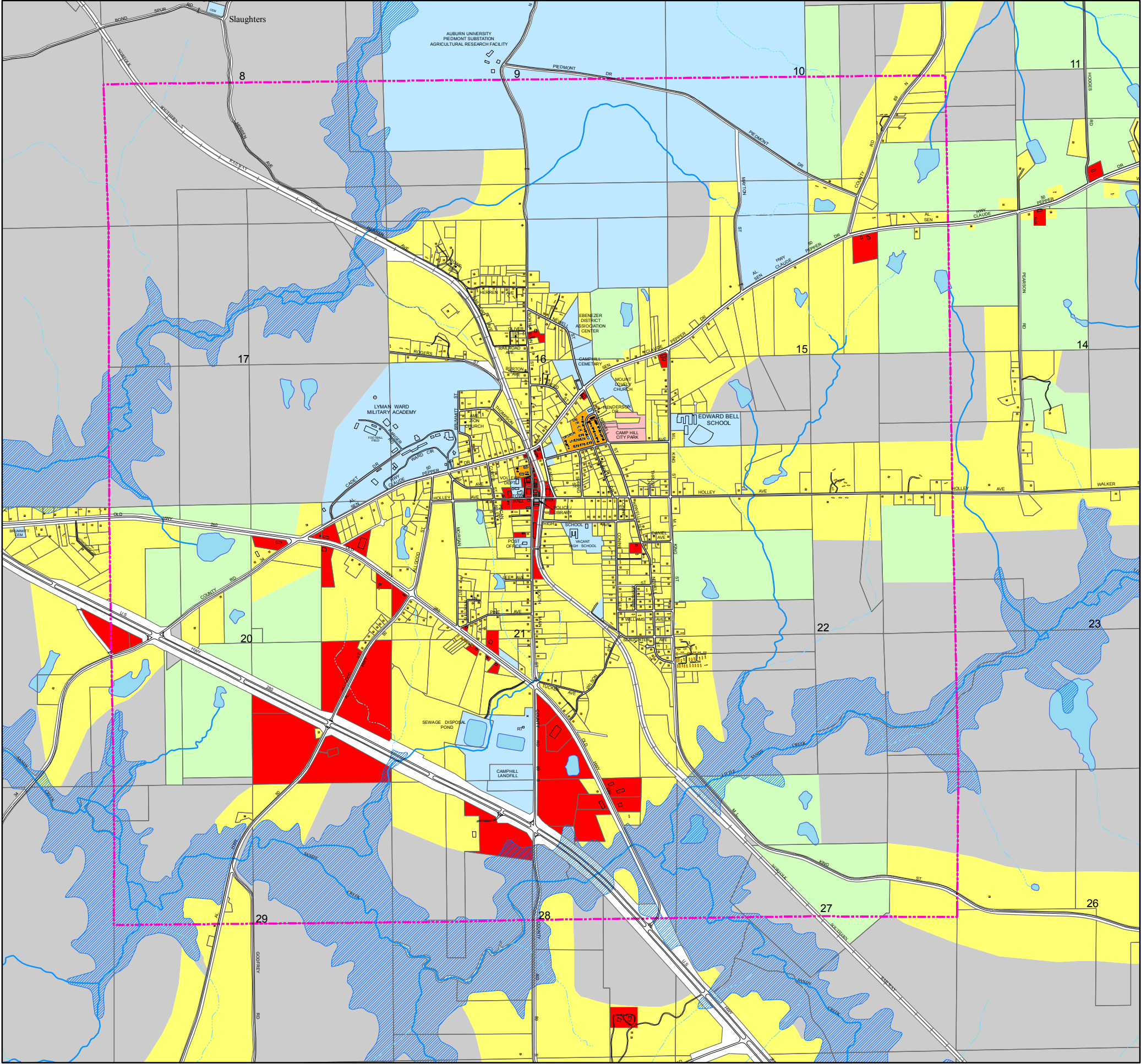
Public

Single Family Residential

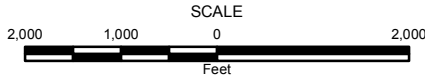
Undeveloped / Wooded / Vacant

N
W
E
S

Prepared By The East Alabama Regional Planning And Development Commission, January 2010.
Parcel Data Obtained From The Tallapoosa County Mapping Department.
Note: Wetlands data obtained from the
National Wetlands Inventory.
Soils data obtained from the USDA's National
Resources Conservation Service (NRCS) Soil Survey
Flood Data obtained from the FIRM Flood Insurance Rate Map



MAP 10 FUTURE LAND USE CAMP HILL ALABAMA



- Legend**
- Flood Hazards
 - Wetlands
 - Agriculture
 - Commercial
 - Industrial
 - Multi-Family Residential
 - Park/Recreation
 - Public
 - Single Family Residential
 - Undeveloped / Wooded / Vacant



Prepared By The East Alabama Regional Planning And Development Commission, January 2010.
Parcel Data Obtained From The Tallapoosa County Mapping Department.
Note: Wetlands data obtained from the National Wetlands Inventory.
Soils data obtained from the USDA's National Resources Conservation Service (NRCS) Soil Survey.
Flood Data obtained from the FIRM Flood Insurance Rate Map

CHAPTER IX: COMMUNITY VISIONING PROCESS

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

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

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

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

Step 1: Community Profile. Where are we now?

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

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

SWOT Analysis

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

Strengths

- Location near US Hwy. 280
- Lake Martin
- Quality Schools—Lyman Ward Military Academy, Edward Bell High School

Weaknesses

- Downtown—need for substantial improvement to structures and foundations
- Substandard Housing
- Deteriorating Streets and Roads

Opportunities

- Downtown Rehabilitation and Redevelopment
- Refurbish Substandard Housing
- Extend Water and Sewer Utility Infrastructure—larger line sizes needed to increase pressure and accommodate fire hydrants

Threats

- Loss of Population and Decreasing Economy
- Deteriorating Homes and Loss of New Housing Development
- Continued Deterioration of Downtown

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

Significant Findings

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

Population

- **Population Growth:** Between 1990 and 2000 Camp Hill's total population decreased by a significant -10%, while Tallapoosa County's population increased by 6% and Alabama by 10%.

Economy

- **Educational Attainment:** In 2000, approximately 10% of the town's 25 and older population had received a college degree—either an Associates, Bachelors, or Graduate/Professional. Both the county and state showed considerably higher attainment at 18% and 24%, respectively.

- **Household Income:** Approximately 38% of Camp Hill households, in 2000, earned less than \$15 K per year. This portion of households was significantly higher than Tallapoosa County (24%) and Alabama (22%). The median household income for Camp Hill was \$20,655. Both the county and state recorded substantially higher median income at \$30,745 and \$34,135, respectively.
- **Commuting Patterns:** Town commuters living and working in Camp Hill constituted about 15% of the 16 and older population. Both Tallapoosa County at 58% and Alabama at 47% recorded a considerably higher portion of residents living and working in their respective communities than shown in Camp Hill. However, commuting times, as indicated in mean travel time (minutes) to work, reported the town (29 minutes) having only a 3 or 4 minute longer commute time than other communities in the county and state.
- **Unemployment:** The town's unemployment rate of 10% was significantly higher than the county (6%), state (6%), and nation (3%) in 2000.

Housing

- **Housing Stock Age:** Camp Hill's housing built prior to 1980 accounted for 76% of the housing stock, while Tallapoosa County reported 60% of its housing built in this period and Alabama 59%. Median year structure built for the town was calculated 1964, and both the county and state calculated 1975. This information indicated that the town's housing stock was substantially older than the county and state.
- **Housing Value:** In 2000, approximately 38% of the town's homes were valued at less than \$30 K. In the county and state housing values were considerably higher with only 9% of homes valued at less than \$30 K in Tallapoosa County and 6% in Alabama. Median housing value was \$42,300 for Camp Hill, \$73,600 for Tallapoosa County, \$85,100 for Alabama, and \$119,600 for the U.S.

Community Facilities

The top resources provided and needs for community facilities were determined through a community facilities survey (See Community Facilities Chapter for more details).

Transportation

Currently no major transportation improvements are needed in Camp Hill other than some roadway re-surfacing (See Transportation Chapter).

Environmental Features

- Identified environmental constraints pose minor barriers to development in Camp Hill. The town may take some flood prone and wetland areas along U.S. Hwy. 280 into consideration as future development in the community will most likely locate there.

Land Use

- The single most dominate land use in the town is undeveloped, consisting of 3,481 acres and 63% of total land use, followed by public at 13% and agricultural at 12%. Single-family residential accounts for 9% of the total land use.
- Since Camp Hill does not currently have zoning in place, the town should further promote land use and development in accordance with the future land use plan.

Step 2: Trends Analysis. Where are we going?

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

- Trend Statement
- Probable Scenario

Trend Statement

A trend statement presents a formal description of significant trends pertinent to changes in population, economy, housing, transportation, environment, and land use over a ten year period. The trend statement should also reflect and express a locally held view and understanding of past conditions in addition to statistical reference. Camp Hill's trend statement is stated as follows: *The Town of Camp Hill has been losing population and housing development over the past ten years and has also decreased in economic development. The downtown has shown substantial decline and the threat of crime has been a significant problem. However, the town holds potential through its schools. Lyman Ward Academy has been consistently ranked as one of the best private military schools in the nation and Edward Bell High School provides quality education to its students.*

Probable Scenario

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

- **Continued Population Loss**—1990 and 2000 Census information shows a population decline of -10%.
- **Increase in Household Income**—1990 and 2000 Census information indicate an increase in household income during this time, however, the county and state both showed considerably higher gains.
- **Increase in Unemployment**—Unemployment climbed from 6% in 1990 to 10% in 2000.
- **Decrease in Poverty**—Poverty status declined from 31% in 1990 to 24% in 2000. However, poverty status has been substantially higher than both the county and state.
- **Continued Structure Deterioration in the Downtown**—In another 10 years the downtown will fall into a state of complete dilapidation. The town will need to demolish most all structures in the downtown in order to sustain the health, safety, and welfare of the community.

- **Lyman Ward Military Academy will Continue to Prosper**—the Academy relies on its outstanding reputation and funding from sources outside the community. The Academy will continue to be the town’s dominant asset.
- **Increase in Commuting**—Due to loss in jobs and economic development workers will increasingly be forced to commute to other communities for work.
- **Loss in Housing Values**—Housing values will continue to lag significantly behind the county and state.
- **Loss in Housing Affordability**—The town will continue to lag considerably behind the county and state in housing affordability, due to lower household income.
- **Increase in Housing Deterioration**—Many more homes in the community will be abandoned and neglected, due to absentee landowners and community apathy.
- **Some Increase in Commercial and Residential Development along U.S. Hwy. 280**—in Camp Hill seems a considerable likelihood as growth continues along this major corridor.

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

Vision Statement

Simply stated, a community vision is the overall shared picture of future community character. A vision statement is a formal description of that vision, used to express the general direction in which the community desires to grow and change. This vision statement gives guidance to planning initiatives that could be attributed 5, 10, 20 or even 30 years into the future for implementation and completion.

Camp Hill has a vision of growing and prospering as a successful Alabama community. This vision can be expressed and encompassed in a town approved vision statement which reads as follows: *The Town of Camp Hill will strive to grow and develop as an attractive, historic Alabama community offering quality small-town living and social charm. With convenient access to U.S. Hwy. 280, a major transportation route, and close proximity to major metro markets, the town will promote and prepare for commercial growth, particularly along this roadway. In addition to development, the town will promote and encourage downtown revitalization as a means to economic and social growth in the community.*

Preferred Scenario

Significant Commercial Development along U.S. Hwy. 280—The town should establish infrastructure necessary to promote and encourage commercial development along this major roadway.

Preserve the Airport—Although the Camp Hill Airport is out of commission, the town should preserve the airport land for possible upgrade and expansion should opportunity for reuse arise.

Inventory and Upgrade Water and Sewer Lines—The town should keep record of and improve water and sewer utilities on a continuous basis.

Promote and Encourage New Housing Development—The town should establish infrastructure necessary to promote and encourage housing subdivision development in the community.

Develop a Downtown Revitalization Plan—Camp Hill should assess the structural stability of buildings in the downtown to determine which structures could be preserved and which should be condemned and razed. The town would need to contact property owners and establish a firm abatement process for owners of dilapidated property who would be unwilling to comply with improvement procedure.

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

Goals and Objectives

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

Implementation

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

CHAPTER X: GOALS AND OBJECTIVES

Vision Statement

Camp Hill has a vision of growing and prospering as a successful Alabama community. This vision can be expressed and encompassed in a town approved vision statement which reads as follows: *The Town of Camp Hill will strive to grow and develop as an attractive, historic Alabama community offering quality small-town living and social charm. With convenient access to major transportation routes, and close proximity to major metro markets, the town will promote and prepare for substantial commercial growth, particularly along the major roadways.*

In order to achieve this vision, Camp Hill needs to establish appropriate goals and objectives, a means of attaining those goals and objectives, and a methodology to evaluate progress. This chapter identifies goals, objectives, strategies, and work activities/projects for planning and guiding city improvements, growth, and expansion. It also utilizes performance indicators for measuring progress toward goals and objectives, and gives further recommendations for accomplishing them.

Goal-Setting Process

In August of 2007, the East Alabama Regional Planning and Development Commission (EARPDC) and the Camp Hill Planning Commission began work on the Camp Hill Comprehensive Plan Update. The first meeting conducted was an initial public meeting in which the planning process was introduced and a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis for the community was performed. From this analysis, EARPDC and the planning commission formed a basis in which to identify community needs and in determining goals and objectives. EARPDC and the planning commission then met on a bi-monthly or tri-monthly basis as needed in order to establish goals and objectives and to subsequently generate a future land use plan and map to guide land use and development.

Goals and Objectives

The primary directive of the comprehensive plan is the formation of goals and objectives for town 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 Camp Hill Planning Commission and the Camp Hill City Council as a practical methodology for the future improvement, growth, and development of the Town of Camp Hill:

Goal #1: Promote and Enhance Commercial Development

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

Strategy: Create and Implement a Downtown Improvement Plan

- Identify commercial structures needing significant improvements on the town base map, establish priority projects, and list items for improvement
- Cooperate and create incentives for small business owners to enhance the aesthetic appearance of their storefronts

- Seek and apply for local downtown redevelopment grants and assistance

Importance: As commercial development increases along the major highways throughout the town, businesses in the downtown will struggle to maintain adequate business, unless they offer a positive, attractive, and unique atmosphere for local shopping. Many of the buildings in the downtown have been in dilapidated condition and have considerable need for improvement.

Additional Recommendations: Designate areas for commercial development on the *Future Land Use* (Map #10) in the comprehensive plan. Camp Hill could also utilize the resources of the Auburn Design Studio's Small Town Design Initiative (STDI), with home offices in Birmingham. STDI could help the town develop a physical master plan for the downtown through a community design charrette process, involving local stakeholders and public input in the plan. Established in 1999, STDI has worked for and created design plans for over 40 small Alabama communities with populations ranging from 4,800 to as small as 400, the average size being between 1,200 and 4,800.

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

Goal #2: Promote and Enhance Residential Development

Objective: Improve Housing Conditions

Strategy: Promote and Enhance Quality Affordable Housing throughout the Town

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

Importance: According to an EARPDC housing conditions study, conducted in 2008, approximately 45% of the town's single-family housing was in deteriorating condition, and 13% recorded dilapidated status. Manufactured homes also showed considerable need with 65% deteriorating and 6% dilapidated.

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

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

Goal#3: Promote and Enhance Community Facilities

Objective #1: Improve Town Government Services

Strategy: Better Recreational Opportunities

Strategy: Improved Infrastructure

Strategy: Better Law Enforcement

Objective #2: Improve Fire Department Services

Strategy: Improve the Water Supply in Coverage Area

Strategy: Upgrade some Equipment

Strategy: Hire 24 hour Staffing at the Department

Objective #3: Improve Educational Facilities and Services

Strategy: Increase Enrollment

- Shore up courses, for Edward Bell School, offering opportunities which could be attained through rigorous, relevant curriculum with credit recovery option, quality faculty, effective curriculum, extra curricular activities, and an attendance officer

Strategy: Promote and Encourage Parental Involvement

- Enhance parental involvement, for Edward Bell School, through parental education, education and job fairs and also parent nights at school.

Strategy: Promote and Encourage Economic Improvement in the Community

- Edward Bell School needs to be used to draw economic interests to the area

Strategy: Provide Updated Classroom Technology (Lyman Ward Academy)

Strategy: Promote Continuing Education Opportunities for Instructors (Lyman Ward Academy)

Strategy: Promote Career Counseling for Students (Lyman Ward Academy)

Strategy: Hire more Staff to Operate the Piedmont Research Station of Auburn University

Strategy: Bring more Projects to the Piedmont Research Station

Objective #4: Improve Public Library Facilities and Services

Strategy: Provide more Paid Staff

- Staff should be hired to help manage and organize the library through the use of computer programs. More staff would also allow the library to be open longer and provide more assistance to customers.

Strategy: Obtain more Materials for the Library

- The library needs new and updated computers, books, videos, and shelving.

Strategy: The Library Needs Repair and Updating (See section on public library in the Community Facilities Chapter)

Objective #6: Improve Town Utilities

Strategy: Extend Water Lines from Camp Hill to Dudleyville

Strategy: Update Tools and Trucks

Goal#4: 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 Town Growth Accordingly

Objective#2: Reserve Land for Residential Development

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

Objective#3: Reserve Land for Public Uses and Parks and Recreation

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

CHAPTER XI: IMPLEMENTATION

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

This comprehensive plan acknowledges that the Town of Camp Hill has limited resources and competing planning priorities. However, town administration has sufficient technical expertise and capacity to react quickly to the complex issues affecting the town. This plan also recognizes that the town must depend upon the cooperation of other independent boards and agencies to implement those aspects of the plan that the town cannot directly control. Finally, Camp Hill must respond to a wide range of changing needs, all of which must be considered when determining priorities for local action. It is difficult to foresee the critical issues that will arise tomorrow, but the comprehensive plan is useful in guiding and directing policy toward a more sustainable community. The town must retain the ability to establish its own priorities in any given year to satisfy its own needs. As a result, full implementation of this plan will not happen quickly and may take longer to achieve than initially expected.

The purpose of this chapter is to identify some of the optional strategies and resources at the disposal of the local governments to implement the general recommendations of this plan. The proposed implementation schedule near the end of this chapter is intended to serve as a general organizational strategy for plan implementation. Although specific timeframes are identified for each recommended action, actual implementation may occur under different time frames and under varying methodologies, as may be dictated by financial constraints or competing needs and priorities.

Town Administration

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

Codes and Ordinances

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

Zoning

Zoning ordinances are adopted by local governments to control the location, intensity, and character of land uses in the community. They also help communities prevent conflicts between neighboring property owners resulting from land development activities, and they help protect the public from any excessive environmental impacts that may result from private development activities. Local governments derive their zoning powers from the state through the Code of Alabama (Title 11, Chapter 52, Article 4). The primary purpose of local zoning ordinances is to promote public health, safety, and general welfare by fostering coordinated land development in accordance with the comprehensive plan. Adopting a zoning ordinance is an effective means of implementing land use and development recommendations contained in the comprehensive plan. Generally speaking, zoning ordinances adopted by local governments must be prepared in accordance with a comprehensive plan, as required under Title 11, Chapter 52, Section 72 of the Code of Alabama, 1975. Currently Camp Hill provides no zoning regulations or guidance thereof.

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. Currently, Camp Hill provides no subdivision regulations or guidance thereof.

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

Building Codes

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

Financing

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

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

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

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

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

Priority Goals, Objectives, and Strategies

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

Goal: Promote and Enhance Commercial Development

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

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

Goal: Promote and Enhance Residential Development**Objective:** Improve City Housing Conditions

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

Goal: Promote and Enhance Community Facilities**Objective:** Improve Public Library Services

- **Strategy:** Make needed repairs and updates to the library facility

Objective: Improve Public Utilities

- **Strategy:** Extend Water Lines from Camp Hill to Dudeyville

Implementation Schedule

Once prioritized, these goals and objectives were then translated into specific work activities and projects to be implemented and/or continued indefinitely as an integral aspect of the comprehensive plan. One way to promote plan implementation is to create a plan implementation schedule. The implementation schedule lists work activities and projects to be undertaken during a five to ten-year period. The schedule should formulate the timeframe within which each work activity or project should be undertaken, establish which local entity is responsible for carrying out the activity, and identify potential partners and funding resources in implementing the work activity/project. Table I-1 examines Camp Hill's implementation schedule for projects to be implemented from 2008 through 2015 and continuing indefinitely for ongoing work activities.

Table I-1. Implementation Schedule: City of Camp Hill, 2010-2016			
Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2012-2016	Create and Implement a Downtown Improvement Plan	Town of Camp Hill	EARPDC / ARC
2012-2016	Create and Implement a Housing Improvement Plan	Town of Camp Hill	EARPDC / ARC
2011-2013	Repair and Update Public Library Facility	Town of Camp Hill	USDA / ARC / ALM
2010-2012	Extend Water Lines from Camp Hill to Dudleyville	Town of Camp Hill	EDA / ARC / CDBG

The planning commission and/or town council, or a special committee, should review the comprehensive plan and identify any actions that need to be taken to implement the plan. Action items may require relatively little commitment of time and financial resources, such as updating certain provisions of the zoning ordinance or conducting seminars and round table discussions on topics important to the town's future. The town 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 town insure that it does not over-commit its funds and addresses the most pressing needs first. The town reserves the right to review and to determine removing projects that have been completed, re-prioritizing projects if needed, shifting projects that have been delayed to later fiscal years, and adding projects to be undertaken in fiscal year 2016. This update should be performed each year to ensure that the town 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 town council members.

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

APPENDICES

APPENDIX A: DETAILED POPULATION STATISTICS

Historic Population Trends

Table P-1. Historical Population Trends: Camp Hill, Tallapoosa County, Alabama						
Year	Camp Hill	% Change	Tallapoosa Co.	% Change	Alabama	% Change
1900	686		29,675	NA	1,828,697	NA
1910	896	30.6%	31,034	4.6	2,138,093	16.9%
1920	952	6.3%	27,744	-10.6	2,348,174	9.8%
1930	1,131	18.8%	31,188	12.4	2,646,248	12.7%
1940	1,147	1.4%	35,270	13.1	2,832,961	7.1%
1950	1,296	13.0%	35,074	-0.5	3,061,743	8.1%
1960	1,270	-2.0%	35,007	-0.2	3,266,740	6.7%
1970	1,554	22.4%	33,840	-3.3	3,444,165	5.4%
1980	1,628	4.8%	38,676	14.6	3,893,888	13.1%
1990	1,415	-13.1%	38,826	0.39	4,040,587	3.8%
2000	1,273	-10.0%	41,475	6.82	4,447,100	10.1%

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

Place of Birth

Table P-2. Place of Birth: Town of Camp Hill					Change 1990-2000	
Born in	1990	% of Total	2000	% of Total	#Change	%Change
State of Residence	1,279	90.4%	1,100	87.4%	-179	-14.0%
Another State	126	8.9%	138	11.0%	12	9.5%
A Northeastern State	11	8.7%	32	23.2%	21	190.9%
A Midwestern State	10	7.9%	19	13.8%	9	90.0%
A Southern State	101	80.2%	81	58.7%	-20	-19.8%
A Western State	4	3.2%	6	4.3%	2	50.0%
Born outside U.S.	2	0.1%	7	0.6%	5	250.0%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Abroad of U.S. Parents	2	100.0%	7	100.0%	5	250.0%
Foreign-born	8	0.6%	13	1.0%	5	62.5%
Total	1,415	100.0%	1,258	100.0%	-157	-11.1%

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

Place of Residence

Table P-3. Place of Residence: Town of Camp Hill					Change 1990-2000	
Resided in	1985	% of Total	1995	% of Total	#Change	%Change
Same House in...	838	63.8%	781	66.9%	-57	-6.8%
Different House in....	475	36.2%	386	33.1%	-89	-18.7%
Same County	309	65.1%	270	69.9%	-39	-12.6%
Same State	129	27.2%	84	21.8%	-45	-34.9%
Other State...	34	7.2%	30	7.8%	-4	-11.8%
Northeastern State	7	20.6%	3	10.0%	-4	-57.1%
Midwestern State	4	11.8%	4	13.3%	0	0.0%
Southern State	21	61.8%	7	23.3%	-14	-66.7%
Western State	2	5.9%	16	53.3%	14	700.0%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
Foreign Country	3	0.6%	2	0.5%	-1	-33.3%
Total	1,313	100.0%	1,167	100.0%	-146	-11.1%

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

Age Distribution

Table P-4. Age Distribution: Camp Hill, Tallapoosa County, Alabama									
Age Group	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less than 5	102	91	-10.8%	2,587	2,576	-0.4%	280,785	294,822	4.5%
% of Total	7.2%	7.2%		6.7%	6.2%		6.9%	6.6%	
5 to 17	304	269	-11.5%	7,429	7,427	0.0%	779,216	827,790	6.2%
% of Total	21.5%	21.4%		19.1%	17.9%		19.3%	18.6%	
18 to 24	121	114	-5.8%	3,649	3,099	-15.1%	434,617	437,088	0.6%
% of Total	8.6%	9.1%		9.4%	7.5%		10.8%	9.8%	
25 to 44	419	345	-17.7%	10,812	11,290	4.4%	1,237,765	1,294,710	4.6%
% of Total	29.6%	27.4%		27.8%	27.2%		30.6%	29.1%	
45 to 64	258	271	5.0%	8,126	10,248	26.1%	785,598	1,012,662	28.9%
% of Total	18.2%	21.5%		20.9%	24.7%		19.4%	22.8%	
65+	211	168	-20.4%	6,223	6,835	9.8%	522,606	580,028	11.0%
% of Total	14.9%	13.4%		16.0%	16.5%		12.9%	13.0%	
Total	1,415	1,258	-11.1%	38,826	41,475	6.8%	4,040,587	4,447,100	10.1%
Median Age	N/A	35.6	N/A	35.5	39.3	10.7%	33	35.8	8.5%

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

Marital Status

Table P-5. Marital Status (Age 15 and Older): Camp Hill, Tallapoosa County, Alabama									
Marital Status	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Never Married	343	309	-9.9%	6,501	6,767	4.1%	754,868	839,185	11.2%
% of Total	31.2%	31.0%		21.1%	19.9%		23.9%	23.4%	
Married (except separated)	438	413	-5.7%	17,682	19,552	6.2%	1,791,644	2,029,249	9.0%
% of Total	39.8%	41.4%		57.4%	57.6%		56.6%	56.5%	
Separated	68	48	-29.4%	747	779	4.3%	68,002	75,988	11.7%
% of Total	6.2%	4.8%		2.4%	2.3%		2.1%	2.1%	
Widowed	144	93	-35.4%	3,285	3,268	-0.5%	276,267	274,547	-0.6%
% of Total	13.1%	9.3%		10.7%	9.6%		8.7%	7.6%	
Divorced	107	134	25.2%	2,605	3,597	38.1%	273,511	371,218	35.7%
% of Total	9.7%	13.4%		8.5%	10.6%		8.6%	10.3%	
Total	1,100	997	-9.4%	30,820	33,963	7.7%	3,164,292	3,590,187	11.1%

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

Racial Distribution

Table P-6. Racial Distribution: Camp Hill, Tallapoosa County, Alabama									
Racial Characteristics	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
White	305	183	-40.0%	28,460	30,492	7.1%	2,975,797	3,162,808	6.3%
% of Total	21.6%	24.0%		73.3%	73.5%		73.6%	71.1%	
Black	1,098	1,081	-1.5%	10,211	10,582	3.6%	1,020,705	1,155,930	13.2%
% of Total	77.6%	84.9%		26.3%	25.5%		25.3%	26.0%	
Other	12	9	-25.0%	155	401	158.7%	44,085	128,362	191.2%
% of Total	0.8%	0.7%		0.4%	1.0%		1.1%	2.9%	
Total	1,416	1,274	-10.0%	38,826	41,475	6.8%	4,040,587	4,447,100	10.1%

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

Gender Distribution

Table P-7. Gender Distribution: Camp Hill, Tallapoosa County, Alabama									
Geographic Distribution	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Male	638	575	-9.9%	18,229	19,715	8.2%	1,935,936	2,144,463	10.8%
% of Total	45.1%	45.2%		47.0%	47.5%		47.9%	48.2%	
Female	777	698	-10.2%	20,597	21,760	5.6%	2,104,651	2,302,637	9.4%
% of Total	54.9%	54.8%		53.0%	52.5%		52.1%	51.8%	
Total	1,415	1,273	-10.0%	38,826	41,475	6.8%	4,040,587	4,447,100	10.1%

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

Population Density

Table P-8. Population Density and Area: Camp Hill and Surrounding Communities					
Geographic Area	Total Area	Total Land Area	Pop. Per sq. Mile	Housing Units Per sq. Mile	Total Population
Camp Hill 1990	9.1	9.1	155.5	65.8	1,415
2000	9.08	9.07	140.4	67.7	1,273
%Change	-0.2%	-0.3%	-9.7%	2.9%	-10.0%
Jacksons Gap 1990	8.4	8.4	93.9	36.9	789
2000	8.43	8.43	90.3	41.8	761
%Change	0.4%	0.4%	-3.8%	13.3%	-3.5%
Dadeville 1990	16.0	16.0	204.8	78.4	3,276
2000	16.0	16.0	200.7	79.9	3,212
%Change	0.0%	0.0%	-2.0%	1.9%	-2.0%
Alexander City 1990	36.5	36.4	396.7	162.4	14,439
2000	38.98	38.8	386.6	176.6	15,008
%Change	6.8%	6.6%	-2.5%	8.7%	3.9%

Source: U.S. Census 1990, SF 3 and EARPDC database, 2000.

APPENDIX B: DETAILED ECONOMIC STATISTICS

Educational Attainment

Table E-1. Educational Attainment: Camp Hill, Tallapoosa County, Alabama									
Educational Level	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than 9th Grade	197	85	-56.9%	4,405	2,729	-38.0%	348,848	240,333	-31.1%
% of Total Pop. 25 Years +	22.2%	9.9%		17.5%	9.6%		13.7%	8.3%	
9th to 12 Grade, No Diploma	257	235	-8.6%	6,206	5,760	-7.2%	494,790	473,748	-4.3%
% of Total Pop. 25 Years +	28.9%	27.3%		24.7%	20.3%		19.4%	16.4%	
High School Graduate	214	261	22.0%	7,187	9,348	30.1%	749,591	877,216	17.0%
% of Total Pop. 25 Years +	24.1%	30.3%		28.6%	32.9%		29.4%	30.4%	
Some College, No Degree	107	188	75.7%	3,313	5,235	58.0%	427,062	591,055	38.4%
% of Total Pop. 25 Years +	12.0%	21.8%		13.2%	18.5%		16.8%	20.5%	
Associate Degree	32	27	-15.6%	1,148	1,289	12.3%	126,450	155,440	22.9%
% of Total Pop. 25 Years +	3.6%	3.1%		4.6%	4.5%		5.0%	5.4%	
Bachelors Degree	51	48	-5.9%	1,981	2,679	35.2%	258,231	351,772	36.2%
% of Total Pop. 25 Years +	5.7%	5.6%		7.9%	9.4%		10.1%	12.2%	
Graduate or Professional	30	17	-43.3%	921	1,333	44.7%	140,997	197,836	40.3%
% of Total Pop. 25 Years +	3.4%	2.0%		3.7%	4.7%		5.5%	6.9%	
Persons 25 Years and Over	888	861	-3.0%	25,161	28,373	12.8%	2,545,969	2,887,400	13.4%
% of Total Population	62.8%	67.6%		64.8%	68.4%		63.0%	64.9%	

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

Household Income

Table E-2. Household Income Distribution: Camp Hill, Tallapoosa County, Alabama									
Income Level	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	%Change
Less Than \$15 K	253	186	-26.5%	5,215	4,116	-21.1%	498,957	391,406	-21.6%
% of Total	47.6%	38.0%		35.5%	24.7%		33.1%	22.5%	
\$15 - \$29,999	140	118	-15.7%	4,246	4,023	-5.3%	412,393	378,264	-8.3%
% of Total	26.3%	24.1%		28.9%	24.2%		27.4%	21.8%	
\$30 - \$44,999	93	83	-10.8%	2,685	3,068	14.3%	284,506	318,861	12.1%
% of Total	17.5%	17.0%		18.3%	18.4%		18.9%	18.4%	
\$45 - \$74,999	42	82	95.2%	1,997	3,333	66.9%	231,304	381,959	65.1%
% of Total	7.9%	16.8%		13.6%	20.0%		15.4%	22.0%	
\$75+	4	20	400.0%	558	2,091	274.7%	78,849	266,895	238.5%
% of Total	0.8%	4.1%		3.8%	12.6%		5.2%	15.4%	
Total Households	532	489	-8.1%	14,701	16,631	13.1%	1,506,009	1,737,385	15.4%
Median Income	\$16,413	\$20,655	25.8%	\$22,020	\$30,745	39.6%	\$23,597	\$34,135	44.7%

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

Commuting Patterns

Table E-3. Commuting Patterns: Camp Hill, Tallapoosa County, Alabama									
Geographic Area	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Worked in Place of Residence	152	69	-54.6%	6,754	5,207	-22.9%	596,516	569,905	-4.5%
% of Total	26.5%	15.0%		67.1%	58.4%		53.2%	47.8%	
Worked outside Place of Residence	422	390	-7.6%	3,307	3,710	12.2%	525,480	621,853	18.3%
% of Total	73.5%	85.0%		32.9%	41.6%		46.8%	52.2%	
Total Place	574	459	-20.0%	10,061	8,917	-11.4%	1,121,996	1,191,758	6.2%
Worked in County of Residence	351	281	-19.9%	13,714	12,125	-11.6%	1,363,133	1,421,356	4.3%
% of Total	62.0%	62.9%		79.9%	72.4%		81.5%	78.0%	
Worked outside County of Residence	215	166	-22.8%	3,456	4,616	33.6%	310,438	400,437	29.0%
% of Total	38.0%	37.1%		20.1%	27.6%		18.5%	22.0%	
Total County	566	447	-21.0%	17,170	16,741	-2.5%	1,673,571	1,821,793	8.9%

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

Labor Force Participation and Unemployment

Table E-4. Labor Force Participation: Camp Hill, Tallapoosa County, Alabama									
Labor Classification	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Total Persons 16+	1,069	930	-13.0%	30,152	32,480	7.7%	3,103,529	3,450,542	11.2%
In Labor Force	630	521	-17.3%	18,603	18,402	-1.1%	1,895,361	2,061,169	8.7%
% in Labor Force	58.9%	56.0%	-4.9%	61.7%	56.7%	-8.1%	61.1%	59.7%	-2.3%
Armed Forces	0	0	0.0%	44	58	31.8%	24,980	14,069	-43.7%
% in Armed Forces	0.0%	0.0%	0.0%	0.2%	0.3%	33.3%	0.9%	0.7%	-22.2%
Civilian Labor Force	630	521	-17.3%	18,559	18,344	-1.2%	1,870,381	2,047,100	9.4%
Employed	587	466	-20.6%	17,702	17,232	-2.7%	1,741,794	1,920,189	10.2%
Unemployed	43	55	27.9%	857	1,112	29.8%	128,587	126,911	-1.3%
% Unemployed	6.8%	10.6%	54.7%	4.6%	6.1%	32.6%	6.8%	6.2%	-8.6%
Not in Labor Force	439	409	-6.8%	11,549	14,078	21.9%	1,208,168	1,389,373	15.0%

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

Occupational Status

Table E-5. Occupational Status: Camp Hill, Tallapoosa County, Alabama, 2000						
Occupation	Camp Hill	% of Total	Tallapoosa County	% of Total	Alabama	% of Total
Management / Business	79	15.5%	4,081	20.9%	566,325	25.1%
Professional / Related	48	9.4%	2,468	12.6%	354,456	15.7%
Service	104	20.4%	2,214	11.3%	259,106	11.5%
Sales and Office	75	14.7%	4,295	22.0%	497,262	22.0%
Construction / Extraction	40	7.9%	2,200	11.2%	217,200	9.6%
Production / Transportation	163	32.0%	4,300	22.0%	365,441	16.2%
Total	509	100.0%	19,558	100.0%	2,259,790	100.0%

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

Poverty Status

Table E-6. Poverty Status: Camp Hill, Tallapoosa County, Alabama									
Poverty Status	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
5 and under	43	44	2.3%	686	787	14.7%	87,462	82,914	-5.2%
% of Total	9.8%	14.4%		11.2%	11.7%		12.1%	11.9%	
6 to 17	131	80	-38.9%	1,268	1,639	29.3%	166,174	154,967	-6.7%
% of Total	29.9%	26.2%		20.7%	24.4%		23.0%	22.2%	
18 to 64	192	128	-33.3%	2,642	3,323	25.8%	350,179	373,940	6.8%
% of Total	43.8%	42.0%		43.2%	49.5%		48.4%	53.6%	
65 and above	72	53	-26.4%	1,520	962	-36.7%	119,799	86,276	-28.0%
% of Total	16.4%	17.4%		24.9%	14.3%		16.6%	12.4%	
Total	438	305	-30.4%	6,116	6,711	9.7%	723,614	698,097	-3.5%
% Below Poverty Level	31.0%	24.0%	-22.6%	15.8%	16.2%	2.5%	18.3%	15.7%	-14.2%

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

Public Assistance

Table E-7. Public Assistance Income Status: Camp Hill, Tallapoosa County, Alabama									
Status	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Public Assistance Income	98	14	-85.7%	1,326	350	-73.6%	130,616	38,964	-70.2%
% of Total	18.4%	2.9%		9.0%	2.1%		8.7%	2.2%	
No Public Assistance Income	434	475	9.4%	13,375	16,281	21.7%	1,375,393	1,698,421	23.5%
% of Total	81.6%	97.1%		91.0%	97.9%		91.3%	97.8%	
Totals	532	489	-8.1%	14,701	16,631	13.1%	1,506,009	1,737,385	15.4%
% Below Poverty Level	31.0%	24.0%	-22.6%	15.8%	16.2%	2.5%	18.3%	16.1%	-2.2%

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

APPENDIX C: DETAILED HOUSING STATISTICS

Housing Unit Types

Table H-1. Housing Unit Types: Camp Hill, Tallapoosa County, Alabama									
Housing Types	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Single-family	461	419	-9.1%	13,042	14,575	11.8%	1,171,201	1,338,832	14.3%
% of Total	77.0%	68.5%		75.3%	71.1%		70.1%	68.2%	
Multi-family	80	76	-5.0%	1,372	1,937	41.2%	266,351	300,569	12.8%
% of Total	13.4%	12.4%		7.9%	9.4%		15.9%	15.3%	
Mobile home	50	111	122.0%	2,784	3,961	42.3%	217,784	319,212	46.6%
% of Total	8.3%	18.1%		16.1%	19.3%		13.0%	16.3%	
Other	8	6	-25.0%	114	37	-67.5%	15,043	5,098	-66.1%
% of Total	1.3%	1.0%		0.7%	0.2%		0.9%	0.3%	
Total Units	599	612	2.2%	17,312	20,510	18.5%	1,670,379	1,963,711	17.6%

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

Housing Tenure and Occupancy Status

Table H-2. Housing Tenure and Occupancy Status: Camp Hill, Tallapoosa County, Alabama									
Housing Units	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Occupied	542	524	-3.3%	14,700	16,656	13.3%	1,506,790	1,737,080	15.3%
% of Total	90.5%	85.6%		84.9%	81.2%		90.2%	88.5%	
Owner Occupied	336	345	2.7%	11,045	12,707	15.0%	1,061,897	1,258,705	18.5%
% of Total	62.0%	65.8%		63.8%	76.3%		70.5%	72.5%	
Renter Occupied	206	179	-13.1%	3,655	3,949	8.0%	444,893	478,375	7.5%
% of Total	38.0%	34.2%		21.1%	23.7%		29.5%	27.5%	
Vacant	57	88	54.4%	2,612	3,854	47.5%	163,589	226,631	38.5%
% of Total	9.5%	14.4%		15.1%	18.8%		9.8%	11.5%	
Total	599	612	2.2%	17,312	20,510	18.5%	1,670,379	1,963,711	17.6%

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

Vacancy Status

Table H-3. Vacancy Status: Camp Hill, Tallapoosa County, Alabama									
Vacancy Status	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
For Sale, only	11	14	27.3%	162	342	111.1%	19,845	31,121	56.8%
% of Total	19.3%	15.9%		6.2%	8.9%		12.1%	13.7%	
For Rent, only	16	46	187.5%	371	750	102.2%	45,871	64,037	39.6%
% of Total	28.1%	52.3%		14.2%	19.5%		28.0%	28.3%	
Rented or Sold, not occupied	2	9	350.0%	130	58	-55.4%	16,058	18,507	15.3%
% of Total	3.5%	10.2%		5.0%	1.5%		9.8%	8.2%	
Miscellaneous	1	1	0.0%	1,447	1,736	20.0%	35,904	54,593	52.1%
% of Total	1.8%	1.1%		55.4%	45.0%		21.9%	24.1%	
Other Vacant	27	18	-33.3%	502	968	92.8%	45,911	58,373	27.1%
% of Total	47.4%	20.5%		19.2%	25.1%		28.1%	25.8%	
Total Vacant Units	57	88	54.4%	2,612	3,854	47.5%	163,589	226,631	38.5%

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

Household Size

Table H-4. Household Size: Camp Hill, Tallapoosa County, Alabama									
Household Size	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
1 Persons	152	168	10.5%	3,445	4,400	27.7%	354,918	453,927	27.9%
% of Total	28.0%	32.1%		23.4%	26.4%		23.6%	26.1%	
2 Persons	155	143	-7.7%	4,835	5,877	21.6%	478,471	579,355	21.1%
% of Total	28.6%	27.3%		32.9%	35.3%		31.8%	33.4%	
3 Persons	100	100	0.0%	2,732	2,886	5.6%	284,277	315,083	10.8%
% of Total	18.5%	19.1%		18.6%	17.3%		18.9%	18.1%	
4 Persons	69	50	-27.5%	2,276	2,254	-1.0%	237,174	245,005	3.3%
% of Total	12.7%	9.5%		15.5%	13.5%		15.7%	14.1%	
5 Persons or more	66	63	-4.5%	1,412	1,239	-12.3%	151,169	143,710	-4.9%
% of Total	12.2%	12.0%		9.6%	7.4%		10.0%	8.3%	
Total Persons	542	524	-3.3%	14,700	16,656	13.3%	1,506,009	1,737,080	15.3%

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

Housing Stock Age

Table H-5. Housing Stock Age: Camp Hill, Tallapoosa County, Alabama						
Housing Stock	Camp Hill		Tallapoosa County		Alabama	
	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	143	N/A	2,071	NA	139,227	NA
% of Total	23.4%		10.1%		7.1%	
1940 to 1959	124	-13.29%	3,408	64.6%	341,735	145.5%
% of Total	20.3%		16.6%		17.4%	
1960 to 1979	199	60.48%	6,820	100.1%	692,480	102.6%
% of Total	32.5%		33.3%		35.3%	
1980 to 1994	104	-47.74%	5,360	-21.4%	534,533	-22.8%
% of Total	17.0%		26.1%		27.2%	
1995 to 2000	42	-59.62%	2,851	-46.8%	255,736	-52.2%
% of Total	6.9%		13.9%		13.0%	
Total Units	612		20,510		1,963,711	
Median Year Structure Built	1964		1975		1975	

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

Physical Housing Conditions

Table H-6. Physical Housing Conditions: Camp Hill, 2008								
Housing Conditions	Single Family		Multi-Family		Manufactured		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound Condition	173	40.6%	33	100.0%	35	28.0%	241	41.3%
Deteriorating	194	45.5%	0	0.0%	82	65.6%	276	47.3%
Dilapidated	59	13.8%	0	0.0%	8	6.4%	67	11.5%
Total	426	100.0%	33	100.0%	125	100.0%	584	100.0%

Source: EARPDC Housing Inventory Study, 2008.

Selected Housing Conditions

Table H-7. Selected Housing Conditions: Camp Hill, Tallapoosa County, Alabama									
Conditions	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Complete Kitchen Facilities	571	588	3.0%	17,052	20,221	18.6%	1,648,290	1,937,261	17.5%
% of Total	95.3%	96.1%		98.5%	98.6%		98.7%	98.7%	
Complete Plumbing Facilities	572	601	5.1%	16,914	20,277	19.9%	1,642,879	1,939,344	18.0%
% of Total	95.5%	98.2%		97.7%	98.9%		98.4%	98.8%	
Heating Facilities	542	524	-3.3%	14,700	16,656	13.3%	1,506,790	1,732,744	15.0%
% of Total	90.5%	85.6%		84.9%	81.2%		90.2%	88.2%	
Total Units	599	612	2.2%	17,312	20,510	18.5%	1,670,379	1,963,711	17.6%

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

Housing Value of Owner-occupied Units

Table H-8. Housing Value of Owner-occupied Units: Camp Hill, Tallapoosa County, Alabama									
Housing Value	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less Than \$30,000	144	97	-33%	2,024	788	-61.1%	138,101	57,528	-58.3%
% of Total	52.4%	38.3%		27.2%	9.2%		18.1%	6.3%	
\$30,000 to \$49,999	89	55	-38%	2,481	1,538	-38.0%	214,835	118,659	-44.8%
% of Total	32.4%	21.7%		33.3%	18.0%		28.1%	12.9%	
\$50,000 to \$99,999	40	91	128%	2,268	3,538	56.0%	313,210	392,400	25.3%
% of Total	14.5%	36.0%		30.5%	41.3%		41.0%	42.7%	
\$100,000 to \$199,999	2	10	400%	515	1,694	228.9%	82,341	264,879	221.7%
% of Total	0.7%	4.0%		6.9%	19.8%		10.8%	28.8%	
\$200,000 and above	0	0	0.0%	152	1,008	563.2%	16,239	85,104	424.1%
% of Total	0.0%	0.0%		2.0%	11.8%		2.1%	9.3%	
Total Units	275	253	-8.0%	7,440	8,566	15.1%	764,726	918,570	20.1%
Median Value	\$29,000	\$42,300	45.9%	\$42,800	\$73,600	72.0%	\$53,200	\$85,100	58.5%

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

Housing Affordability and Cost

Table H-9. Housing Value and Cost: Camp Hill, Tallapoosa County, Alabama						
Ownership Status	Camp Hill		Tallapoosa County		Alabama	
	1990	2000	1990	2000	1990	2000
Median Contract Rent	\$99	\$146	\$160	\$225	\$229	\$339
Median Gross Rent	\$197	\$244	\$254	\$358	\$325	\$447
Median Value Owner-Occupied Housing	\$29,000	\$42,300	\$42,800	\$73,600	\$53,200	\$85,100
% of Units > \$100,000	0.007%	0.03%	9.0%	31.5%	12.9%	38.1%
Total Housing Units	599	614	17,312	20,510	1,670,379	1,963,711

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

Selected Monthly Owner Costs as a Percentage of Household Income

Table H-10. Selected Monthly Owner Costs As A Percentage of Household Income: Camp Hill, Tallapoosa County, Alabama									
Percent of Income	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	160	135	-15.6%	4,933	5,336	8.2%	482,702	556,093	15.2%
% of Total	58.2%	53.4%		66.3%	62.3%		63.1%	60.5%	
20 to 24%	32	21	-34.4%	741	1,017	37.2%	93,693	110,978	18.4%
% of Total	11.6%	8.3%		10.0%	11.9%		12.3%	12.1%	
25 to 29%	32	34	6.3%	537	519	-3.4%	56,044	67,849	21.1%
% of Total	11.6%	13.4%		7.2%	6.1%		7.3%	7.4%	
30 to 34%	5	15	200.0%	293	360	22.9%	33,671	42,840	27.2%
% of Total	1.8%	5.9%		3.9%	4.2%		4.4%	4.7%	
35% or more	45	44	-2.2%	880	1,217	38.3%	91,195	127,930	40.3%
% of Total	16.4%	17.4%		11.8%	14.2%		11.9%	13.9%	
Not computed	1	4	300.0%	56	117	108.9%	7,421	12,880	73.6%
Total	275	253	-8.0%	7,440	8,566	15.1%	764,726	918,570	20.1%

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

Gross Rent as a Percentage of Household Income

Table H-11. Gross Rent As A Percentage of Household Income: Camp Hill, Tallapoosa County, Alabama									
Percent of Income	Camp Hill			Tallapoosa County			Alabama		
	1990	2000	%Change	1990	2000	%Change	1990	2000	%Change
Less than 20%	84	45	-46.4%	1,365	1,230	-9.9%	139,708	153,017	9.5%
% of Total	43.8%	26.2%		39.6%	32.3%		32.6%	32.6%	
20 to 24%	12	11	-8.3%	361	361	0.0%	52,569	51,356	-2.3%
% of Total	6.3%	6.4%		10.5%	9.5%		12.3%	10.9%	
25 to 29%	15	14	-6.7%	293	383	30.7%	42,333	41,425	-2.1%
% of Total	7.8%	8.1%		8.5%	10.1%		9.9%	8.8%	
30 to 34%	6	10	66.7%	254	210	-17.3%	28,501	29,476	3.4%
% of Total	3.1%	5.8%		7.4%	5.5%		6.7%	6.3%	
35% or more	47	52	10.6%	693	949	36.9%	117,289	128,349	9.4%
% of Total	24.5%	30.2%		20.1%	24.9%		27.4%	27.4%	
Not computed	28	40	42.9%	478	672	40.6%	47,624	65,506	37.5%
Total	192	172	-10.4%	3,444	3,805	10.5%	428,024	469,129	9.6%

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

APPENDIX D: DETAILED COMMUNITY FACILITY STATISTICS

Educational Facilities

Table CF-1. Educational Facilities: Camp Hill, 2009							
School	Teachers Available		# Students	# Classrooms	Programs		
	Full	Part			Band room	Gym	Library
Edward Bell School (K-12)	17	6	185	18	0	1	1
Lyman Ward Academy	15	2	90	15	1	2	1

Source: Camp Hill Community Facilities Survey; Educational Facilities, 2009.

Water Utilities

Table CF-2. Camp Hill: Water Line Size and Distribution, 2010		
Water Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
2"	23,640	17.3%
3"	4,517	3.3%
6"	86,317	63.1%
8"	16,617	12.1%
10"	5,763	4.2%
Total	136,854	100.0%

Source: Community Facilities Survey, Water Utilities, 2010.

Sewer Utilities

Table CF-3. Camp Hill: Sewer Line Size and Distribution, 2010		
Sewer Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
4" Force Main	2,011	3.1%
4"	1,297	2.0%
6"	9,717	15.1%
8"	50,151	77.7%
10"	1,368	2.1%
Total	64,544	100.0%

Source: Community Facilities Survey, Water Utilities, 2010.

APPENDIX E: DETAILED TRANSPORTATION STATISTICS

Traffic Volumes on U.S. Hwy 280

Table T-1. Traffic Volumes, US Hwy. 280: Town of Camp Hill									
Location of Traffic Count	1997	1999	2001	2003	2005	2007	# Change	% Change	LOS
At Dadeville SE City limits (514)	10,400	10,210	9,130	10,120	10,860	10,750	350	3.4%	A
At Camp Hill W. City limits (515)	9,270	9,010	9,340	10,090	11,430	11,270	2,000	21.6%	A
BTW. SR-50 & Co. Rd. 34 (516)	7,650	7,510	8,530	9,410	11,240	10,110	2,460	32.2%	A
Near INT. Co. Rd. 89 (904)	7,380	7,360	7,780	8,610	9,880	8,820	1,440	19.5%	A
At Camp Hill SE City limits (805)	7,390	7,480	7,920	8,890	9,270	9,180	1,790	24.2%	A
At Tallapoosa Co. Line (806)	7,400	7,600	7,600	8,560	9,350	9,240	1,840	24.9%	A

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

Traffic Volumes on AL Hwy. 50

Table T-2. Traffic Volumes, AL Highway 50: Town of Camp Hill									
Location of Traffic Count	1997	1999	2001	2003	2005	2007	# Change	% Change	LOS
Near Camp Hill City limits (545)	480	500	410	430	380	450	-30	-6.3%	A
S. US 280 (906)	530	550	490	500	330	410	-120	-22.6%	A
BTW. 2PVD Co. Rd. S (547)	3,900	4,010	3,610	3,610	2,920	3,060	-840	-21.5%	A
BTW. Co. Rd. 89 & MLK Str. (548)	2,890	3,120	2,810	2,910	2,460	2,600	-290	-10.0%	A

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

Traffic Projections

Table T-3. Annual Average Daily Traffic Projections, 1997-2017					
Roadway	Location of Traffic Count	1997	2007	2017	LOS
U.S. Hwy. 280	At Dadeville SE City limits (514)	10,400	10,750	11,100	A
	At Camp Hill W. City limits (515)	9,270	11,270	13,270	A
	BTW. SR-50 & Co. Rd. 34 (516)	7,650	10,110	12,570	A
	Near INT. Co. Rd. 89 (904)	7,380	8,820	10,260	A
	At Camp Hill SE City limits (805)	7,390	9,180	10,970	A
	At Tallapoosa Co. Line (806)	7,400	9,240	11,080	A
AL Hwy. 50	Near Camp Hill City limits (545)	480	450	420	A
	S. US 280 (906)	530	410	290	A
	BTW. 2PVD Co. Rd. S (547)	3,900	3,060	2,220	A
	BTW. Co. Rd. 89 & MLK Str. (548)	2,890	2,600	2,310	A

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

APPENDIX F: DETAILED ENVIRONMENTAL STATISTICS

Environmental Constraints

Table EF-1. Environmental Features/Constraints: Camp Hill, 2009		
Environmental Feature/Constraint	Acreage	Percent Distribution
Steep Slopes	354.7	6.2%
Flood Prone	582.6	10.1%
Floodplains (FEMA)	650.4	11.3%
Wetlands (NWI)	506.3	8.8%
Water	59.9	1.0%
Septic Restrictive	1,896.2	32.9%
Total Land Acreage	5,763.2	99.0%
Total Area Acreage	5,823.1	100.0%

Source: EARPDC database, 2009.

APPENDIX G: DETAILED LAND USE STATISTICS

Existing Land Use

Table LU-1. Existing Land Use Acreage: Camp Hill, 2009			
Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	662.2	12.1%	33.5%
Commercial	62.3	1.1%	3.2%
Industrial	0.0	0.0%	0.0%
Single-Family Residential	523.8	9.6%	26.5%
Multi-Family Residential	9.8	0.2%	0.5%
Park and Recreation	7.8	0.1%	0.4%
Public	710.2	13.0%	35.9%
Undeveloped	3,481.7	63.8%	N/A
Total Land Use Area	5,457.8	100.0%	N/A
Total Developed Land	1,976.1	36.2%	100.0%

Source: EARPDC database, 2009.

APPENDIX H: COMMUNITY PROFILES

Camp Hill Community Profile

1990 Census Information

Data Category	Town	County	State	Nation
Population				
Total Population	1,415	38,826	4,040,587	248,709,873
Population Change (1980 to 1990)	-13.1%	0.39%	3.8%	9.8%
Median Age	N/A	35.5	33.0	32.9
Age 18 to 64	56.4%	58.1%	60.8%	61.9%
Age 65+	14.9%	16.0%	12.9%	12.5%
Economy				
Ed. Attainment (Associate or higher)	12.7%	16.2%	20.6%	26.5%
Household Income (Less than \$15 K)	47.6%	35.5%	33.1%	24.3%
Household Income (45 K+)	8.7%	17.4%	20.6%	29.5%
Median Income	\$16,413	\$22,020	\$23,597	\$30,056
Commuting: Worked in Place of Residence	26.5%	67.1%	53.2%	46.6%
Mean Travel Time to Work 16+ (Minutes)	N/A	19.3	21.6	22.4
Labor Force Participation	58.9%	61.7%	61.1%	61.2%
Unemployment	6.8%	4.6%	6.8%	6.6%
Poverty Status	31.0%	15.8%	18.3%	13.1%
Housing				
Occupied Housing	90.5%	84.9%	90.2%	89.9%
Owner-occupied	62.0%	63.8%	70.5%	64.2%
Renter-occupied	38.0%	21.1%	29.5%	35.8%
Vacancy Status	9.5%	15.1%	9.8%	10.1%
Housing Stock Age (Built Prior to 1980)	76.3%	76.8%	76.5%	79.3%
Built Prior to 1960	37.6%	34.2%	32.5%	41.4%
Median Year Structure Built	1966	1969	1970	1965
Housing Value: Less than \$30,000	52.4%	27.2%	18.1%	9.3%
Value \$100,000 +	0.7%	8.9%	12.9%	36.9%
Median Value	\$29,000	\$42,800	\$53,200	\$79,100
Affordability: Owner-occupied (Less than 25% of Income)	69.8%	76.3%	75.4%	70.5%
Renter-occupied (Less than 25% of Income)	50.1%	50.1%	44.9%	43.8%

Note: Data highlighted indicates town statistical significance compared to the county

Camp Hill Community Profile

2000 Census Information

Data Category	Town	County	State	Nation
Population				
Total Population	1,273	41,475	4,447,100	281,421,906
Population Change (1990 to 2000)	-10.0%	6.8%	10.1%	13.2%
Median Age	35.6	39.3	35.8	35.3
Age 18 to 64	58.0%	59.4%	61.7%	61.9%
Age 65+	13.4%	16.5%	13.0%	12.4%
Economy				
Ed. Attainment (Associate or higher)	10.7%	18.6%	24.5%	30.7%
Household Income (Less than \$15 K)	38.0%	24.7%	22.5%	15.8%
Household Income (45 K+)	20.9%	32.6%	37.4%	12.3%
Median Income	\$20,655	\$30,745	\$34,135	\$41,994
Commuting: Worked in Place of Residence	15.0%	58.4%	47.8%	42.4%
Mean Travel Time to Work 16+ (Minutes)	29.7	25.1	24.8	25.5
Labor Force Participation	56.0%	56.7%	59.7%	63.9%
Unemployment	10.6%	6.1%	6.2%	3.7%
Poverty Status	24.0%	16.2%	16.1%	9.2%
Housing				
Occupied Housing	85.6%	81.2%	88.5%	91.0%
Owner-occupied	65.8%	76.3%	72.5%	66.2%
Renter-occupied	34.2%	23.7%	27.5%	33.8%
Vacancy Status	14.4%	18.8%	11.5%	9.0%
Housing Stock Age (Built Prior to 1980)	76.2%	60.0%	59.8%	67.2%
Built Prior to 1960	43.7%	26.7%	24.5%	35.0%
Median Year Structure Built	1964	1975	1975	1971
Housing Value: Less than \$30,000	38.3%	9.2%	6.3%	3.4%
Value \$100,000 +	4.0%	31.6%	38.1%	59.7%
Median Value	\$42,300	\$73,600	\$85,100	\$119,600
Affordability: Owner-occupied (Less than 25% of Income)	61.7%	74.2%	72.6%	67.9%
Renter-occupied (Less than 25% of Income)	32.6%	41.8%	43.5%	45.2%

APPENDIX I: RESOLUTIONS

RESOLUTION _____

A RESOLUTION BY THE CAMP HILL PLANNING COMMISSION ADOPTING THE 2010 TOWN OF CAMP HILL COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE OF SAID PLAN, AND FORWARDING SAID PLAN TO THE TOWN 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 Town of Camp Hill, 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 June 7, 2010 to solicit final public comments on the 2010 Town of Camp Hill 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 TOWN OF CAMP HILL, ALABAMA:

SECTION 1. That the 2010 Town of Camp Hill 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 Camp Hill Town Council of and to the Tallapoosa County Probate Judge.

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

ADOPTED, this 7th day of June, 2010.



Chair, Camp Hill Planning Commission, Leon Hatcher

ATTEST:



Secretary, Camp Hill Planning Commission, Jo Ann Hill

RESOLUTION _____

**TOWN OF CAMP HILL
COUNTY OF TALLAPOOSA COUNTY
STATE OF ALABAMA**

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF CAMP HILL, APPROVING THE 2010 TOWN OF CAMP HILL 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 Town of Camp Hill, 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 June 7, 2010 to solicit final public comments on the 2010 Town of Camp Hill 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 Town Council for its consideration as an advisory policy document.


NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CAMP HILL, ALABAMA that the 2010 Town of Camp Hill Comprehensive Plan, and all maps contained therein, are hereby approved as an advisory document to guide the Town in policy formulation and implementation.

ADOPTED, this 7th day of June, 2010.



Samuel Ellis, Mayor

ATTEST:



Dorothy Woodall, City Clerk