



**TOWN OF  
CEDAR BLUFF  
COMPREHENSIVE PLAN  
June 2013**

Prepared by the East Alabama Regional Planning and Development Commission

**TOWN OF CEDAR BLUFF  
COMPREHENSIVE PLAN**

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

**CEDAR BLUFF PLANNING COMMISSION**

**AND**

**CEDAR BLUFF 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 Cedar Bluff and the East Alabama Regional Planning and Development Commission.

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Printing – June, 2013

Printed in the United States of America

Source of Copies:

Town of Cedar Bluff  
Town Hall – 3420 Spring Street  
P.O. Box 38  
Cedar Bluff, Alabama 35959

Abstract:

The intent of this Comprehensive Plan is to serve as a guide for the future growth and development of the Town of Cedar Bluff, 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 citizens and visitors presently and in the future. The comprehensive plan, also called a master plan, is the most basic public policy guide for a community and its development. All other plans, studies, and land use codes and ordinances should be adopted in accordance with the comprehensive plan and toward the promotion and advancement of its goals and objectives. A comprehensive plan consists of the following components:

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

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

## **The Benefits of the Comprehensive Plan**

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

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

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

changes in growth and development patterns and the most recent needs and desires for the community.

## **Legal Authority**

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

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

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

The adoption of a comprehensive plan also gives the planning commission authority to review and approve the construction of public streets and squares, parks, public buildings, and public utilities (Title 11, Chapter 52, Section 11 of the Code of Alabama, 1975). If the planning commission determines that a proposal to construct such public facilities is not consistent with the comprehensive plan, it may disapprove the proposal and provide written notice of its findings to 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 winter of 2010 the East Alabama Regional Planning and Development Commission (EARPDC) contracted with the Town of Cedar Bluff to create a comprehensive plan for Cedar Bluff in order to guide and direct land use and development in a logical manner, consistent with the goals and objectives of the town.

To initiate the planning process, an initial public hearing was called and conducted on April 28, 2011 in Cedar Bluff Town Hall. The meeting was used to inform the town council and the public on the nature, benefits, and processes involved in creating and using a comprehensive plan for future land use and development in the 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 Cedar Bluff Planning Commission on a bi-monthly basis in order to keep the Planning Commission updated on the plans progress and for EARPDC staff to receive guidance and direction on the plan. Working sessions focused on analyzing and discussing information presented in the chapters of the plan and were also used to create goals, objectives, strategies and plans for land use and development within the Town of Cedar Bluff. The EARPDC cartography staff provided mapping services for practical land use research and applications.

## **Location**

The Town of Cedar Bluff is located in northeastern portion of Cherokee County, bordering the Appalachian foothills of northeastern Alabama. Nearby cities include Centre a close 5 miles to the southwest and Rome, GA 25 miles to the east. The metro-area of Gadsden, in Etowah County, is located a convenient 30 miles to the southwest and the City of Piedmont, in Calhoun County, lies about 35 miles to the south. Interstate 59, located 20 miles to the northwest, provides access to the Cities of Birmingham in the southwest and Chattanooga, TN in the northeast. For more details on Cedar Bluff's location in relation to other Alabama communities see Map #1: *Location*.

## **General Information**

The Town of Cedar Bluff (pop. 1,820 Census 2010) began as a meeting of roads between Livingston, GA, Lyerly, GA and Centre, AL established in the area known by the Cherokee Indians as "Costa" meaning coast. Cedar Bluff, established in 1836 as the county seat, was

originally named Jefferson. However, since there was another town in Alabama already called Jefferson, the name was changed to Cedar Bluff, deriving from the tall cedar tree bluffs stretching over the Coosa River. Cedar Bluff's major resource is Weiss Lake, a 33,000 acre Alabama Power Company impoundment, well known for its water recreation, formed in 1961 when Alabama Power finished construction of Leesburg dam, thus holding back the flow of the Coosa, Chattooga, and Little rivers, creating the Lake. Weiss Lake gives claim to being the "Crappie Capitol of the World" as known by amateur and professional fishermen, both nationally and internationally, as having the highest number of crappie counted to have been caught compared to any other place. Other natural attractions near Cedar Bluff include Little River Canyon National Preserve, a mile and a half wide natural canyon system, as part of the Cumberland Plateau section of the Appalachian Mountains, and Cherokee Rock Village, a 200+ acre park containing huge boulders, some as large as 200 feet tall.

Cedar Bluff also has sufficient access to public facilities and services in nearby communities of Cherokee County. The City of Centre, approximately 5 miles to the southwest, provides adequate facilities and services to its residents and those in the county and surrounding areas. As a means of promoting educational attainment and opportunity the city offers teaching and training through Gadsden State Community College annex, and the Cherokee County Career and Technical Center. Medical services are offered through Cherokee County Medical Center and air transportation for general aviation is available at the Municipal Airport.

## **Historical Background**

The Town of Cedar Bluff holds a background rich in culture and history. Prior to European settlement the lands of north Alabama, north Georgia, east Tennessee and North Carolina was home to the Cherokee Indians. First contact with Europeans occurred as early as 1540 when Spanish explorer Hernando DeSoto met with the Cherokee on the Coosa River near present day Cedar Bluff in Cherokee County.

In 1816, as the United States began to settle Indian land, General Andrew Jackson met with representatives of the Cherokee, Creek, and Chickasaw nations to ratify a peace treaty and establish territorial boundaries with the Indian Nation. Members of the Cherokees built allies with Jackson and fought with him in his victory over divisive Creeks in the Battle of Horseshoe Bend, in present day Tallapoosa County, thus strengthening the bond with the United States.

In 1826 the Cherokee began emulating western influence, forming a democratic government with a written constitution, two representative assemblies, regular elections, and a sophisticated court system. By 1835 the Cherokee had agreed to and signed over 30 treaties, however the U.S. broke all of them. In that same year action was taken to permanently remove the Cherokee from their land, as missionary and government agent J.F. Schermerhorn drew up a treaty ceding all Cherokee lands east of the Mississippi River to the U.S. and moving the Indians to the Territory of Oklahoma. In a vote at Red Clay, Tennessee this treaty was rejected by ninety-five percent of the voting Cherokee, but ratified by the U.S. Senate nonetheless. Government opposition arose with the help of Samuel Worcester, missionary to the Cherokee Nation, and Chief John Ross who carried the decision to the Supreme Court in the case Cherokee Indians vs. the State of Georgia. First Chief Justice John Marshall ruled in favor of the Indians with the dissent that the Indians

who entered the initial agreement were not legally empowered to do so. Ironically, the treaty was forced on them by their old ally, President Andrew Jackson, who made the statement, “John Marshall has made his decision, now let him enforce it!” With no policing power the Supreme Court could not act and the illegal treaty passed through. In 1838, just two years after Cherokee County was created, the U.S. Army forced the Cherokee, consisting mainly of women and children, from their homes and marched them west to Oklahoma on the infamous “Trail of Tears.” Many, due to sickness and old age, died along the way.

Settlement continued in Cherokee County, although times were hard for these early settlers. Land had to be cleared for farming and buildings constructed by hand. Corn had to be sent back to Georgia to the grist mill or pounded out to make cornmeal. The more serious problem, however, was the lack of law and a system of government to prosecute crime. Roving bands of lawless men called “slicks” freely terrorized the people thus bringing about a definitive need for county law enforcement and protection. Beginning January of 1836 the first court of Cherokee County was established and good citizens of the county came together to form an organized government.

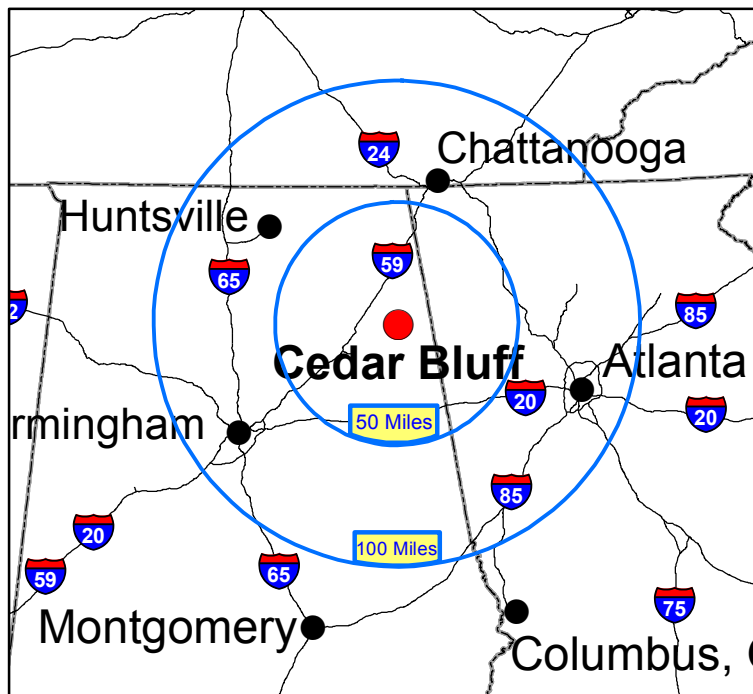
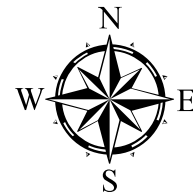
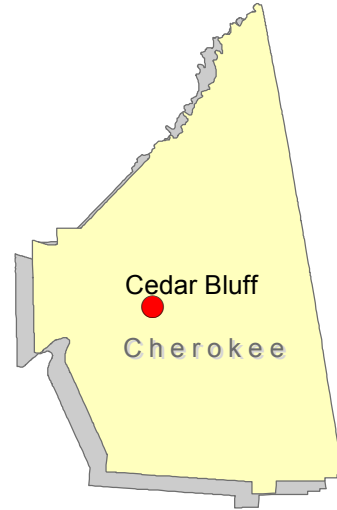
Throughout its history, farming has been the mainstay of Cherokee County’s economy, with the production of cotton, corn, and soybeans as the main crops. As a part of the Coosa River basin, the county has an abundance of fertile flat land in comparison to other, more mountainous counties in northeast Alabama. However in 1961 fishing and tourism sprang up as a result of the newly constructed dam near Leesburg, impounding water from the Coosa, Chattooga, and Little Rivers to form Weiss Lake.

The Civil War holds a significant place in Cedar Bluff’s history. To the east of town is the Civil War site where Confederate General Nathan Bedford Forrest defeated Abel Streight and his band of raiders. In addition, Cornwall Furnace, a Confederate Civil War Base, is located in Cedar Bluff. Cornwall Furnace was built, in 1862, by the Noble Brothers of Rome GA, under contract by the Confederate States to build a furnace for melting raw material in the production of iron. Iron ingots were then transported to a foundry in Rome, GA for the final transformation into weapons, such as guns, cannons, and ammunition, for the war effort. The furnace was named Cornwall after the town in England where James Noble Sr. immigrated from. The Confederacy employed approximately 1,000 men to construct the 35-foot tall furnace, over a period of seven months, with limestone block, extracted and chiseled, from the Coosa River. In 1864 Cornwall Furnace was captured by Union troops and knocked out of production. Despite General Sherman twice ordering to have the furnace destroyed it was instead put back into use in 1867, and then after another collapse and rebuilding, put out permanently in 1874. In 1972 Cornwall Furnace was listed on the National Register of Historic Places and in 1975 the Cherokee County Commission purchased the site for preservation and historical attraction.

Cedar Bluff is the home of John Burnett, who was elected to the U.S. Congress in 1899, and became known as the “father of the U.S. Immigration Law”. Burnett succeeded in passing the law after it was vetoed by Presidents Cleveland, Taft, and Wilson with a two-thirds Congressional vote in the Wilson Administration. He was the only Congressman born and raised in Cherokee County.

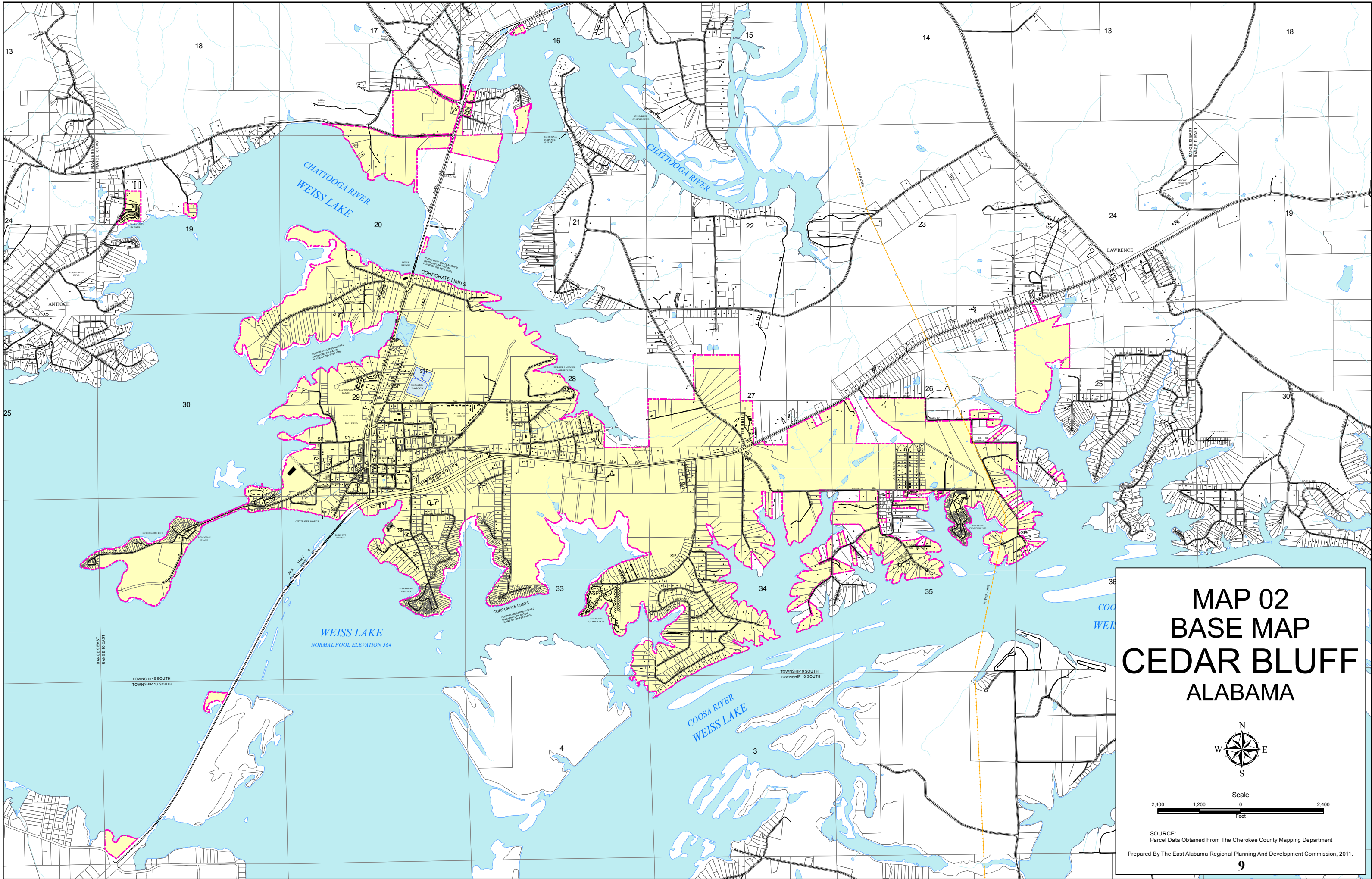


# MAP 1 LOCATION



SOUTHEASTERN U.S.





# MAP 02 BASE MAP CEDAR BLUFF ALABAMA



SOURCE:  
Parcel Data Obtained From The Cherokee County Mapping Department  
Prepared By The East Alabama Regional Planning And Development Commission, 2011.





# CHAPTER II: POPULATION

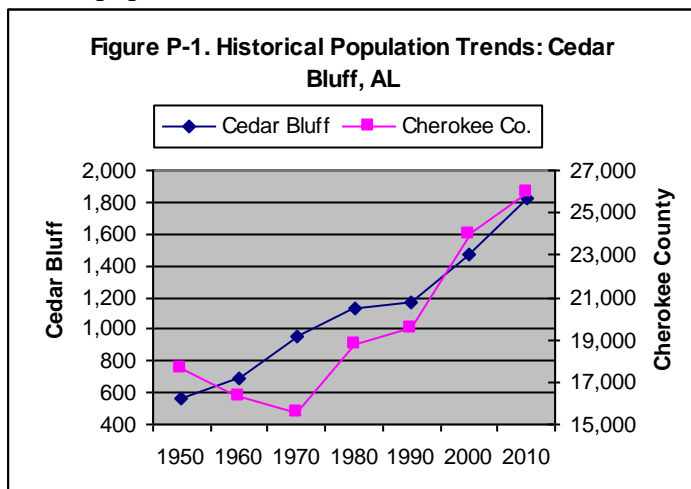
Population characteristics and trends play a pivotal role in the planning effort. Since people constitute a city, the general population creates a city’s identity, distinguishing it from other communities. Changes in population influence land use decisions, economic spending patterns and employment, public services, and needs for public improvements. Furthermore, a clear understanding of existing population characteristics and trends gives guidance to city officials for making the most informed and effective decisions in meeting growth and development needs in a diverse and changing community. The purpose of this chapter is to gain an understanding of population change and composition in the Town of Cedar Bluff 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 place of birth and residence patterns. Population composition includes elements such as age, racial, and gender distributions, marital status, and population density. Finally, an analytical summary of population 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.

Historically, Cedar Bluff has shown fairly consistent population growth, increasing from just over 563 people in 1950 to 1,820 in 2010. The most significant growth for the town occurred from 1960 to 1970 when Cedar Bluff grew from 687 to 956, an increase of 39%. From 1980 to 1990 Cedar Bluff’s population leveled off with little increase or decrease. However, this lull period was



immediately followed by a significant 25% increase from 1990 to 2000 and an additional 24% population increase in 2010. Cherokee County showed somewhat different trends, consistently decreasing in population from 1950 to 1970 and then rebounding in 1980 with a 20% increase. The county then maintained growth from 1980 to 2010. Figure P-1 displays historic population trends for the Town of Cedar Bluff and Cherokee County from 1950 to 2010.

Notice the town’s consistent growth compared to the county’s decline and increase. Population growth and decline in both the town and

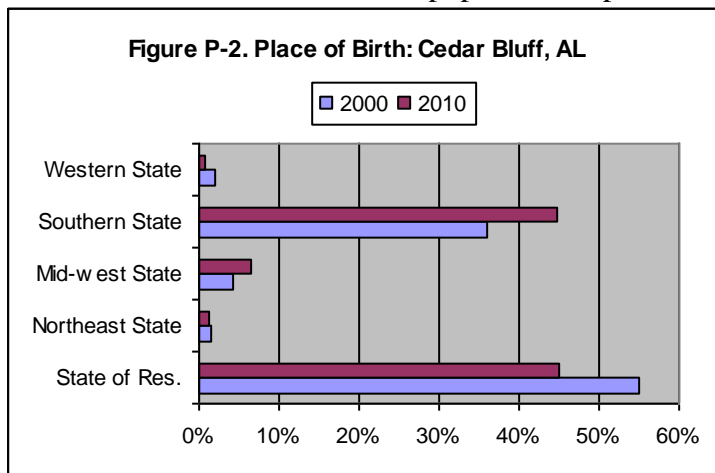
county could be attributed chiefly to the construction of Weiss Dam and subsequent formation of Weiss Lake Reservoir in 1961. From 1950 to 1970 Cedar Bluff increased in population substantially while Cherokee County decreased. This trend could be attributed to the influx of construction workers and engineers and their families moving to the town while large farming families in the county were displaced due to lake development. Between 1970 and 1990, town population leveled off while county population declined until 1970 and increased in 1980 suggesting that many new families in Cedar Bluff stayed in town. A decade later, the lake, as a general amenity, attracted new residents to the county and accompanying new home construction onward to 2010. Interestingly, Cedar Bluff experienced a significant decrease of 1,235 to 563 (-54%) in population between 1940 and 1950. As speculation this decrease could be attributed to World War II and the great depression in 1939. Alabama, meanwhile, grew consistently from 1950 to 2010, with no loss in population as did the US. This information indicates that Cedar Bluff underwent much more significant changes in population than Cherokee County, Alabama, and the US. Table P-1 examines historic population trends for Cedar Bluff, Cherokee County, Alabama, and the US from 1950 to 2010.

Year	Cedar Bluff	% Change	Cherokee Co.	% Change	Alabama	% Change	US	% Change
1950	563	--	17,634	--	3,061,743	--	151,325,798	--
1960	687	22.0%	16,303	-7.5%	3,266,740	6.7%	179,323,175	18.5%
1970	956	39.2%	15,606	-4.3%	3,444,165	5.4%	203,302,031	13.4%
1980	1,129	18.1%	18,760	20.2%	3,893,888	13.1%	226,542,199	11.4%
1990	1,174	4.0%	19,543	4.2%	4,040,587	3.8%	248,718,301	9.8%
2000	1,467	25.0%	23,988	22.7%	4,447,100	10.1%	281,421,906	13.1%
2010	1,820	24.1%	25,989	8.3%	4,779,736	7.5%	308,745,538	9.7%

Source: US Census of Population, 2010, 2000, 1990, and Cedar Bluff Land Use Plan 1988.

## Place of Birth

Place of birth data is useful in determining population trends through migration patterns in the city'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 Cedar Bluff had somewhat significant portion of its population migrate inward from other states and countries.

Cedar Bluff showed significant migration patterns. The slight majority of residents in Cedar Bluff, 55% in 2000, were born in Alabama. However, between 2000 and 2010 the town increased in residents born in another state by 56% and accounted for the considerable majority in 2010 at 65%,

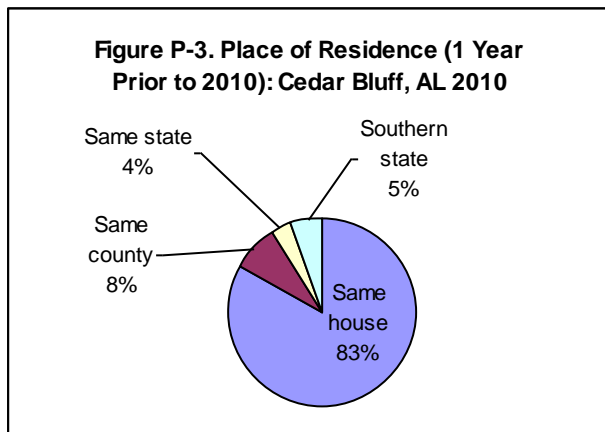
indicating substantial inward migration during this time. Figure P-2 shows place of birth for Cedar Bluff from 2000 to 2010. Between 2000 and 2010, the town increased by a significant 60% in

residents born in another Southern state, accounting for approximately 84% of residents born in another state and 44% of the total population in 2010. Residents born in a Midwestern state ranked a distant second accounting for approximately 12% of the residents born in another state and 6% of the total population in 2010. All residents born outside the U.S. were born abroad of their U.S. parents in both 2000 and 2010 while foreign born residents accounted for 0.8% of the population in 2000 and 1.7% in 2010. This information suggests that although the slight majority of Cedar Bluff residents were born in Alabama in 2000 substantial inward migration from other states, particularly other Southern states, resulted in the majority of town residents being born elsewhere in the US in 2010. For more information consult Table P-2: *Place of Birth* in Appendix A.

## Place of Residence

Place of residence is defined as: The area of residence 1 year prior to the reference date of those who reported moving to a different housing unit (U.S. Census Glossary). This data is useful to determine town migration patterns.

Cedar Bluff showed some significant transition (mobility) of residents to different homes from 2009 to 2010. The considerable majority (83%) of residents stayed in the same home during this time and 17% moved to another home. Approximately 8% of residents moved to another home



within Cherokee County, while 4% remained Alabama. All residents moving into Cedar Bluff from another state (5%) all came from another southern state. During this time no residents reported moving into town from somewhere outside the US or from a foreign country. Figure P-3 illustrates place of residence for residents living in Cedar Bluff or moving in from somewhere else from 2009 to 2010. Notice the substantial portion (83%) of all residents remaining in the same home during this time and also the portion of residents moving in from

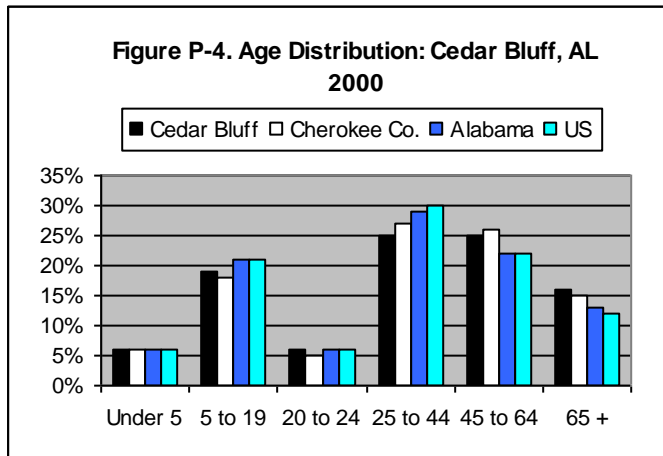
somewhere else in the county (which also includes residents moving to a different home in the city). This information indicates that Cedar Bluff sustained some transition, however, the substantial majority remained in their home of residence during this time. For more information consult Table P-3: *Place of Residence* in Appendix A.

## Population Composition

### Age Distribution

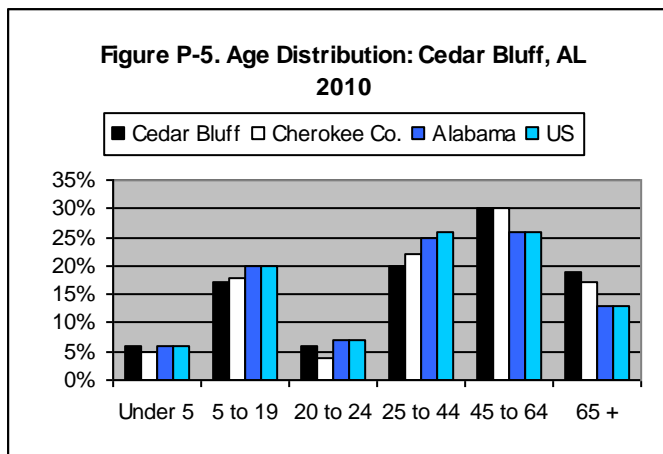
Age distribution is a critical element in any population study. A community must structure their budget and resources to meet a wide variety of residents' needs. Needs tend to differ significantly from one age group to another, therefore a proper understanding of age distribution in the community is 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 19), Young Adult/College Age (20

to 24), Young Adult/ Beginning Worker (25 to 44) Middle Age/Working Adult (44 to 64), and Senior/Retired (65+). Cedar Bluff age distribution followed similar patterns to Cherokee County, Alabama, and the US with the exception of showing higher portions of older population groups.



Between 2000 and 2010 the town increased in Middle Age/ Working Adult by a considerable 53%, while the county increased in this age group by 24% and the state and nation recorded 26% and 31% respectively. Senior/Retired population also grew substantially in Cedar Bluff, reporting an increase of 40%, while Cherokee County at 21%, Alabama at 13%, and the US at 15%, all reported considerably less growth in populations 65 and older. In 2010 the approximately 49% of the town’s population was aged 45 and older, while the county

recorded similar results at 48%, and the state (40%) and nation (39%) showed somewhat less representation. Figures P-4 and P-5 display percent age distribution for Cedar Bluff, Cherokee County, Alabama, and the US in 2000 and 2010. Notice the substantially larger town representation in the 65 and older age category compared to the county, state, and nation. Both the



town and county showed a considerably larger portion of 45 to 64 aged population in comparison to the state and nation in 2010. Younger populations, particularly in the 25 to 44 age category were significantly more prevalent in the county, state, and nation during this time. This information indicates that Cedar Bluff and Cherokee County have grown more substantially in older populations than Alabama and the US from 2000 to 2010. As a planning consideration, the town should plan to accommodate the needs of older residents, nearing or

currently retired, particularly in areas concerning healthcare, housing, and recreation.

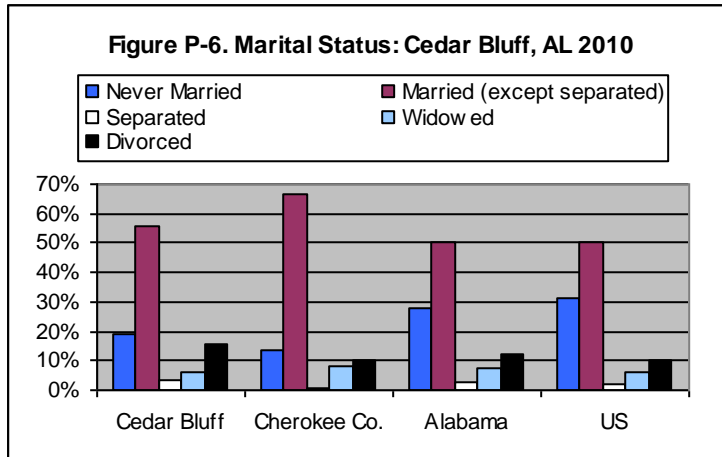
Median age for Cedar Bluff in 2000 was at 39 years and grew to 44 years in 2010. Cherokee County median age increased from 36 to 40 and the state showed an increase from 33 to 35 indicating substantially larger portions of younger population. For more information consult Tables P-4 and P-5: *Age Distribution* in Appendix A.

## 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 the Census Bureau, American Community Survey information cannot be safely compared with Census 2000 data, therefore, for the purposes of this study, only 2006-2010 ACS data has been examined.

According to 2006-2010 ACS data the dominant marital status for Cedar Bluff in 2010 was married (except separated) at 55%. Cherokee County reported a considerably higher portion of married at around 66% while both Alabama and the US recorded 50% at this time. Also in 2010 the town reported a significant portion of persons who had never married (19%), which ranked somewhat lower in county at 13%, but substantially higher in the state (27%) and nation (31%).

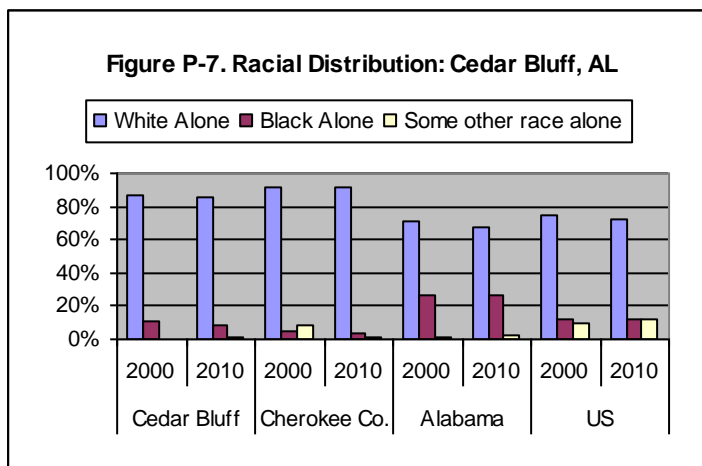


Cedar Bluff showed a somewhat considerably larger portion (15%) of divorcees compared to Cherokee County (10%), Alabama (11%) and the US (10%) while separated persons in town ranked on par with the county, state, and nation during this time. Figure P-6 illustrates marital status for Cedar Bluff, Cherokee County, Alabama, and the US in 2010. Notice the substantially dominant portion of married persons in the town, county, state, and nation and also the somewhat

larger portion of divorced persons in the city, compared to the county, state, and nation. This could be attributed to the town holding a significantly larger portion of older residents as previously discussed in the section on age distribution. For more information consult Table P-6: *Marital Status* in Appendix A.

## 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. Similar to



many communities in Alabama, Cedar Bluff is a predominantly white community. Approximately 87% of Cedar Bluff's population in 2000 was white and 86% in 2010, which was somewhat considerably less than Cherokee County at 92% in both years, and substantially higher than Alabama at 71% in 2000 and 68% in 2010, which has greater black populations. Both white and black populations in Cedar Bluff increased by 22% and 8% respectively, from 2000 to 2010, while "other" groups

(American Indians, Asians, and Pacific Islanders) have increased significantly, 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. Figure P-7 shows race distribution information for Cedar Bluff, Cherokee County, and Alabama between 2000 and 2010. Data indicated that the town, county and state had uncommonly high increases in “other” race groups. Cherokee County increased marginally 0.7% in blacks, and considerably more in white at 22%. Alabama increased by 6% in whites and 13% in blacks, with significantly larger portions of blacks. The nation, during this time, showed more diversity than the town, county, and state, with more representation of “other” races. This information indicates that racial distribution, during this time, was trending toward white populations in the county and black populations in the town and state, however, whites remained the dominant racial category overall. For more information consult Tables P-7 and P-8: *Racial Distribution* in Appendix A.

## **Gender Distribution**

In typical American communities females tend to slightly outnumber males, due primarily to higher male mortality rates and longer female life expectancy. Cedar Bluff closely followed this pattern, as well as Cherokee County and Alabama communities, in general. Cedar Bluff’s population, in 2000 comprised 45% male and 54% female and in 2010 recorded 48% and 51%, respectively, bringing the margin of difference considerably closer. Cherokee County reported 48% male and 50% female, in 2010, while Alabama showed 48% and 51%, respectively. For more information consult Table P-9: *Gender Distribution* in Appendix A.

## **Analytical Summary**

The analytical summary provides a general review of the topics discussed in each chapter and a brief assessment of each topic.

### ***Historical Population Trends***

Historically, Cedar Bluff has shown fairly consistent population growth, increasing from just over 563 people in 1950 to 1,820 in 2010. The most significant growth for the town occurred from 1960 to 1970 when Cedar Bluff grew from 687 to 956, an increase of 39%. From 1980 to 1990 Cedar Bluff's population leveled off with little increase or decrease. However, this lull period was immediately followed by a significant 25% increase from 1990 to 2000 and an additional 24% population increase in 2010.

Cherokee County showed somewhat substantially different trends, consistently decreasing in population from 1950 to 1970 and then rebounding in 1980 with a 20% increase. The county then maintained growth from 1980 to 2010.

**Assessment:** From 1950 to 1970 Cedar Bluff reported considerable population growth while Cherokee County showed substantial decline, then from 1970 to 2010 both the town and county showed significant and consistent growth.

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

The slight majority of residents in Cedar Bluff, 55% in 2000, were born in Alabama. However, between 2000 and 2010 the town increased in residents born in another state by 56% and accounted for the considerable majority in 2010 at 65%, indicating substantial inward migration during this time.

Between 2000 and 2010, the town increased by a significant 60% in residents born in another Southern state, accounting for approximately 84% of residents born in another state and 44% of the total population in 2010.

**Assessment:** Cedar Bluff in 2000 reported the slight majority of residents born in Alabama, however, in 2010, the portion of residents born in another state, particularly another Southern state, increased to substantially surpass those residents born in the state. This information indicates considerable in-migration to the town during this time.

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

The slight majority of residents in Cedar Bluff, 55% in 2000, were born in Alabama. However, between 2000 and 2010 the town increased in residents born in another state by 56% and accounted for the considerable majority in 2010 at 65%, indicating substantial inward migration during this time.

**Assessment:** Cedar Bluff, from 2000 to 2010, showed a substantial increase in residents born in another state, particularly in another southern state, indicating considerable inward migration.

### ***Age Distribution***

Between 2000 and 2010 Cedar Bluff increased in Middle Age/ Working Adult by a considerable 53%, while Cherokee County increased in this age group by 24% and Alabama and the US recorded 26% and 31% respectively. Senior/Retired population also grew substantially in Cedar Bluff, reporting an increase of 40%, while Cherokee County at 21%, Alabama at 13%, and the US at 15%, all reported considerably less growth in populations 65 and older. In 2010 the approximately 49% of the town's population was aged 45 and older, while the county recorded similar results at 48%, and the state (40%) and nation (39%) showed somewhat less representation.

**Median Age:** Median age for Cedar Bluff in 2000 was at 39 years and grew to 44 years in 2010. Cherokee County median age increased from 36 to 40 and the state showed an increase from 33 to 35 indicating substantially larger portions of younger population.

**Assessment:** Cedar Bluff, between 2000 and 2010, increased in older populations, particularly Seniors, but also Middle Age/ Working Adults, to a significantly greater extent than Cherokee County, Alabama, and the US.

### ***Marital Status***

The dominant marital status for Cedar Bluff in 2010 was married (except separated) at 55%. Cherokee County reported a considerably higher portion of married at around 66% while both Alabama and the US recorded 50% at this time. Also in 2010 the town reported a significant portion of persons who had never married (19%), which ranked somewhat lower in the county at 13%, but substantially higher in the state (27%) and nation (31%).

**Assessment:** Cedar Bluff, in 2010, ranked considerably lower than Cherokee County in married persons, but somewhat higher than Alabama and the US.

### ***Race Distribution***

Approximately 87% of Cedar Bluff's population in 2000 was white and 86% in 2010, which was somewhat considerably less than Cherokee County at 92% in both years, and substantially higher than Alabama at 71% in 2000 and 68% in 2010, which has greater black populations. Both white and black populations in Cedar Bluff increased by 22% and 8% respectfully, from 2000 to 2010.

**Assessment:** White was the significantly dominant race in Cedar Bluff between 2000 and 2010, however the town showed somewhat substantially more racial diversity than Cherokee County at this time, but significantly less diversity than Alabama and the US.



## ***Gender Distribution***

Cedar Bluff's population, in 2000 comprised 45% male and 54% female and in 2010 recorded 48% and 51%, respectively, bringing the margin of difference considerably closer. Cherokee County reported 48% male and 50% female, in 2010, while Alabama showed 48% and 51%, respectively.

**Assessment:** Cedar gender distribution, in 2010, showed slightly more females than males, similar to Cherokee County, Alabama, and the US at this time.



## **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. Cedar Bluff holds economic development potential as a small town adjacent to beautiful Weiss Lake. The town should continue to capitalize on lakefront living and outdoor water recreation as its major draw for business and quality residential development.

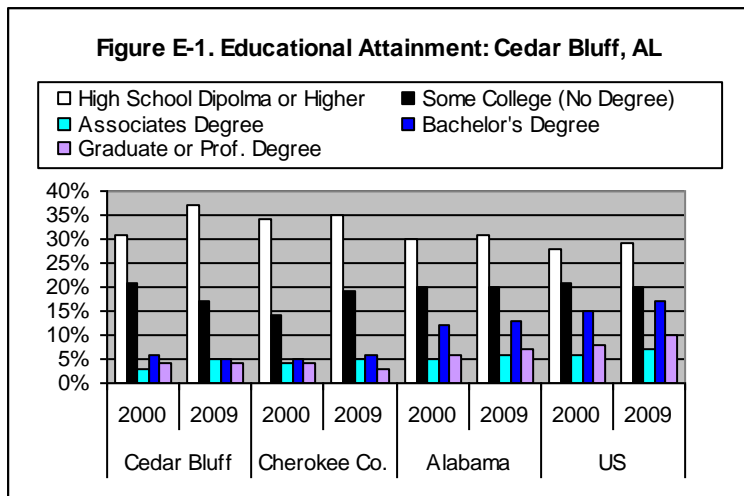
This chapter of the comprehensive plan examines the following economy related elements: educational attainment, income, commuting patterns, labor force participation and unemployment, class of worker, industrial composition, occupational status, and poverty. These elements for the town shall be compared to those of the county, state, and nation in order to establish a foundation for comparison. Economic information for this chapter has been obtained from the US Census 2000 as well as American Community Survey (ACS) estimates collected between the years of 2005-2009. However, due to variations in their data collection methodologies, much of the information presented from these sources cannot be compared together for trend analysis or should only be compared with caution. For example, one of the most significant differences between the US Census 2000 and the ACS is the data collection timeframe or reference period. All Census 2000 data was collected in 1999, while ACS data for small cities and towns, under 20,000 in population, was collected between the years of 2005 and 2009. This methodology was established in order to provide more recent data updates in 5 year increments as opposed to 10 year. Other methodology factors for consideration may include differences in question wording, tabulation, and universes. For purposes of a complete economic study each section of this chapter shall explain which aspects of the 2000 Census and ACS may be compared and trends shall be examined more closely when safe comparisons are deemed available between the two sources. General comparisons in data sources must be analyzed as speculation and only comparisons of percents, means, medians, and rates have been examined, not standard numbers, as recommended by the Census Bureau.

### **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.

According to Census Bureau analysts, educational attainment information between the 2000 Census and 2005-2009 ACS may be safely compared. In terms of educational attainment Cedar Bluff ranked comparable to Cherokee County and considerably behind Alabama and the US. In 2000, approximately 67% of the 25 and older population for Cedar Bluff and 63% for Cherokee County attained their high school diploma/equivalency or an attainment higher. Also in 2000, the

city showed 11% of the population earning a bachelors degree or higher compared to the county at 9%. Approximately 4% of the town’s population held a graduate or professional degree while the county also recorded 4%. However, 2009 data reported somewhat significant change as Cedar Bluff increased to 70% high school graduates or higher and the county also grew to 70%. The city dropped slightly in its portion of bachelor degree or higher holders from 11% to 9% while the county increased slightly from 9% to 10%. This information indicates that between 2000 and 2009 the town and county showed comparable increases in educational attainment for recipients HS diplomas or higher, but the town decreased in holders of bachelor degrees or higher while the county increased slightly. Alabama and the US outranked both Cedar Bluff and Cherokee County



in educational attainment considerably. 2000 Census information shows Alabama’s 25 and over population with bachelor’s degree or higher at approximately 19% and the US at 24%. In 2009 approximately 21% of the population in the state held a bachelors degree or higher while the nation recorded 27%. Figure E-1 examines educational attainment for Cedar Bluff, Cherokee County, Alabama, and the US between 2000 and 2009 (information based on 2005-2009 ACS Estimates).

Notice the significantly larger portion of bachelor and graduate/professional degree holders for the state and nation, compared to the town and county. This information overall suggests that Cedar Bluff declined slightly in educational attainment while Cherokee County, Alabama, and the US increased attainment. For more information consult Tables E-1 and E-2: *Educational Attainment* in Appendix B.

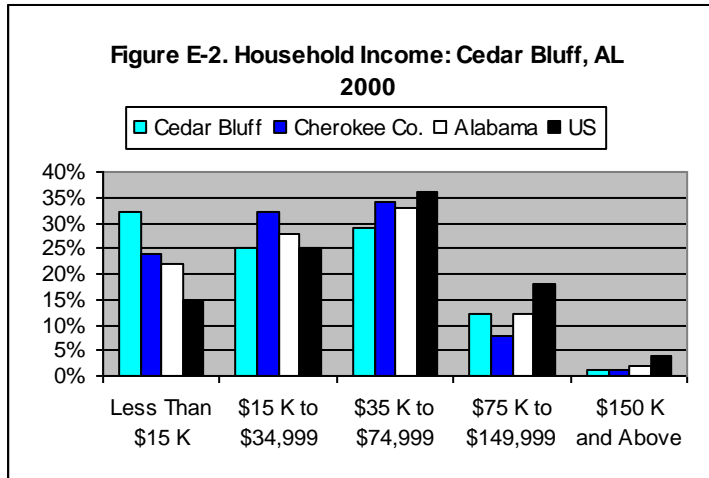
## Income

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

### Household Income

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

To gain a better understanding of how wealth is distributed throughout the community, an examination of the percent total and percentage change of households at different income levels (or brackets) was conducted. This information was obtained from the 2000 Census and American Community Survey (ACS) 2005-2009. The Census Bureau maintains that income information from these sources may be compared and analyzed, but only with substantial caution due to differences in the reference period in which the data was collected (See Economy Chapter

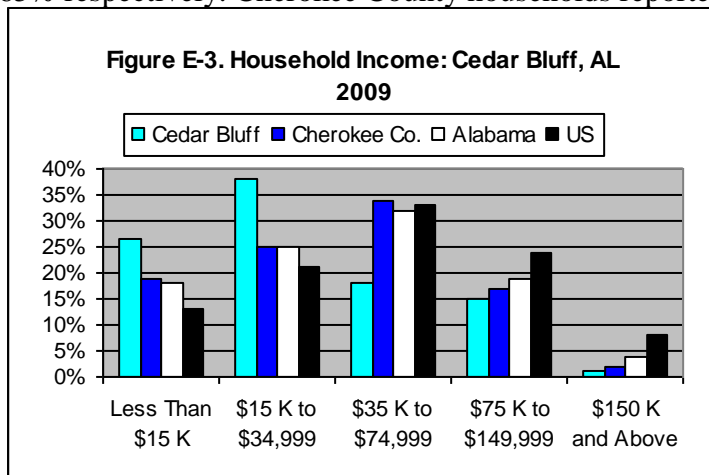


Introduction for more details). Inflation from 2000 to 2009 must also be considered when comparing changes in income during this time.

Between 2000 and 2009 Cedar Bluff's household income was considerably surpassed by Cherokee County, Alabama, and the US. Median household income in town rose from \$29,211 to \$29,321 a 0.4% increase, while the county MHI grew from \$30,874 to \$40,240 a 30% increase. The state's MHI climbed from \$34,135 to \$41,216,

an increase of 20%, while the nation increased from \$41,994 to \$51,425, a 22% increase. This information indicates that Cedar Bluff during this time had proportionately more households in lower income brackets than Cherokee County, Alabama, and the US.

A further examination of household income at the income bracket level shows that approximately 29% of the town's households earned between \$35,000 and \$74,999 in 2000 and 18% in 2009. The majority of Cedar Bluff households in both 2000 and 2009 earned less than \$35,000 at 57% and 65% respectively. Cherokee County households reported approximately 56% of households earning less than \$35,000 in 2000 and 44% in 2009. Alabama recorded 50% in 2000 and 43% in 2009 in this category while the US reported significantly lower portions at 41% and 34% respectively.



This information indicates that the town had significantly lower household income earnings than the county, state, and nation during this time. Figures E-2 and E-3 display household income for Cedar Bluff, Cherokee County, Alabama, and the US between 2000 and 2009. Notice the

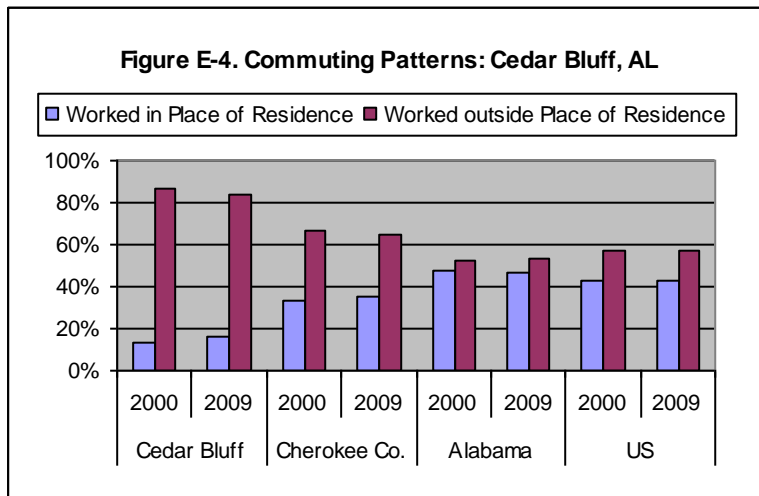
slightly higher portion of town households in the less than \$15,000 bracket in 2000 and the portion of town households earning between \$15,000 and \$34,999 in 2009. Cedar Bluff ranked substantially lower than Cherokee County, Alabama, and the US in the higher income brackets exceeding \$35,000 indicating that the city considerably lacked households earning high incomes. In 2009 approximately 16% of town households earned more than \$74,000 while the county

reported 20%, then state 24%, and the US 32%. Lower household incomes for Cedar Bluff suggest that most employment in the town have attributed low-paying, low skill occupations. The town could establish land use and zoning to protect homes and property values in areas useful for residential expansion. Cedar Bluff could also enhance utilities to serve these areas and promote the city as a beautiful and resourceful place to live. For more information consult Tables E-3 and E-4: *Household Income* in Appendix B.

## 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 town and its surrounding municipalities, thus advancing the local economy. This section of the economy chapter will examine such commuting information as place of work, commuting travel time, and means of transportation to give a complete picture of commuting within the Town of Cedar Bluff and provide suggestions for improving travel to and from work. According to the Census Bureau commuting data may be safely compared to the 2000 Census and 2005-2009 ACS.

Place of work was the major component in understanding commuting patterns with the two variables examined being those residents (workers 16 and older) who live in their place of residence (city/town) and work in their respective city/town along with those who live in the city/town, but commute outside the city/town to work. Census Bureau and ACS information show that between 2000 and 2009 the substantial majority of Cedar Bluff commuters lived in town and worked somewhere outside of town, 87% and 83% respectively while Cherokee County showed



substantially less workers (66%) commuting outside their respective cities of residence. Both Alabama, and the US reported much more even distribution of commuting patterns. Alabama recorded around 53% of workers commuting out of town and national trends reported 56%. This information indicates that Cedar Bluff, during this time, did not hold significant employment opportunities for it's residents, thus the majority of residents were forced to find work in another nearby

community, namely Centre to the southwest or Rome, GA to the east. Cedar Bluff may decide to take one of two approaches, or a combination thereof, in addressing this situation, each of which will shape its future considerably. One approach would be to attract more business and job opportunity to the community. The town could actively recruit business along major roadways and annex new areas, particularly adjacent Weiss Lake. The town would need to provide the necessary water and sewer infrastructure for business and work with local schools to enhance education and workforce training, thus improving the labor pool for companies to draw from. As another

alternative, Cedar Bluff could promote the town as a great place to live by improving housing and providing the necessary infrastructure into neighborhoods for residential expansion. Figure E-4 exhibits commuting patterns for Cedar Bluff, Cherokee County, Alabama, and the US between 2000 and 2009. Notice the significantly larger portion of town residents commuting out of town to work, compared to those residents in the county, state, and nation. For more information consult Tables E-5 and E-6: *Commuting Patterns* in Appendix B.

A further study of commuting patterns examines work-related travel within in the county of residence and state of residence. Variables explored in this case consisted of data pertaining to commuters who lived in the county and worked in the county and those who lived and worked in their state of residence. The majority of Cedar Bluff workers (60% in 2000 and 61% in 2009) lived and worked in Alabama, however, a significant portion of around 39% of Cedar Bluff residents traveled out of state to work, possibly to Rome, Georgia or the outskirts of Atlanta. Approximately 14% of the town's working residents commuted to another county in Alabama for work.

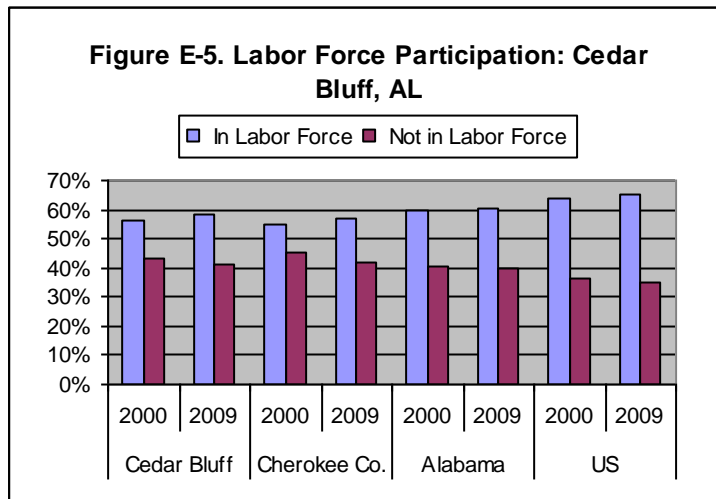
Means of transportation for Cedar Bluff were also examined. These transportation means are categorized as the following: 1) Personal Vehicle (drove alone), 2) Vehicle (carpool), 3) Public Transportation (including taxi), 4) Walked, 5) Other means, 6) Worked at Home. As a special note, the ACS excludes taxis from the "public transportation" category and includes them with "other means" while the Census includes them in "public transportation". The most popular means of transportation, according to Census data and national trends, has been the personal automobile with a single occupant with carpooling a distant second. This trend has been shown to a more prevalent extent in Cedar Bluff with approximately 84% of all workers in 2000 driving a personal vehicle alone to work and 85% driving alone in 2009. Cherokee County showed a slight decrease in commuters driving alone from 81% to 77% while Alabama reported around 83% to 84% of workers driving alone in both 2000 and 2009 and the US recorded 75% during this time. These figures suggest that Cedar Bluff commuters tended to rely on personal vehicular transportation to a somewhat greater extent than commuters in Cherokee County and Alabama, and a significantly greater extent than the US.

In addition to means of transportation, travel time to work was also examined. According to Census 2000 and ACS 2005-2009 data, Cedar Bluff worker commute times decreased somewhat from an average of 27 minutes to 25 minutes. Cherokee County showed a slight decrease in commute times from 30 minutes to 27 while Alabama also showed a minor decrease from 24 minutes to 23. National commuting figures remained the same at 25 minutes. For more information consult Tables E-7 and E-8: *Commuting Means* in Appendix B.

## **Labor Force Participation and Unemployment**

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

Concerning labor force participation growth, Cedar Bluff ranked fairly even with in Cherokee County and Alabama, but fell somewhat short of the US. Between 2000 and 2009 the city increased in labor force participation from 56% of the 16 and over population to 58%, while Cherokee County grew slightly from 55% to 57%. Alabama increased slightly from 59% to 60% and the US increased in labor force participation from 63% to 65%. This information indicates that



the town remained substantially on par in terms of labor force participation. Figure E-5 exhibits labor force participation for Cedar Bluff, Cherokee County, Alabama, and the US between 2000 and 2009. Notice the town's comparable participation to the county, state, and nation. This could be attributed to a fairly stable job market based on commercial opportunities pertaining to Weiss Lake as a major recreational draw. As a cautionary note, the data between Census 2000 and ACS 2005-2009 should be compared with the

understanding that reference periods for the two sources are different. The reference period for Census 2000 was the week prior to Census Day April 1, 2000 while the reference period for ACS 2005-2009 was revolving based on when the respondent completed survey or the field representative conducted the interview.

Although Cedar Bluff showed good labor force participation, the town showed considerably high unemployment. Considering civilian workforce unemployment, which pertains to labor force workers of non-military status age 16 years and older, Cedar Bluff increased from 7% in 2000 to 19% in 2009 while Cherokee County grew somewhat less significantly from 3% to 11%. Both Alabama and the US reported similarly less unemployment with 7% in 2009. This information indicates that the town and county had a considerable larger portion of unemployment than both the state and nation during this time. For more information consult Tables E-9 and E-10 *Labor Force Participation* in Appendix B.

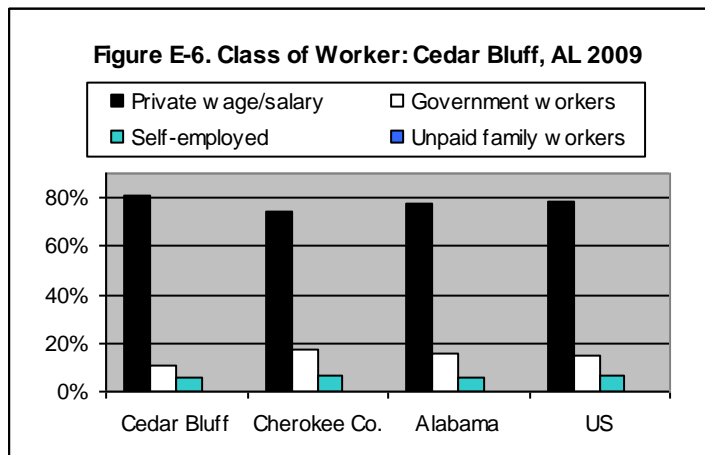
## Class of Worker

An examination of class of worker gives a community a better understanding of the general types of workers in the city and their respective means of generating income. Class of worker information has been organized into four categories: 1) Private wage and salary workers, 2) Government workers, 3) Self-employed in own not incorporated business workers, 4) Unpaid family workers. Concerning trend analysis, comparisons of data between the 2000 Census and ACS 2005-2009 cannot be conducted due to the use of different tabulation categories. Also the 2000 Census tables did not account for the "full-time, year round" population. For the purposes of this study, only information from the ACS 2005-2009 has been used.

According to ACS 2005-2009 data the considerable majority (81%) of Cedar Bluff of workers received a private wage or salary as did workers in Cherokee County (74%), Alabama (77%) and



the US (78%). The town showed a slightly smaller portion of government workers at 11% than the county at 17% and the state at 16%. The US reported 14% in government workers. Figure E-6 examines class of worker for Cedar Bluff, Cherokee County, Alabama, and the US in 2009. Notice



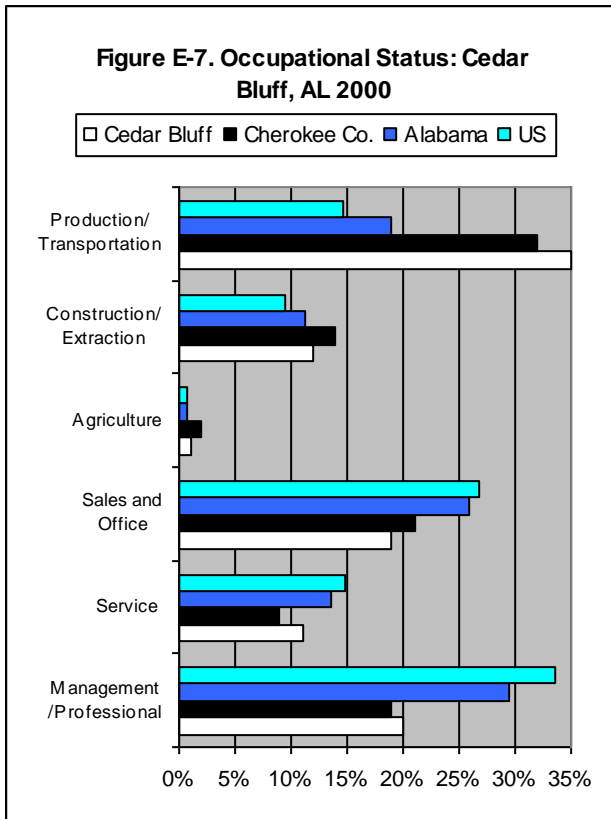
that the substantial majority of workers in the town, county, state, and nation received either a private wage or salary. Also, Cedar Bluff showed a slightly smaller portion of government and workers than Cherokee County, Alabama, and the US. This information suggests that the town has a slightly larger portion of blue-collar, private wage earners than the county, state, and nation and a smaller portion of white-collar government and administrative workers. As a planning consideration,

Cedar Bluff could strive to promote and encourage government and administrative-related professions in order to increase job opportunities. For more information consult Table E-11: *Class of Worker* in Appendix B.

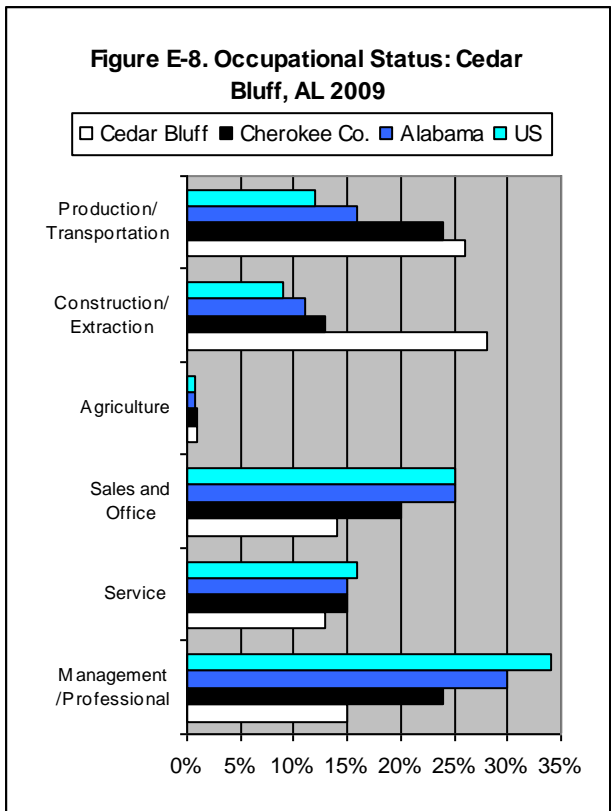
## Occupational Status

Every economically viable community has a variety of occupations through which services are performed and money is circulated. A study of occupational status shows what kind of labor is being utilized in a community. This information is useful for determining where job opportunities exist and where job growth is most or least likely to occur. Occupation describes the kind of work a person does on the job. For people working two or more occupations during the reference week data was collected the occupation in which the employee worked the greatest number of hours was accounted as the person's occupation. In order to categorize occupations, occupational status has been divided into 6 categories, which include: 1) Management / Professional Related—which constitutes business and financial operators and specialists, architects, engineers, legal occupations, computer specialists, social services, and technical healthcare occupations, 2) Services—consisting of healthcare support, firefighting and law enforcement, ground and building maintenance, hotel and food accommodation, arts, entertainment, education, recreation, and personal care services, 3) Sales / Office—sales and related, and administrative, 4) Agriculture—which includes fishing, farming, and forestry operations, 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.

Occupational status comparisons between 2000 Census and ACS 2005-2009 information has been accepted by the Census Bureau, however, caution must be noted due to changes in tabulation. For ACS 2005-2009 data 2002 NAICS (North American Industry Classification System) codes were mapped to the most equivalent 2007 codes, while 2000 Census information were based on 1997 codes. Codes and descriptions in the Electronic Shopping, Wholesale, and Information categories have been changed.



Cedar Bluff occupation status showed some similarities to Cherokee County, but considerable differences compared to Alabama and the US. The major occupations for Cedar Bluff in 2000 constituted Production/Transportation at 35% of all occupations and Management/Professional at 20%, followed closely by Sales and Office (19%). These town trends were similar to the county with Production/Transportation at 32%, Sales/Office at 21% and Professional Management at 19%. However, in 2000 both Alabama and the US reported a considerably larger portion of Management/Professional occupations, at 29% and 33%, respectively than shown in Cedar Bluff and Cherokee County and a substantially smaller portion of Production/Transportation, thus indicating significantly larger portions of white-collar workers than blue-collar. Figure E-7 examines occupational status for Cedar Bluff, Cherokee County, Alabama, and the US in 2000 while Figure E-8 compares the same places with data for 2009.

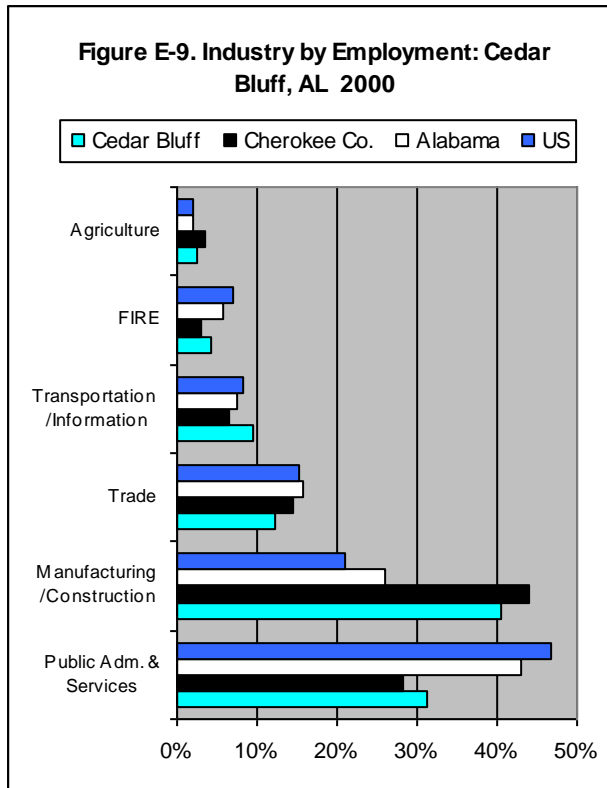


Between 2000 and 2009, Cedar Bluff more than doubled in Construction/Extraction from 12% of all occupations to 28%, making this occupation the most prevalent for the town in 2009. As a comparison, neither Cherokee County, Alabama nor the US exceeded 13% in Construction/Extraction, suggesting that resident workers of Cedar Bluff held a significantly larger portion of building and/or mining operation jobs than resident workers in most other places in the county, state, and nation. In 2009 the slight majority (54%) of all town occupations accounted for either Production/Transportation or Construction/Extraction jobs. Compared to Cherokee County approximately 37% of all occupations were accounted in one of these categories, while Alabama reported 27% and the US at 21%. Also from 2000 to 2009 Cedar Bluff decreased significantly in

Production/Transportation from 35% to 26% and in Management/Professional from 20% to 15%. Cherokee County declined considerably in Production/Transportation dropping from 32% to 24%, however, the county grew somewhat significantly in Management/Professional from 19% to 24%. Both Alabama and the US showed minor change in these occupations. Alabama increased from 29% to 30% in Management/Professional while the US climbed from 33% to 34%. In Production/Transportation Alabama decreased from 19% to 16% and the US declined from 14% to 12%. This information indicates that Cedar Bluff held a slightly larger portion of blue-collar occupations than Cherokee County and a significantly larger portion of blue-collar than Alabama and the US. For more information consult Tables E-12 and E-13: *Occupational Status* in Appendix B.

## Industrial Composition

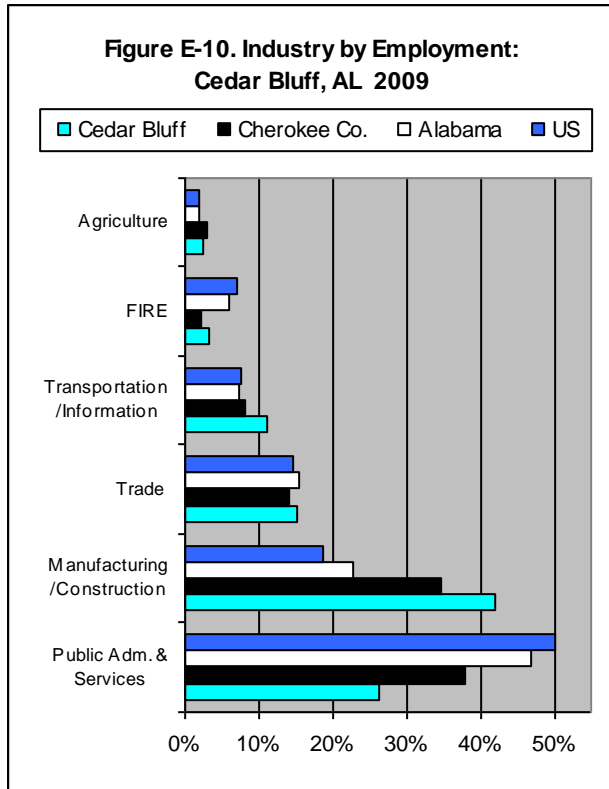
Any economically prosperous community will have a diverse and changing economic base, offering a variety of job opportunities and services to its population. As markets change and demand for specified goods and services increase or decrease, industrial sectors will vary in size and in their influence on the overall industrial composition and economic welfare of the community; therefore, a proper examination of industrial composition is necessary to plan for economic development and opportunities. This section of the economy chapter focuses on



industrial composition by industry employment. For categorization purposes, industries have been separated into 9 industrial sectors, which include: 1) Agriculture—consisting of such industries as agriculture, forestry, fishing, hunting, and mining, 2) Construction, 3) Manufacturing, 4) Wholesale Trade, 5) Retail Trade, 6) Transportation—including warehousing and utilities, 7) Information, 8) FIRE (Finance, Insurance, Real-Estate), 9) Services—which entails professional, scientific, administrative, waste management, arts, education, healthcare and social assistance, food accommodation, and other services except public administration, 10) Public Administration. According to the Census Bureau, industrial data between the 2000 Census and ACS 2005-2009 may be compared, but with caution due to the same tabulation differences as occupational information previously explained in the occupation status section.

An examination of industrial composition shows the most dominant industry for Cedar Bluff being Manufacturing in 2000 at 31% of all town industries and in 2009 at 25%. The construction industry doubled in Cedar Bluff from 8% in 2000 to 16% in 2009, which could be attributed to the substantial Construction/Extraction occupational growth as previously examined in the Occupational Status section of this chapter. This information indicates that Construction, rather

than Extraction occupations, could have attributed more to blue-collar jobs in town. Manufacturing and Construction together accounted for 40% of all town industries in 2000 and 42% in 2009, indicating that even with a somewhat significant decrease in manufacturing, town blue-collar industries showed some growth. Manufacturing industries showed an even more



substantial decline in Cherokee County, dropping from 35% to 26% while Alabama declined from 18% to 14% and US Manufacturing scaled down from 14% to 11%, suggesting this industry as unstable, possibly due to company outsourcing at a nation-wide level. Figures E-9 and E-10 show Industry by Employment for Cedar Bluff, Cherokee County, Alabama, and the US in 2000 and 2009. Notice the most significant representation of Manufacturing/Construction for the town and county in comparison to the state and nation.

Services were shown as the second most prevalent industry in Cedar Bluff. In 2000, Services accounted for 28% of all town industries and in 2009 constituted 24%. Public Administration, at around 2%, combined with Services accounted for 31% of all town industries in 2000 and 26% in 2009. Cherokee County Services reported 24% in 2000 showed a slightly smaller portion of industries than Cedar

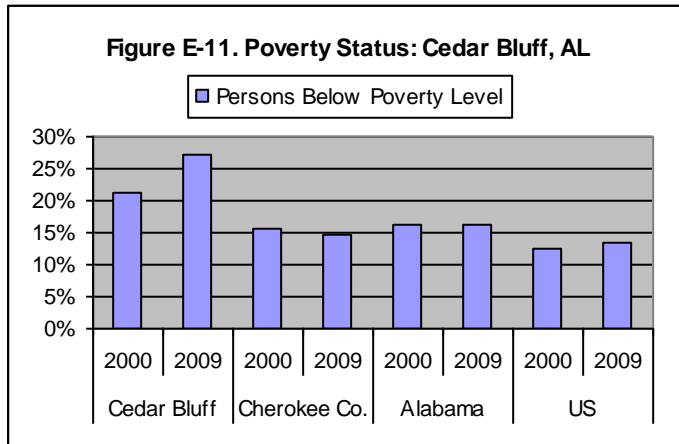
Bluff, however, in 2009 county Services increased considerably to 32% while the town decreased. From 2000 to 2009 Services grew slightly in Alabama from 37% to 41% and in the US from 42% to 45%, indicating a considerably larger portion of industries, and showing more stability. Retail Trade also played a significant role in Cedar Bluff's economy. Between 2000 and 2009 the town's Retail Trade climbed somewhat substantially from 9% to 14% while Cherokee County declined from a minor 11% to 10%. Both Alabama and the US remained stable at 12% and 11% respectively. Wholesale Trade in the town, county, and state decreased from 3% to 1% and in the nation from 3% to 2%. This information for Services and Retail Trade along with Manufacturing indicate a significant increase for the Cedar Bluff in blue-collar jobs and decrease in white-collar jobs while Cherokee County, Alabama, and the US decreased in blue-collar jobs and increased in white-collar. As a planning consideration the town could seek to diversify its economy by promoting and encouraging professional and high-skilled job creation and development through its schools and business recruitment. For more detailed information consult Tables E-14 and E-15 Industry by Employment in Appendix B.

## 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. According to the Census Bureau, poverty status may be compared, but with caution due to reference period issues.

In terms of poverty status, Cedar Bluff lagged considerably behind Cherokee County, Alabama, and the US. Between 2000 and 2009 Cedar Bluff increased in persons below poverty level from



21% of all individuals in the town to 27% while Cherokee County declined slightly in individual poverty 15% to 14%. Alabama remained at 15% poverty while the US climbed slightly from 12% to 13% during this time. Figure E-11 displays information pertaining to percent persons below poverty level for Cedar Bluff, Cherokee County, Alabama, and the US from 2000 to 2009. Notice the substantially larger portion of persons below poverty level in town, as compared to the county, state, and nation. This could

be attributed to higher unemployment in the town and a larger portion of blue-collar jobs as mentioned in previous sections pertaining to unemployment and occupational status and industrial composition.

Family poverty showed similar trends. Between 2000 and 2009 family poverty for Cedar Bluff increased from 19% of all families to 26% while Cherokee County decreased in family poverty from 11% to 10%. Both Alabama and the US remained stationary at 12% and 9%, respectively. As a planning consideration, Cedar Bluff should seek to alleviate poverty by promoting and encouraging skilled job training in the High School and recruit business which would draw its labor force from the community. The town should also consider encouraging the High School to work with local colleges to promote skilled labor force development in areas where the town lacks. Cedar Bluff could also host job fairs and advertise new employment positions and opportunities through its website. For more information on poverty status consult Tables E-16 and E-17: *Poverty Status* in Appendix B.

## Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter and gives a broad assessment of the information provided.

### Educational Attainment

**High School Attainment or Higher:** In 2000, approximately 67% of the 25 and older population for Cedar Bluff and 63% for Cherokee County attained their high school diploma/equivalency or an attainment higher. However, 2009 data reported somewhat significant change as Cedar Bluff increased to 70% high school graduates or higher and the county also grew to 70%.

**Bachelors' Degree or Higher:** Between 2000 and 2009 the town dropped slightly in its portion of bachelor degree or higher holders from 11% to 9% while the county increased slightly from 9% to 10%. 2000 Census information shows Alabama's 25 and over population with bachelor's degree or higher at approximately 19% and the US at 24%. In 2009 approximately 21% of the population in the state held a bachelors degree or higher while the nation recorded 27%.

**Assessment:** Cedar Bluff ranked low in educational attainment. Although Cedar Bluff's educational attainment ranked comparably with Cherokee County, the town still fell considerably short of state and national trends, particularly with bachelor degree or higher recipients.

### Income—Household Income

**Median Household Income:** Between 2000 and 2009 Cedar Bluff's household income was considerably surpassed by Cherokee County, Alabama, and the US. Median household income in town rose from \$29,211 to \$29,321 a 0.4% increase, while the county MHI grew from \$30,874 to \$40,240 a 30% increase. The state's MHI climbed from \$34,135 to \$41,216, an increase of 20%, while the nation increased from \$41,994 to \$51,425, a 22% increase.

**Household Income—\$35,000 or Less:** The majority of Cedar Bluff households in both 2000 and 2009 earned less than \$35,000 at 57% and 65% respectively. Cherokee County households reported approximately 56% of households earning less than \$35,000 in 2000 and 44% in 2009. Alabama recorded 50% in 2000 and 43% in 2009 in this category while the US reported significantly lower portions at 41% and 34% respectively.

**Assessment:** Cedar Bluff ranked low in household income. The town fell considerably short of county, state, and national median household income levels in 2009.

### Commuting Patterns

**Place of Work:** Between 2000 and 2009 the substantial majority of Cedar Bluff commuters lived in town and worked somewhere outside of town, 87% and 83% respectively while Cherokee County showed substantially less workers (66%) commuting outside their respective cities of residence. Both Alabama, and the US reported much more even distribution of commuting

patterns. Alabama recorded around 53% of workers commuting out of town and national trends reported 56%.

**Out-of-County Commuting:** The majority of Cedar Bluff workers (60% in 2000 and 61% in 2009) lived and worked in Alabama, however, a significant portion of around 39% of Cedar Bluff residents traveled out of state to work, possibly to Rome, Georgia or the outskirts of Atlanta. Approximately 14% of the town's working residents commuted to another county in Alabama for work.

**Means of Transportation:** Approximately 84% of all town workers in 2000 drove a personal vehicle alone to work and 85% drove alone in 2009. Cherokee County showed a slight decrease in commuters driving alone from 81% to 77%. Alabama reported around 83% to 84% of workers driving alone in both 2000 and 2009 while the US recorded 75% for both years.

**Travel Time to Work:** Cedar Bluff worker commute times decreased somewhat from an average of 27 minutes to 25 minutes. Cherokee County showed a slight decrease in commute times from 30 minutes to 27 while Alabama also showed a minor decrease from 24 minutes to 23. National commuting figures remained the same at 25 minutes.

**Assessment:** The substantial majority (85% in 2009) of Cedar Bluff workers commute outside town for work, which was a considerably larger portion of workers than those shown commuting at the county, state, and national level. A significant portion of Cedar Bluff workers commuted out of state, most likely to Rome, GA. Consistent with county, state, and national trends, the personal automobile with a lone driver was the most prevalent means of transportation with average travel time to work around 25 minutes.

## **Labor Force Participation and Unemployment**

**Labor Force Participation:** Between 2000 and 2009 Cedar Bluff increased in labor force participation from 56% of the 16 and over population to 58%, while Cherokee County grew slightly from 55% to 57%. Alabama increased slightly in labor force participation from 59% to 60% and the US increased from 63% to 65%.

**Unemployment:** Considering civilian workforce unemployment alone, which pertains to labor force workers of non-military status age 16 years and older, Cedar Bluff increased from 7% in 2000 to 19% in 2009 while Cherokee County grew somewhat less significantly from 3% to 11%. Both Alabama and the US reported similarly less unemployment with 7% in 2009.

**Assessment:** In terms of labor force participation, between 2000 and 2009, Cedar Bluff ranked fairly on par with Cherokee County, Alabama, and the US. However, the town held substantially higher civilian labor force unemployment compared to the county, state, and nation during this time.

## Class of Worker

**Private wage/salary:** The considerable majority (81%) of Cedar Bluff workers received a private wage or salary as did workers in Cherokee County (74%), Alabama (77%) and the US (78%).

**Government worker:** The town showed a slightly smaller portion of government workers at 11% than the county at 17% and the state at 16%. The US reported 14% in government workers.

**Assessment:** Cedar Bluff showed a considerably larger portion of private wage/salary workers than Cherokee County, Alabama, and the US and significantly less government paid workers.

## Occupational Status

**Construction/Extraction:** Between 2000 and 2009, Cedar Bluff more than doubled in Construction/Extraction from 12% of all occupations to 28%, making this occupation the most prevalent for the city in 2009. As a comparison, neither Cherokee County, Alabama nor the US exceeded 13% in Construction/Extraction, suggesting that resident workers of Cedar Bluff held a significantly larger portion of building and/or mining operation jobs than resident workers in most other places in the county, state, and nation.

**Management/Professional:** Cedar Bluff declined in Management/Professional occupation from 20% to 15%, however, Cherokee County grew somewhat significantly in this occupation status from 19% to 24%. Alabama increased from 29% to 30% in Management/Professional while the US climbed from 33% to 34%.

**Production/Transportation:** Also between 2000 and 2009 Cedar Bluff decreased significantly in Production/Transportation from 35% to 26% as did Cherokee County declining from 32% to 24%. Alabama decreased from 19% to 16% and the US declined from 14% to 12% in this occupation.

**Assessment:** Cedar Bluff doubled employment in Construction/Extraction while Cherokee County, Alabama, and the US remained fairly stationary in this occupation. The town also declined significantly in Production/Transportation, but still ranked substantially higher in this occupation compared to the state and nation, indicating that the larger portion of jobs in the town constitute blue-collar employment.

## Industrial Composition

**Manufacturing:** The most dominant industry for Cedar Bluff was Manufacturing in 2000 at 31% of all city industries and in 2009 at 25%. Manufacturing industries showed an even more substantial decline in Cherokee County, dropping from 35% to 26% while Alabama declined from 18% to 14% and Manufacturing scaled down from 14% to 11%.

**Services:** In 2000, Services accounted for 28% of all city industries and in 2009 constituted 24%. Cherokee County Services reported 24% in 2000, however, in 2009 Services increased



considerably to 32%. From 2000 to 2009 Services grew slightly in Alabama from 37% to 41% and in the US from 42% to 45%.

**Retail Trade:** Between 2000 and 2009 Cedar Bluff's Retail Trade climbed somewhat substantially from 9% to 14% while Cherokee County declined from a minor 11% to 10%. Both Alabama and the US remained stable at 12% and 11% respectively.

**Assessment:** Manufacturing accounted for the largest portion of industries in Cedar Bluff, followed closely by Services. These industries were also the most prevalent in Cherokee County, Alabama, and the US, however, the county, state, and nation exceeded the town in Services and the town excelled in Manufacturing, thus suggesting a proportionately larger blue-collar workforce in town.

## **Poverty Status**

**Individuals Below Poverty Level:** Between 2000 and 2009 Cedar Bluff increased in persons below poverty level from 21% of all individuals in the town to 27% while Cherokee County declined slightly in individual poverty from 15% to 14%. Alabama remained at 15% poverty while the US climbed slightly from 12% to 13% during this time.

**Families Below Poverty Level:** Family poverty showed similar trends. Between 2000 and 2009 family poverty for Cedar Bluff increased substantially from 19% of all families to 26% while Cherokee County decreased slightly in family poverty from 11% to 10%. Both Alabama and the US remained stationary at 12% and 9%, respectively.

**Assessment:** In terms of poverty status, Cedar Bluff, between 2000 and 2009, showed considerably higher individual and family poverty than Cherokee County, Alabama, and the US.



## **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 community housing needs. The Town of Cedar Bluff recognizes these needs and has taken action to address concerns. This chapter examines housing characteristics such as unit types, tenure and occupancy status, vacancy status, household size, housing stock age, physical and selected physical housing conditions, value, and affordability.

Housing information was collected from the US 2000 Census and US 2010 Census and the 2006-2010 American Community Survey (ACS). Census 2000 and 2010 information is used as 100-percent count benchmark data for people and housing, and collected once every 10 years during the year prior to dissemination, while the 2006-2010 ACS consists of estimate data updated yearly, and collected within a 5-year timeframe, for communities with a population of less than 20,000 people. The Census Bureau provides both forms of information in order to offer the most accurate data (every 10 years in the Census) as well as the most recent (in the ACS working on yearly schedule). Housing information such as tenure and occupancy, and vacancy status have been obtained from the 2000 and 2010 Census while data pertaining to units by type, household size, housing stock age, selected physical housing conditions, housing value, gross rent, and owner and renter affordability have been drawn from ACS. Physical housing conditions have been obtained from a special EARPDC observational survey conducted in 2011.

For comparative purposes and trend analysis, housing information from Census 2000 has been examined, however, according to Census Bureau experts, certain data characteristics in Census 2000 cannot be safely compared with the American Community Survey due to differences in data collection methodology. The Census Bureau has determined that the following housing characteristics for Census 2000 and ACS may be safely compared: units in structure (units by type), tenure and occupancy, household size, kitchen facilities and plumbing facilities (selected physical housing conditions), home value (owner-occupied housing). Characteristics that may not be safely compared: year structure built (housing stock age), gross rent, and gross rent as a percentage of household income (affordability). For this study these characteristics have only been examined through the 2006-2010 ACS. Vacancy status should only compare Census 2000 data with Census 2010.

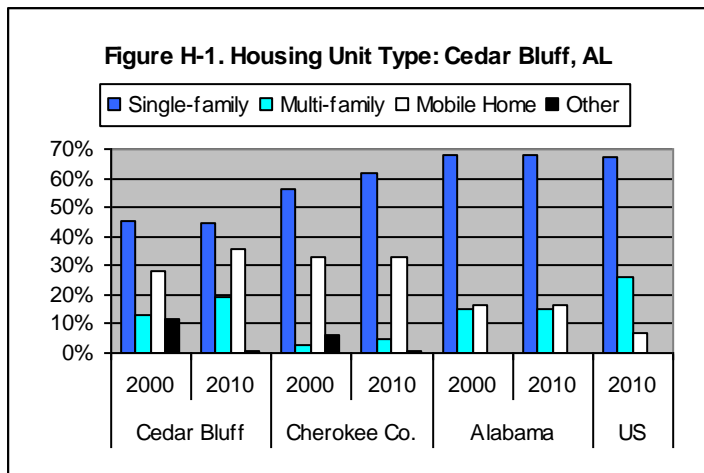
### **Housing Inventory**

#### **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. Cedar Bluff 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.

Single-family housing for Cedar Bluff was the substantially dominant housing unit increasing from 451 units (45% of the housing stock) in 2000 to 558 units in 2010 (44% of the housing stock), a 23% increase. However, during this time, mobile home development increased significantly from 278 units (28%) to 441 (35%), a 58% increase. Multi-family homes also increased in the town by 78% accounting for 19% of the housing stock in 2010. Cherokee County, in 2010, showed a considerably larger portion (61%) of single-family housing than Cedar Bluff along with a similar portion of mobile home units at 32%. However the county reported significantly less multi-family (4%) than the town, indicating significantly less housing diversity. Alabama, during this time, reported slightly less multi-family (16%) than Cedar Bluff, but substantially less mobile home at



14% while the US recorded considerably more multi-family (25%) and significantly less (6%) mobile home units, further indicating more housing diversity in town. Figure H-1 illustrates housing unit type for Cedar Bluff, Cherokee County, and Alabama from 2000 to 2010 and the US in 2010 for comparative purposes. Notice the significant portion of mobile home development in the town and county compared to the state and nation and also the substantially smaller portion of

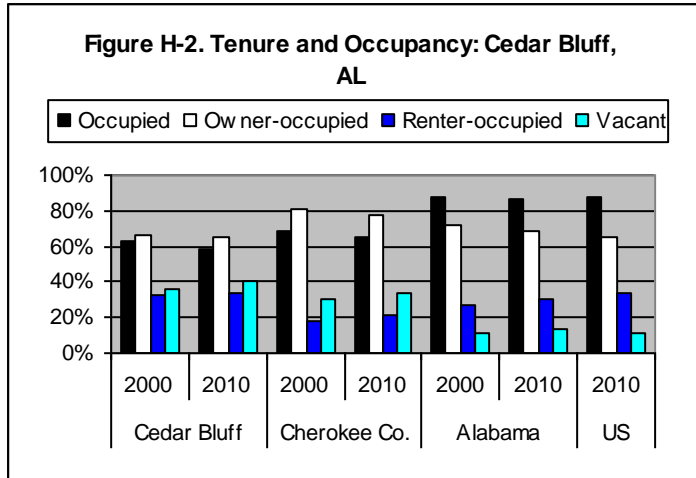
single-family units in the town compared to the county, state, and nation. This could be attributed Cedar Bluff’s and Cherokee County’s location in convenient proximity to Weiss Lake, a popular recreational amenity, which tends to draw owners of houseboats, campers, and vans. As a planning consideration, the town should plan for housing development which capitalizes on lakefront living. For more information consult Table H-1: *Housing Unit Types* in Appendix C.

## 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.

Tenure and occupancy patterns for Cedar Bluff differed substantially from Cherokee County, Alabama, and the US in 2000 and 2010. Occupancy for the town climbed significantly from 662 units (63% occupancy rate) in 2000 to 766 (58%) in 2010, a 23% increase, while the county and state reported less increase at 9% and 8%, respectively. However, both the county at 65%, state at

86%, and nation at 88% showed higher occupancy rates in 2010, indicating that although the town increased in the number of occupied units, its rate declined slightly and did not keep pace with the county, state, and nation. In 2010 Cedar Bluff's vacancy rate accounted for 41% of the housing stock while Cherokee County (34%) Alabama (13%) and the US (11%) all reported substantially less. This could be attributed to many homes being used for seasonal or recreational purposes, as

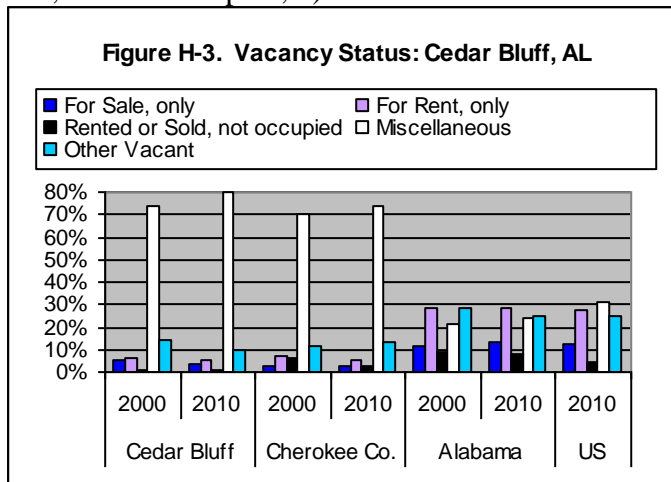


previously discussed in housing types. Figure H-2 displays percent tenure and occupancy for Cedar Bluff, Cherokee County, Alabama from 2000 to 2010 and the US in 2010. Notice the considerably smaller portion of town occupied housing compared to the county, state, and nation during this time. Cedar Bluff also in proportion showed substantially less owner-occupied housing compared to Cherokee County, but remained on par with Alabama and the US. In 2010 approximately 65% of Cedar Bluff's homes were owner-occupied while

Cherokee County recorded 78%, Alabama 69%, and the US 65%. Renter-occupancy in 2010 for the town accounted for approximately 34%, county (21%), state (30%), and nation (34%) indicating substantially greater demand for renter-occupied housing in town than in the county and more housing options available. This could be attributed to a larger portion of multi-family housing in town than in the county as previously discussed in the section on housing types. For more information consult Table H-2: *Tenure and Occupancy Status* in Appendix C.

## 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.

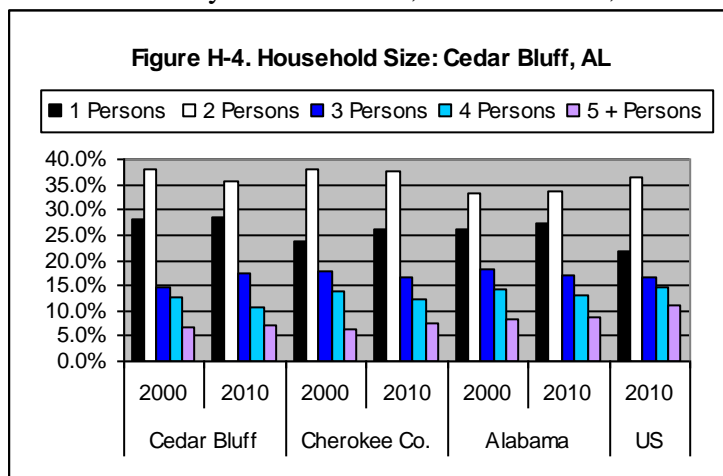
In terms of vacancy status Cedar Bluff showed substantially similar trends compared to Cherokee County and considerably different trends than Alabama and the US. The significantly dominant vacancy use for Cedar Bluff was miscellaneous, accounting for 269 units (74% of all vacancy uses) in 2000 and 428 (79%) units in 2010, recording a 59%

increase during this time. Similarly, Cherokee County’s most dominant vacancy use was miscellaneous accounting for 74% of all vacant units in 2000 and 72% in 2010. Both Alabama and the US showed substantially more even distribution of all types of vacancy status than reported by Cedar Bluff and Cherokee County. Figure H-3 illustrates percent vacancy status for Cedar Bluff, Cherokee County, and Alabama between 2000 and 2010 and the US in 2010 for comparative purposes. Notice the considerably large portion of miscellaneous units for both the town and county compared to the state and nation. Also the state and nation showed considerably more even distribution of vacancy status than the town and county. As previously discussed, this information could be attributed primarily to a substantial number of units used for seasonal, recreational, and occasional use along Weiss Lake. For more information consult Table H-3: *Vacancy Status* in Appendix C.

## 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.

Cedar Bluff households followed patterns somewhat similar to Cherokee County, but somewhat different compared to Alabama, and the US. The dominant household size for the town was 2 person households, accounting for 37% of all homes in 2000 and 35% in 2010, while the county reported similar household size at 38% in 2000 and 37% in 2010. The state and nation, in 2010, reported 2 person households at 33% and 36%, respectively. The considerable majority of homes in Cedar Bluff, in 2010, accounted for either 1 person or 2 person households at 64%, while Cherokee County recorded 63%, Alabama 61%, and the US 58%. In addition, Cedar Bluff



reported approximately 18% of all households sustaining 4 or more persons, while Cherokee County reported 19%, Alabama 21%, and the US 25%. This information indicates that the state and nation held slightly more households with larger household size than the town and county during this time. Figure H-4 illustrates percent household size for Cedar Bluff, Cherokee County, and Alabama between 2000 and 2010 and the US in 2010 for comparative purposes. Notice

the fairly similar portion of household size in the town and county, particularly with 1 and 2 person households and the significantly larger portion of 4 person households in the state and nation in comparison. This information could be attributed the town and county maintaining more mobile home development, as previously discussed, since mobile homes tend to be smaller units than single-family and multi-family. For more information consult Table H-4: *Household Size* in Appendix C.

# Housing Conditions

## Housing Stock Age

Housing stock age is a good indicator of current housing conditions and needs. A general study of housing age can be used to assess probable housing conditions and needs for improvements within the community. Cedar Bluff’s housing stock age is substantially new. In 2010, the significant majority, approximately 62%, of all Cedar Bluff housing units were built after 1979, while Cherokee County reported 53% and Alabama 48, and the US 41%. Approximately 51% of Cedar Bluff’s housing was built between 1980 and 1999 while Cherokee County reported 43%, Alabama 34%, and the US recorded 28%. In addition, the town reported a relatively small portion (9%) of homes built prior to 1960, while the county, state, and nation reported considerably more at 20%, 21%, and 31%, respectively.

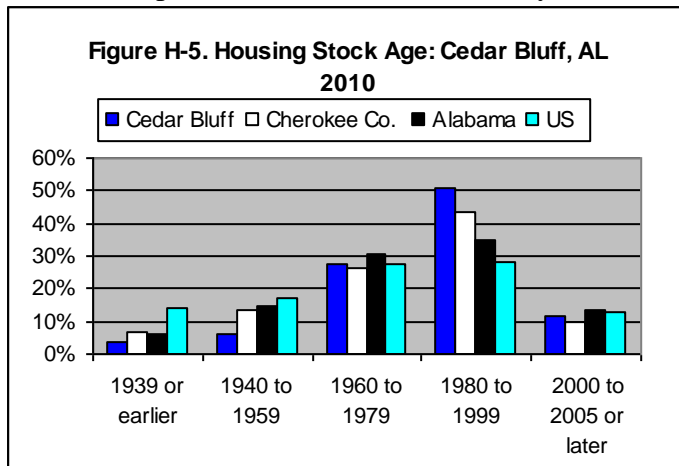


Figure H-5 displays percent housing stock age for Cedar Bluff, Cherokee County, Alabama, and the US from 1939 and to 2005 or later. Notice the substantially larger portion of the town’s housing stock built between 1980 and 1999 in comparison to the county, state, and nation and also the considerably smaller portion of town homes built prior to 1960 compared to the county, state, and nation during this time. This information indicates that Cedar Bluff had a significantly larger portion of new

housing than Cherokee County, Alabama, and the US in 2010. New development could be attributed to substantial mobile home development, as previously discussed. As a planning consideration, based on this information, the town might not need substantial improvements to housing conditions, since newer homes tend to require less continued maintenance than older. For more information consult Table H-5: *Housing Stock Age* in Appendix C.

## Physical Housing Conditions

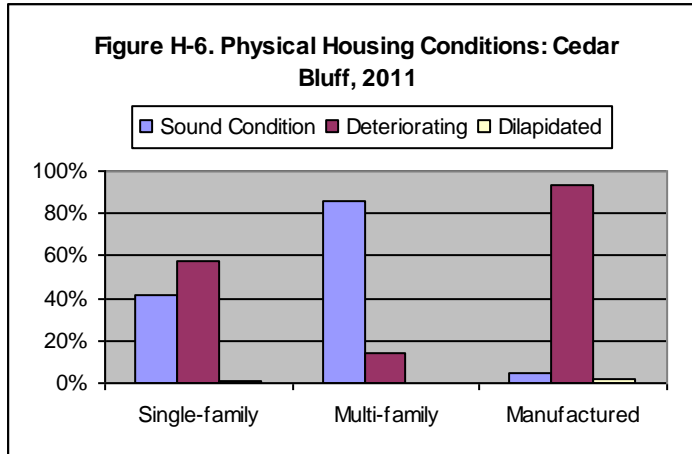
Quality physical housing conditions play an important role in serving the general population and in attracting new people to the community. This section of the plan examines physical housing conditions for outside physical aesthetic appearance and structural stability. In 2011, EARPDC cartography staff conducted a field check of Cedar Bluff to inventory housing improvement needs (See Map 3: *Housing Conditions*) based on three pre-determined criteria: 1) sound condition, 2) deteriorating, 3) dilapidated. These criteria are described as follows:

- Sound conditions—units need no work, all painted areas are painted, roof is straight with no sags, good shingles or other roof material, gutters attached and in good functional shape, all siding or brick is intact and properly maintained. Windows have screens or storm windows. No rotten doors and windows in place, shingles in good condition. No rotten or missing shutters. All doors are in good shape. Foundations are full and not cracked or sagging.
- Deteriorating conditions—units may show one or many improvements needed. Roofs are sagging and/or curled with missing shingles, rotten or missing trim or siding, cracks in brick or

foundation, piles of trash, unkempt yards, cluttered appearance. These units are wide ranging from almost sound condition to nearly dilapidated.

- Dilapidated—units are neglected and could be vacant, abandoned, or burned and not repaired. These units exhibit many obvious defects and have been deemed “unlivable” and not habitable under city code.

As of 2011, there were approximately 1,075 housing units in the Town of Cedar Bluff, of which 605 (56%) were single-family, 195 (18%) were multi-family, and 275 (25%) were manufactured. Results of the housing inventory, conducted by EARPDC, showed that approximately 59% of the

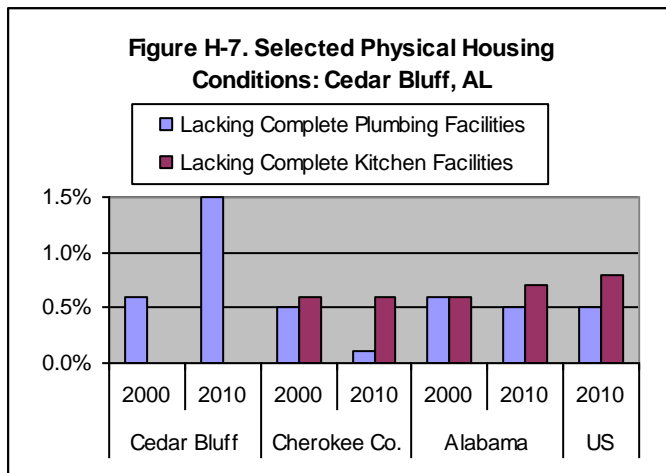


town’s housing stock was in deteriorating condition and 1% dilapidated. Figure H-6 shows physical housing conditions for Cedar Bluff in 2011. Manufactured homes showed the greatest need with approximately 93% in deteriorating condition. Single-family homes also showed some significant need for improvements with approximately 57% in deteriorating condition. This information indicates that the town should consider plans and strategies to improve housing, particularly in manufactured homes.

Deterioration could be attributed a high portion of homes being vacant and used for miscellaneous purposes such as seasonal and recreational, as previously discussed. In general these homes tend to suffer less upkeep than vacant units for sale or rent. For more information consult Table H-6: *Physical Housing Conditions* in Appendix C.

## Selected Physical Housing 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 2000 Census and the 2006-2010 ACS and pertained to the following: units lacking complete plumbing facilities and kitchen facilities.

Cedar Bluff selected physical housing conditions somewhat showed significantly different patterns to Cherokee County, Alabama, and the US. Between 2000 and 2010 the town increased in units lacking complete plumbing facilities from 0.6% to 1.5% while the county decreased from 0.5% to 0.1% and the state decreased from 0.6%

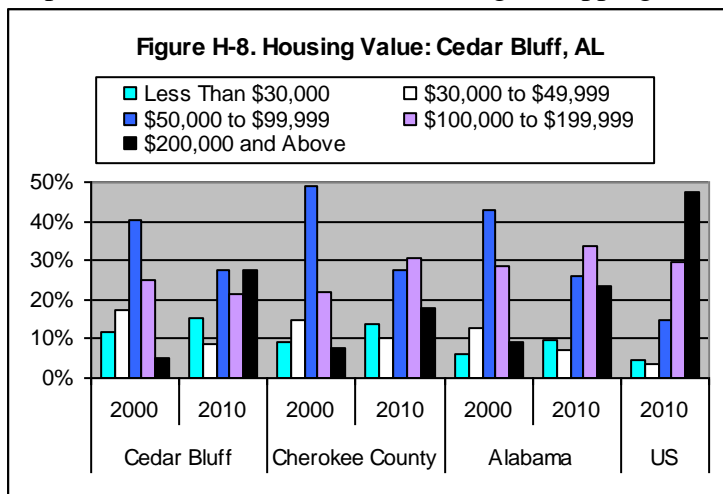


to 0.5%. In contrast to plumbing facilities, Cedar Bluff showed no units lacking complete kitchen facilities in 2000 and in 2010 while Cherokee County reported 0.6% in both years and the state showed 0.6% and 0.7%, respectively. The US, in 2010, reported 0.5% of its housing units lacking complete plumbing facilities and 0.8% lacking complete kitchen facilities. Figure H-7 displays selected physical housing conditions for Cedar Bluff, Cherokee County, and Alabama from 2000 to 2010 and the US in 2010 for comparative purposes. Notice the substantial increase for the town in units lacking complete plumbing facilities compared to the county, state, and nation. This information could be attributed to many homes being vacant and used only for seasonal and recreational purposes as previously discussed. Also notice that the town reported no units lacking complete kitchen facilities while the county, state, and nation recorded some units lacking these facilities. This could be due to the town sustaining a reasonably high portion of mobile homes, which tend to have kitchen facilities built into the structure prior to securing a foundation. As a planning consideration Cedar Bluff should strive to assure that developers install proper housing facilities through proper administrative procedures and Code enforcement. For more information consult Table H-7: *Selected Physical Housing Conditions* in Appendix C.

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

Cedar Bluff followed housing value patterns somewhat similar to Cherokee County and Alabama, but differed significantly from the US. In 2000 the substantially dominant housing value for the town was between \$50 K and \$99,999 at 40%, however, in 2010 the portion of homes valued in this range decreased to 27% of the housing stock. Cherokee County reported similar decrease in the portion of homes valued in this range, dropping from 46% to 27%, while Alabama reported a decline from 42% to 25% and the US reported 14% in 2010. Meanwhile the town's homes in valued at \$100 K or higher increased from 30% in 2000 to 49% in 2010. The county reported similar patterns increasing from 29% to 48% in this home value category as the state showed 38% and 57%. The nation reported 77% in 2010. Figure H-8 illustrates percent housing value for Cedar Bluff, Cherokee County, and Alabama in 2000 and 2010 and the US in 2010 for comparative purposes.



Notice the substantial decrease in the portion of homes valued between \$50 K and 99,999 for the town, county, and state, and also the significant increase in the portion of homes valued at \$100 K and higher in the town, county, and state, as well as the nation's considerable portion of \$200 K and higher valued homes in 2010. This

portion of homes valued between \$50 K and 99,999 for the town, county, and state, and also the significant increase in the portion of homes valued at \$100 K and higher in the town, county, and state, as well as the nation's considerable portion of \$200 K and higher valued homes in 2010. This

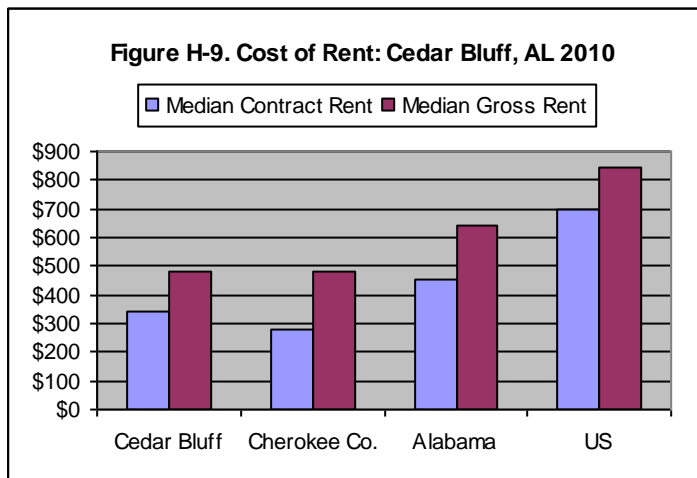
information indicates that Cedar Bluff home value ranked somewhat higher than Cherokee County, but lagged considerably behind Alabama and the US.

Median housing value for Cedar Bluff, between 2000 and 2010, increased from \$76,000 to \$98,500 while Cherokee County MHV grew from \$76,100 to \$97,100 and Alabama showed an increase from \$85,100 to \$117,600. The US, in 2010, reported MHV at \$188,400. For more information consult Table H-8: *Housing Value* in Appendix C.

## Housing Affordability

Cedar Bluff 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. Cedar Bluff 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 2010 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 2010 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.)”. According to the Census Bureau, contract rent, gross rent, and affordability information from Census 2000 and ACS may not be compared, thus only 2010 data has been examined in this section.

Cost of living in Cedar Bluff was reasonably low, similar to Cherokee County and lower than Alabama and the US. In 2010 median contract rent for Cedar Bluff was \$343 while Cherokee County reported \$279, Alabama showed \$452, and the US \$699. Median gross rent in town reported \$482 as the county showed \$479, the state \$644, and the nation \$841. This information indicates that cost of living, in terms of rent, was slightly higher in town compared to the county,



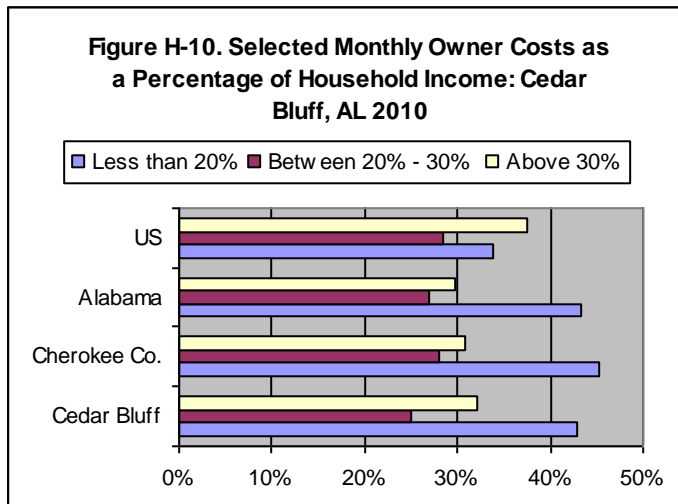
but significantly lower than the state and nation in 2010. Figure H-9 illustrates cost of rent pertaining to median contract rent and median gross rent for Cedar Bluff, Cherokee County, Alabama, and the US in 2010. Notice the relatively similar amount of contract rent and gross rent paid in the town and county and the substantially higher amount paid in the state and nation in comparison. This could be attributed to lower housing values and also a substantially larger portion of homes in the town and county being used for seasonal and recreational

purposes, as renters in these units tend to reside for a shorter period of time, than those in longer and more stable contracts, thus arranging less rent to be paid. As a planning consideration Cedar Bluff should strive to promote and encourage recreation and lakefront living as an attractive and affordable residential option. For more information consult Table H-9: *Cost of Rent* in Appendix C.

## 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.

Owner-occupied housing in Cedar Bluff has been relatively affordable. In 2010, approximately 42% of Cedar Bluff home-owners paid less than 20% of their income on housing costs, while Cherokee County reported 45%, Alabama 43%, and the US 33%. Furthermore, approximately 67% of town households spent less than 30% of their income on housing, while the county



reported 73%, the state 70%, and the US 62%, indicating that housing in the county and state was slightly more affordable than housing in the town, but town housing was still slightly more affordable than the average home in the US. Figure H-10 displays percent of selected monthly owner costs as a percentage of household income for Cedar Bluff, Cherokee County, Alabama, and the US in 2010. Notice the substantially large portion of households in the town, county, and state spending less than 20% of their income on housing, compared to the nation. This could be

attributed to lower housing values in the town, county, and state, as previously discussed.

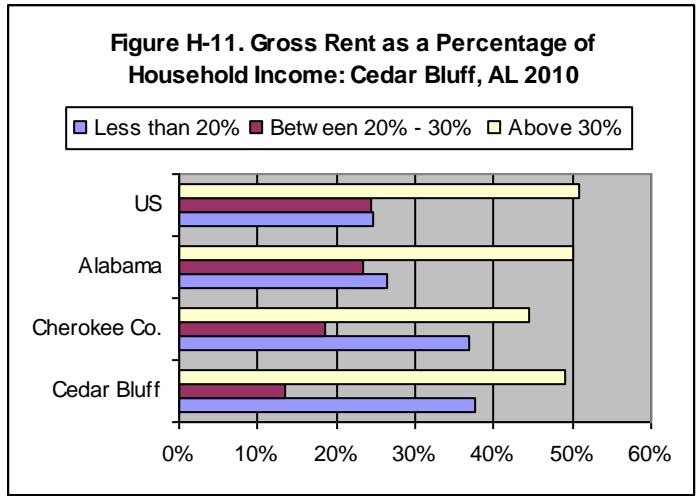
Affordability was only slightly higher in the county and state than in the city. For more information consult Table H-10: *Selected Monthly Owner-Costs as a Percentage of Household Income* in Appendix C.

## Affordability of Renter-occupied Housing

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

Renting in Cedar Bluff has been a relatively affordable option. In 2010 approximately 37% of Cedar Bluff renters spent less than 20% of their household income on rent costs while Cherokee County reported 36%, Alabama 26%, and the US 24%, indicating that renting in the town and county was relatively more affordable at this time. However, the county reported slightly more affordability than the town recording approximately 55% of renters paying less than 30% of their household income on rent, while the town showed 50% and both the state and nation 49%. Almost half (49%) of Cedar Bluff renters spent more than 30% of their income on rental costs, similar to

Alabama and the US, but Cherokee County reported somewhat less at 44%. Figure H-11 displays percent gross rent as a percentage of household income for Cedar Bluff, Cherokee County,



Alabama, and the US in 2010. Notice the substantial portion of renter households spending more than 30% of their household income on rent and also the considerably larger portion of renters spending less than 20% of their income in the town and county compared to the state and nation. This could be attributed to more rental units in the town and county being used for seasonal and recreational purposes as previously discussed. For more information consult Table H-11. *Gross Rent as a Percentage of Household Income* in Appendix C.

## Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter and an assessment of the data findings for each topic.

### *Units by Type*

Single-family housing for Cedar Bluff was the substantially dominant housing unit increasing from 451 units (45% of the housing stock) in 2000 to 558 units in 2010 (44% of the housing stock), a 23% increase. However, during this time, mobile home development increased significantly from 278 units (28%) to 441 (35%), a 58% increase. Multi-family homes also increased in town by 78% accounting for 19% of the housing stock in 2010. Cherokee County, in 2010, showed a considerably larger portion (61%) of single-family housing than Cedar Bluff along with a similar portion of mobile home units at 32%. However the county reported significantly less multi-family (4%) than the town, indicating significantly less housing diversity. Alabama, during this time, reported slightly less multi-family (16%) than Cedar Bluff, but substantially less mobile home at 14% while the US recorded considerably more multi-family (25%) and significantly less (6%) mobile home units, further indicating more housing diversity in the town.

**Assessment:** From 2000 to 2010 both Cedar Bluff and Cherokee County reported single-family as the dominant housing type, however, the town and county showed considerably more mobile home units than the state and nation. Cedar Bluff, in 2010, also showed significantly more multi-family units than Cherokee County, slightly more than Alabama, and somewhat less than the US.

### *Tenure and Occupancy*

**Occupancy:** Tenure and occupancy patterns for Cedar Bluff differed substantially from Cherokee County, Alabama, and the US in 2000 and 2010. Occupancy for the town climbed significantly from 662 units (63% occupancy rate) in 2000 to 766 (58%) in 2010, a 23% increase, while the county and state reported less increase at 9% and 8%, respectively. However, both the county at 65%, state at 86%, and nation at 88% showed higher occupancy rates in 2010, indicating that although the town increased in the number of occupied units, its rate declined slightly and did not keep pace with the county, state, and nation. In 2010 Cedar Bluff's vacancy rate accounted for 41% of the housing stock while Cherokee County (34%) Alabama (13%) and the US (11%) all reported substantially less.

**Tenure:** In 2010 approximately 65% of Cedar Bluff's homes were owner-occupied while Cherokee County recorded 78%, Alabama 69%, and the US 65%. Renter-occupancy in 2010 for the city accounted for approximately 34%, county (21%), state (30%), and nation (34%).

**Assessment:** Cedar Bluff showed considerably more renter-occupied housing than Cherokee County, somewhat more than Alabama, and a comparable portion with the US. The town's occupancy rates ranked comparable with the county, but lagged substantially behind the state and nation.

## *Vacancy Status*

The significantly dominant vacancy use for Cedar Bluff was miscellaneous, accounting for 269 units (74% of all vacancy uses) in 2000 and 428 (79%) units in 2010, recording a 59% increase during this time. Similarly, Cherokee County's most dominant vacancy use was miscellaneous accounting for 74% of all vacant units in 2000 and 72% in 2010. Both Alabama and the US showed substantially more even distribution of all types of vacancy status than reported by Cedar Bluff and Cherokee County.

**Assessment:** Miscellaneous was the substantially most dominant vacancy use in Cedar Bluff and Cherokee County in 2000 and 2010, while Alabama and the US showed considerably more even distribution of vacancy uses.

## *Household Size*

The dominant household size for Cedar Bluff was 2 person households, accounting for 37% of all homes in 2000 and 35% in 2010, while Cherokee County reported similar household size at 38% in 2000 and 37% in 2010. The state and nation, in 2010, reported 2 person households at 33% and 36%, respectively. The considerable majority of homes in Cedar Bluff, in 2010, accounted for either 1 person or 2 person households at 64%, while Cherokee County recorded 63%, Alabama 61%, and the US 58%. In addition, Cedar Bluff reported approximately 18% of all households sustaining 4 or more persons, while Cherokee County reported 19%, Alabama 21%, and the US 25%.

**Assessment:** Households in Cedar Bluff, in 2000 and 2010, tended to be somewhat smaller than households in Cherokee County and Alabama and somewhat substantially smaller than households in the US in 2010.

## *Housing Stock Age*

In 2010, the significant majority, approximately 62%, of all Cedar Bluff housing units were built after 1979, while Cherokee County reported 53% and Alabama 48%, and the US 41%. Approximately 51% of Cedar Bluff's housing was built between 1980 and 1999 while Cherokee County reported 43%, Alabama 34%, and the US recorded 28%. In addition, the town reported a relatively small portion (9%) of homes built prior to 1960, while the county, state, and nation reported considerably more at 20%, 21%, and 31%, respectively.

**Assessment:** Cedar Bluff reported a substantially newer housing stock compared to housing stock in Cherokee County, Alabama, and the US.

## *Physical Conditions*

Results of the housing inventory, conducted by EARPDC, showed that approximately 59% of the town's housing stock was in deteriorating condition and 1% dilapidated. Manufactured homes showed the greatest need with approximately 93% in deteriorating condition. Single-family homes

also showed some significant need for improvements with approximately 57% in deteriorating condition.

**Assessment:** Manufactured homes in Cedar Bluff, in 2011, showed the greatest need for improvement in terms of physical housing conditions, followed by single-family and multi-family.

### ***Selected Physical Conditions***

Between 2000 and 2010 the town increased in units lacking complete plumbing facilities from 0.6% to 1.5% while the county decreased from 0.5% to 0.1% and the state decreased from 0.6% to 0.5%. In contrast to plumbing facilities, Cedar Bluff showed no units lacking complete kitchen facilities in 2000 and in 2010 while Cherokee County reported 0.6% in both years and the state showed 0.6% and 0.7%, respectively. The US, in 2010, reported 0.5% of its housing units lacking complete plumbing facilities and 0.8% lacking complete kitchen facilities.

**Assessment:** Cedar Bluff lagged considerably behind Cherokee County, Alabama, and the US in providing housing units with complete plumbing facilities, but surpassed the county, state, and nation in providing homes with complete kitchen facilities.

### ***Housing Value***

**Home Value:** In 2000 the substantially dominant housing value for the town was between \$50 K and \$99,999 at 40%, however, in 2010 the portion of homes valued in this range decreased to 27% of the housing stock. Cherokee County reported similar decrease in the portion of homes valued in this range, dropping from 46% to 27%, while Alabama reported a decline from 42% to 25% and the US reported 14% in 2010. Meanwhile the town's homes in valued at \$100 K or higher increased from 30% in 2000 to 49% in 2010. The county reported similar patterns increasing from 29% to 48% in this home value category as the state showed 38% and 57%. The nation reported 77% in 2010.

**Median Housing Value:** Median housing value for Cedar Bluff, between 2000 and 2010, increased from \$76,000 to \$98,500 while Cherokee County MHV grew from \$76,100 to \$97,100 and Alabama showed an increase from \$85,100 to \$117,600. The US, in 2010, reported MHV at \$188,400.

**Assessment:** Cedar Bluff housing value slightly surpassed Cherokee County, but lagged considerably behind Alabama and the US.

### ***Housing Affordability***

**Rent Costs:** In 2010 median contract rent for Cedar Bluff was \$343 while Cherokee County reported \$279, Alabama showed \$452 and the US \$699. Median gross rent in town reported \$482 as the county showed \$479, the state \$644, and the nation \$841.

**Assessment:** Cost of rent in Cedar Bluff, in 2010, was slightly higher than Cherokee County, but significantly lower than Alabama and the US.

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

In 2010, approximately 42% of Cedar Bluff home-owners paid less than 20% of their income on housing costs, while Cherokee County reported 45%, Alabama 43%, and the US 33%.

Furthermore, approximately 67% of town households spent less than 30% of their income on housing, while the county reported 73%, the state 70%, and the US 62%.

**Assessment:** Cedar Bluff, in 2010, showed somewhat significantly less affordability of owner-occupied housing than Cherokee County and Alabama, but more somewhat more affordability than the US.

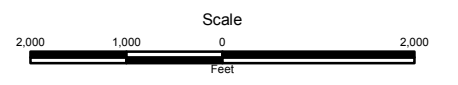
### ***Affordability of Renter-occupied Housing***

In 2010 approximately 37% of Cedar Bluff renters spent less than 20% of their household income on rent costs while Cherokee County reported 36%, Alabama 26%, and the US 24%, indicating that renting in the town and county was relatively more affordable at this time. However, the county reported slightly more affordability than the town recording approximately 55% of renters paying less than 30% of their household income on rent, while the town showed 50% and both the state and nation 49%. Almost half (49%) of Cedar Bluff renters spent more than 30% of their income on rental costs, similar to Alabama and the US, but Cherokee County reported somewhat less at 44%.

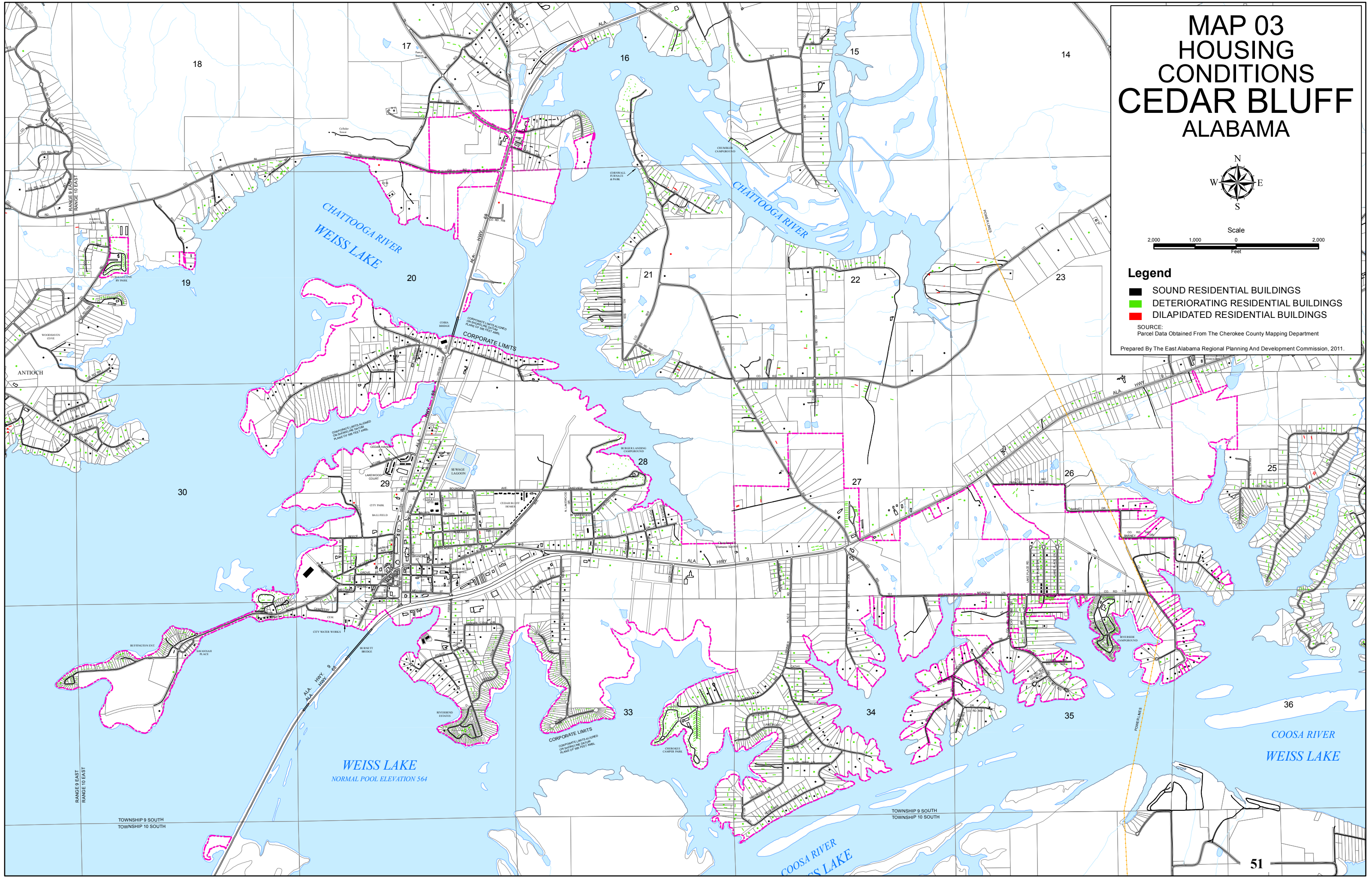
**Assessment:** Cedar Bluff, in 2010, reported somewhat significantly less renter-occupied affordability than Cherokee County, but comparable affordability to Alabama and the US.



# MAP 03 HOUSING CONDITIONS CEDAR BLUFF ALABAMA



- Legend**
- SOUND RESIDENTIAL BUILDINGS
  - DETERIORATING RESIDENTIAL BUILDINGS
  - DILAPIDATED RESIDENTIAL BUILDINGS
- SOURCE:  
Parcel Data Obtained From The Cherokee County Mapping Department
- Prepared By The East Alabama Regional Planning And Development Commission, 2011.





## **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 town. 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 town creates additional opportunities for growth and development by upgrading and extending their services to other areas of town. 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 six community facilities have been identified and discussed in this chapter, which pertain to: town administration, law enforcement, fire and rescue, education, humane society, 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 town refer to Map#4: *Community Facilities*. Water and sewer utility lines are identified and locations shown on Map#5: *Water Utilities* and Map#6: *Sewer Utilities*. 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**

Cedar Bluff's town government consists of five council members and the Mayor. Elected officials serve 4-year non-staggered terms. In addition to determining the town budget, town council also makes decisions regarding departments. The Mayor sits on the council to make recommendations and introduce issues and to vote on ordinances and resolutions. An ordinance or resolution must have the Mayor's signature to be passed. Should the Mayor decide not to sign an ordinance or resolution the council may still pass it with a second vote. The role of the 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 second Monday of each month.

Offices located in town hall include the Mayor, Town Clerk, police department, and other municipal offices. The building is also used for town council meetings and planning commission meetings. Currently the town hall provides adequate building space to meet public needs.

#### **Planning Commission**

Cedar Bluff's Planning Commission 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 (9) members, six (6) of which are appointed by the Mayor and approved by Town Council, one (1) Councilman ex-officio, one (1) Administrative ex-officio, and the Mayor or the Mayor's designee. Terms are served in staggered one to six year duration for the six members appointed by the Mayor while the Mayor, Councilman, and Administrative official serve during the Mayor's tenure. In addition, the Planning Commission may elect members currently serving within the Commission as Chairman (to serve for 1 year), Chairman Pro-tempore (1 year), and Secretary (to serve at the pleasure of the Commission).

The Cedar Bluff Town Administration identified three improvements needed to provide better services to the community. These include:

1. Building permit software—to speed up the permit issuing process. Software would need to be purchased by the town and maintained through a third party
2. A full-time building inspector or town ordinance officer—could enforce the town's zoning ordinance and patrol the town to ensure residents are purchasing a building permit when required.
3. Additional tax revenue to achieve the above stated objectives—which could be obtained by encouraging more retail business and residential development.

## **Public Safety**

### **Law Enforcement**

The continuing mission of the Cedar Bluff Police Department is to provide quality service and protection for the residents of Cedar Bluff. Department staff currently consists of 4 full-time officers and 1 part-time, 1 supervisor, and 1 administrator. The present ratio of officers to residents is 0.9 to 1,000. This ratio has been deemed too low. Two officers to every 1,000 residents would be more adequate and attainable ratio needed to better serve and protect the residents of Cedar Bluff. Currently the police department's greatest need is to train and equip 2 or 3 additional officers, which could be accomplished with grant funding through FEMA and other sources.

Vehicles used by the police department include:

- 3 – 2007 Ford Crown Victoria
- 1 – 2003 Ford Crown Victoria

The most frequent crimes in the town constitute burglaries and thefts. These concerns are being addressed and controlled to some extent through increased patrol in hot spots, however, additional staff is needed to provide sufficient oversight in these areas. Emergency calls are handled through Cherokee County E911. Cedar Bluff's police jurisdiction extends 1.5 miles beyond the town limits.

In addition to police protection, the Cedar Bluff Police Department promotes crime prevention through the schools with the Fatal Vision program. This program teaches high school students the dangers associated with drugs and alcohol.

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

1. Additional staff of two or three new officers
2. Updated surveillance equipment to complete thorough investigations—the department is currently seeking funding through grants for this expense.
3. A new police department facility is currently being purchased

## **Fire and Rescue**

The Cedar Bluff Fire Department was established with the goal and mission to safely protect the citizens and property of the Town of Cedar Bluff. Department staff consists of one full time fire chief and 19 volunteer firefighters. Currently the department has two EMTs and two certified RNs. The department currently provides enough staff to meet the needs of the community, however, in order to better serve the community the department needs to recruit approximately 25 firefighters. The fire department jurisdiction is about 5 square miles. Emergency calls are received at the local E911 Center and then dispatched through a county wide radio system.

Vehicles and equipment used by the fire department include:

- 1999 International engine w/ 1000 gallon capacity
- 2009 Freightliner engine w/ 1000 gallon capacity
- 1985 Chevy Brush truck 250 gallon capacity

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 Cedar Bluff Fire Department ISO rating is presently a 5 which indicates average service and response to community needs. In order to improve the ISO the department could update equipment

and improve water mains in some parts of town to increase water pressure. In addition to fire protection the department organizes fire prevention education in the schools.

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

1. More volunteer firefighters on staff
2. Updated equipment

## **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. Cedar Bluff School is owned and operated by the Cherokee County School System and offers enrollment for grades K-12. The mission of the school is: “To provide its students with the knowledge, skills, and educational opportunities to achieve high academic standards and be successful in a changing global society.” The school is accredited through the AdvancED Accreditation Commission for the State of Alabama.

Teaching staff for the Cedar Bluff School currently consists of 39 full-time teachers and 4 part-time. Approximately 604 students are enrolled. The current student/teacher ratio is 16/1 which is suitable.

School facilities incorporate 34 classrooms, 2 gymnasiums, 2 computer labs, and 1 library. Currently the school is in need of several renovations which include improvements to the school roof and some floor spaces. There is also a need for updated sports venues including the football stadium and baseball field. Additional classrooms are needed as well as a new library. Presently the Cherokee County Board of Education has approved stadium renovation, but no timetable for completion has been established.

The Cedar Bluff School identified five improvements needed to provide better services to the community. These include:

1. Football stadium renovation—approved by Cherokee County BOE
2. Baseball field renovation
3. Improvements to the school roof and floor spaces
4. Additional classrooms needed
5. New library needed

## **Cherokee County Humane Society**

The Cherokee County Humane Society was founded in 1998 and the facility in Cedar Bluff opened in 2007. The Society’s mission is to improve the lives of companion animals via education programs, low cost spay and neuter programs, and an aggressive adoption/transfer program which involves transferring animals to larger markets for adoption.

In service to the community, the Cedar Bluff facility brings in approximately 60 to 70 dogs and cats per month, most being dogs and about 10% being cats. The town’s facility serves as a feeder facility to the Atlanta Humane Society and transfers around 30 to 40 dogs and cats per month to Atlanta. To avoid overcrowding, the facility does not bring in new animals unless transport to the Atlanta facility is available. At any given time the Cedar Bluff facility houses approximately 15 dogs, 20 cats, and transfers 5 kittens a month to Atlanta. The facility also works with Petco in Gadsden to adopt cats and kittens. Facility staff consists of 10 volunteers, however, the facility needs at least one full-time paid employee and 4 or 5 part-time.

Services provided by the Cedar Bluff facility include spaying, neutering, flea shots, and vaccinations. The facility uses the Dekalb Animal Hospital in Fort Payne for spaying and neutering and all veterinary services, including in-house care, at discounted prices.

Current plans for facility expansion include completing an enclosure of the puppy house and enclosing and improving the Adult pens in 2012 along with a new Kitten room in 2013.

The Cedar Bluff facility for the Cherokee County Humane Society identified four improvements needed to provide better services to the community. These include:

1. More money—which could be obtained through a signature fund raiser, netting between \$10,000 to \$20,000 per year
2. An adoption trailer—cost \$5,000
3. More board involvement in fund raising
4. More volunteers, including paid staff

## Utilities

Cedar Bluff utilities consist of water and sewer utilities. Water and sewer utilities are owned and operated by the Cedar Bluff Water and Sewer Board.

### Water Utilities

Cedar Bluff’s Water Department is charged with the responsibility of maintaining and updating the town’s water system in order to meet growth and expansion needs. Approximately 1,275 residents are served by the water utilities, along with residents living outside the town limits. Table CF-1 displays water line size and distribution for Cedar Bluff in 2012.

<b>Table CF-1. Water Line Size and Distribution: Cedar Bluff, 2012</b>		
<b>Water Line Size (Inches Diameter)</b>	<b>Linear Distance (Feet)</b>	<b>Percent Distribution</b>
2"	31,250	17.6%
3"	34,500	19.4%
6"	106,000	59.6%
8"	6,000	3.4%
<b>Total</b>	<b>177,750</b>	<b>100.0%</b>

Source: Community Facilities Survey, Cedar Bluff Water Department, 2012.

Cedar Bluff’s water system has been determined to provide adequate service in sustaining town needs. Water line size of 6 inches is, in general, the minimum required line diameter for general use and fire protection in areas zoned for agriculture and single-family residential, while water lines 8 inches lines, or larger, are usually required in multi-family and commercial areas. Twelve inches diameter is generally the minimum size required for industrial. Based on data provided, approximately 63% of town’s water lines are inventoried at 6 diameter inches and above, indicating suitable infrastructure provision for agriculture and residential fire protection. The town’s water system could support some light commercial, requiring 8 inch line, but not substantial. Water line location is shown on Map#5: *Water Utilities*.

## Sewer Utilities

Cedar Bluff’s Water Department is charged with the responsibility of maintaining and updating the town’s sewer system in order to meet growth and expansion needs. Currently there are no plans to improve or expand the sewer system. Table CF-2 displays sewer line size and distribution for Cedar Bluff in 2012.

<b>Table CF-2. Cedar Bluff: Sewer Line Size and Distribution 2012</b>		
Sewer Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
2"	8,500	4.4%
3"	81,750	41.9%
4"	36,750	18.9%
6"	5,900	3.0%
8"	62,000	31.8%
Total	194,900	100.0%

Source: Community Facilities Survey, Cedar Bluff Water Department, 2012.

Cedar Bluff’s sewer system has been determined to provide somewhat inadequate service in sustaining town needs due to current sewer line size which would not allow for significant residential and commercial growth. 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. Based on the data provided, current sewer line size and distribution for 6 inch diameter line and larger represents 34% of the town’s sewer system and 8 inch line records approximately 31%. This information indicates that Cedar Bluff, in order to promote significant residential and commercial growth, should update sewer lines to size 6 or larger throughout the town in areas with the greatest need. The town should also update old cast iron pipes with more durable PVC where needed. In addition to infrastructure updates, Cedar Bluff needs to improve the Sewage Treatment Facility, particularly with a remodeled Lagoon. Sewer line locations are shown on Map#6: *Sewer Utilities*.

The Cedar Bluff Utilities Department identified three improvements needed to provide better water and sewer services to the community. These include:

1. New Water Tank
2. Updated sewer lines with line size 6 or higher
3. Updated Sewage Treatment Facility



## **Analytical Summary**

This analytical summary outlines the top needs determined by each community facilities entity in the Town of Cedar Bluff in 2012. Results were based on the 2012 Community Facilities Survey distributed and collected by EARPDC and the Town of Cedar Bluff.

### ***Town Administration***

1. Building permit software—to speed up the permit issuing process. Software would need to be purchased by the town and maintained through a third party
2. A full-time building inspector or town ordinance officer—could enforce the town’s zoning ordinance and patrol the town to ensure residents are purchasing a building permit when required.
3. Additional tax revenue to achieve the above stated objectives—which could be obtained by encouraging more retail business and residential development.

### ***Law Enforcement***

1. Additional staff of two or three new officers
2. Updated surveillance equipment to complete thorough investigations—the department is currently seeking funding through grants for this expense.
3. A new police department facility is currently being purchased

### ***Fire and Rescue***

1. More volunteer firefighters on staff
2. Updated equipment

### ***Educational Facilities***

1. Football stadium renovation—approved by Cherokee County BOE
2. Baseball field renovation
3. Improvements to the school roof and floor spaces
4. Additional classrooms needed
5. New library needed

### ***Cherokee County Humane Society—Cedar Bluff Facility***

1. More money—which could be obtained through a signature fund raiser, netting between \$10,000 to \$20,000 per year
2. An adoption trailer—cost \$5,000
3. More board involvement in fund raising
4. More volunteers, including paid staff

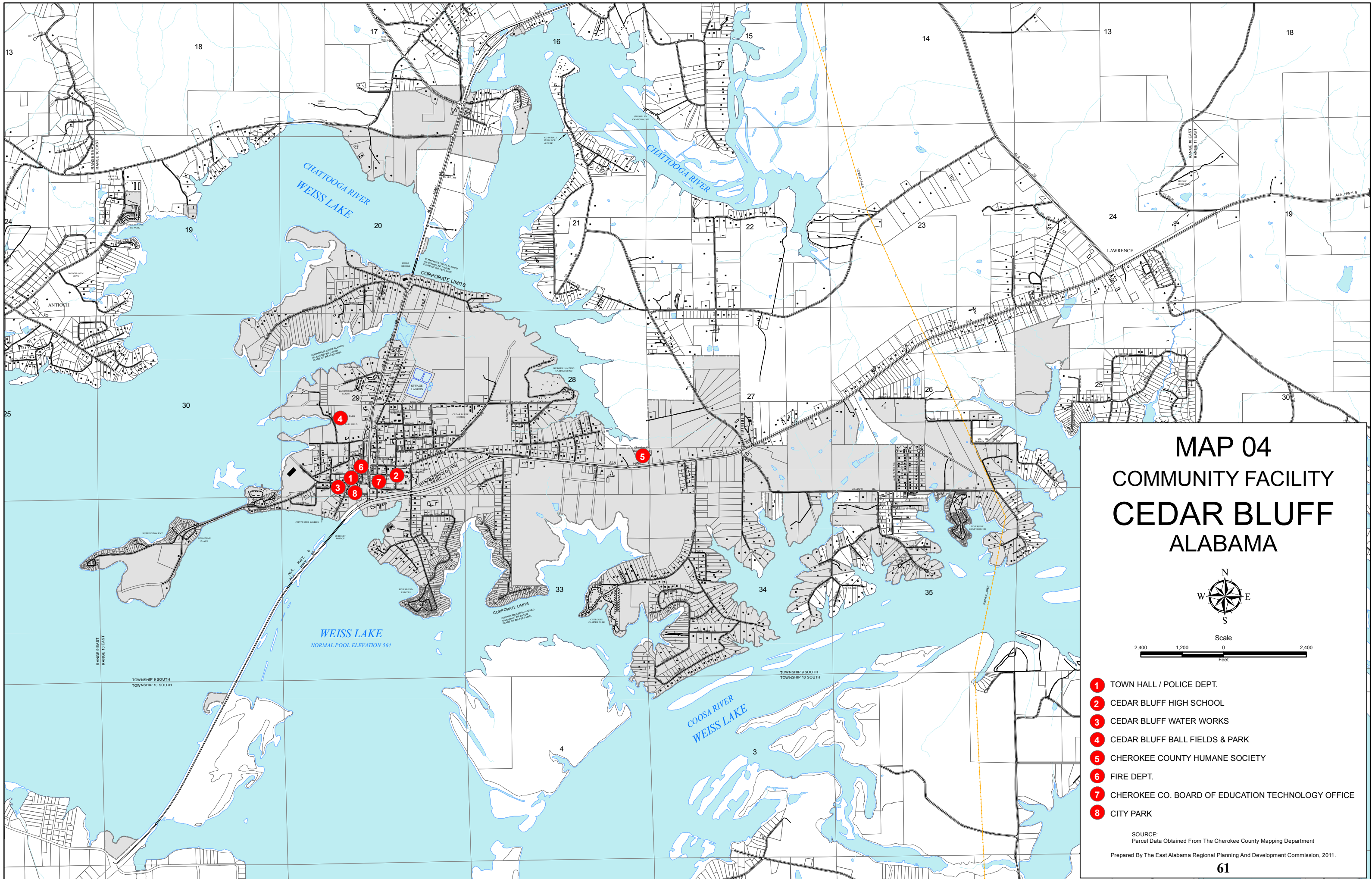
### ***Utilities***

#### ***Water Utilities***

1. New Water Tank

***Sewer Utilities***

1. Updated sewer lines with line size 6 or higher
2. Updated Sewage Treatment Facility



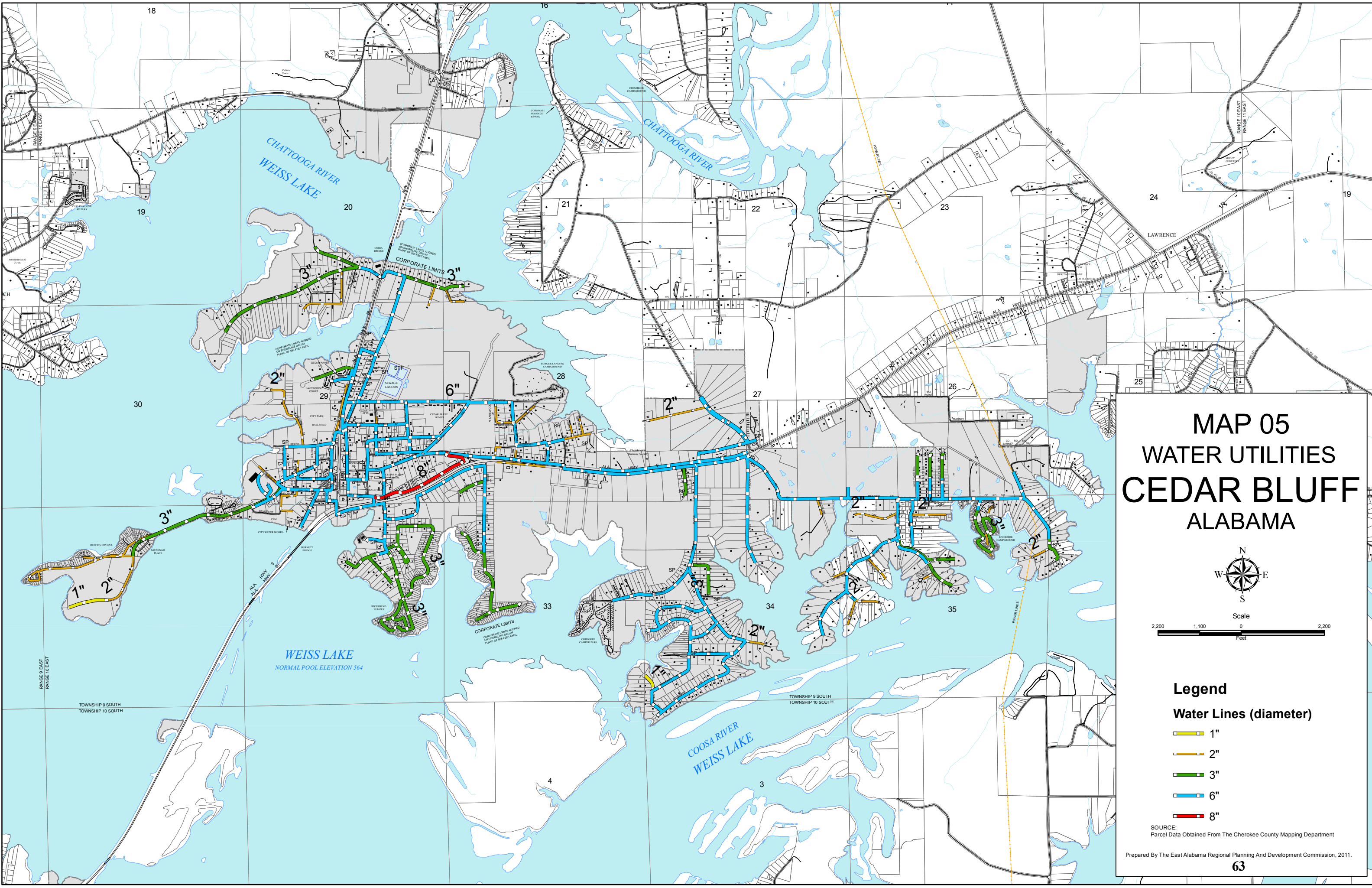
# MAP 04 COMMUNITY FACILITY CEDAR BLUFF ALABAMA



- 1** TOWN HALL / POLICE DEPT.
- 2** CEDAR BLUFF HIGH SCHOOL
- 3** CEDAR BLUFF WATER WORKS
- 4** CEDAR BLUFF BALL FIELDS & PARK
- 5** CHEROKEE COUNTY HUMANE SOCIETY
- 6** FIRE DEPT.
- 7** CHEROKEE CO. BOARD OF EDUCATION TECHNOLOGY OFFICE
- 8** CITY PARK

SOURCE:  
Parcel Data Obtained From The Cherokee County Mapping Department  
Prepared By The East Alabama Regional Planning And Development Commission, 2011.





## MAP 05 WATER UTILITIES CEDAR BLUFF ALABAMA

Scale  
2,200 1,100 0 2,200  
Feet

**Legend**

**Water Lines (diameter)**

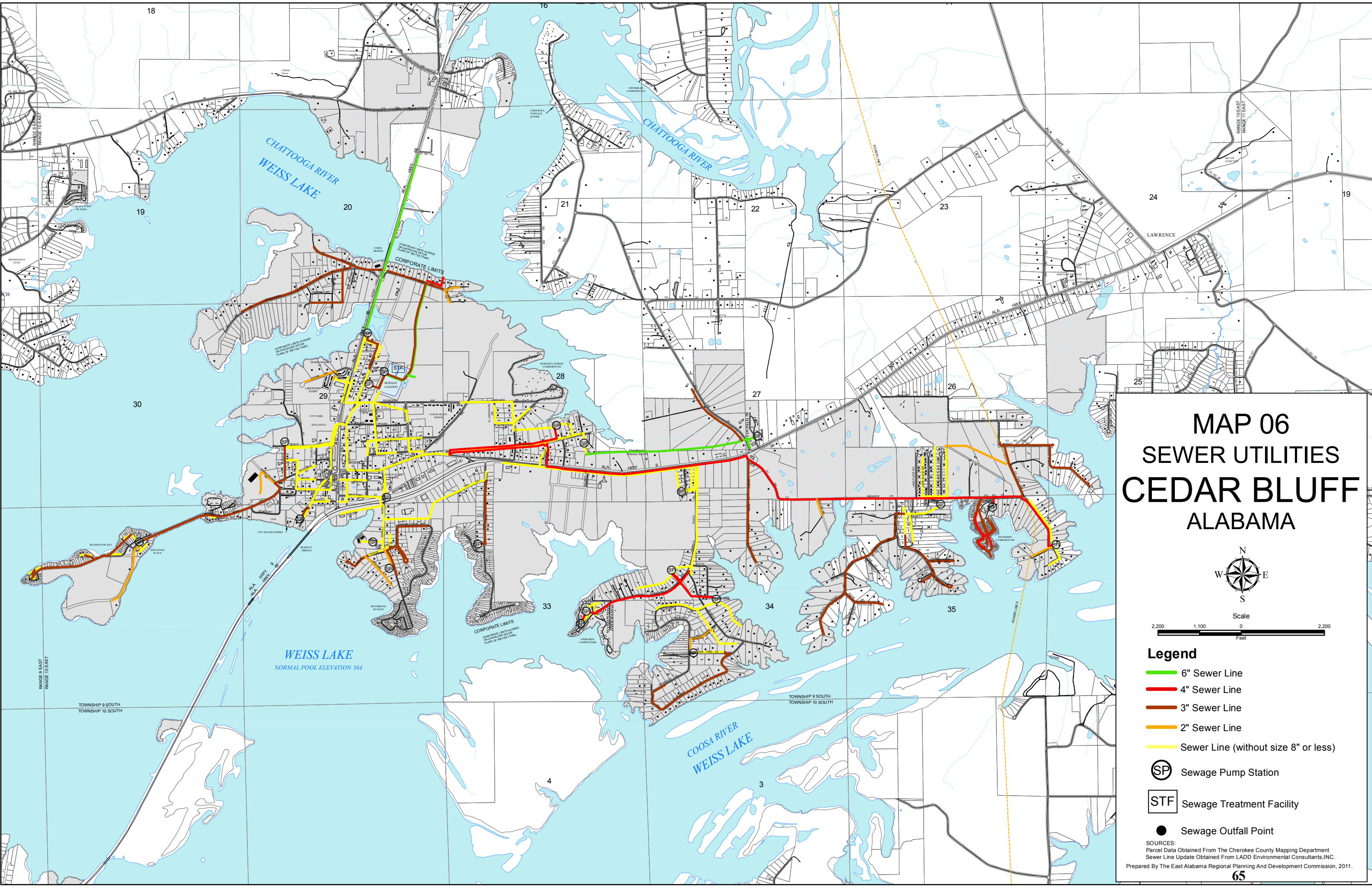
- 1"
- 2"
- 3"
- 6"
- 8"

SOURCE:  
Parcel Data Obtained From The Cherokee County Mapping Department

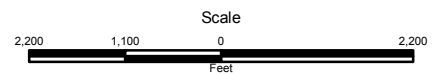
Prepared By The East Alabama Regional Planning And Development Commission, 2011.

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# MAP 06 SEWER UTILITIES CEDAR BLUFF ALABAMA



- Legend**
- 6" Sewer Line
  - 4" Sewer Line
  - 3" Sewer Line
  - 2" Sewer Line
  - Sewer Line (without size 8" or less)
  - SP Sewage Pump Station
  - STF Sewage Treatment Facility
  - Sewage Outfall Point

SOURCES:  
Parcel Data Obtained From The Cherokee County Mapping Department  
Sewer Line Update Obtained From LADD Environmental Consultants, INC.  
Prepared By The East Alabama Regional Planning And Development Commission, 2011.





## 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 community's existing transportation infrastructure and outline efforts for improving their local transportation network.

The purpose of this chapter is to provide information on existing traffic conditions and recommend actions to further enhance the transportation infrastructure within the Town of Cedar Bluff. Traffic volumes along three 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. The Town of Cedar Bluff is located approximately 30 miles from Interstate 59, routing northeast to Chattanooga TN and southwest to Birmingham.

#### ***Arterial Streets***

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

principal arterial highways and collectors. Arterials could also be urban or rural in character. Minor arterials extending through the town include AL Hwy. 68 and AL Hwy. 9. Alabama Highway 35, located just outside the town limits to the east is identified as a principal arterial roadway.

### ***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.

### ***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 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 68 and AL Hwy. 9 are classified as state highways.

### ***County Roads***

County roads can be divided into two types: (1) roads owned and maintained by the county; and (2) roads owned by the county but maintained by the municipality under written agreement with the county.

### ***Municipal Streets***

Municipal streets consist of all other public roads inside city boundaries (excludes private roads).

All roads in Cedar Bluff not listed in the other classifications fall into this category.

### ***Private Roads***

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

## **Traffic Volumes and Capacity**

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

After AADT is determined, it is compared to practical capacity to check if present volumes can adequately serve the public or not. Capacities are calculated by ALDOT using three data inputs: functional classification, number of lanes, and type of developments adjacent to the roadway. 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, Cedar Bluff showed LOS A, free flow traffic, throughout most of its roadway system, with a few areas exceeding or nearing capacity levels, indicating that the town, for the most part, should be able to increase in traffic volumes substantially before significant improvements need to be made. Locations for traffic stations and accompanying 2010 traffic counts and LOS in the town can be seen on Map#8: *Transportation Plan*. Stations are marked in parentheses with 2010 traffic counts and LOS identified below.

## AL Hwy. 68

Alabama Hwy. 68 is classified as a 2-lane, undivided minor arterial highway connecting Cedar Bluff to the City of Centre to the southwest and extending northeast into Georgia. The section of roadway running through downtown, near the intersection with AL Hwy. 9 is identified as a 4-lane minor arterial. The highway shows Level of Service A, free flow, throughout the section under consideration, indicating that significant road improvements will not be needed in the immediate future. Table T-1 displays traffic volumes along U.S Hwy. 411 for the Town of Cedar Bluff from 2002 to 2010.

<b>Table T-1. Traffic Volumes, AL Highway 68: Town of Cedar Bluff</b>								
Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
W. of Armstrong Rd. (818)	5,690	5,440	5,610	5,520	5,390	-300	-5.3%	A
N/A (904)	4,880	4,590	4,750	4,690	4,580	-300	-6.1%	A

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

Maximum capacity for a 4-lane minor undivided arterial roadway, in accordance with ALDOT standards, is set at 27,400 AADT, indicating that the identified AADT of around 4,000 to 5,000 along this section of roadway could multiply considerably before capacity is reached and significant improvements considered. Between 2002 and 2010 traffic counts decreased somewhat along this section of AL Hwy. 68, suggesting less usage on a daily basis.

## AL Hwy. 9

State Route 9 runs east out of Cedar Bluff, connecting the town to the City of Rome GA. AL Hwy. 9 also merges with AL Hwy. 68 in downtown Cedar Bluff where the route bridges Weiss Lake and connects the town to the City of Centre. The route is categorized mostly as a 2-lane undivided minor arterial with a small section downtown being divided. Table T-2 displays traffic volumes for AL Hwy. 9 for the Town of Cedar Bluff from 2002 to 2010.

<b>Table T-2. Traffic Volumes: AL Highway 9: Town of Cedar Bluff</b>								
Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
S. of AL Hwy. 68 River brdg (515)	8,400	8,200	8,390	8,240	8,090	-310	-3.7%	A
S. of Machanic st. (514)	6,490	6,330	6,490	6,290	6,170	-320	-4.9%	A
N. of Hickory st. (817)	6,030	5,810	5,970	5,860	5,750	-280	-4.6%	A
S. of AL Hwy. 35 (816)	4,380	4,300	4,470	4,410	4,330	-50	-1.1%	A

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

Traffic volumes along this route exhibit LOS A, free traffic flow, indicating that significant improvements should not be needed in the near future. Maximum capacity for a 2-lane undivided minor arterial route, according to ALDOT standards, is set at 17,800 AADT. Given current AADT levels between 4,000 and 8,000 traffic volumes could double before nearing capacity. Between 2002 and 2010 traffic volumes along AL Hwy. 9 in Cedar Bluff decreased somewhat suggesting slightly less usage on a daily basis.

## AL Hwy. 35

Alabama Highway 35 runs north along the outskirts of the town, outside the town limits and connects Cedar Bluff to Ft. Payne AL and Interstate 59. The route is classified as a 2-lane undivided principal arterial road. Traffic volumes show LOS A, free flow, throughout the majority of route, indicating that significant improvements should not be needed for most of the examined roadway in the near future. Table T-3 displays traffic volumes for AL Hwy. 35 for the Town of Cedar Bluff from 2002 to 2010.

Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
N. of AL Hwy. 9 (813)	2,520	2,470	2,560	2,530	2,380	-140	-5.6%	A
S. of AL Hwy. 68 (812)	2,680	2,600	2,670	2,500	2,350	-330	-12.3%	A

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

According to ALDOT standards, maximum capacity for a two-lane undivided principal arterial roadway is set at 17,500 AADT, indicating that current AADT traffic volumes at slightly over 2,000 should not warrant significant improvements in the near future. The route decreased somewhat in traffic volumes between 2002 and 2010 indicating less usage on a daily basis.

## Traffic Projections

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

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

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

Traffic projections have been calculated for the year 2018 as well as probable Level of Service at these count stations in the city at this time. Traffic volumes in 2002 and 2010 have also been included for comparison purposes. Table T-4 displays AADT in 2002 and 2010 as well as 2018 traffic projections and accompanying LOS for the city’s major roadways.

<b>Table T-4. Annual Average Daily Traffic Projections, 2002-2018</b>					
<b>Roadway</b>	<b>Location of Traffic Count</b>	<b>2002</b>	<b>2010</b>	<b>2018</b>	<b>LOS</b>
<b>AL Hwy. 9</b>	S. of AL Hwy. 68 River brdg (515)	8,400	8,090	7,791	A
	S. of Machanic st. (514)	6,490	6,170	5,866	A
	N. of Hickory st. (817)	6,030	5,750	5,483	A
	S. of AL Hwy. 35 (816)	4,380	4,330	4,281	A
<b>AL Hwy. 68</b>	W. of Armstrong Rd. (818)	5,690	5,390	5,106	A
	N/A (904)	4,880	4,580	4,298	A
<b>AL Hwy. 35</b>	N. of AL Hwy. 9 (813)	2,520	2,380	2,248	A
	S. of AL Hwy. 68 (812)	2,680	2,350	2,061	A

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

Cedar Bluff traffic projections for 2018 suggest slightly declining traffic volumes throughout the town, given trends remain the same. Unless trends reverse, roadways throughout the town should retain LOS A, free flow traffic indicating less average daily highway usage during this time. Given this information, the Town of Cedar Bluff should not be concerned with major highway expansion improvements in the near future.

## **Highway Access Management**

Highway access management plays an important role in transportation efficiency, management, and safety. Many communities and other developed areas throughout the country have neglected proper access management standards, resulting in mismanaged traffic coordination and unnecessary congestion and gridlock at major intersections. As development continues along the major highway corridors throughout Cedar Bluff, the town 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 town’s street system. The comprehensive plan is not intended to serve as an exhaustive and complete guidebook or manual for access management, rather it offers a set of basic planning principals drawn in as a basis for more in depth study. These guidelines and subsequent figures selected from the *Highway Access Management Manual*, produced by the Transportation Research Board of the National Academies, are listed as follows:

## Placement of Commercial Activity Centers

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

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

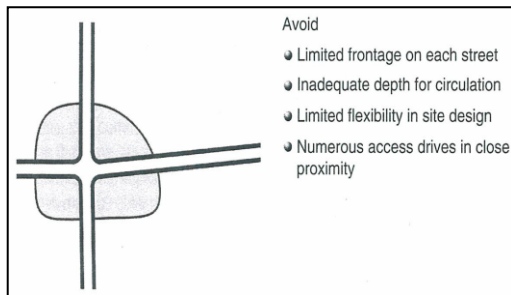


Figure T-1. Improper Commercial Node

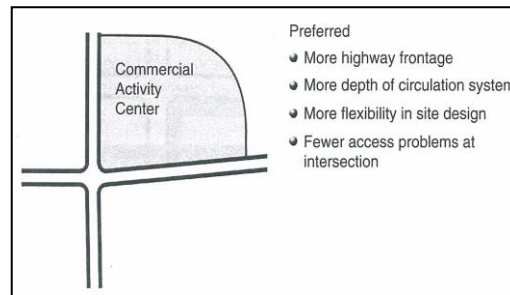


Figure T-2. Proper Commercial Node

## Corner Parcel Access

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

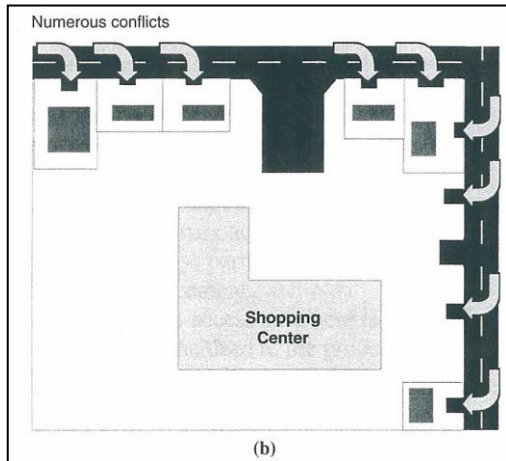


Figure T-3. Improper Corner Parcel Access

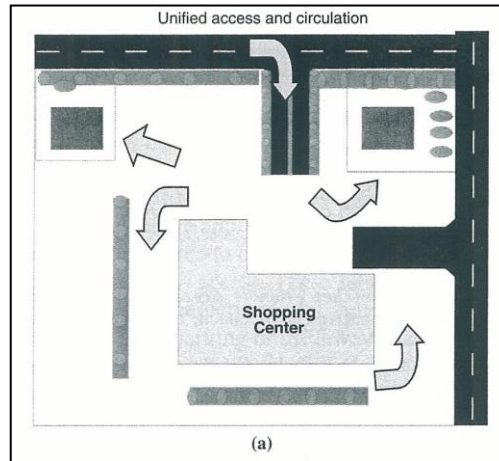


Figure T-4. Proper Corner Parcel Access

## 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.

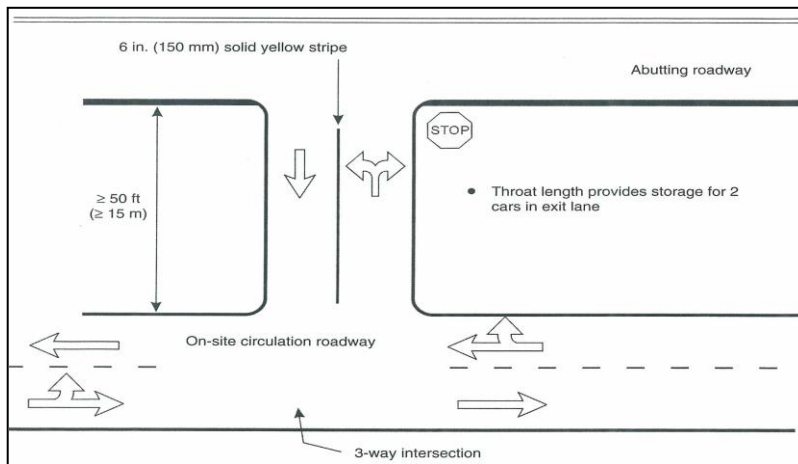


Figure T-5. Proper Throat Length

## Grid-pattern Connectivity

The most critical component of highway access management is a unified and well integrated roadway network system. Without such as system, street connectivity fails and the result is



increased traffic congestion and reduced safety. The common grid-pattern system is the most basic, yet efficient, safe, and overall useful road network strategy available. This pattern should be the basis for street networking and accompanying city development. Grid pattern connectivity is designed to promote and encourage access to major thoroughfares through connector routes and the local road system instead of giving direct access to individual parcels. In order to free traffic flow and reduce congestion individual parcels should be accessed directly only through connector and local roads, not arterial roads. Figure T-6 illustrates two street systems—one without access management and numerous direct access points to individual parcels, and the other with access management showing a supporting street system with direct access only at connector and local street intersections.

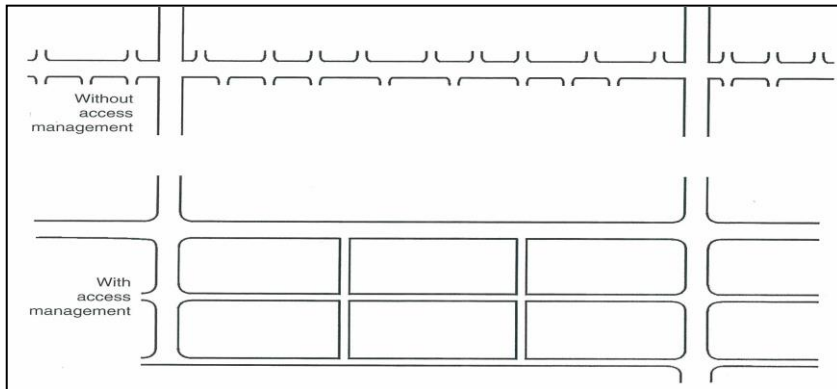


Figure T-6. Street Network With and Without Proper Access Management

### Connectivity in Local Neighborhoods

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

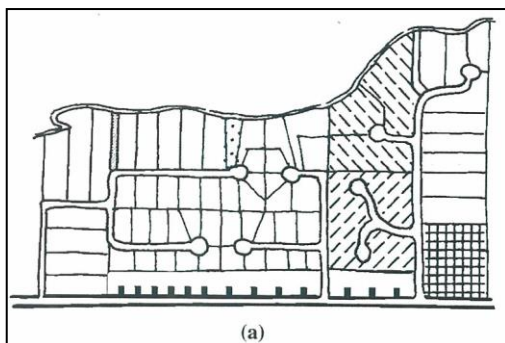


Figure T-7. Improper Connectivity

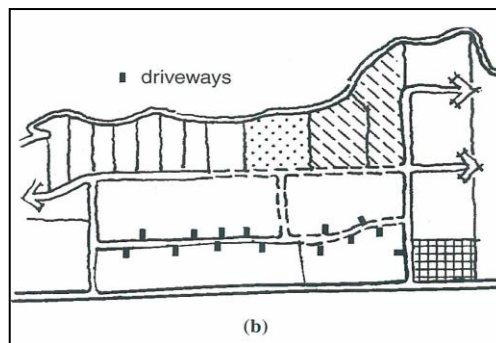


Figure T-8. Proper Connectivity

## Frontage Roads

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

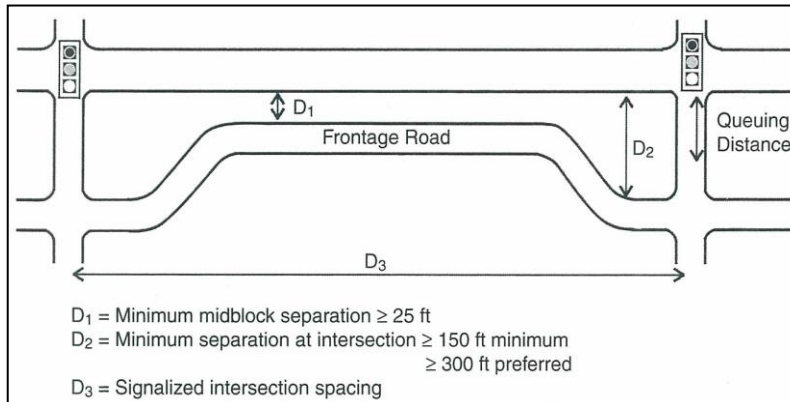


Figure T-9. Minimum Separation for Frontage Roads

## Transportation Plan

As a growing and thriving community, Cedar Bluff 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 two main routes, U.S. Hwy. 68, running through the center of town and continuing northeast into Georgia and AL Hwy. 9 connecting Cedar Bluff to the City of Centre, across Weiss Lake and through downtown, then continuing eastward toward Rome, Georgia. Traffic volumes and projections indicate free flow traffic throughout the town into 2018, with no significant need for roadway capacity upgrades.

Cedar Bluff has a reasonably well integrated and connected road grid throughout, making vehicular transportation substantially safe and efficient. In order to provide more convenient connections and improve traffic flow, EARPDC recommends constructing new routes at various points in town (See Map#7: *Transportation Plan*). In addition, Cedar Bluff shows considerable need for road repaving in various areas of town. The Town conducted a repaving prioritization study through LADD Engineering, a firm in nearby Ft. Payne, AL. As part of the town's transportation plan, Cedar Bluff should finish and approve the study and prioritize roadway improvements accordingly.

## Analytical Summary

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

### **AL Hwy. 68**

**Classification:** AL Hwy. 68 is classified as a 2-lane, undivided minor arterial highway.

**Maximum Capacity:** 18,700 AADT

**Capacity Assessment:** With AADT of around 4,000 to 5,000 along this section of roadway, traffic could multiply considerably before capacity is reached and significant improvements considered.

**MPO Planned Improvements:** None

**Recommendations:** No significant improvements needed in the near future

### **AL Hwy. 9**

**Classification:** 2-lane undivided minor arterial

**Maximum Capacity:** 17,800 AADT

**Capacity Assessment:** Given current AADT levels between 4,000 and 8,000 traffic volumes could double before nearing capacity.

**MPO Planned Improvements:** None

**Recommendations:** No significant improvements needed in the near future.

### **AL Hwy. 35**

**Classification:** 2-lane undivided principal arterial road

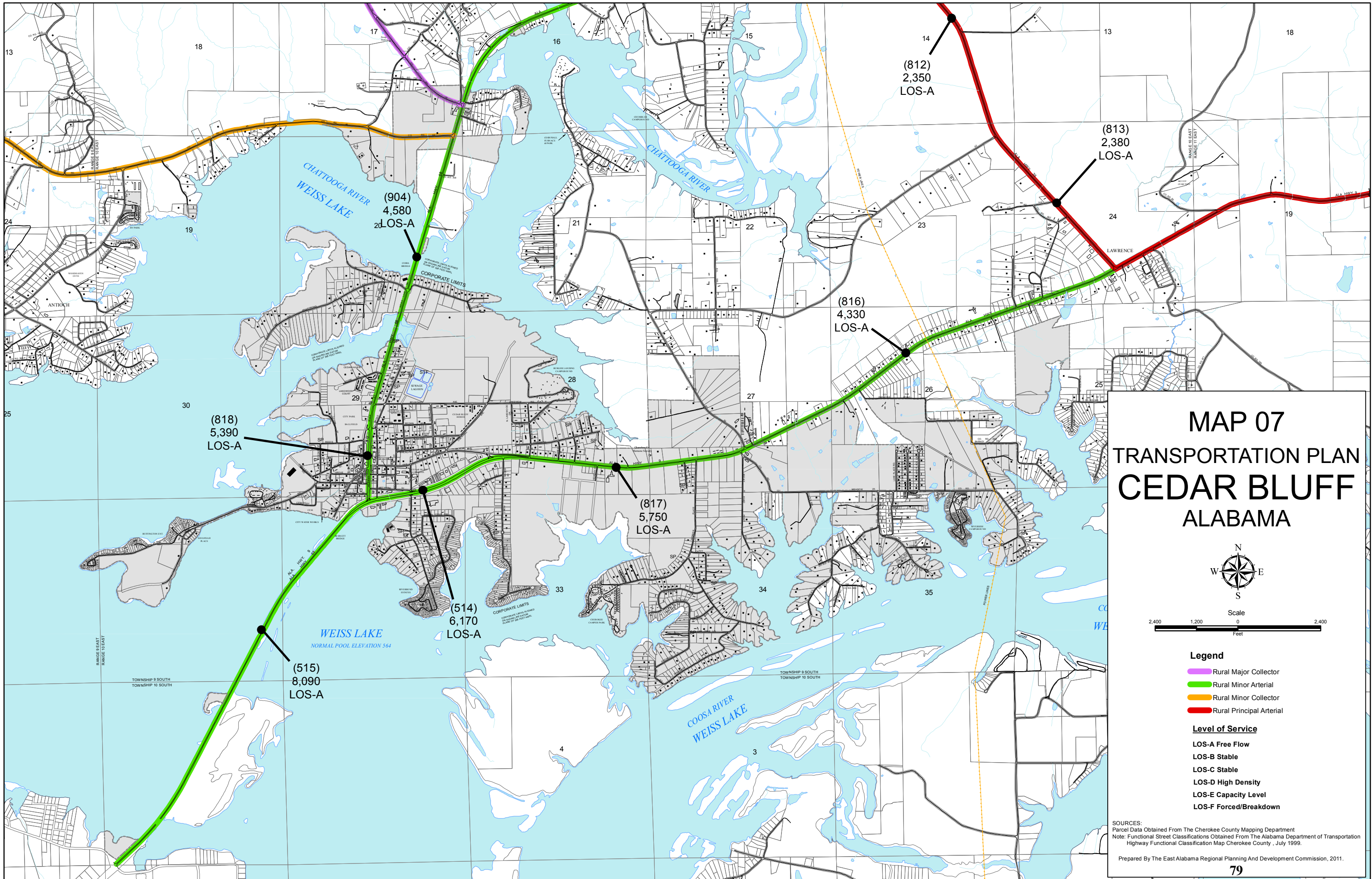
**Maximum Capacity:** 17,500 AADT

**Capacity Assessment:** Current AADT traffic volumes at slightly over 2,000 should not warrant significant improvements in the near future.

**MPO Planned Improvements:** None

**Recommendations:** No significant improvements needed in the near future.





# MAP 07 TRANSPORTATION PLAN CEDAR BLUFF ALABAMA



- Legend**
- Rural Major Collector
  - Rural Minor Arterial
  - Rural Minor Collector
  - Rural Principal Arterial
- Level of Service**
- LOS-A Free Flow
  - LOS-B Stable
  - LOS-C Stable
  - LOS-D High Density
  - LOS-E Capacity Level
  - LOS-F Forced/Breakdown

SOURCES:  
Parcel Data Obtained From The Cherokee County Mapping Department  
Note: Functional Street Classifications Obtained From The Alabama Department of Transportation  
Highway Functional Classification Map Cherokee County, July 1999.

Prepared By The East Alabama Regional Planning And Development Commission, 2011.



## **CHAPTER VII: ENVIRONMENTAL FEATURES**

The natural landscape and its features play an important role in the development and planned growth of any community. Features such as floodplains, wetlands, threatened or endangered species habitats, steep slopes, sensitive and rocky soils can be a hindrance to development. Other features such as lakes, streams, rivers, mountains, mineral resources, caves, and forests can act as economic catalysts in the form of resource harvesting, recreational opportunities, and/or ecotourism. Good planning should recognize these benefits natural amenities provide, utilize them to their full extent, and minimize ecological damages in the process. Misguided and unmitigated development on sensitive lands often results in ecological and economic disasters in the form of landslides, sinkholes, and increased flooding. Through prior identification of these hazards and proper guidance of development, many disasters can be avoided, and community enhancements realized. Sensitive lands could be preserved for parks and open space, adding amenities and character to the community. It is Cedar Bluff'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**

Cedar Bluff is located in north-central portion of Cherokee County adjacent to Weiss Lake, a 30,200 acre Alabama Power Company hydroelectric impoundment. Weiss Lake is considered the major natural resource for the town and county and a destination for fishing anglers as holding claim to being the "Crappie Capital of the World". Other significant natural resources near Cedar Bluff include Little River Canyon to the north and Talladega National Forest to the south.

According to soil inventory data, Cedar Bluff showed substantial environmental constraints throughout the town, the most prevalent of which were septic restrictive and floodplains. The most significant environmental constraint was septic restrictive, accounting for approximately 2,697 acres and 86% of the total land area coverage. These areas consist of soils unfit for septic system percolation and drainage and cover the considerable majority of the town. Floodplains have also been determined as a major constraint in town covering 1,067 acres and 34% of the total land area. Most floodplains in Cedar Bluff are located adjacent Weiss Lake and along streambeds. Flood prone areas accounted for approximately 73 acres in the town and 2% of the total land area. In general, land deemed as floodplains tend to flood more rapidly and excessively than flood prone areas due to the nature of the soils, low elevations, and close proximity to water bodies. Data pertaining to floodplain areas have been obtained in accordance with FEMA floodplain FIRM (Federal Insurance Recovery Maps) maps and flood prone areas as identified by the USDA's National Resources Conservation Service (NRCS) maps. Table EF-1 shows environmental features/constraints and distribution for Cedar Bluff in 2012.

Table EF-1. Environmental Features: Cedar Bluff, 2012		
Environmental Feature/Constraint	Acreage	Percent Distribution
Steep Slopes	104.37	3.3%
Flood Prone	73.93	2.4%
Wetlands	80.65	2.6%
Septic Restrictive	2,697.77	86.4%
Shrink-Swell Soil	87.18	2.8%
Floodplains	1,067.35	34.2%
Total Town Acreage	3,123.16	100.0%

Source: EARPDC database, 2012.

## 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 shrink-swell. Cedar Bluff's land constraints are generally composed of three broad soil series classifications: 1) Conasauga Series, 2) Gaylesville Series, and 3) Firestone Series. The *Environmental Constraints Map* (Map 8) identifies and locates the town's environmental constraints based on these and other soil classifications in order to guide and direct land use and development decisions accordingly. Soil information was made available through the *Soil Survey of Cherokee County, 1978*. The following highlights list environmental constraints in Cedar Bluff along with their associated soil series, characteristics, and pertaining development limitations:

- **Septic Restrictive Areas**—Conasauga Series—consists of moderately deep, moderately well drained soils formed in materials weathered from shale. Permeability is low with water capacity at low to moderate. Soil is fairly easy to work and till, however, it is unfit for septic systems due to its narrow moisture range. Slopes range from 1 to 5 percent.
- **Flood prone Areas**—Gaylesville Series—constitutes deep, somewhat poorly drained to poorly drained soils on stream terraces. This type of Gaylesville soil, in Cedar Bluff's flood prone areas, is silty clay loam, which is poorly suited to cultivate crops because drainage is poor and water ponds on the surface. Drainage outlets are seldom available. The best use of this land is for pasture and woodland. Slopes range from 0 to 2 percent.
- **Steep Slopes**—Firestone-Consauga-Rock outcrop complex—Firestone Series consists of moderately deep, well drained soils on uplands. This particular Firestone soil complex combines about 49 percent Firestone soils, about 31 percent Consauga soils, and about 20 percent Rock outcrop, which is limestone bedrock exposed at the level surface, however, in some places the outcrop may extend as much as five feet above the surface. Due to the dry and rocky content of the soil this land is best suited for pasture and woodland. However, seedbed preparation and pasture maintenance operations may be difficult because of rock outcrops. Slopes range from moderately steep at 6 percent to significantly steep at 25 percent.



- ***Shrink-Swell***—Firestone Series—Soil has profile as described as representative of the series. This particular Firestone type consists of gravelly silt loam which is moderately well suited for most crops and is fairly easy to work with. However, special conditions apply as clodding and crusting may occur when the soil is too wet. Slopes range from 2 to 6 percent.

## **Steep Slopes**

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

### ***3 percent***

Generally accepted limit for railroads

### ***8 percent***

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

### ***10 percent***

Generally accepted limit for driveways

### ***15 percent***

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

### ***25 percent***

Generally accepted limit for all development activity.

Cedar Bluff has minor cover of steep slope accounting for only 104 town acres and 3% of the total area coverage. Steep slope areas are located primarily in the north section of town along Weiss Lake and in the southwestern part also along Weiss Lake. 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. According to the Natural Resources Conservation Service a floodplain is defined as, “the nearly level plain that borders a stream and is subject to inundation under flood stage conditions unless protected artificially.” 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.

Cedar Bluff's 100-year (Zone A) floodplains are located primarily along Weiss Lake with the 500-year (Zone B) floodplains located further inland, but extending directly from the 100-year. Intensive developments in these areas should create and implement flood mitigation strategies as needed in order to preserve the environment and limit flood damage. Floodplains and flood prone areas are shown on the *Environmental Constraints Map* (Map#8) and may overlap each other at particular locales.

## **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. Cedar Bluff's primary water resource is Weiss Lake which serves as a natural border for the town along the northern, western, and southern ends of town, thus forming a peninsula around the town. Weiss Lake provides the town with numerous opportunities for waterfront development and outdoor water recreation and tourism. Alabama Power also uses water from Weiss Lake to generate electrical power at Weiss Lake Dam.

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.

Cedar Bluff determined wetland areas cover approximately 80 acres (2% of the total land), located mostly near the border of Weiss Lake. For more detail see Map#9: *Environmental Constraints*.

## **Wildlife Habitats**

Every year millions of people across the U.S. spend time and monetary resources viewing wildlife and enjoying the great outdoors. Nature serves as an escape and refuge from the busy and congested urban environment. Cedar Bluff should consider identifying lands sensitive to environmental degradation and working with the Alabama/Georgia Land/Chattowah Open Land Trust to adequately reserve and manage land for wildlife preservation. The Alabama/Georgia Land Trust/Chattowah Open Land Trust are non-profit 501 (c)(3) conservation organizations dedicated to protecting land for present and future generations by helping private land owners protect land through conservation easements and manage their land through Land Protection and Land Stewardship Programs. Conservation easements allow land owners 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 2011, the Alabama/Georgia Land Trust/Chattowah Open Land Trust have safeguarded more than 193,000 acres of open space throughout Alabama and Georgia with more than 560 conservation easements, making the Land Trust the leader in land protection in the southeastern US.

As a planning consideration, Cedar Bluff should promote and encourage land and wildlife preservation in order to enhance the town's draw as an outdoor recreational community. Preservation could be promoted through the protection of wildlife corridors in flood prone areas along Weiss Lake and nearby areas.

## Threatened and Endangered Species

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

Alabama is an ecologically diverse state with a significant amount of threatened and endangered species. Only the States of California at 309 and Hawaii (329) have more plants and animals than Alabama (117) placed on the threatened and endangered species list. According to the USFWS Alabama Ecological Services Field Station, the latest listing for threatened and endangered species in Cherokee County, conducted in April 2011 have been listed as follows:

**Birds**—The Red-cockaded woodpecker *Picoides borealis* was listed as endangered while the Bald Eagle *Haliaeetus leucocephalus* was in recovery stage and is protected under the Bald and Golden Eagle Protection Act.



**Flowering Plants**—Flowering plants reported as endangered constituted of the Green pitcher plant *Sarracenia oreophila*, Alabama leather flower *Clematis socialis*, Harperella *Ptilimnium nodosum*, while threatened species included Mohr's Barbara's buttons *Marshallia mohrii*, and Kral's water-plantain *Sagittaria secundifolia*. In addition, one candidate species was included—Whorled sunflower *Helianthus verticillatus*.

**Clams**—Clams listed as endangered consisted of the Southern acornshell *Epioblasma othcaloogensis*, Upland combshell *Epioblasma metastrata*, Ovate clubshell mussel *Pleurobema perovatum*, Coosa moccasinshell mussel *Medionidus parvulus*, Triangular kidneyshell mussel *Ptychobranthus greenii*, Southern clubshell mussel *Pleurobema decisum*, Southern pigtoe

*Pleurobema georgianum*. The Fine-lined pocketbook mussel *Lampsilis altilis* was listed as threatened.

**Fish**—The Blue Shiner *Cyprinella caerulea* was listed as threatened.

**Mammals**—Mammals listed as endangered included the Indiana bat *Myotis sodalis* and the Gray bat *Myotis grisescens*.

**Snails**—The Georgia rocksnail *Leptoxis foremani* was listed as endangered.



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 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***

- Cedar Bluff has minor cover of steep slope accounting for only 104 town acres and 3% of the total area coverage. Steep slope areas are located primarily in the north section of town along Weiss Lake and in the southwestern part also along Weiss Lake. Given this information, steep slopes should not be a major concern.

### ***Floodplains***

- Cedar Bluff's 100-year (Zone A) floodplains are located primarily along Weiss Lake with the 500-year (Zone B) floodplains located further inland, but extending directly from the 100-year. Floodplains account for approximately 1,067 acres and 34% of the total land area in Cedar Bluff. 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***

- Flood prone areas accounted for approximately 73 acres in the town and 2% of the total land area.

### ***Septic-Restrictive Areas***

- The most significant environmental constraint was septic restrictive, accounting for approximately 2,697 acres and 86% of the total land area coverage. These areas consist of soils unfit for septic system percolation and drainage and cover the considerable majority of the town.

### ***Water Resources***

- Cedar Bluff's primary water resource is Weiss Lake which serves as a natural border for the town along the northern, western, and southern ends of town, thus forming a peninsula around the town. Weiss Lake provides the town with numerous opportunities for waterfront development and outdoor water recreation and tourism.

### ***Wetlands***

- Cedar Bluff determined wetland areas cover approximately 80 acres (2% of the total land), located mostly near the border of Weiss Lake.

### ***Wildlife Habitats***

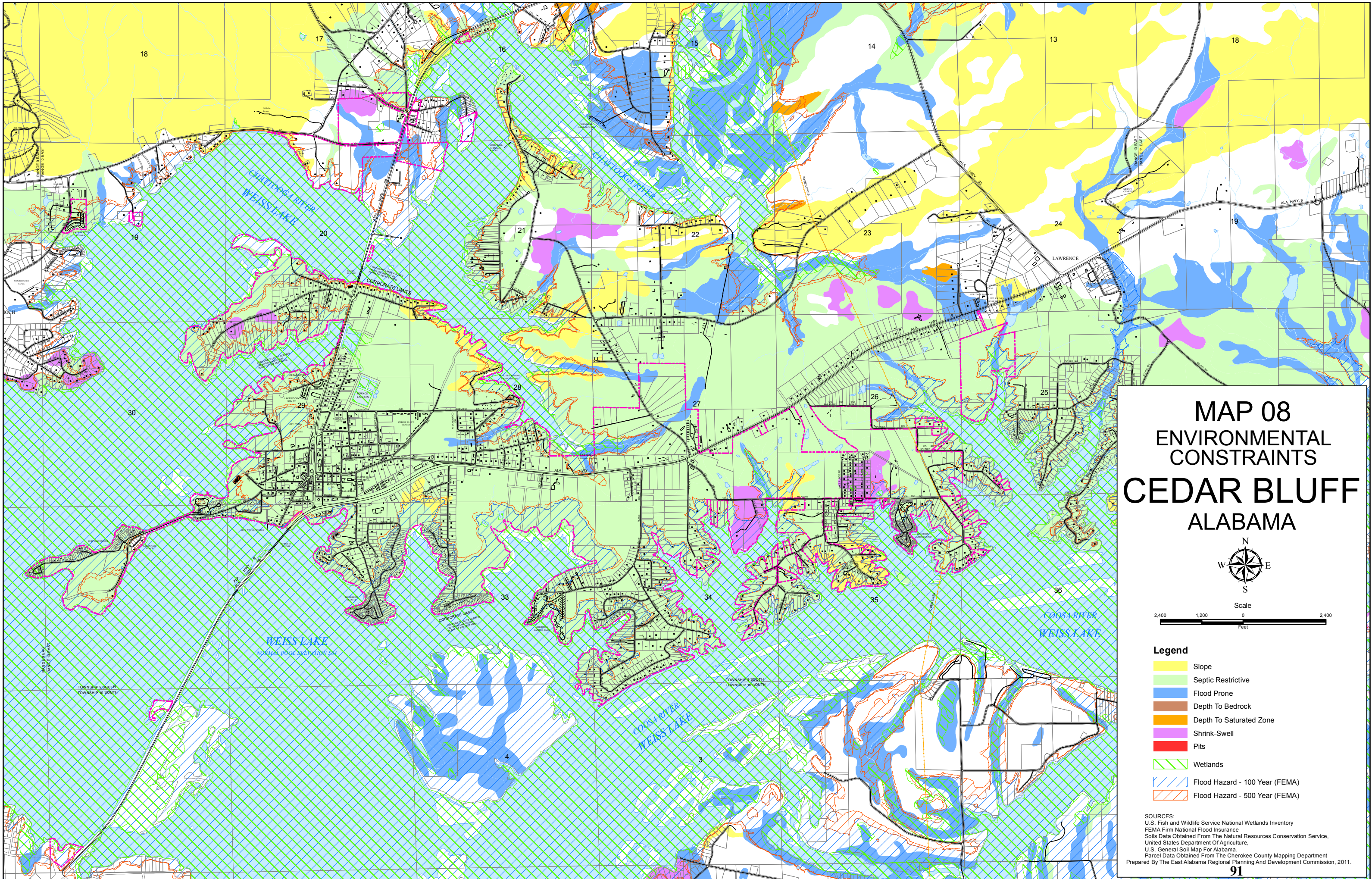
- As a planning consideration, Cedar Bluff should promote and encourage land and wildlife preservation in order to enhance the town's draw as an outdoor recreational community. Preservation could be promoted through the protection of wildlife corridors in flood prone areas along Weiss Lake and nearby areas.

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

- As a planning consideration, in order to protect and maintain plant and animal species, Cedar Bluff could implement Best Management Practices for Forestry. 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. These practices are regularly maintained and updated by the Alabama Forestry Commission.







# MAP 08 ENVIRONMENTAL CONSTRAINTS CEDAR BLUFF ALABAMA



- Legend**
- Slope
  - Septic Restrictive
  - Flood Prone
  - Depth To Bedrock
  - Depth To Saturated Zone
  - Shrink-Swell
  - Pits
  - Wetlands
  - Flood Hazard - 100 Year (FEMA)
  - Flood Hazard - 500 Year (FEMA)

**SOURCES:**  
 U.S. Fish and Wildlife Service National Wetlands Inventory  
 FEMA Firm National Flood Insurance  
 Soils Data Obtained From The Natural Resources Conservation Service,  
 United States Department Of Agriculture,  
 U.S. General Soil Map For Alabama.  
 Parcel Data Obtained From The Cherokee County Mapping Department  
 Prepared By The East Alabama Regional Planning And Development Commission, 2011.



## **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/town 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 community.

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 zoning and subsequently proposes a future land use plan which gives recommendations for coordinating better land use within the Town of Cedar Bluff. The future land use plan and accompanying *Future Land Use Plan Map* (Map#11) is a conceptual future plan to be used in guiding zoning and development decisions. It is not intended to be used as a zoning map, 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 Cedar Bluff 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 town 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. Cedar Bluff has approximately 3,122 total acres within the town limits, which includes right-of-ways and bodies of water and 2,865 land acres. Approximately 1,548 acres (54% of the total land) in the 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 Cedar Bluff in 2012.

<b>Table LU-1. Existing Land Use Acreage: Town of Cedar Bluff, 2012</b>			
<b>Land Use Category</b>	<b>Acres in City</b>	<b>% of Total Land Area</b>	<b>% of Developed Land Area</b>
Agricultural	424.23	14.8%	32.2%
Commercial	53.45	1.9%	4.1%
Industrial	0.00	0.0%	0.0%
Single-Family Residential	711.23	24.8%	54.0%
Multi-Family Residential	29.17	1.0%	2.2%
Park and Recreation	22.88	0.8%	1.7%
Public	76.58	2.7%	5.8%
Undeveloped	1,548.30	54.0%	N/A
Total Land Area	2,865.84	100.0%	N/A
Total Developed Land	1,317.54	46.0%	N/A
Total City Acreage	3,122.70	N/A	N/A

Source: EARPDC database, 2012.

### **Agriculture**

Agriculture constitutes a somewhat substantial portion of developed land within the town limits at 14% with 424 acres. Much of this land is located along AL Hwy. 9 in the eastern section of town and along AL Hwy 68 in the northern part of town.

## **Commercial**

Approximately 53 acres (1% of the total land and 4% of developed land) in Cedar Bluff is dedicated to commercial development. Much of this land is located in the downtown area along AL Hwy. 9 with some small patches in the western section of town. A substantial goal for the town is to promote and enhance commercial development along the two major routes AL Hwy. 9 and AL Hwy. 68.

## **Industrial**

There is currently no land used for industrial purposes in Cedar Bluff. However, a substantial amount of land near downtown, along Boundary Avenue, and a small amount along AL Hwy. 68 has been zoned for light industry, accounting for 94 acres.

## **Residential**

Residential land use in the form of single-family housing is spread fairly evenly throughout the town accounting for approximately 711 acres (24% of the total land use and 54% of the developed). Multi-family, at this time, showed concentration in the downtown area with 29 acres and a minor 1% of the total land use. However, much of the land downtown has been zoned for medium density multi-family and some high density, allowing for significant expansion of this 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 mostly in the downtown area serving town uses and schools. Public land use accounts for approximately 76 acres in town while parks and recreation land uses account for 22 acres.

## **Undeveloped**

The single most dominate land use in the town is undeveloped, consisting of 1,548 acres and 54% of total land use, indicating substantial land within the town available for growth.

## **Zoning Patterns**

Zoning plays an important role in the growth and development of the town and its citizens. The zoning ordinance is created to promote desirable standards in land use, prevent land use conflicts, and maintain and guide growth and development in accordance to the comprehensive plan and its goals and objectives for the town. A properly prepared zoning ordinance clarifies to property owners what can and cannot be developed on their property, so as not to interfere with the rights and privileges of their neighbors. The town's zoning ordinance and zoning map (Map#10: *Zoning*) should be periodically updated to insure it represents the goals, objectives, and policies best suited for the future growth and development of the community as a whole.

The dominant zoning district in Cedar Bluff has been Rural Residential, with 1,561 acres accounting for approximately half (50%) of all zoning acreage in town. Medium Density Residential ranked second most prominent district with 814 acres and 26% of the total zoning acreage. Residential districts, both single and multi-family comprised the substantially largest portion of zoning with 2,763 acres altogether and 88% of the town’s zoning. Commercial followed second with 265 acres (8%) and light manufacturing with 94 acres (3%). The town also provided special zoning districts with a 100-year flood hazard overlay zone accounting for 908 acres and a 500-year flood hazard zone constituting 159 acres, both along the shores of Weiss Lake. The flood hazard overlay zone may extend into multiple districts as deemed necessary in order to establish additional regulations protecting land use and development from potential flooding. Table LU-2 examines zoning acreage and percent of total for Cedar Bluff in 2012.

<b>Table LU-2. Zoning Acreage and Percent of Total: Town of Cedar Bluff, 2012</b>					
Zoning	District Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
R-1	Low-Density Residential	278.32	8.9%	2,763.11	88.5%
R-2	Medium-Density Residential	814.95	26.1%		
R-3	High-Density Residential	97.05	3.1%		
R-R	Rural Residential	1,561.71	50.0%		
MHP	Manufactured Home Park	11.08	0.4%		
NB	Neighborhood Business	67.72	2.2%	265.51	8.5%
HC	Highway Commercial	197.79	6.3%		
LM	Light Manufacturing	94.08	3.0%	94.08	3.0%
Totals		3,122.70	100.0%	3,122.70	100.0%
Special Districts	District Classification	Acres Zoned	% of Total FHA	Acres Zoned	% of Total LA
FHA	Flood Hazard Area (100 yr.)	908.19	85.1%	1,067.35	29.1%
FHA	Flood Hazard Area (500 yr.)	159.16	14.9%		5.1%
Totals		1067.35	100.0%	1,067.35	34.2%

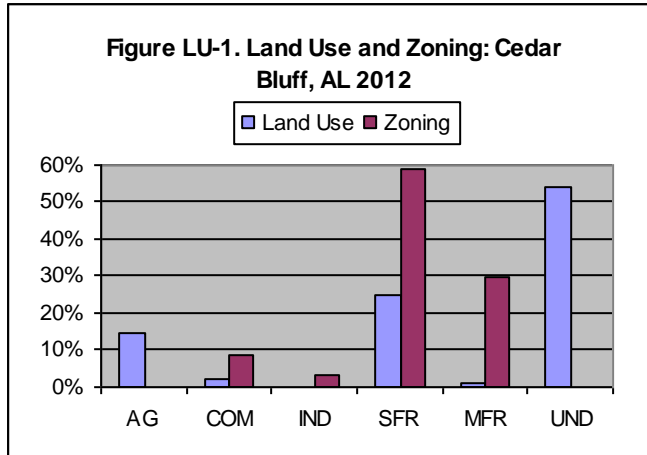
Source: EARPDC database, 2012.

## **Existing Land Use and Zoning Patterns**

A comparison of land use and zoning is beneficial in determining land use and zoning patterns. Zoning should reflect community needs and guide land use and development throughout the town. Comparing these elements of the plan based on percent of land used and land zoned for specific purposes is useful in determining current development patterns and directing how the town should grow.

Agriculture (AG) and single-family residential (SFR), excluding mobile homes, were the two most dominant land uses in Cedar Bluff accounting for 14% and 24%, of total land use, respectively. Although agriculture has been a significant land use in the town, there is currently no zoning districts reserved for this use and thus no means for its proper development within the town limits. A significantly large portion of agricultural land has been established in Rural Residential and Low Density Residential districts along AL Hwy. 9 in the central and eastern parts of the town. Single-family residential land use with 711 acres has been built primarily in Low-Density Residential and Rural Residential districts, mainly intended for very low density single-family homes. The Low-Density Residential district accounted for 278 acres, however, Rural Residential reported a considerable 1,561 acres, indicating that the substantial majority of single-family homes have been

built in this district in particular. As a planning consideration, the town should promote and encourage an expansion of Low-Density Residential zoning districts into areas where single-family homes have been concentrated in order to promote and encourage more residential development and protect homes and neighborhoods from various intensive agricultural uses. In contrast to single-family, Cedar Bluff showed only a small portion of multi-family land use with 29 acres and



1% of the land use. However, multi-family zoning in the form of Medium-Density Residential accounted for 814 acres and High-Density Residential 97 acres, indicating that the town provides sufficient expansion for multi-family, and probably more than is needed. As a planning consideration, the town should promote and encourage multi-family districts in locations near more intensive residential areas close to commercial development and employment opportunities, primarily in the downtown and adjacent major transportation routes. Figure

LU-1 displays percent land use and zoning for Cedar Bluff in 2012, comparing land use with its appropriate zoning in order to determine land available for expansion. Notice the substantial amount of land available for single-family expansion and also for multi-family. Also notice that the town has land used for agriculture, but no land zoned for such use. Most agriculture land has been distributed in Rural Residential districts where housing density is fairly light.

## Future Land Use Plan

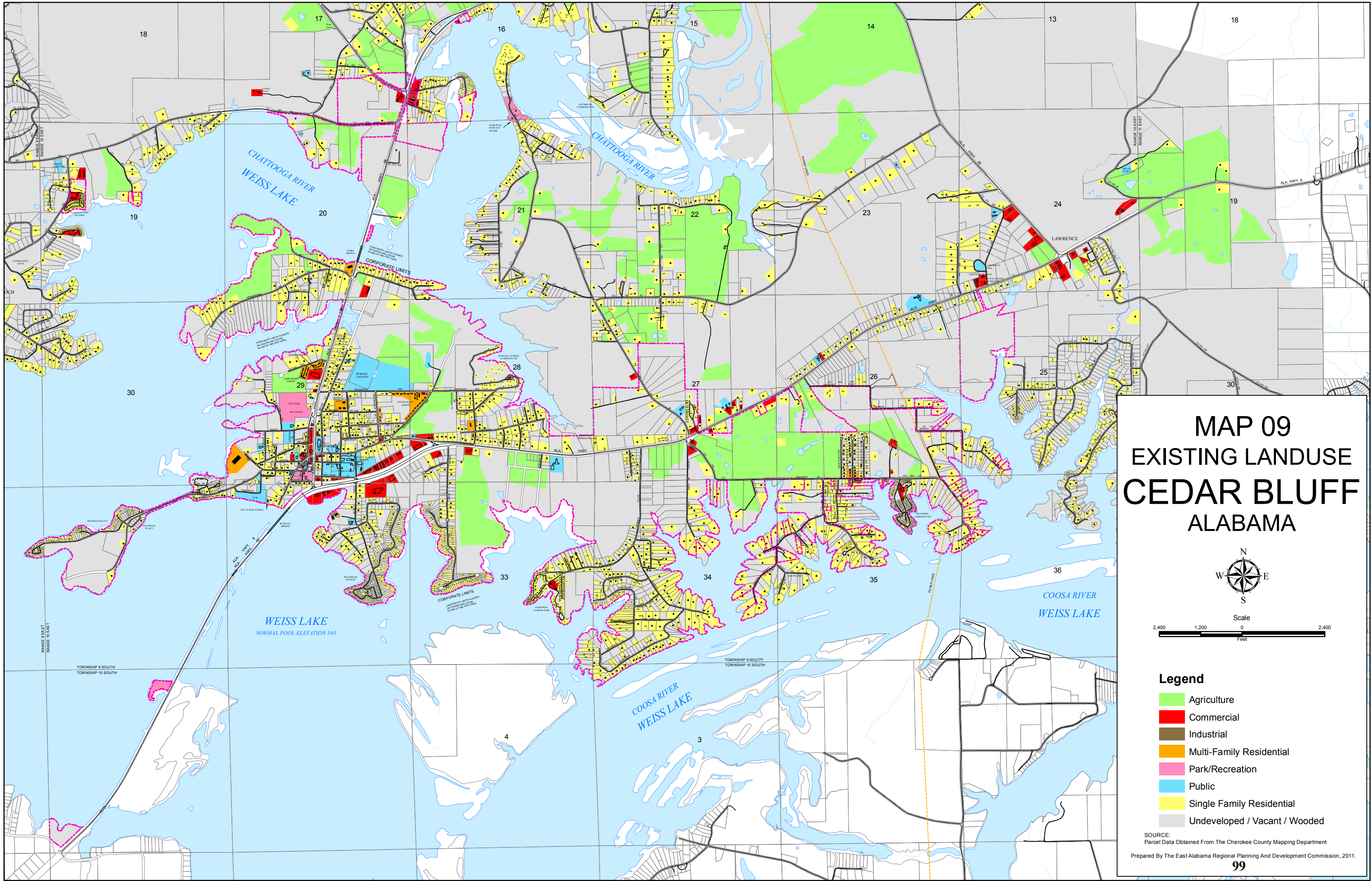
As a community grows and expands, a plan for land use and development is critical for guiding the town in a manner that logically and efficiently meets town goals and objectives. The Town of Cedar Bluff desires to grow in a manner that effectively and efficiently utilizes land and community resources. The future land use plan and accompanying map (See Map#11: *Future Land Use Plan*) provides general guidance in this directive.

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

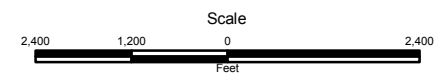
- The most intensive commercial use should only be established downtown and along major roadways such as AL Hwy. 68 and AL Hwy. 9 in order to preserve and protect small scale neighborhoods.
- Residential land use should be more concentrated, with more intensive uses, near the downtown and along major transportation routes in order to provide convenient customer support and job opportunity.
- The Cedar Bluff should establish an Agricultural zoning district in order to promote and encourage this land use in particular areas and protect single-family neighborhoods from various intensive agricultural land uses.
- 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.





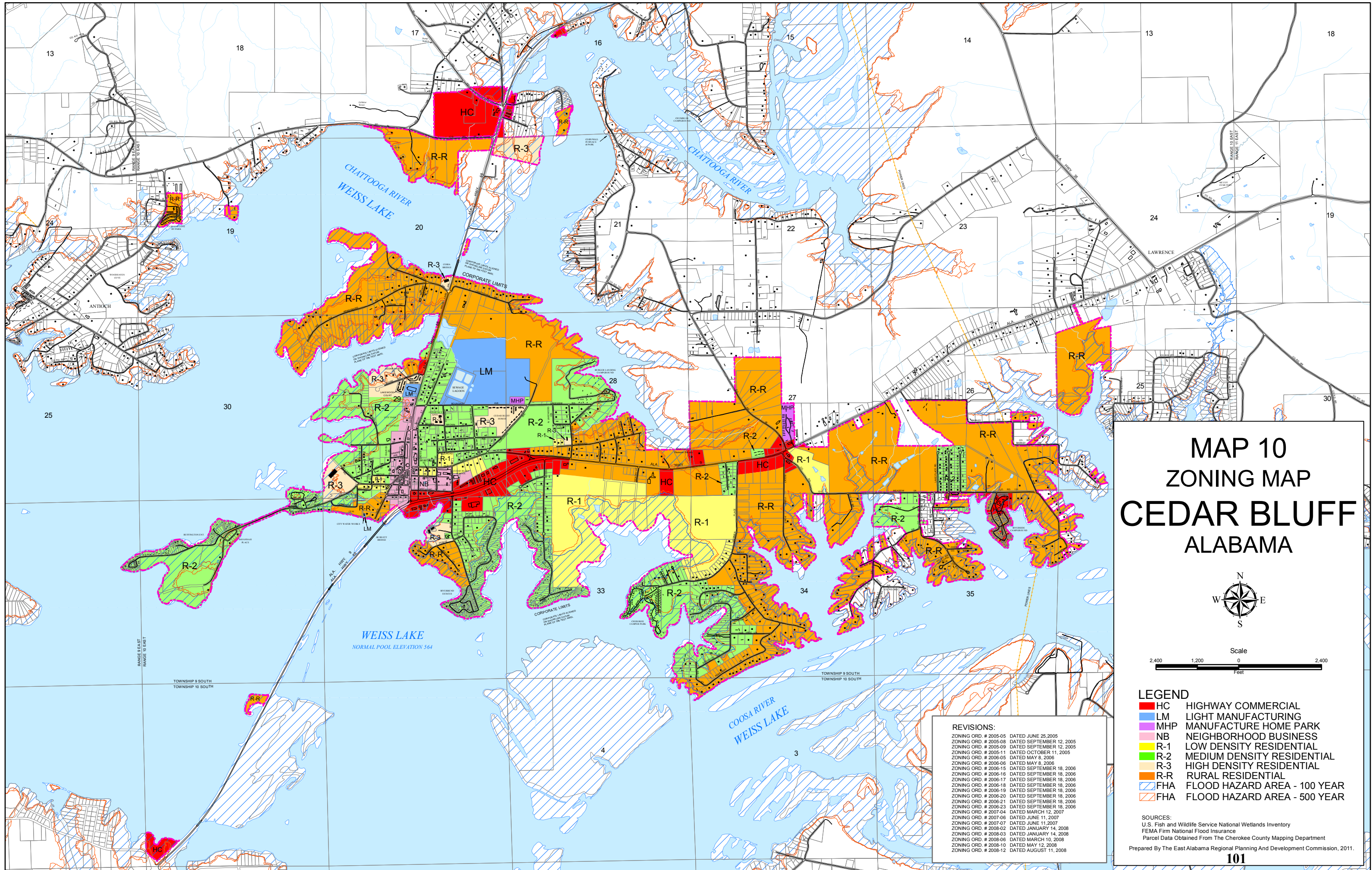
# MAP 09 EXISTING LANDUSE CEDAR BLUFF ALABAMA



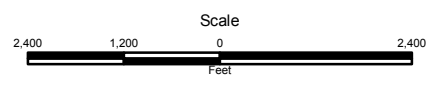
- Legend**
- Agriculture
  - Commercial
  - Industrial
  - Multi-Family Residential
  - Park/Recreation
  - Public
  - Single Family Residential
  - Undeveloped / Vacant / Wooded

SOURCE:  
Parcel Data Obtained From The Cherokee County Mapping Department  
Prepared By The East Alabama Regional Planning And Development Commission, 2011.





# MAP 10 ZONING MAP CEDAR BLUFF ALABAMA



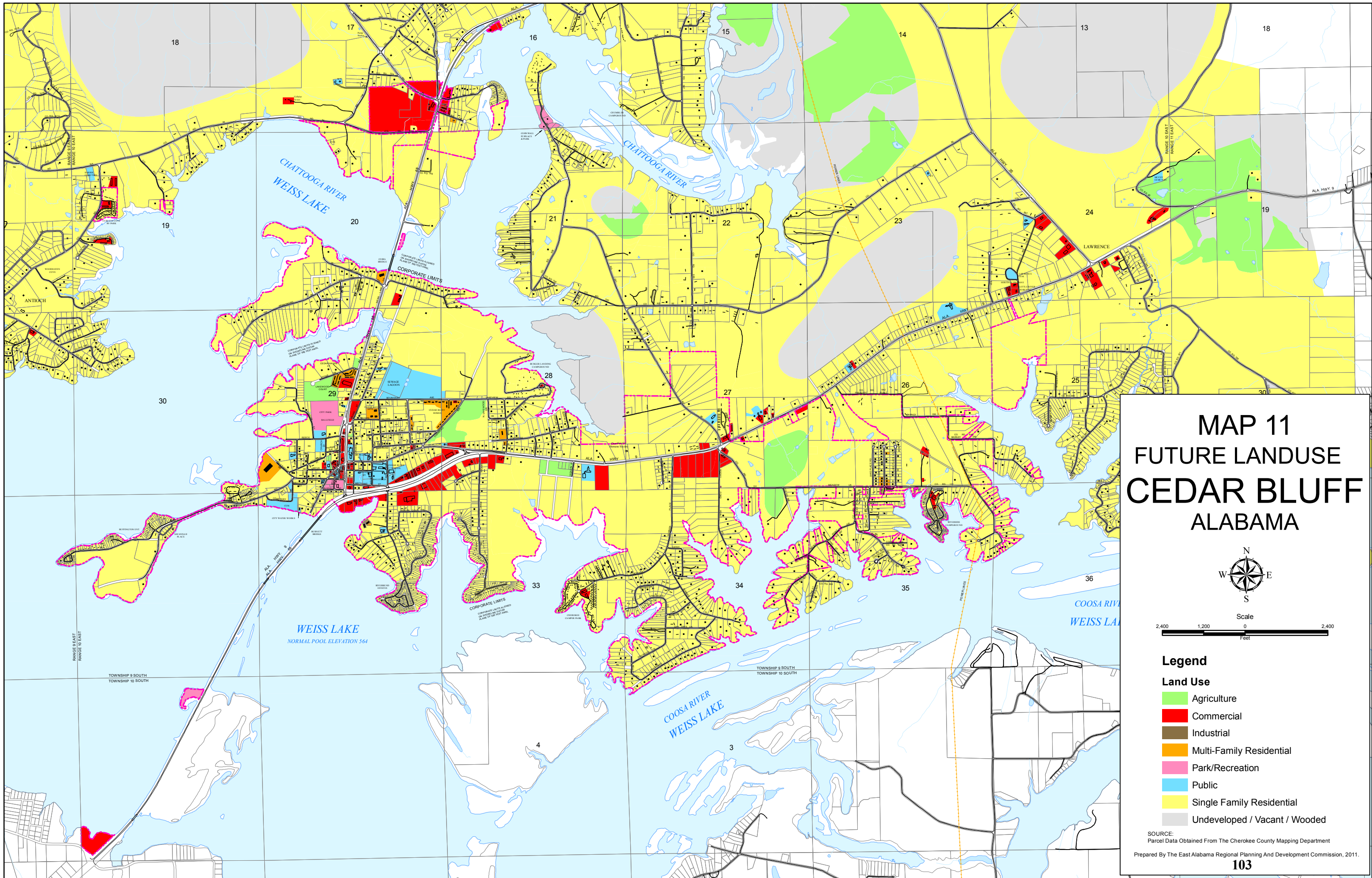
- LEGEND**
- HC HIGHWAY COMMERCIAL
  - LM LIGHT MANUFACTURING
  - MHP MANUFACTURE HOME PARK
  - NB NEIGHBORHOOD BUSINESS
  - R-1 LOW DENSITY RESIDENTIAL
  - R-2 MEDIUM DENSITY RESIDENTIAL
  - R-3 HIGH DENSITY RESIDENTIAL
  - R-R RURAL RESIDENTIAL
  - ▨ FHA FLOOD HAZARD AREA - 100 YEAR
  - ▨ FHA FLOOD HAZARD AREA - 500 YEAR

**REVISIONS:**

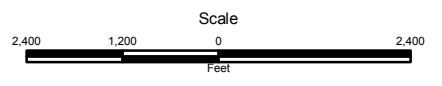
ZONING ORD. # 2005-05 DATED JUNE 25, 2005  
 ZONING ORD. # 2005-08 DATED SEPTEMBER 12, 2005  
 ZONING ORD. # 2005-09 DATED SEPTEMBER 12, 2005  
 ZONING ORD. # 2005-11 DATED OCTOBER 11, 2005  
 ZONING ORD. # 2006-05 DATED MAY 8, 2006  
 ZONING ORD. # 2006-06 DATED MAY 8, 2006  
 ZONING ORD. # 2006-06 DATED SEPTEMBER 18, 2006  
 ZONING ORD. # 2006-15 DATED SEPTEMBER 18, 2006  
 ZONING ORD. # 2006-16 DATED SEPTEMBER 18, 2006  
 ZONING ORD. # 2006-17 DATED SEPTEMBER 18, 2006  
 ZONING ORD. # 2006-18 DATED SEPTEMBER 18, 2006  
 ZONING ORD. # 2006-19 DATED SEPTEMBER 18, 2006  
 ZONING ORD. # 2006-20 DATED SEPTEMBER 18, 2006  
 ZONING ORD. # 2006-21 DATED SEPTEMBER 18, 2006  
 ZONING ORD. # 2006-23 DATED SEPTEMBER 18, 2006  
 ZONING ORD. # 2007-04 DATED MARCH 12, 2007  
 ZONING ORD. # 2007-06 DATED JUNE 11, 2007  
 ZONING ORD. # 2007-07 DATED JUNE 11, 2007  
 ZONING ORD. # 2008-02 DATED JANUARY 14, 2008  
 ZONING ORD. # 2008-03 DATED JANUARY 14, 2008  
 ZONING ORD. # 2008-06 DATED MARCH 10, 2008  
 ZONING ORD. # 2008-10 DATED MAY 12, 2008  
 ZONING ORD. # 2008-12 DATED AUGUST 11, 2008

**SOURCES:**  
 U.S. Fish and Wildlife Service National Wetlands Inventory  
 FEMA Firm National Flood Insurance  
 Parcel Data Obtained From The Cherokee County Mapping Department





# MAP 11 FUTURE LANDUSE CEDAR BLUFF ALABAMA



### Legend

- Land Use**
- Agriculture
  - Commercial
  - Industrial
  - Multi-Family Residential
  - Park/Recreation
  - Public
  - Single Family Residential
  - Undeveloped / Vacant / Wooded

SOURCE:  
Parcel Data Obtained From The Cherokee County Mapping Department  
Prepared By The East Alabama Regional Planning And Development Commission, 2011.



## 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 comprehensive plan 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*

- **Natural Amenities**—Town’s location adjacent Weiss Lake and nearby Little River Canyon provides opportunities for recreation and businesses therein associated.
- **Good Retirement Community**—Location adjacent Weiss Lake, accompanied with good nearby healthcare, senior housing, and transportation makes Cedar Bluff a good retirement community.

- **Good Community Facilities**—Water and Sewer Infrastructure, Schools, Parks, Living Centers.
- **Community Organizations**—Church organizations, CIVITIANS, Women’s Club, Garden Club, etc. provide ample opportunities for community involvement.

### *Weaknesses*

- **Need for Higher Paying Jobs**—A large portion of employment opportunities in Cedar Bluff are service related and tend to be low pay. The town needs more high skill and managerial professions to increase income levels and bring more wealth to the community.
- **Jobs Needed for College Graduates**—Many high school graduates leave the town to find employment opportunities elsewhere.
- **Transportation**—Town streets are in poor condition and in substantial need of re-paving.

### *Opportunities*

- **Transportation Improvements**—Transportation improvement plan conducted by LADD Engineering to determine roadway improvements, prioritization, and repair costs.
- **Parks and Recreation Plan**—Plan could incorporate the building of bicycle/walking trails, activity park, and skateboarding park.
- **Emergency Preparedness Plan**—Town could obtain funding from FEMA (Federal Emergency Management Agency) to make improvements to the fire department and build a Community Storm Center.
- **Historic Preservation Plan**—Plan could incorporate identifying historic sites, making repairs to the old Theater Building, and annexing Cornwall Furnace into the town.

### *Threats*

- **Deteriorating Town Streets**—Town needs to make significant paving improvements to the streets.
- **Continued Job Loss**—The town could continue to lose business and thus tax revenue, services, and population.
- **Old homes and not many new housing developments**—Older homes tend to show deteriorating conditions and require more maintenance than newer homes. New housing is a sign of growth and progress.

*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 and 2010 Census, and the 2010 American Community Survey for comparison and analysis. The community statistical profiles for Census 2000, and 2010, as well as the 2010 American Community Survey (See Appendix D: Community Profile), 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 Cedar Bluff are listed as follows for review (See pertaining chapters for more details):

### *Population*

- **Population Growth:** From 1950 to 1970 Cedar Bluff reported considerable population growth while Cherokee County showed substantial decline, then from 1970 to 2010 both the town and county showed significant and consistent growth.
- **Age Distribution:** Cedar Bluff, between 2000 and 2010, increased in older populations, particularly Seniors, but also Middle Age/ Working Adults, to a significantly greater extent than Cherokee County, Alabama, and the US.

### *Economy*

- **Educational Attainment:** Cedar Bluff ranked low in educational attainment. Although Cedar Bluff's educational attainment ranked comparably with Cherokee County, the town still fell considerably short of state and national trends, particularly with bachelor degree or higher recipients.
- **Household Income:** Cedar Bluff ranked low in household income. The town fell considerably short of county, state, and national median household income levels in 2009.
- **Commuting Patterns:** The substantial majority (85% in 2009) of Cedar Bluff workers commute outside town for work, which was a considerably larger portion of workers than those shown commuting at the county, state, and national level. A significant portion of Cedar Bluff workers commuted out of state, most likely to Rome, GA.
- **Labor Force Participation:** In terms of labor force participation, between 2000 and 2009, Cedar Bluff ranked fairly on par with Cherokee County, Alabama, and the US. However, the town held substantially higher civilian labor force unemployment compared to the county, state, and nation during this time.
- **Occupations/Industry:** From 2000 to 2009 Cedar Bluff doubled employment in Construction/Extraction while Cherokee County, Alabama, and the US remained fairly stationary in this occupation. The town also declined significantly in Production /Transportation, but still ranked substantially higher in this occupation compared to the state and nation, indicating that the larger portion of jobs in the town constitute blue-collar employment. Manufacturing accounted for the largest portion of industries in Cedar Bluff, followed closely by Services. These industries were also the most prevalent in Cherokee County, Alabama, and the US, however, the county, state, and nation exceeded the town in Services and the town excelled in Manufacturing, thus suggesting a proportionately larger blue-collar workforce in the town.
- **Poverty Status:** In terms of poverty status, Cedar Bluff, between 2000 and 2009, showed considerably higher individual and family poverty than Cherokee County, Alabama, and the US.

## *Housing*

- **Housing Unit Types:** From 2000 to 2010 both Cedar Bluff and Cherokee County reported single-family as the dominant housing type, however, the town and county showed considerably more mobile home units than the state and nation. Cedar Bluff, in 2010, also showed significantly more multi-family units than Cherokee County, slightly more than Alabama, and somewhat less than the US.
- **Tenure and Occupancy:** Cedar Bluff showed considerably more renter-occupied housing than Cherokee County, somewhat more than Alabama, and a comparable portion with the US. The town's occupancy rates ranked comparable with the county, but lagged substantially behind the state and nation.
- **Vacancy Status:** Miscellaneous was the substantially most dominant vacancy use in Cedar Bluff and Cherokee County in 2000 and 2010, while Alabama and the US showed considerably more even distribution of vacancy uses.
- **Housing Stock Age:** Cedar Bluff reported a substantially newer housing stock compared to housing stock in Cherokee County, Alabama, and the US.
- **Physical Conditions:** Manufactured homes in Cedar Bluff, in 2011, showed the greatest need for improvement in terms of physical housing conditions, followed by single-family and multi-family.
- **Housing Value:** Cedar Bluff housing value slightly surpassed Cherokee County, but lagged considerably behind Alabama and the US.
- **Owner-occupied Affordability:** Cedar Bluff, in 2010, showed somewhat significantly less affordability of owner-occupied housing than Cherokee County and Alabama, but somewhat more affordability than the US.
- **Renter-occupied Affordability:** Cedar Bluff, in 2010, reported somewhat significantly less renter-occupied affordability than Cherokee County, but comparable affordability to Alabama and the US.

## *Community Facilities*

(See Community Facilities Analytical Summary)

## *Transportation*

- No significant highway improvements needed in the immediate future. However, Cedar Bluff should conduct roadway paving improvements in accordance with an approved roadway paving plan.

## *Environmental Features*

- The most significant environmental constraint was septic restrictive, accounting for approximately 2,697 acres and 86% of the total land area coverage. These areas consist of soils unfit for septic system percolation and drainage and cover the considerable majority of the town.
- Cedar Bluff's 100-year (Zone A) floodplains are located primarily along Weiss Lake with the 500-year (Zone B) floodplains located further inland, but extending directly from the 100-year. Floodplains account for approximately 1,067 acres and 34% of the total land area in Cedar Bluff.

## ***Land Use***

- The most intensive commercial use should only be established downtown and along major roadways such as AL Hwy. 68 and AL Hwy. 9 in order to preserve and protect small scale neighborhoods.
- Residential land use should be more concentrated, with more intensive uses, near the downtown and along major transportation routes in order to provide convenient customer support and job opportunity.
- Cedar Bluff should establish an Agricultural zoning district in order to promote and encourage this land use in areas already used for agriculture and protect single-family neighborhoods from various intensive agricultural land uses.
- 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.

## **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 Cedar Bluff 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 2000 and 2010 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, and transportation, 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. Cedar Bluff's trend statement is stated as follows:

*Based on 2000 and 2010 Census data, the Town of Cedar Bluff has been somewhat following county patterns, but lagging behind the state and nation. Cedar Bluff has been growing in population along with Cherokee County, Alabama, and the US, however, the town has shown more significant growth in senior population. Economically the town ranked considerably lower than the county, state, and nation in terms of household income, unemployment, and poverty status. Commuting patterns also indicate that the majority of the town's workers find employment in other communities. The town's housing stock is considerably old compared to the county, and state, and nation, with slightly over half in various stages of deteriorating condition. Housing value in town ranked comparable with the county, but lagged considerably behind the state and nation while housing affordability ranked lower than the county, but slightly higher than the state and nation.*

*Cedar Bluff has also reported deteriorating roadway conditions and thus should strive to plan and implement paving improvements in prioritized locations.*

## **Probable Scenario**

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

- **Population Growth**—Cedar Bluff will continue to grow somewhat substantially in population.
- **Age Distribution**—Seniors will continue to comprise a significant portion of the population as the town draws in retirees.
- **Educational Attainment**—in terms of college degree holders the town will probably decrease as students seek college education in other communities.
- **Household Income**—Median household income for the town will increase slightly, but still rank lower than income levels in the county, state, and nation.
- **Commuting Patterns**—Cedar Bluff will most likely decrease in commuters living and working in the town, due to a lack of jobs.
- **Labor Force Participation**—in the town will probably decrease as more retirees are drawn into the community, reducing the percentage of labor force participants overall.
- **Unemployment**—in the town will most likely rank higher than the county, state, and nation due to a lack of jobs.
- **Poverty**—in the town will continue to rank higher than the county, state, and nation due to lower income levels and lack of jobs.
- **Physical Housing Conditions**—since the town has an older housing stock than the county, state, and nation, housing conditions will probably decline more rapidly.
- **Housing Value**—should increase and remain higher than the county, but lag considerably behind the state and nation.
- **Housing Affordability**—for owner-occupied homes should rank comparable with the county, and rank higher than the state and nation.

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

### **Vision Statement**

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

Cedar Bluff has a vision of growing and prospering as a successful Alabama community. The vision expressed and encompassed in a town approved vision statement reads as follows: *The*

*Town of Cedar Bluff will strive to grow and develop as an attractive, historic Alabama community offering quality small-town living and social charm. Cedar Bluff will plan for economic development and growth of small business in the downtown and along major highways. Located along the banks of beautiful Weiss Lake, Cedar Bluff will continue to promote and encourage lakefront recreation and retirement living as an attractive lifestyle, utilizing this important natural amenity for opportunities to increase and enhance commercial and residential development.*

## **Preferred Scenario**

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

- **Population Growth**—Cedar Bluff will continue to grow in population, particularly seniors, however, the town will strive to meet the needs of younger generations through educational training in the schools, small business establishment in the downtown and along major highways, and recreational opportunity along Weiss Lake.
- **Age Distribution**—The town shall provide suitable services and meet the needs of all age groups.
- **Educational Attainment**—Educational attainment will increase as the schools strive to improve education and the town continues to promote and encourage small business and private investment in the community.
- **Household Income**—Median household income will increase as the town promotes and encourages small business.
- **Commuting Patterns**—Commuting distance and times will decrease as more jobs are established in town and in nearby surrounding communities.
- **Labor Force Participation**—Cedar Bluff will increase in labor force participation as the town draws more small business along with residential development.
- **Unemployment**—Decrease in unemployment as the town provides more jobs and opportunity for residents.
- **Poverty**—Decrease in poverty due to better education and employment opportunities.
- **Physical Housing Conditions**—Significant improvement in housing conditions and increase in new housing development.
- **Housing Value**—Housing value will increase as new and higher paying job opportunities increase, allowing homeowners to afford higher-caliber homes.
- **Housing Affordability**—Remain on par with the county and state.

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

### **Goals and Objectives**

In order to achieve the community vision and preferred scenario set forth, Cedar Bluff 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 town improvements, growth, and expansion. An implementation schedule outlines the intentions of each project.

# **CHAPTER X: GOALS AND OBJECTIVES**

## **Vision Statement**

Cedar Bluff 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 Cedar Bluff will strive to grow and develop as an attractive, historic Alabama community offering quality small-town living and social charm. Cedar Bluff will plan for economic development and growth of small business in the downtown and along major highways. Located along the banks of beautiful Weiss Lake, Cedar Bluff will continue to promote and encourage lakefront recreation and retirement living as an attractive lifestyle, utilizing this important natural amenity for opportunities to increase and enhance commercial and residential development.*

In order to achieve this vision, Cedar Bluff 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 town improvements, growth, and expansion. It also utilizes performance indicators for measuring progress toward goals and objectives, and gives further recommendations for accomplishing them.

## **Goal-Setting Process**

In February of 2011, the East Alabama Regional Planning and Development Commission (EARPDC) and the Cedar Bluff Planning Commission began work on the Cedar Bluff Comprehensive Plan Update. The first meeting conducted was an initial public meeting, held on April 28, 2011, 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. In summation of the planning process, EARPDC and the planning commission met on a bi-monthly basis as needed in order to analyze collected data, establish goals and objectives, create an implementation schedule, 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 town 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 XI: 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 have been established and approved by the Cedar Bluff Planning Commission and the Cedar Bluff Town Council as a practical methodology for the future improvement, growth, and development of the Town of Cedar Bluff:



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

### **Objective #1: Promote and Encourage Small Business and Compact Development in Downtown and Along Major Roadways Throughout the Town**

#### **Strategy: Implement Strategies through Town Hall to Allow Small Business Advertising**

- Advertising in Town Hall and other Public Facilities
- Advertising and Booth Exhibits at Town or County-wide Festivals
- Continue advertising on town website

**Importance:** Cedar Bluff needs to promote and encourage existing small business owners and build commercial development more compactly due to the town having limited land for new development.

### **Objective #2: Utilize Weiss Lake as a Natural Amenity to Encourage Commercial Development**

#### **Strategy: Town to Acquire Land along Weiss Lake for Parks and Recreation and the Establishment of Small Business such as Restaurants and Shops**

**Importance:** Weiss Lake is Cedar Bluff's major asset as a small town. The town needs to better utilize this important natural amenity as a means to enhance quality of life and promote commercial development as well as residential.

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

### **Objective: Promote and Encourage Lakefront Living in Cedar Bluff**

#### **Strategy: Annex More Lakefront Property into the Town, as well as Cornwall Furnace**

**Importance:** Cedar Bluff needs to promote and enhance residential development along Weiss Lake, thus enhancing the town's draw as a popular lakefront recreational destination and retirement community. Cornwall Furnace is an important historical site that would benefit the town.

## **Goal #3: Promote and Enhance Community Facilities**

### **Objective #1: Improve Town Administration Services**

#### **Strategy #1: Hire a Full-time Building Inspector/Zoning Enforcement Officer**

**Importance:** A considerably large portion of manufactured homes have been identified in deteriorating condition. Also the town needs to properly enforce building and zoning codes in accordance with appropriate regulations. A building inspector or zoning enforcement officer would

work to assure minimum standards for building and development are sustained and property values are protected. The town could hire a building inspector/zoning enforcement officer through additional revenue and/or earmarked funding.

**Strategy #2: Create and Place New Cedar Bluff Town Welcome Signage along AL Hwy. 9 at the East and West End of Town and on AL Hwy. 68 on the North End of Town**

**Importance:** Cedar Bluff needs more visible town welcome signage in order to provide better introduction to drivers along the major roadways.

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

**Strategy: Hire More Full-time Staff and Purchase Needed Equipment**

**Importance:** Fire department ISO rating is 5, which ranks as average service, however, improvements should be considered. The department could increase it's ISO by improving and updating water mains in certain areas around town. Training and funding for improvements could be obtained through FEMA.

**Objective #3: Improve Law Enforcement**

**Strategy: Hire 2 or 3 New Police Officers**

**Importance:** According to the community facility survey, hiring additional officers is the police department's greatest need. The present ratio of officers to residents is deemed too low. Training and funding for new staff could be obtained through FEMA.

**Objective #4: Improve Educational Facilities**

**Strategy: Make Improvements Based on Community Facilities Survey**

According to the community facility survey a list of projects for educational facility improvements have been considered which are as follows:

- Baseball field renovations
- Improvements to school roof and floor spaces
- Additional classrooms needed
- New library needed

**Note:** The Cherokee County Board of Education owns and operates the Cedar Bluff School and makes improvements as directed by the Board. For additional information see Community Facilities Chapter

## **Objective #5: Improve Cherokee County Humane Society Facilities**

### **Strategy: Make Improvements Based on Community Facilities Survey**

According to the community facility survey a list of projects for Humane Society improvements have been considered which are as follows:

- More money—which could be obtained through a signature fund raiser, netting between \$10,000 to \$20,000 per year.
- An adoption trailer—cost \$5,000
- More board involvement in fund raising
- More volunteers, including paid staff

## **Objective #6: Improve Water and Sewer Utilities**

### **Strategy: Update Water and Sewer Line Size where needed**

### **Strategy: Update the Wastewater Lagoon**

**Note:** The Cedar Bluff Utilities Board owns and operates water and sewer services and makes improvements as directed by the Board. For additional information see Community Facilities Chapter

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

### **Objective: Improve the Town's Road Network**

#### **Strategy: Improve Streets in Accordance with the Town's Approved Road Paving Improvement Plan.**

**Importance:** Cedar Bluff's local streets need substantial roadway paving improvements in particular areas. Currently the town is conducting an assessment of roadways and prioritizing needed improvements through LADD Engineering, based in nearby Ft. Payne, AL.

## **Goal #5: Promote and Enhance Land Use and Development**

### **Objective #1: Reserve Land for Agricultural Development**

#### **Strategy #1: Establish an Agricultural Zoning District in Zoning Ordinance and Designate Particular Areas for Agricultural Development**

**Importance:** The town needs an Agricultural Zoning District in order to allow for intensive agricultural developments and uses in selected areas, separate from established residential neighborhoods, which preserves and protects property value.

**Strategy #2: Designate Land for Agricultural 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 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#4: Reserve Land for Parks and Recreation Development**

**Strategy: Designate Land for 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 Cedar Bluff 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, Cedar Bluff 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 Cedar Bluff 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. The town can also seek assistance from support agencies-such as the Alabama Department of Economic and Community Affairs, the East Alabama Regional Planning and Development Commission, and USDA Rural Development-for technical assistance in implementing the goals and objectives of the plan.

## **Codes and Ordinances**

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

### **Zoning**

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

### **Subdivision Regulations**

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

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

### **Building Codes**

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

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

## **Financing**

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

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

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

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



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

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

Cedar Bluff 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.

## **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 Cedar Bluff's implementation schedule for projects to be implemented from 2013 through 2023 and continuing indefinitely for ongoing work activities.

<b>Table I-1. Implementation Schedule: Town of Cedar Bluff, 2013-2023</b>			
Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2013-2016	Prioritize and Conduct Roadway Improvements	Town of Cedar Bluff	LADD Engineering
2013-2016	Hire a full-time Building Inspector / Zoning Enforcement Officer	Town of Cedar Bluff	ALM
2015-2020	Hire 2 or 3 New Police Officers / Conduct Training	Town of Cedar Bluff	FEMA
2016-2023	Establish an Agriculture Zoning District in the Town Zoning Ordinance and Zoning Map	Town of Cedar Bluff	EARPDC

Source: Goals and Objectives Chapter of Cedar Bluff Comprehensive Plan, 2013.

## **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/town council must publish notice of and conduct a public hearing to solicit comments on the proposed plan from concerned citizens. State law does not specify the format to be used for notification or conduct of the required public hearing. However, common sense dictates that the hearing should be notified and conducted in accordance with the standard procedures used by the planning commission or city council, as may be applicable.

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

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

determine growth and population trends used by the plan. More frequent updates should be conducted if the community experiences rapid growth or change, or if the community proposes to undertake a significant public investment to stimulate future growth or change.

# APPENDICES



## APPENDIX A: POPULATION STATISTICS



## Historic Population Trends

Year	Cedar Bluff	% Change	Cherokee Co.	% Change	Alabama	% Change	US	% Change
1950	563	-54.4%	17,634	-11.5%	3,061,743	8.1%	151,325,798	14.9%
1960	687	22.0%	16,303	-7.5%	3,266,740	6.7%	179,323,175	18.5%
1970	956	39.2%	15,606	-4.3%	3,444,165	5.4%	203,302,031	13.4%
1980	1,129	18.1%	18,760	20.2%	3,893,888	13.1%	226,542,199	11.4%
1990	1,174	4.0%	19,543	4.2%	4,040,587	3.8%	248,718,301	9.8%
2000	1,467	25.0%	23,988	22.7%	4,447,100	10.1%	281,421,906	13.1%
2010	1,820	24.1%	25,989	8.3%	4,779,736	7.5%	308,745,538	9.7%

Source: US Census of Population 1990, 2000, and 2010 and Cedar Bluff Land Use Plan 1988.

## Place of Birth

Born in	2000				Change 2000-2010	
	2000	% of Total	2010	% of Total	# Change	% Change
State of Residence	799	55.1%	845	45.1%	46	5.8%
Another State	636	43.9%	995	53.1%	359	56.4%
A Northeastern State	23	3.6%	23	2.3%	0	0.0%
A Midwestern State	63	9.9%	122	12.3%	59	93.7%
A Southern State	522	82.1%	837	84.1%	315	60.3%
A Western State	28	4.4%	13	1.3%	-15	-53.6%
Born outside U.S.	3	0.2%	1	0.1%	-2	-66.7%
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	3	100.0%	1	100.0%	-2	-66.7%
Foreign-born	12	0.8%	32	1.7%	20	166.7%
Total	1,450	100.0%	1,873	100.0%	423	29.2%

Source: US Census of Population 2000 SF 3 and American Community Survey 2006-2010.



## Place of Residence

<b>Table P-3. Place of Residence: Cedar Bluff, AL 2010</b>		
Residence	Number	Percent
Same house 1 year ago	1,504	82.1%
Different house 1 year ago	327	17.9%
Same city/town:	142	N/A
Same county	142	43.4%
Different county (same state)	0	0.0%
Elsewhere:	185	56.6%
Same county	22	11.9%
Different county:	163	88.1%
Same state	70	42.9%
Different state:	93	57.1%
Northeastern state	0	0.0%
Midwestern state	0	0.0%
Southern state	93	100.0%
Western state	0	0.0%
<b>Total</b>	<b>1,831</b>	<b>100.0%</b>

Source: American Community Survey 2006-2010.

## Age Distribution

<b>Table P-4. Age Distribution: Cedar Bluff, AL 2000</b>				
Age Status	Cedar Bluff	Cherokee Co.	Alabama	US
Under 5	100	1,433	295,992	19,175,798
% of Total	6.8%	6.0%	6.7%	6.8%
5 to 19	292	4,434	960,177	61,297,467
% of Total	19.9%	18.5%	21.6%	21.8%
20 to 24	91	1,287	306,865	18,964,001
% of Total	6.2%	5.4%	6.9%	6.7%
25 to 44	370	6,623	1,288,527	85,040,251
% of Total	25.2%	27.6%	29.0%	30.2%
45 to 64	368	6,393	1,015,741	61,952,636
% of Total	25.1%	26.7%	22.8%	22.0%
65 +	246	3,818	579,798	34,991,753
% of Total	16.8%	15.9%	13.0%	12.4%
<b>Total</b>	<b>1,467</b>	<b>23,988</b>	<b>4,447,100</b>	<b>281,421,906</b>

Source: US Census of Population 2000 SF 3.

<b>Table P-5. Age Distribution: Cedar Bluff, AL 2010</b>				
Age Status	Cedar Bluff	Cherokee Co.	Alabama	US
Under 5	114	1,390	304,957	20,201,362
% of Total	6.3%	5.3%	6.4%	6.5%
5 to 19	320	4,824	971,355	63,066,194
% of Total	17.6%	18.6%	20.3%	20.4%
20 to 24	113	1,258	335,322	21,585,999
% of Total	6.2%	4.8%	7.0%	7.0%
25 to 44	364	5,923	1,228,423	82,134,554
% of Total	20.0%	22.8%	25.7%	26.6%
45 to 64	563	7,943	1,281,887	81,489,445
% of Total	30.9%	30.6%	26.8%	26.4%
65 +	346	4,651	657,792	40,267,984
% of Total	19.0%	17.9%	13.8%	13.0%
Total	1,820	25,989	4,779,736	308,745,538

Source: US Census of Population 2010 SF 3.

## Marital Status

<b>Table P-6. Marital Status (pop. 15 and older): Cedar Bluff, AL 2010</b>								
Marital Status	Cedar Bluff		Cherokee Co.		Alabama		US	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Never Married	297	19.3%	2,941	13.8%	1,053,761	27.9%	75,318,217	31.0%
Married (except separated)	857	55.8%	14,246	66.9%	1,901,893	50.3%	122,089,343	50.2%
Separated	52	3.4%	198	0.9%	98,594	2.6%	5,262,846	2.2%
Widowed	94	6.1%	1,724	8.1%	276,247	7.3%	14,902,524	6.1%
Divorced	236	15.4%	2,172	10.2%	451,909	11.9%	25,500,538	10.5%
Total	1,536	100.0%	21,281	100.0%	3,782,404	100.0%	243,073,468	100.0%

Source: American Community Survey 2006-2010.

## Racial Distribution

<b>Table P-7. Racial Distribution: Cedar Bluff, AL 2000</b>				
Race	Cedar Bluff	Cherokee Co.	Alabama	US
White Alone	1,279	22,268	3,162,808	211,460,626
% of Total	87.2%	92.8%	71.1%	75.1%
Black or African-American	167	1,330	1,155,930	34,658,190
% of Total	11.4%	5.5%	26.0%	12.3%
Some other race alone	8	192	84,183	28,476,862
% of Total	0.5%	0.8%	1.9%	10.1%
Two or more races	13	198	44,179	6,826,228
% of Total	0.9%	0.8%	1.0%	2.4%
Total	1,467	23,988	4,447,100	281,421,906

Source: US Census of Population 2000 SF 1.

<b>Table P-8. Racial Distribution: Cedar Bluff, AL 2010</b>				
Race	Cedar Bluff	Cherokee Co.	Alabama	US
White Alone	1,568	24,081	3,275,394	223,553,265
% of Total	86.2%	92.7%	68.5%	72.4%
Black or African-American	181	1,208	1,251,311	38,929,319
% of Total	9.9%	4.6%	26.2%	12.6%
Some other race alone	28	313	181,780	37,253,881
% of Total	1.5%	1.2%	3.8%	12.1%
Two or more races	43	387	71,251	9,009,073
% of Total	2.4%	1.5%	1.5%	2.9%
Total	1,820	25,989	4,779,736	308,745,538

Source: US Census of Population 2010 SF 1.

## Gender Distribution

<b>Table P-9. Gender Distribution: Cedar Bluff, AL</b>									
Geographic Distribution	Cedar Bluff			Cherokee County			Alabama		
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change
Male	545	880	61.5%	11,794	12,888	9.3%	2,144,463	2,320,188	8.2%
% of Total	45.9%	48.4%		49.2%	49.6%		48.2%	48.5%	
Female	642	940	46.4%	12,194	13,101	7.4%	2,302,637	2,459,548	6.8%
% of Total	54.1%	51.6%		50.8%	50.4%		51.8%	51.5%	
Total	1,187	1,820	53.3%	23,988	25,989	8.3%	4,447,100	4,779,736	7.5%

Source: US Census of Population 2000 and 2010 SF 1.

## APPENDIX B: ECONOMIC STATISTICS



## Educational Attainment

Education Level	Cedar Bluff		Cherokee County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	138	14.5%	2,322	13.8%	240,333	8.3%	13,755,477	7.5%
9th to 12th Grade (No Diploma)	169	17.8%	3,816	22.7%	473,748	16.4%	21,960,148	12.1%
High School Graduate	295	31.1%	5,865	34.9%	877,216	30.4%	52,168,981	28.6%
Some College (No Degree)	203	21.4%	2,477	14.7%	591,055	20.5%	38,351,595	21.0%
Associates Degree	36	3.8%	709	4.2%	155,440	5.4%	11,512,833	6.3%
Bachelor's Degree	62	6.5%	928	5.5%	351,772	12.2%	28,317,792	15.5%
Graduate or Professional Degree	47	4.9%	708	4.2%	197,836	6.9%	16,144,813	8.9%
Total Pop. 25 and older	950	100.0%	16,825	100.0%	2,887,400	100.0%	182,211,639	100.0%
Percent HS or Higher	67.7%		63.5%		75.3%		80.4%	
Percent Bachelor's Degree or Higher	11.5%		9.7%		19.0%		24.4%	

Source: US Census of Population 2000 SF 3.

Education Level	Cedar Bluff		Cherokee County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	109	8.5%	1,597	9.0%	195,519	6.4%	12,550,193	6.4%
9th to 12th Grade (No Diploma)	275	21.4%	3,722	21.0%	388,689	12.7%	17,894,984	9.1%
High School Graduate	482	37.5%	6,313	35.6%	971,298	31.8%	57,861,698	29.3%
Some College (No Degree)	222	17.3%	3,419	19.3%	631,854	20.7%	40,105,283	20.3%
Associates Degree	72	5.6%	935	5.3%	205,605	6.7%	14,663,437	7.4%
Bachelor's Degree	68	5.3%	1,092	6.2%	418,343	13.7%	34,384,717	17.4%
Graduate or Professional Degree	58	4.5%	678	3.8%	238,355	7.8%	19,980,460	10.1%
Total Pop. 25 and older	1,286	100.0%	17,756	100.0%	3,049,663	100.0%	197,440,772	100.0%
Percent HS or Higher	70.1%		70.0%		80.8%		84.6%	
Percent Bachelor's Degree or Higher	9.8%		10.0%		21.5%		27.5%	

Source: American Community Survey 2005-2009.

## Household Income

Income	Cedar Bluff		Cherokee County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	200	32.4%	2,351	24.2%	391,406	22.5%	16,724,255	15.8%
\$15,000 to \$34,999	156	25.2%	3,147	32.4%	494,125	28.4%	27,056,207	25.6%
\$35,000 to \$74,999	180	29.1%	3,300	34.0%	584,959	33.7%	37,986,876	36.0%
\$75,000 to \$149,999	76	12.3%	815	8.4%	220,122	12.7%	18,947,071	18.0%
\$150,000 and Above	6	1.0%	105	1.1%	46,773	2.7%	4,824,713	4.6%
Total	618	100.0%	9,718	100.0%	1,737,385	100.0%	105,539,122	100.0%
Median HH Income	\$29,211		\$30,874		\$34,135		\$41,994	

Source: US Census of Population 2000 SF 3.

Income	Cedar Bluff		Cherokee County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	226	26.5%	1,970	19.2%	328,457	18.1%	14,634,799	13.0%
\$15,000 to \$34,999	330	38.6%	2,628	25.6%	460,877	25.3%	24,157,288	21.5%
\$35,000 to \$74,999	158	18.5%	3,559	34.7%	588,724	32.4%	37,117,434	33.0%
\$75,000 to \$149,999	128	15.0%	1,811	17.6%	355,356	19.5%	27,432,508	24.4%
\$150,000 and Above	12	1.4%	293	2.9%	86,027	4.7%	9,269,000	8.2%
Total	854	100.0%	10,261	100.0%	1,819,441	100.0%	112,611,029	100.0%
Median HH Income	\$29,321		\$40,240		\$41,216		\$51,425	

Source: American Community Survey 2005-2009.

## Commuting Patterns

Commuting Patterns	Cedar Bluff		Cherokee County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	352	60.9%	7,059	70.5%	1,821,793	95.9%	123,643,704	96.4%
Worked outside State of Residence	226	39.1%	2,955	29.5%	78,296	4.1%	4,635,524	3.6%
Worked in County of Residence	282	48.8%	4,645	46.4%	1,421,356	74.8%	94,042,863	73.3%
Worked outside County of Residence	70	12.1%	2,414	24.1%	400,437	21.1%	29,600,841	23.1%
Total Workers 16 and over	578	100.0%	10,014	100.0%	1,900,089	100.0%	128,279,228	100.0%
Living in Place	578	100.0%	2,227	22.2%	1,191,758	62.7%	93,374,175	72.8%
Worked in Place of Residence	75	13.0%	750	33.7%	569,905	47.8%	39,606,258	42.4%
Worked outside Place of Residence	503	87.0%	1,477	66.3%	621,853	52.2%	53,767,917	57.6%
Not Living in Place	0	0.0%	7,787	77.8%	708,331	37.3%	34,905,053	27.2%
Total Workers 16 and over	578	100.0%	10,014	100.0%	1,900,089	100.0%	128,279,228	100.0%

Source: US Census of Population 2000 SF 3.

<b>Table E-6. Commuting Patterns: Cedar Bluff, AL 2009</b>								
Commuting Patterns	Cedar Bluff		Cherokee County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	392	61.5%	6,699	68.9%	1,893,879	95.8%	133,308,529	96.2%
Worked outside State of Residence	245	38.5%	3,028	31.1%	83,639	4.2%	5,232,876	3.8%
Worked in County of Residence	297	46.6%	4,254	43.7%	1,453,006	73.5%	100,613,093	72.6%
Worked outside County of Residence	95	14.9%	2,445	25.1%	440,873	22.3%	32,695,436	23.6%
Total Workers 16 and over	637	100.0%	9,727	100.0%	1,977,518	100.0%	138,541,405	100.0%
Living in Place	637	100.0%	2,434	25.0%	1,271,336	64.3%	101,801,699	73.5%
Worked in Place of Residence	105	16.5%	847	34.8%	595,165	46.8%	43,868,361	43.1%
Worked outside Place of Residence	532	83.5%	1,587	65.2%	676,171	53.2%	57,933,338	56.9%
Not Living in Place	0	0.0%	7,293	75.0%	706,182	35.7%	36,739,706	26.5%
Total Workers 16 and over	637	100.0%	9,727	100.0%	1,977,518	100.0%	138,541,405	100.0%

Source: American Community Survey 2005-2009.

## Commuting Means

<b>Table E-7. Commuting Means (pop. 16 years and over): Cedar Bluff, AL 2000</b>								
Commuting Means	Cedar Bluff		Cherokee Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Vehicle (drove alone)	486	84.1%	8,157	81.5%	1,576,882	83.0%	97,102,050	75.7%
Vehicle (carpooled)	86	14.9%	1,481	14.8%	234,020	12.3%	15,634,051	12.2%
Public Transportation (including taxi)	0	0.0%	18	0.2%	9,496	0.5%	6,067,703	4.7%
Walked	3	0.5%	88	0.9%	25,360	1.3%	3,758,982	2.9%
Other means	0	0.0%	44	0.4%	15,028	0.8%	1,532,219	1.2%
Worked at Home	3	0.5%	226	2.3%	39,303	2.1%	4,184,223	3.3%
Total	578	100.0%	10,014	100.0%	1,900,089	100.0%	128,279,228	100.0%
Mean Travel Time to Work (Minutes)	27.6		30.0		24.8		25.5	

Source: US Census of Population 2000 SF 3.



<b>Table E-8. Commuting Means (pop. 16 years and over): Cedar Bluff, AL 2009</b>								
Commuting Means	Cedar Bluff		Cherokee Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Vehicle (drove alone)	545	85.6%	7,509	77.2%	1,650,966	83.5%	105,185,519	75.9%
Vehicle (carpooled)	67	10.5%	1,634	16.8%	221,529	11.2%	14,577,524	10.5%
Public Transportation (including taxi)	0	0.0%	0	0.0%	9,179	0.5%	6,859,705	5.0%
Walked	0	0.0%	116	1.2%	25,925	1.3%	3,964,813	2.9%
Other means	15	2.4%	318	3.3%	22,255	1.1%	2,378,528	1.7%
Worked at Home	10	1.6%	150	1.5%	47,664	2.4%	5,575,316	4.0%
Total	637	100.0%	9,727	100.0%	1,977,518	100.0%	138,541,405	100.0%
Mean Travel Time to Work (Minutes)	25.6		27.8		23.7		25.2	

Source: American Community Survey 2005-2009.

## Labor Force Participation and Unemployment

<b>Table E-9. Labor Force Participation: Cedar Bluff, AL 2000</b>								
Labor Force Characteristics	Cedar Bluff		Cherokee Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
In Labor Force	641	56.4%	10,607	55.0%	2,061,169	59.7%	138,820,935	63.9%
Civilian Labor Force	641	100.0%	10,590	99.8%	2,047,100	99.3%	137,668,798	99.2%
Employed	595	92.8%	10,180	96.1%	1,920,189	93.8%	129,721,512	94.2%
Unemployed	46	7.2%	410	3.9%	126,911	6.2%	7,947,286	5.8%
Armed Forces	0	0.0%	17	0.2%	14,069	0.7%	1,152,137	0.8%
Not in Labor Force	496	43.6%	8,693	45.0%	1,389,373	40.3%	78,347,142	36.1%
Total	1,137	100.0%	19,300	100.0%	3,450,542	100.0%	217,168,077	100.0%

Source: US Census of Population 2000 SF 3.

<b>Table E-10. Labor Force Participation: Cedar Bluff, AL 2009</b>								
Labor Force Characteristics	Cedar Bluff		Cherokee Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
In Labor Force	883	58.6%	11,360	57.1%	2,202,079	60.5%	153,407,584	65.0%
Civilian Labor Force	883	100.0%	11,336	99.8%	2,183,873	99.2%	152,273,029	99.3%
Employed	715	81.0%	10,070	88.8%	2,013,755	92.2%	141,303,145	92.8%
Unemployed	168	19.0%	1,266	11.2%	170,118	7.8%	10,969,884	7.2%
Armed Forces	0	0.0%	24	0.2%	18,206	0.8%	1,134,555	0.7%
Not in Labor Force	623	41.4%	8,542	42.9%	1,437,307	39.5%	82,464,120	35.0%
Total	1,506	100.0%	19,902	100.0%	3,639,386	100.0%	235,871,704	100.0%

Source: American Community Survey 2005-2009.

## Class of Worker

Class of Worker	Cedar Bluff		Cherokee County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Private wage and salary workers	584	81.7%	7,470	74.2%	1,564,074	77.7%	111,026,318	78.6%
Government workers	84	11.7%	1,804	17.9%	322,539	16.0%	20,640,111	14.6%
Self-employed in own not incorporated business workers	44	6.2%	766	7.6%	123,124	6.1%	9,355,537	6.6%
Unpaid family workers	3	0.4%	30	0.3%	4,018	0.2%	281,179	0.2%
<b>Total</b>	<b>715</b>	<b>100.0%</b>	<b>10,070</b>	<b>100.0%</b>	<b>2,013,755</b>	<b>100.0%</b>	<b>141,303,145</b>	<b>100.0%</b>

Source: American Community Survey 2005-2009.

## Occupational Status

Occupation	Cedar Bluff		Cherokee Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Management/Professional	124	20.8%	1,939	19.0%	566,325	29.5%	43,646,731	33.6%
Service	69	11.6%	1,004	9.9%	259,106	13.5%	19,276,947	14.9%
Sales and Office	113	19.0%	2,172	21.3%	497,262	25.9%	34,621,390	26.7%
Agriculture	8	1.3%	222	2.2%	14,855	0.8%	951,810	0.7%
Construction/Extraction	72	12.1%	1,506	14.8%	217,200	11.3%	12,256,138	9.4%
Production/Transportation	209	35.1%	3,337	32.8%	365,441	19.0%	18,968,496	14.6%
<b>Total</b>	<b>595</b>	<b>100.0%</b>	<b>10,180</b>	<b>100.0%</b>	<b>1,920,189</b>	<b>100.0%</b>	<b>129,721,512</b>	<b>100.0%</b>

Source: US Census of Population 2000 SF 3.

Occupation	Cedar Bluff		Cherokee Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Management/Professional	111	15.5%	2,415	24.0%	622,980	30.9%	49,129,589	34.8%
Service	99	13.8%	1,602	15.9%	311,135	15.5%	23,859,762	16.9%
Sales and Office	105	14.7%	2,041	20.3%	515,001	25.6%	36,203,679	25.6%
Agriculture	7	1.0%	195	1.9%	13,621	0.7%	993,902	0.7%
Construction/Extraction	203	28.4%	1,350	13.4%	220,860	11.0%	13,383,294	9.5%
Production/Transportation	190	26.6%	2,467	24.5%	330,158	16.4%	17,732,919	12.5%
<b>Total</b>	<b>715</b>	<b>100.0%</b>	<b>10,070</b>	<b>100.0%</b>	<b>2,013,755</b>	<b>100.0%</b>	<b>141,303,145</b>	<b>100.0%</b>

Source: American Community Survey 2005-2009.

## Industrial Composition

Industry	Cedar Bluff		Cherokee County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture	14	2.4%	370	3.6%	37,310	1.9%	2,426,053	1.9%
Construction	52	8.7%	838	8.2%	145,809	7.6%	8,801,507	6.8%
Manufacturing	189	31.8%	3,648	35.8%	352,566	18.4%	18,286,005	14.1%
Wholesale Trade	18	3.0%	350	3.4%	70,055	3.6%	4,666,757	3.6%
Retail Trade	55	9.2%	1,123	11.0%	233,742	12.2%	15,221,716	11.7%
Transportation, Warehousing, and Utilities	50	8.4%	558	5.5%	101,588	5.3%	6,740,102	5.2%
Information	6	1.0%	112	1.1%	42,754	2.2%	3,996,564	3.1%
FIRE	25	4.2%	310	3.0%	110,743	5.8%	8,934,972	6.9%
Services	171	28.7%	2,535	24.9%	726,707	37.8%	54,435,821	42.0%
Public Administration	15	2.5%	336	3.3%	98,915	5.2%	6,212,015	4.8%
<b>Total</b>	<b>595</b>	<b>100.0%</b>	<b>10,180</b>	<b>100.0%</b>	<b>1,920,189</b>	<b>100.0%</b>	<b>129,721,512</b>	<b>100.0%</b>

Source: US Census of Population 2000 SF 3.

Industry	Cedar Bluff		Cherokee County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture	17	2.4%	288	2.9%	36,896	1.8%	2,576,402	1.8%
Construction	116	16.2%	841	8.4%	157,692	7.8%	10,520,876	7.4%
Manufacturing	184	25.7%	2,661	26.4%	299,362	14.9%	15,887,145	11.2%
Wholesale Trade	6	0.8%	417	4.1%	67,062	3.3%	4,516,754	3.2%
Retail Trade	102	14.3%	1,002	10.0%	244,900	12.2%	16,277,681	11.5%
Transportation, Warehousing, and Utilities	67	9.4%	689	6.8%	108,082	5.4%	7,173,048	5.1%
Information	12	1.7%	138	1.4%	38,324	1.9%	3,450,324	2.4%
FIRE	23	3.2%	219	2.2%	118,122	5.9%	10,033,714	7.1%
Services	172	24.1%	3,228	32.1%	836,735	41.6%	64,168,668	45.4%
Public Administration	16	2.2%	587	5.8%	106,580	5.3%	6,698,533	4.7%
<b>Total</b>	<b>715</b>	<b>100.0%</b>	<b>10,070</b>	<b>100.0%</b>	<b>2,013,755</b>	<b>100.0%</b>	<b>141,303,145</b>	<b>100.0%</b>

Source: American Community Survey 2005-2009.

## Poverty Status

Poverty Status	Cedar Bluff		Cherokee Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Family w/ Related Children Under 18 Years	59	31.1%	550	18.1%	113,695	74.3%	5,155,866	77.9%
Family w/ Related Children Under 5 Years	22	31.1%	239	20.1%	51,692	33.8%	2,562,263	38.7%
<b>Total Poverty</b>	<b>85</b>	<b>19.5%</b>	<b>849</b>	<b>11.8%</b>	<b>153,113</b>	<b>12.5%</b>	<b>6,620,945</b>	<b>9.2%</b>
<b>Total Families</b>	<b>435</b>	<b>100.0%</b>	<b>7,215</b>	<b>100.0%</b>	<b>1,223,185</b>	<b>100.0%</b>	<b>72,261,780</b>	<b>100.0%</b>

Source: US Census of Population 2000 SF 3.

**Table E-17. Poverty Status: Cedar Bluff, AL 2009**

Poverty Status	Cedar Bluff		Cherokee Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Family w/ Related Children Under 18 Years	N/A	35.3%	N/A	17.6%	N/A	20.3%	N/A	15.3%
Family w/ Related Children Under 5 Years	N/A	42.1%	N/A	12.9%	N/A	22.5%	N/A	16.6%
Total Poverty	N/A	26.4%	N/A	10.7%	N/A	12.9%	N/A	9.9%
Total Families	N/A	100.0%	N/A	100.0%	N/A	100.0%	N/A	100.0%

Source: American Community Survey 2005-2009.



## APPENDIX C: HOUSING STATISTICS



## Units by Type

<b>Table H-1. Housing Unit Types: Cedar Bluff, AL</b>										
Housing Types	Cedar Bluff			Cherokee County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Single-family	451	558	23.7%	7,935	9,088	14.5%	1,338,832	1,486,000	11.0%	85,899,738
% of Total	45.8%	44.9%		56.6%	61.9%		68.2%	69.4%		67.3%
Multi-family	133	237	78.2%	543	691	27.3%	300,569	341,633	13.7%	33,057,700
% of Total	13.5%	19.1%		3.9%	4.7%		15.3%	16.0%		25.9%
Mobile home	278	441	58.6%	4,682	4,809	2.7%	319,212	310,721	-2.7%	8,639,239
% of Total	28.2%	35.5%		33.4%	32.7%		16.3%	14.5%		6.8%
Other	123	6	-95.1%	865	102	-88.2%	5,098	1,616	-68.3%	103,035
% of Total	12.5%	0.5%		6.2%	0.7%		0.3%	0.1%		0.1%
<b>Total Units</b>	<b>985</b>	<b>1,242</b>	<b>26.1%</b>	<b>14,025</b>	<b>14,690</b>	<b>4.7%</b>	<b>1,963,711</b>	<b>2,139,970</b>	<b>9.0%</b>	<b>127,699,712</b>

Source: US Census of Population 2000 SF 3 and American Community Survey 2006-2010.

## Tenure and Occupancy Status

<b>Table H-2. Tenure and Occupancy Status: Cedar Bluff, AL</b>										
Housing Units	Cedar Bluff			Cherokee County			Alabama			US
	2000	2010	% Change	2000	2010	% Change	2000	2010	%Change	2010
Occupied	622	766	23.2%	9,719	10,626	9.3%	1,737,080	1,883,791	8.4%	116,716,292
% of Total	63.1%	58.8%		69.3%	65.3%		88.5%	86.7%		88.6%
Owner Occupied	413	501	21.3%	7,944	8,345	5.0%	1,258,705	1,312,589	4.3%	75,986,074
% of Total	66.4%	65.4%		81.7%	78.5%		72.5%	69.7%		65.1%
Renter Occupied	209	265	26.8%	1,775	2,281	28.5%	478,375	571,202	19.4%	40,730,218
% of Total	33.6%	34.6%		18.3%	21.5%		27.5%	30.3%		34.9%
Vacant	363	536	47.7%	4,306	5,641	31.0%	226,631	288,062	27.1%	14,988,438
% of Total	36.9%	41.2%		30.7%	34.7%		11.5%	13.3%		11.4%
<b>Total</b>	<b>985</b>	<b>1,302</b>	<b>32.2%</b>	<b>14,025</b>	<b>16,267</b>	<b>16.0%</b>	<b>1,963,711</b>	<b>2,171,853</b>	<b>10.6%</b>	<b>131,704,730</b>

Source: US Census of Population 2000 and 2010 SF 1.



## Vacancy Status

Vacancy Status	Cedar Bluff			Cherokee County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
For Sale, only	18	20	11.1%	147	244	66.0%	31,121	35,903	15.4%	1,896,796
% of Total	5.0%	3.7%		3.4%	4.3%		13.7%	12.5%		12.7%
For Rent, only	22	30	36.4%	228	331	45.2%	64,037	79,265	23.8%	4,137,567
% of Total	6.1%	5.6%		5.3%	5.9%		28.3%	27.5%		27.6%
Rented or Sold, not occupied	2	6	200.0%	154	105	-31.8%	18,507	12,988	-29.8%	627,857
% of Total	0.6%	1.1%		3.6%	1.9%		8.2%	4.5%		4.2%
Miscellaneous	269	428	59.1%	3,189	4,090	28.3%	54,593	63,890	17.0%	4,649,298
% of Total	74.1%	79.9%		74.1%	72.5%		24.1%	22.2%		31.0%
Other Vacant	52	52	0.0%	588	871	48.1%	58,373	96,016	64.5%	3,676,920
% of Total	14.3%	9.7%		13.7%	15.4%		25.8%	33.3%		24.5%
Total Vacant Units	363	536	47.7%	4,306	5,641	31.0%	226,631	288,062	27.1%	14,988,438

Source: US Census of Population 2000 and 2010 SF 1.

## Household Size

Household Size	Cedar Bluff			Cherokee County			Alabama			US
	2000	2010	% Change	2000	2010	% Change	2000	2010	% Change	2010
1 Persons	176	219	24.4%	2,320	2,764	19.1%	453,927	516,696	13.8%	16,453,569
% of Total	28.3%	28.6%		23.9%	26.0%		26.1%	27.4%		21.7%
2 Persons	236	274	16.1%	3,715	4,001	7.7%	579,355	632,291	9.1%	27,618,605
% of Total	37.9%	35.8%		38.2%	37.7%		33.4%	33.6%		36.3%
3 Persons	91	135	48.4%	1,730	1,782	3.0%	315,083	322,941	2.5%	12,517,563
% of Total	14.6%	17.6%		17.8%	16.8%		18.1%	17.1%		16.5%
4 Persons	78	82	5.1%	1,345	1,287	-4.3%	245,005	245,326	0.1%	10,998,793
% of Total	12.5%	10.7%		13.8%	12.1%		14.1%	13.0%		14.5%
5 Persons or more	41	56	36.6%	609	792	30.0%	143,710	166,537	15.9%	8,397,544
% of Total	6.6%	7.3%		6.3%	7.5%		8.3%	8.8%		11.1%
Total Persons	622	766	23.2%	9,719	10,626	9.3%	1,737,080	1,883,791	8.4%	75,986,074

Source: US Census of Population 2000 SF 3 and American Community Survey 2006-2010.

## Housing Stock Age

Table H-5. Housing Stock Age: Cedar Bluff, AL 2010								
Housing Stock	Cedar Bluff		Cherokee County		Alabama		US	
	Number	%Change	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	46	N/A	1,110	N/A	136,806	N/A	18,348,998	N/A
% of Total	3.6%		7.0%		6.4%		14.1%	
1940 to 1959	78	69.6%	2,096	88.8%	316,165	131.1%	22,181,223	20.9%
% of Total	6.1%		13.2%		14.7%		17.1%	
1960 to 1979	351	350.0%	4,187	99.8%	659,668	108.6%	36,162,027	63.0%
% of Total	27.6%		26.3%		30.7%		27.8%	
1980 to 1999	650	85.2%	6,924	65.4%	743,576	12.7%	36,789,342	1.7%
% of Total	51.1%		43.5%		34.6%		28.3%	
2000 to 2005 or later	148	-77.2%	1,615	-76.7%	290,298	-61.0%	16,556,490	-55.0%
% of Total	11.6%		10.1%		13.5%		12.7%	
Total Units	1,273		15,932		2,146,513		130,038,080	
Median Year Structure Built	1986		1982		1979		1975	

Source: American Community Survey 2006-2010.

## Physical Housing Conditions

Table H-6. Physical Housing Conditions: Cedar Bluff, 2011								
Housing Conditions	Single Family		Multi-Family		Manufactured		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound Condition	249	41.2%	167	85.6%	12	4.4%	428	39.8%
Deteriorating	349	57.7%	28	14.4%	258	93.8%	635	59.1%
Dilapidated	7	1.2%	0	0.0%	5	1.8%	12	1.1%
Total	605	100.0%	195	100.0%	275	100.0%	1,075	100.0%

Source: EARPDC Inventory Survey 2011.

## Selected Physical Housing Conditions

Table H-7. Selected Physical Housing Conditions: Cedar Bluff, AL										
Conditions	Cedar Bluff			Cherokee County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Lacking Complete Plumbing Facilities	4	13	225.0%	49	13	-73.5%	11,005	8,848	-19.6%	602,324
% of Total	0.6%	1.5%		0.5%	0.1%		0.6%	0.5%		0.5%
Lacking Complete Kitchen Facilities	0	0	0.0%	54	73	35.2%	9,660	12,054	24.8%	899,189
% of Total	0.0%	0.0%		0.6%	0.6%		0.6%	0.7%		0.8%
Total Occupied Units	622	894	43.7%	9,719	11,352	16.8%	1,737,080	1,821,210	4.8%	114,235,996

Source: US Census of Population 2000 SF 3 and American Community Survey 2006-2010.

## Housing Value

<b>Table H-8. Housing Value (Owner-occupied Units): Cedar Bluff, AL</b>										
Housing Value	Cedar Bluff			Cherokee County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Less Than \$30 K	32	80	150.0%	400	1,211	202.8%	57,528	125,165	117.6%	\$3,537,244
% of Total	11.9%	15.1%		9.2%	13.8%		6.3%	9.7%		4.6%
\$30 K to \$49,999	47	46	-2.1%	636	893	40.4%	118,659	92,596	-22.0%	\$2,666,050
% of Total	17.5%	8.7%		14.6%	10.1%		12.9%	7.1%		3.5%
\$50 K to \$99,999	109	145	33.0%	2,042	2,425	18.8%	392,400	335,324	-14.5%	\$11,301,615
% of Total	40.5%	27.3%		46.8%	27.6%		42.7%	25.9%		14.9%
\$100 K to \$199,999	67	114	70.1%	951	2,700	183.9%	264,879	439,418	65.9%	\$22,669,355
% of Total	24.9%	21.5%		21.8%	30.7%		28.8%	33.9%		29.8%
\$200 K and above	14	146	942.9%	337	1,573	366.8%	85,104	302,817	255.8%	\$35,915,386
% of Total	5.2%	27.5%		7.7%	17.9%		9.3%	23.4%		47.2%
Total Units	269	531	97.4%	4,366	8,802	101.6%	918,570	1,295,320	41.0%	\$76,089,650
Median Value	\$76,000	\$98,500	29.6%	\$76,100	\$97,100	27.6%	\$85,100	\$117,600	38.2%	\$188,400

Source: US Census of Population 2000 SF 3 and American Community Survey 2006-2010.

## Housing Affordability

<b>Table H-9. Rent Costs: Cedar Bluff, AL 2010</b>				
Rent Type	Cedar Bluff	Cherokee Co.	Alabama	US
Median Contract Rent	\$343	\$279	\$452	\$699
Median Gross Rent	\$482	\$479	\$644	\$841

Source: American Community Survey 2006-2010.

## Affordability of Owner-occupied Housing

<b>Table H-10. Selected Monthly Owner Costs as a Percentage of Household Income: Cedar Bluff, AL 2010</b>								
Percent	Cedar Bluff		Cherokee County		Alabama		US	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Less Than 20%	112	42.9%	1,855	45.3%	340,071	43.3%	17,447,765	33.9%
20% to 24.9%	48	18.4%	703	17.2%	124,619	15.9%	8,257,479	16.0%
25% to 29.9%	17	6.5%	277	6.8%	87,383	11.1%	6,433,353	12.5%
30% to 34.9%	0	0.0%	256	6.2%	57,249	7.3%	4,636,201	9.0%
35% or more	84	32.2%	1,007	24.6%	176,526	22.5%	14,708,220	28.6%
Total	261	100.0%	4,098	100.0%	785,848	100.0%	51,483,018	100.0%

Source: American Community Survey 2006-2010.

## Affordability of Renter-occupied Housing

<b>Table H-11. Gross Rent as a Percentage of Household Income: Cedar Bluff, AL 2010</b>								
Percent	Cedar Bluff		Cherokee County		Alabama		US	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Less Than 20%	109	37.5%	654	36.9%	119,018	26.4%	8,708,269	24.7%
20% to 24.9%	28	9.6%	132	7.5%	56,126	12.5%	4,511,050	12.8%
25% to 29.9%	11	3.8%	195	11.0%	49,413	11.0%	4,116,973	11.7%
30% to 34.9%	31	10.7%	151	8.5%	37,685	8.4%	3,215,020	9.1%
35% or more	112	38.5%	638	36.0%	188,044	41.8%	14,722,937	41.7%
Total	291	100.0%	1,770	100.0%	450,286	100.0%	35,274,249	100.0%

Source: American Community Survey 2006-2010.



## APPENDIX D: COMMUNITY PROFILE



<b>Community Profile: Town of Cedar Bluff, AL 2010</b>				
Demographic Area	Cedar Bluff	Cherokee Co.	Alabama	US
<b>Population Characteristics</b>				
Total Population	1,820	25,989	4,779,736	308,745,538
Median Age (years)	35.8	43.5	37.9	37.2
Age Dist. (Percent Age 20 to 44)	26.2%	27.6%	32.7%	33.6%
Age Dist. (Percent Age 45+)	49.9%	48.5%	40.6%	39.4%
Age Distribution (Percent Age 65+)	19.0%	17.9%	13.8%	13.0%
Race Dist. (Percent Caucasian)	86.2%	92.7%	68.5%	72.4%
Race Dist. (Percent Black or African-Am.)	9.9%	4.6%	26.2%	12.6%
Race Dist. (Percent "Other")	3.9%	2.7%	3.8%	12.1%
<b>Housing Characteristics</b>				
Total Housing Units	766	10,626	2,171,853	131,704,730
Occupied Units (Percent occupancy)	58.8%	65.3%	86.7%	88.6%
Vacant Units (Percent vacant)	41.2%	34.7%	13.3%	11.4%
Owner-occupied Units	501	8,345	1,312,589	75,986,074
Owner-occupied (Percent occupancy)	65.4%	78.5%	69.7%	65.1%
Renter-occupied Units	265	2,281	571,202	40,730,218
Renter-occupied (Percent occupancy)	34.6%	21.5%	30.3%	34.9%
Average Household Size	2.22	2.33	2.48	2.58
Median Housing Value (Owner-occupied)	\$98,500	\$97,100	\$117,600	\$185,400
<b>Economic Characteristics</b>				
In Labor Force	883	11,360	2,202,079	153,407,584
Civilian Labor Force (Percent in Labor Force)	58.6%	57.1%	60.5%	65.0%
Unemployment (Percent Unemployment)	19.0%	11.2%	7.8%	7.2%
Mean Travel Time to Work (Minutes)	25.6	27.8	23.7	25.2
Median Household Income (dollars)	\$29,321	\$40,240	\$41,216	\$51,425
Educational Attainment (%High School or Higher)	70.1%	70.0%	80.8%	84.6%
Educational Attainment (%Bachelors or Higher)	9.8%	10.0%	21.5%	27.5%
<b>Occupation</b>				
Management/Professional	15.5%	24.0%	30.9%	34.8%
Service	13.8%	15.9%	15.5%	16.9%
Sales/Office	14.7%	20.3%	26.6%	25.6%
Agriculture	1.0%	1.9%	0.7%	0.7%
Construction/Extraction	28.4%	13.4%	11.0%	9.5%
Production/Transportation	26.6%	24.5%	16.4%	12.5%
<b>Industry</b>				
Agriculture	2.4%	2.9%	1.8%	1.8%
Construction	16.2%	8.4%	7.8%	7.4%
Manufacturing	25.7%	26.4%	14.9%	11.2%
Wholesale trade	0.8%	4.1%	3.3%	3.2%
Retail trade	14.3%	10.0%	12.2%	11.5%
Trans./warehousing/utilities	9.4%	6.8%	5.4%	5.1%
Information	1.7%	1.4%	1.9%	2.4%
FIRE (Finance, Insurance, Real-estate)	3.2%	2.2%	5.9%	7.1%
Professional/Scientific	1.1%	2.3%	8.4%	10.3%
Educational and Healthcare Services	15.4%	19.9%	20.6%	21.5%
Arts, Entertainment, Recreation	2.9%	5.3%	7.4%	8.8%
Other services, except public administration	4.6%	4.6%	5.1%	4.8%
Public Administration	2.2%	5.8%	5.3%	4.7%





## APPENDIX E: ACRONYMS



EARPDC: East Alabama Regional Planning and Development Commission  
ACS: American Community Survey, 2006-2010.  
SWOT: Strengths, Weaknesses, Opportunities, and Threats  
CDBG: Community Development Block Grants  
EDA: Economic Development Administration  
ARC: Appalachian Regional Commission  
ALDOT: Alabama Department of Transportation  
AHC: Alabama Historical Commission  
ADEM: Alabama Department of Environmental Management  
SBA: Small Business Administration  
USDA: US Department of Agriculture Rural Development  
IDA: Industrial Development Authorities  
TVA: Tennessee Valley Authority  
RAI: Rural Alabama Initiative  
EPA: Environmental Protection Agency  
FEMA: Federal Emergency Management Agency  
ALM: Alabama League of Municipalities  
LADD: Engineering Company based in Ft. Payne, AL serving communities in numerous states throughout the southeast.



## APPENDIX F: RESOLUTIONS

RESOLUTION 2013-09

**A RESOLUTION BY THE CEDAR BLUFF PLANNING COMMISSION ADOPTING THE 2013 TOWN OF CEDAR BLUFF 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 Cedar Bluff, 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 6, 2013 to solicit final public comments on the 2013 Town of Cedar Bluff 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 CEDAR BLUFF, ALABAMA:**

SECTION 1. That the 2013 Town of Cedar Bluff 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 Cedar Bluff Town Council and to the Cherokee County Probate Judge.

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

ADOPTED, this 6<sup>th</sup> day of June, 2013.

  
Chair, Cedar Bluff Planning Commission

ATTEST:  
  
Secretary, Cedar Bluff Planning Commission

**RESOLUTION 2013-10**

**TOWN OF CEDAR BLUFF  
COUNTY OF CHEROKEE COUNTY  
STATE OF ALABAMA**

**A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF CEDAR BLUFF, APPROVING THE 2013 TOWN OF CEDAR BLUFF 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 Cedar Bluff, 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 6, 2013 to solicit final public comments on the 2013 Town of Cedar Bluff 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 CEDAR BLUFF, ALABAMA that the 2013 Town of Cedar Bluff 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 8th day of July, 2013.**



\_\_\_\_\_  
Martha Baker, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Chelsey Chandler, Town Clerk