TOWN OF SARDIS CITY

COMPREHENSIVE PLAN

JUNE 2015

Prepared for the

TOWN OF SARDIS CITY

by the

EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION

TOWN OF SARDIS CITY
COMPREHENSIVE PLAN

This document was prepared under the direction of the

SARDIS CITY PLANNING COMMISSION

AND

SARDIS CITY TOWN COUNCIL

by the

EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION

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Abstract:

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

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CHAPTER I: INTRODUCTION

Purpose of the Comprehensive Plan

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

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

The comprehensive plan serves two major purposes: to help local officials better understand growth and development trends and community problems; and to develop strategies to use available resources effectively when addressing local problems and building capacity for future growth. If the growth and development of a city/town 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 December of 2009, the East Alabama Regional Planning and Development Commission (EARPDC) contracted with the Town of Sardis City to create a comprehensive plan in order to guide and direct land use and development in a logical manner, consistent with town goals and objectives.

To begin the planning process, an initial public hearing was called and conducted on February 1, 2010, in the Town Hall of Sardis City. The meeting was used as an introductory planning session to inform town council, the planning commission and the general public on the nature, benefits, and processes involved in creating and using a comprehensive plan for future land use and development in the town. The meeting also was used to gather public input about community strengths, weaknesses, opportunities, and threats in what is referred to as a SWOT analysis. This information, along with statistical data, was recorded by staff and used as a foundation for the plan to build upon.

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

Location

Sardis City is located in the northeastern corner of Etowah County in the northeastern section of Alabama at the center of three counties which include Marshall and Dekalb Counties. Nearby cities include Gadsden and Attalla approximately 26 miles to the southeast of town and the neighboring cities of Boaz and Albertville a shorter distance to the northwest. The town is in a rural area which includes the communities of Whitesboro, Rockledge, Carlisle, Arony, and a portion of Mountainboro, with a combined population of approximately 8,000 people. For more information consult Map 1: Location.

General Information

The Town of Sardis City was incorporated on May 11, 1963 with a population of 210 residents and has grown to approximately 1,704 according to the 2010 US Census. However, in combination with surrounding smaller unincorporated communities the area exceeds 8,000 people. With the motto "Rising to the Future" and slogan "Working together to extend a great heritage to the next generation", Sardis City provides small town charm, with a steadily growing population and

business base, located among the beautiful mountain setting of northeast Alabama. The adjacent US Hwy. 431 provides Sardis City with opportunity for economic development and good connection to major metro markets in Gadsden.

Historical Background

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

Etowah County and the Sardis City area were first explored in 1540 by the Spanish voyager Hernando DeSoto on an expedition from Tali, in Marshall County to Sesqui, in St. Clair County. Today a bridge stands where the Pensacola Trading Path crossed the Coosa River in remembrance of DeSoto.

The first white settlers came to the county much later, in 1810, when the Coosa River and Big Wills Creek formed the boundary of the Cherokee Indian nation. From 1813 to 1814, during the Creek Indian War, General Andrew Jackson built a military road from the Tennessee River to the Upper Creek country in the location near the present day City of Glencoe. A paved highway there now marks the path that was laid by General Jackson on his way to fight the Creek Indians at Horseshoe Bend.

Around 1818, not long after Jackson's victory, settlers arrived from Georgia and the Carolinas and established farms, home sites, and trading posts near the Coosa River in an area known as Coosa Bend. The Coosa River played an important role in the settlement and development of the area. Influence from the industrial revolution spurred steel and iron production as stern wheelers and barges transported raw materials and finished products to and from the region's mills.

Etowah County was first named Bain County on December 7, 1866, but shortly thereafter, in 1868, it was abolished and re-established under its present name Etowah, which in the Cherokee language means "good tree" or "well-bearing tree".

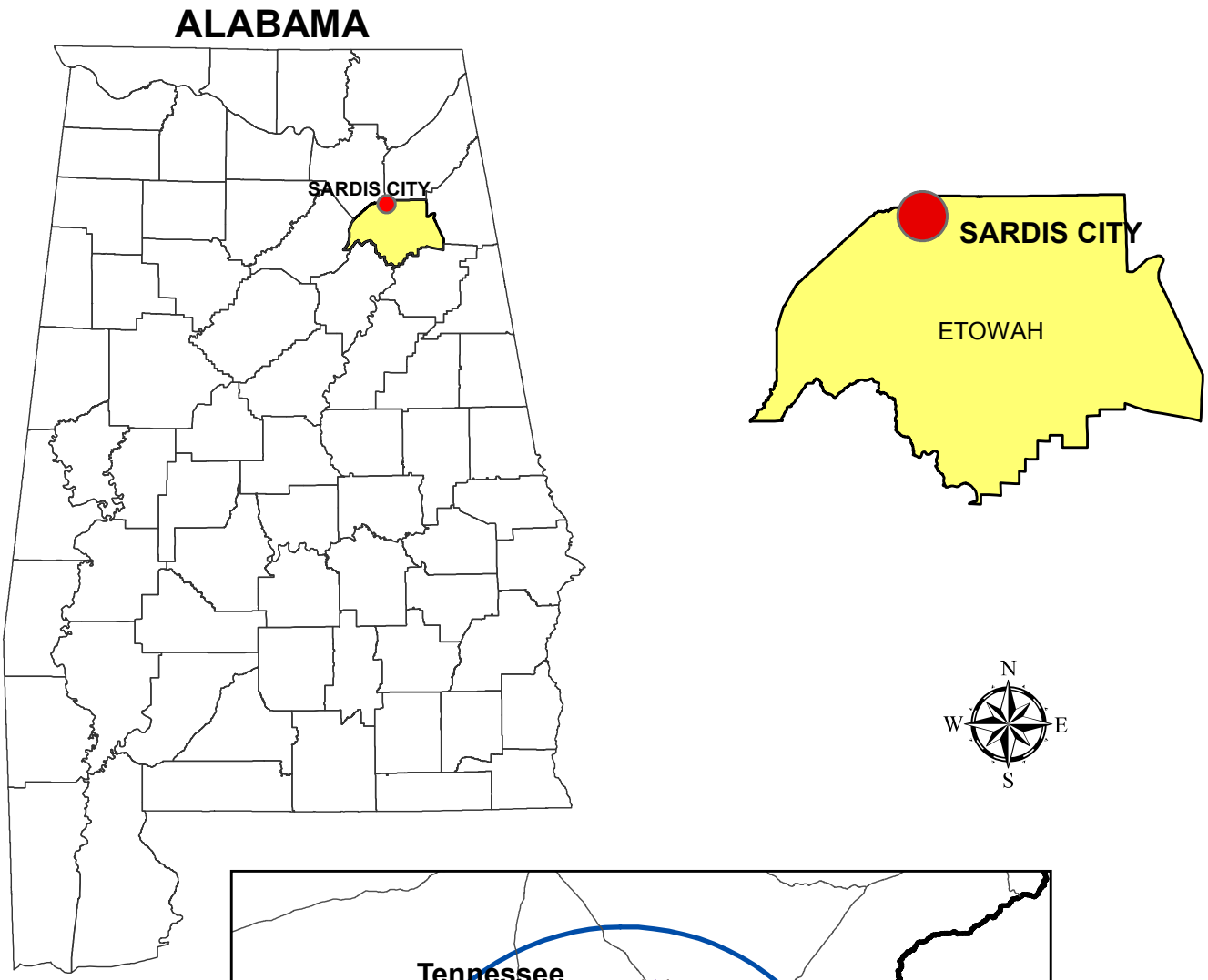
Sardis City was incorporated on May 11, 1963 on Sand Mountain, when residents needing water sought to establish a water board and through the process learned that for a board to be established

the town must incorporate. The town was named after the local Sardis Baptist Church founded in 1882. On March 1, 1965 the Water Board was incorporated and in 1970 the Sardis City Fire Department was founded.

The first school built in Sardis City was a one-room school built in 1905 with a second story added in 1909. The first junior-high school was built in 1925 and the high school in 1933. The school's first football team was organized in 1946 and the football field built in 1955. In 1959 a school band was organized.

The Sardis City Service station, at the corner of Church and Sardis Drive, was opened in 1930 by Ezra Johnson who started the store with eleven dollars and twenty-five cents of stock. As a cultural note, he sold groceries on credit until the fall when people could pay from the profits pulled in from the harvested cotton crop. The town purchased the store building in 2001 and established it as a library and museum.

MAP 1
LOCATION



SOUTHEASTERN U.S.

MAP 2
BASE MAP
SARDIS CITY
ALABAMA

SCALE

2,000 1,000 0 2,000

Feet

Legend

- Sardis City City Limits
- Boaz City Limits

N W E S

REVISIONS

MAP EXTENDED ON EAST AND NORTH.
CORPORATE LIMITS REVISED SEPT. 1987.
CORPORATE LIMITS - FEB. 88, ORD. 92
CORPORATE LIMITS - APRIL 88, ORD. 94
CORPORATE LIMITS - MARCH 89, ORD. 96
CITY LIMITS - APRIL 1993, ORD. 104
DE-ANNEXATION CITY LIMITS - APRIL 1995, ORD. 95-124

SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.

PREPARED BY EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION DECEMBER, 2010

CHAPTER II: POPULATION

Population characteristics and trends play a pivotal role in the planning effort. Since people constitute a city, the general population creates a city's identity, distinguishing it from other communities. Changes in population influence land use decisions, economic spending patterns and employment, public services, and needs for public improvements. Furthermore, a clear understanding of existing population characteristics and trends gives guidance to city officials for making the most informed and effective decisions in meeting growth and development needs in a diverse and changing community. The purpose of this chapter is to gain an understanding of population change and composition in the Town of Sardis City 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.

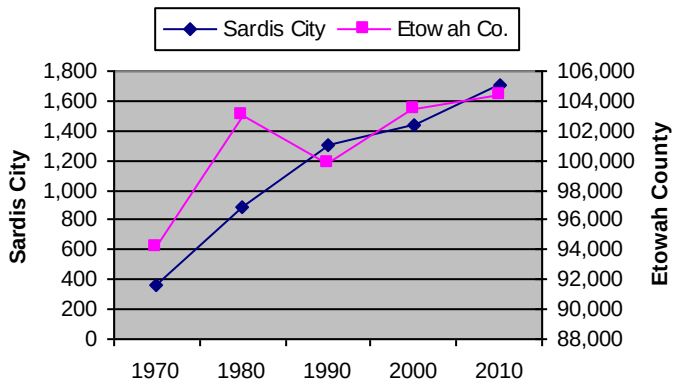
Population Trends

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 city, making it what it is today.

Historically, Sardis City has shown fairly consistent population growth, increasing from 368 people in 1970 to 1,704 in 2010, a percent increase of 363%. The most significant decade of growth for the city occurred from 1970 to 1980 when Sardis City grew from 368 to 883 persons, an increase of 139%. From 1980 to 1990 the town showed considerable growth, but substantially less growth occurred between 1990 and 2010. Etowah County also increased in population between 1970 and 2010, growing from 94,144 to 104,430, persons, a percent increase of 10%. However, Etowah County showed considerably less increase than Sardis City and slight decline during this time. Between 1970 and 1980 the county increased in population by 9% then from 1980 to 1990 dropped in population by 3%. From 1990 to 2010 the county then steadily increased in population. Figure P-1 examines historic population trends for Sardis City and Etowah County between 1970 and

Figure P-1. Historic Population Trends: Sardis City, Etowah County, AL



2010. Notice the steady growth for Sardis City while Etowah County showed some increase and decrease in this period. Such growth and decline for the county could be attributed to major industries locating to or relocating away from the Gadsden metro area, and the subsequent changes in employment which draw people in or force move-outs. Sardis City's steady growth could be the effect of steady employment opportunities and population growth in the nearby communities of Boaz and Albertville and accompanying residential spill-over.

Trends in population growth were also examined at the state and national level between 1970 and 2010 and compared with the town and county. Between 1970 and 1990 Sardis City showed considerably larger increase in population than Etowah County, Alabama, and the US. During this time the city increased in population by 253%, while the county grew by 6%, the state by 17%, and the nation 22%. Between 1990 and 2010 Sardis City population increase leveled out along with Etowah County, Alabama, and the US. In 2010 the town showed a somewhat larger increase in population than the county, state, and nation. Table P-1 examines historic population trends for Sardis City, Etowah County, Alabama, and the US from 1970 to 2010.

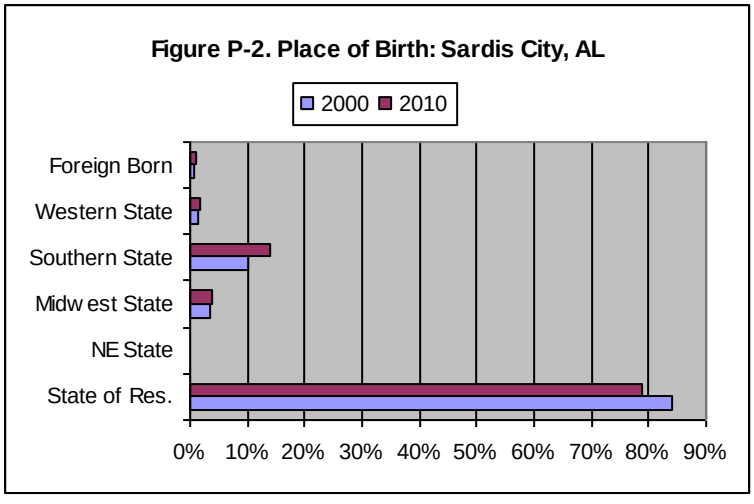
Table P-1. Historic Population Trends: Town of Sardis City, Etowah County, Alabama, US

Year	Sardis City	% Change	Etowah Co.	% Change	Alabama	% Change	US	% Change
1970	368	N/A	94,144	-2.9%	3,444,165	5.4%	203,302,031	13.4%
1980	883	139.9%	103,057	9.5%	3,893,888	13.1%	226,542,199	11.4%
1990	1,301	47.3%	99,840	-3.1%	4,040,587	3.8%	248,718,301	9.8%
2000	1,438	10.5%	103,459	3.6%	4,447,100	10.1%	281,421,906	13.1%
2010	1,704	18.5%	104,430	0.9%	4,779,736	7.5%	308,745,538	9.7%

Source: US Census of Population, 1970, 1980, 1990, 2000 and 2010 STF 1.

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 countries or if the population is predominantly Alabama-born. Place of birth patterns showed that Sardis City had fairly stable migratory patterns. The considerable majority of residents in Sardis City, 84% in 2000 and 79% in 2010 were born in Alabama. Residents born in another state accounted for 14% of the town's population in 2000 and 19% in 2010, indicating some inward migration during this time. The significant majority of residents born in another state were from another Southern state, accounting for 67% in 2000 and 69% in 2010 of all residents born in another state. In total, residents born in another southern state reported 10% of the population in 2000 and 13% in 2010, indicating some inward migration of people from another southern state.



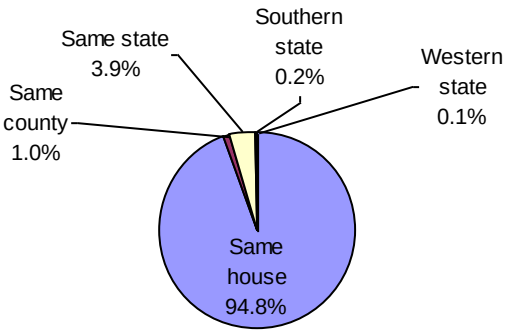
Sardis City also showed some residents from a Midwestern state, accounting for 3% of the population in 2000 and 4% in 2010. The town showed only a minor portion of residents born in a foreign country and no residents born abroad or in the U.S. island areas. Figure P-2 exhibits place of birth for Sardis City in 2000 and 2010. Notice the substantially larger portion of residents born in the state compared to residents born in another state or in a foreign country. Also notice the significantly larger portion of residents born in another Southern state compared to residents from other states. This indicates that Sardis City received the considerable majority of in-migration from other states in the south. For more information consult Table P-2 in Appendix A.

Place of Residence

Place of residence is defined as: The area of residence 1 year prior to the reference date (2009 and 2010) of those who reported moving to a different housing unit (U.S. Census Glossary). This data is useful to determine town migration patterns. Examination of this data will verify if the town has been gaining or losing in population previously living in other states and countries, and if the town's residents have been fairly stationary or mobile.

From 2009 to 2010, Sardis City showed little transition (mobility) of residents to different homes. Residents living in the same house in 2009 and 2010 accounted for the substantial majority of the population at 94%. The majority of residents moving in from other communities came from another part of the state, accounting for 3%, while the majority of residents moving in from another state transitioned in from another southern state. Sardis City also showed a minor portion of residents moving in from a western state. Figure P-3 illustrates place of residence for Sardis City from 2009 to 2010. Notice the considerable portion of residents living in the same home and also the somewhat significant portion of residents moving in from another part of the state. This information indicates that the resident population, from 2009 to 2010 was fairly stationary. Most residents tend to remain at home and most people moving in transitioned in from another place in Alabama. For more information consult Table P-3 in Appendix A.

Figure P-3. Place of Residence (1 yr. prior to 2010): Sardis City, AL 2010

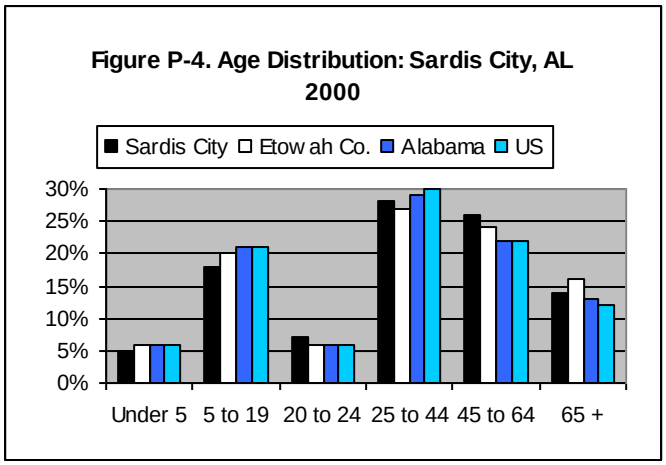


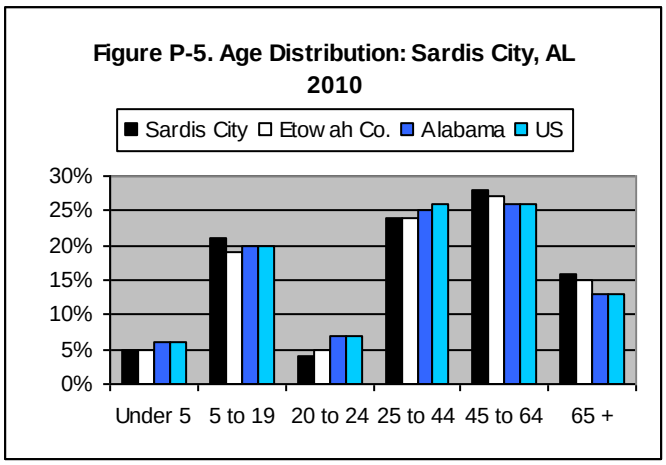
Population Composition

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+). Sardis City age distribution followed similar patterns to Etowah County, but slightly different trends from Alabama and the US. Sardis City's major age group increase was in Youth/K-12 (5 to 19) climbing from 264 to 372 persons, a percent increase of 40%. During this time Etowah County lost slightly in this age bracket by less than 1% while Alabama and the US grew by a slight 1% and 2%, respectively. In 2000, city Youth population accounted for approximately 18% and increased to 21% in 2010. Meanwhile the portion of Youth in Etowah County dropped slightly from 20% to 19%. Both Alabama and the US declined from 21% to 20% in Youth population. This information indicates that Sardis City increased in Youth population to a slightly greater extent and held larger representation than the county, state, and nation. Sardis City also increased in older populations, particularly in Middle Age/Working Adult (45 to 64). Between 2000 and 2010 Sardis City increased in Middle Age/Working Adults from 376 to 479, a 27% increase, and climbed from 26% of the total population to 28%. Meanwhile Etowah County increased in Middle-agers, growing by 16%, accounting for 27% of the population in 2010. Alabama and the US increased in this age category by 26% and 31% respectively. Both the state and nation reported approximately 26% of their total population accounting for Middle-agers in 2010. Between 2000 and 2010 Sardis City showed some population loss in Young Adult/College Age and little growth in Young Adult/Beginning Worker and in 2010 the city recorded slightly lower portions of these age groups than shown in the county, state, and nation. Figures P-4 and P-5 exhibit percent age distribution for Sardis City in 2000 and 2010 respectively. Notice the town's slightly larger portions in the Youth, Middle-age and Senior age groups compared to the county, state, and nation. Also notice the substantially lower portion of Youth in 2000 and 2010. For more information consult Tables P-4 A and B in Appendix A.



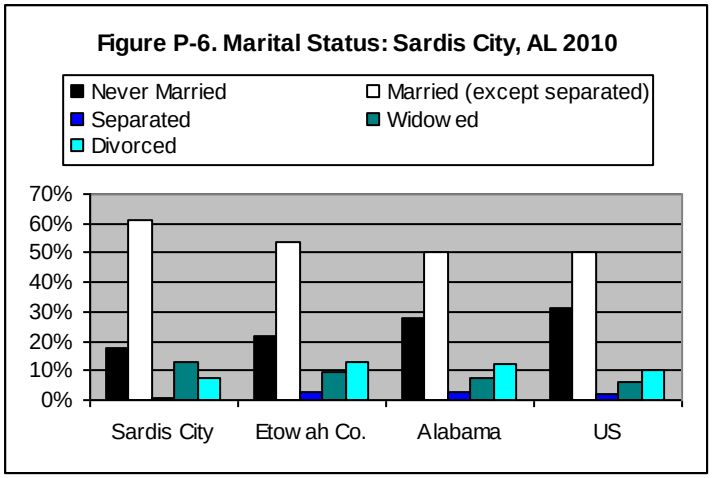


Median age for Sardis City in 2000 was at 38 years and grew to 40 years in 2010, as did Etowah County, increasing from 38 to 40. Alabama showed an increase from 35 to 37, same as the US increasing from 35 to 37. This information further indicates slightly older populations in the town and county compared to the state and nation.

Marital Status

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

According to Census data the dominant marital status for Sardis City in 2010 (61% of the 15 and older population) was married (except separated) and approximately 17% were never married. This trend was followed in Etowah County, but with a substantially smaller portion of married persons (53%) and more persons who never married at 21%. a in married status differed somewhat considerably for Etowah County, reporting % of the population currently married and 19% having never been married. Alabama at 54% and the US at 53% also recorded substantially less married status than Sardis City and similar trends with Etowah County. Figure P-6 displays percent marital status for Sardis City in 2010. Notice the significantly larger portion of married status for the city compared to the county, state, and nation and also the smaller portion of never married individuals for the city also compared with the county, state, and nation. This difference in marital status could be attributed to a considerable lack of multi-family housing and overabundance of single-family homes. Single-family homes often bring more married couples into the community, while multi-family tend to draw in younger individuals who have never married or who currently might not be able to afford a single-family home. More detail on this subject is explained in Chapter IV: Housing. More information is shown in Table P-5 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, Sardis City is a predominantly white community. Approximately 99% of Sardis City's population in 2000 was white, which was considerably more than Etowah County at 82% and Alabama at 71.1%. Sardis City showed little change between races during the timeframe examined. Between 2000 and 2010 white populations increased by 17% and black populations increased by 200%, however, blacks accounted for only 2 persons in 2000 and 6 in 2010, indicating high percent change, but still little change. Sardis City also increased in "other" groups (American Indians, Asians, and Pacific Islanders) yet these races also remained only a slight portion of the population. In 2010 Sardis City reported 98% whites and 0.4% black while Etowah County showed substantially more diversity with 80% white and 15% black. Alabama

recorded 68% white and 26% black and the US at 72% white and 12% black. Figure P-7 displays percent race distribution for Sardis City, Etowah County, and Alabama from 2000 to 2010. The figure also shows percent race distribution in the US for additional comparison. Notice the substantial portion of white population for the city in contrast to the county and state from 2000 to 2010 and the nation in 2010. This information indicates that Sardis City sustained little racial diversity in comparison to Etowah County, Alabama, and the US. The state showed somewhat more racial diversity than the city, county, and nation during this time, however, the nation also reported somewhat more "other" races than the city, county, and state, indicating slightly more diversity in this aspect. For more information consult Table P-6 in Appendix A.

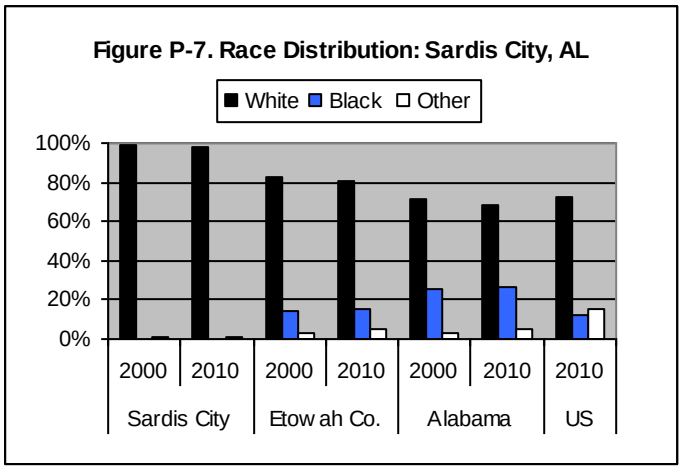


Figure P-7. Race Distribution: Sardis City, AL

Gender Distribution

In typical American communities females tend to slightly outnumber males, due primarily to higher male mortality rates and longer female life expectancy. Sardis City closely followed this pattern, as well as Etowah County and Alabama communities, in general. Sardis City's population, in 2000 was comprised of half male and female at 50% each, while Etowah County showed slightly more female at 51%. Between 2000 and 2010 the town increased in male population by 13% and female by 23%. The county increased in males by 2%, but decreased in female by a slight -0.4 while the state climbed in male population by 8% and female by 6%. In 2010 Sardis City males accounted for 48% and females 51% while Etowah County showed 48% and 51% respectively. Alabama in 2010 also reported 48% male and 51% female while the US showed 49% male and 50% female. This information suggests relatively insignificant differences in gender distribution between Sardis City, Etowah County, Alabama, and the US. For more information see Table P-7 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, Sardis City has shown fairly consistent population growth, increasing from 368 persons in 1970 to 1,704 in 2010, a percent increase of 363%. The most significant decade of growth for Sardis City occurred from 1970 to 1980 when the town grew from 368 to 883 persons, an increase of 139%.

From 1980 to 1990 the town showed considerable growth, but substantially less growth occurred between 1990 and 2010. Etowah County also increased in population between 1970 and 2010, growing from 94,144 to 104,430, persons, a percent increase of 10%. However, Etowah County showed considerably less increase than Sardis City and slight decline during this time. Between 1970 and 1980 the county increased in population by 9% then from 1980 to 1990 dropped in population by 3%. From 1990 to 2010 the county then steadily increased in population.

Between 1970 and 1990 Sardis City showed considerably larger increase in population than Etowah County, Alabama, and the US. During this time the town increased in population by 253%, while the county grew by 6%, the state by 17%, and the nation 22%.

Assessment: Historical population trends for Sardis City, from 1970 to 2010, show substantial growth from 1970 to 1990, then from 1990 to 2010 fairly stable growth, while Etowah County reported stable growth with some slight decreases in population. Both Alabama and the US reported fairly stable growth during this timeframe.

Place of Birth

Place of birth patterns showed that Sardis City had fairly stable migratory patterns. The considerable majority of residents in Sardis City, 84% in 2000 and 79% in 2010 were born in Alabama. Residents born in another state accounted for 14% of the town's population in 2000 and 19% in 2010, indicating some inward migration during this time. The significant majority of residents born in another state were from another Southern state, accounting for 67% in 2000 and 69% in 2010 of all residents born in another state. In total, residents born in another southern state reported 10% of the population in 2000 and 13% in 2010, indicating some inward migration of people from another southern state.

Assessment: The substantial majority of Sardis City residents were born in Alabama with some inward migration of residents from another southern state.

Place of Residence

From 2009 to 2010, Sardis City showed little transition (mobility) of residents to different homes. Residents living in the same house in 2009 and 2010 accounted for the substantial majority of the population at 94%. The majority of residents moving in from other communities came from

another part of the state, accounting for 3%, while the majority of residents moving in from another state transitioned in from another southern state.

Assessment: Between 2009 and 2010 Sardis City showed little transition of residents to another home.

Age Distribution

Sardis City age distribution followed similar patterns to Etowah County, but slightly different trends from Alabama and the US. Sardis City's major age group increase was in Youth/K-12 (5 to 19) climbing from 264 to 372 persons, a percent increase of 40%. During this time Etowah County lost slightly in this age bracket by less than 1% while Alabama and the US grew by a slight 1% and 2%, respectively. In 2000, town Youth population accounted for approximately 18% and increased to 21% in 2010.

Sardis City also increased in older populations, particularly in Middle Age/Working Adult (45 to 64). Between 2000 and 2010 Sardis City increased in Middle Age/Working Adults from 376 to 479, a 27% increase, and climbed from 26% of the total population to 28%. Meanwhile Etowah County increased in Middle-agers, growing by 16%, accounting for 27% of the population in 2010. Alabama and the US increased in this age category by 26% and 31% respectively.

Median age for Sardis City in 2000 was at 38 years and grew to 40 years in 2010, as did Etowah County, increasing from 38 to 40. Alabama showed an increase from 35 to 37, same as the US increasing from 35 to 37. This information further indicates slightly older populations in the town and county compared to the state and nation.

Assessment: Sardis City and Etowah County, in 2000 and 2010, showed slightly older population than Alabama and the US. Sardis City reported slightly more residents aged 45 and older than Etowah County in 2010.

Marital Status

According to Census data the dominant marital status for Sardis City in 2010 (61% of the 15 and older population) was married (except separated) and approximately 17% were never married. This trend was followed in Etowah County, but with a considerably smaller portion of married persons (53%) and more persons who never married at 21%. a in married status differed somewhat considerably for Etowah County, reporting % of the population currently married and 19% having never been married. Alabama at 54% and the US at 53% also recorded substantially less married status than Sardis City and similar trends with Etowah County.

Assessment: Sardis City showed substantially more married status than Etowah County, Alabama, and the US in 2010.

Race Distribution

Approximately 99% of Sardis City's population in 2000 was white, which was considerably more than Etowah County at 82% and Alabama at 71.1%. Sardis City showed little change between races during the timeframe examined. Between 2000 and 2010 white populations increased by

17% and black populations increased by 200%, however, blacks accounted for only 2 persons in 2000 and 6 in 2010, indicating high percent change, but still little change.

In 2010 Sardis City reported 98% whites and 0.4% black while Etowah County showed substantially more diversity with 80% white and 15% black. Alabama recorded 68% white and 26% black and the US at 72% white and 12% black.

Assessment: Sardis City reported significantly less racial diversity than Etowah County, Alabama, and the US in 2000 and 2010.

Gender Distribution

Between 2000 and 2010 the town increased in male population by 13% and female by 23%. The county increased in males by 2%, but decreased in female by a slight -0.4 while the state climbed in male population by 8% and female by 6%. In 2010 Sardis City males accounted for 48% and females 51% while Etowah County showed 48% and 51% respectively. Alabama in 2010 also reported 48% male and 51% female while the US showed 49% male and 50% female.

Assessment: Sardis City's ratio of male to female residents closely followed Etowah County, Alabama, and the US.

CHAPTER III: ECONOMY

Introduction

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. As a small town adjacent to a major transportation corridor, U.S. Hwy 431, and somewhat close proximity to Interstate 59 and the metro area of Gadsden, Sardis City holds considerable potential for economic development. The city could spur commercial growth along U.S. Hwy 431 and utilize it's school system and facilities to draw families and establish a foundation for job creation and development.

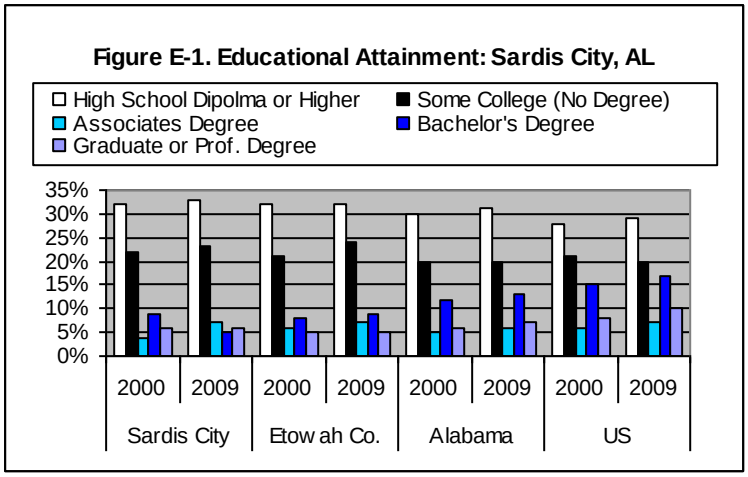
This chapter of the comprehensive plan examines the following economy related elements: educational attainment, income, commuting patterns, labor force participation and unemployment, class of worker, industrial composition, occupational status, and poverty. These elements for the city shall be compared 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 Sardis

City ranked fairly evenly with Etowah County and somewhat behind Alabama and the US. In 2000, approximately 74% of the 25 and older population for both Sardis City and Etowah County attained their high school diploma/equivalency or an attainment higher. Also in 2000, the city showed 15% of the population earning a bachelors degree or higher compared to the county at 13%. Approximately 6% of the city's population held a graduate or professional degree while the county recorded 5%. However, 2009 data reported somewhat significant change as Sardis City increased to 76% high school graduates or higher and the county grew to 80%. The town dropped somewhat substantially in its portion of bachelor degree or higher holders from 15% to 11% while the county increased slightly from 13% to 15%. This information indicates that between 2000 and 2009 the town declined in educational attainment while the county increased. Alabama and the US outranked both Sardis City and Etowah 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 Sardis City, Etowah 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 Sardis City declined somewhat considerably in educational attainment while Etowah County, Alabama, and the US increased attainment. For more information consult Tables E-1 A and B in Appendix A.



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.

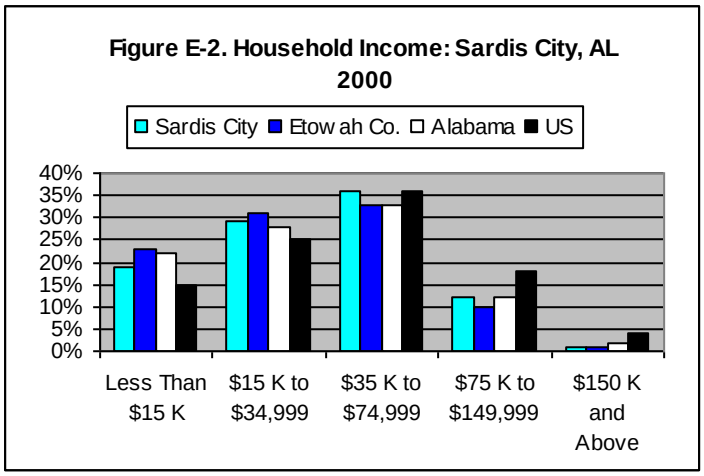
Household Income

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.

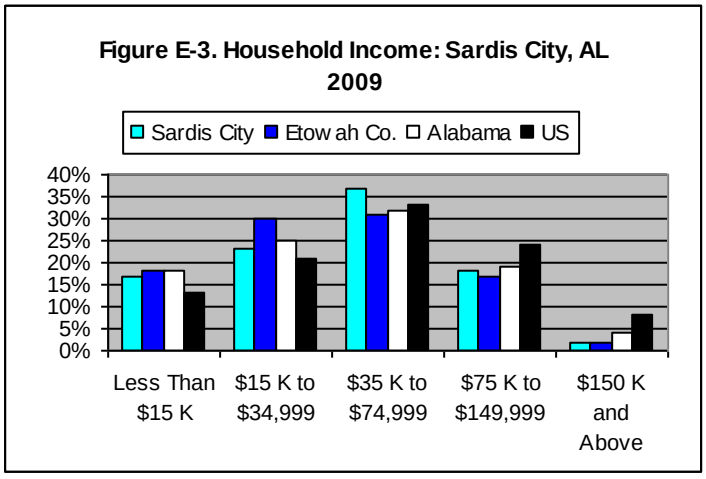
To gain a better understanding of how wealth is distributed throughout the community, an examination of the percent total and percentage change of households at different income levels

(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 Sardis City's household income slightly surpassed Etowah County and Alabama, and fell considerably short of the US. Median household income in the town rose from $36,000 to $43,717, a 21% increase, while the county MHI grew from $31,170 to $36,378, a 16% 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 Sardis City during this time had proportionately more households in higher income brackets than Etowah County and Alabama, but not the US.



A further examination of household income at the income bracket level shows that approximately 36% of the town's households earned between $35,000 and $74,999 in 2000 and 37% in 2009. The majority of Sardis City households in both 2000 and 2009 earned more than $34,999 at 51% and 58% respectively. Etowah County households reported approximately 45% of households earning $34,999 or more in 2000 and 51% in 2009. Alabama recorded 49% in 2000 and 56% in 2009 in this category while the US reported significantly higher portions at 58% and 65% respectively. This information indicates that the town slightly edged the county and state in household income earnings, but fell considerably short of national household incomes. Figures E-2 and E-3 display household income for Sardis City, Etowah County, Alabama, and the US between 2000 and 2009. Notice the slightly higher portion of town households in the $35,000 to $74,999 bracket in both 2000 and 2009 than the portions representing the county and state, and the nation in 2009. Sardis City also ranked fairly evenly with Etowah County and Alabama in the higher income brackets exceeding $75,000, but showed substantially lower portions of households than the US. Also of significance to note is that less than 20% of Sardis City's households earned less than $15,000 in 2000 while Etowah County at 23% and Alabama at 22% both exceeded the town in this lower income bracket. As a planning consideration the town could examine economic and housing trends to better determine the causes for retention



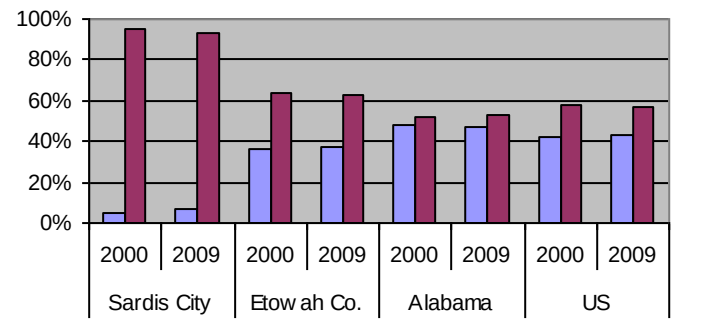
of higher incomes. Upscale subdivision development could have drawn a proportionately larger segment of high income earners to the city than shown in the county and state. Commuting patterns (to be discussed in the next section) indicated that the substantial majority of town commuters living in the town travel to other parts of the county and to other surrounding counties to their place of work. A large portion of these commuters with higher paying jobs could live in Sardis City and commute to cities such as Attalla or Gadsden to the southeast or to Boaz and Albertville to the north in Marshall County. The town could establish land use and zoning to protect homes and property values in areas useful for residential expansion. The town could also enhance utilities to serve these areas and promote the town as a beautiful and resourceful place to live. For more information see Tables E-2 A and B 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 Sardis City 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 (town) and work in their respective town along with those who live in the town, but commute outside the town to work. Census Bureau and ACS information show that between 2000 and 2009 the substantial majority of Sardis City commuters lived in the town and worked somewhere outside the town, 94% and 93% respectively while Etowah County, Alabama, and the US indicate substantially less workers commuting outside their respective communities of residence during this time. Etowah County reported approximately 64% of commuters working outside their city of residence in 2000 and 63% in 2009, while Alabama recorded 52% and 53%, respectively. National commuting records 57% and 56% respectively. This information indicates that Sardis City, 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 Boaz to the north or Attalla and Gadsden to the south. Sardis City may decide to take one of two approaches, or a combination thereof, in addressing this situation, each of which will shape its future considerably.

Figure E-4. Commuting Patterns: Sardis City, AL



One approach would be to attract more business and job opportunity to the community. The town could actively recruit business to U.S. Hwy.431 and annex new areas along this corridor into the town. 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, Sardis City 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 Sardis City, Etowah County, Alabama, and the US between 2000 and 2009. Notice the significantly larger portion of city residents commuting out of town to work, compared to those residents in the county, state, and nation. For more information consult Tables E-3 A and B 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. As is commonly shown in cities with significant distance from state borders, almost all Sardis City workers (98% in 2000 and 99% in 2009) lived and worked in Alabama. Similar patterns were shown for the county, state, and nation revolving around 95% to 98%. However, the town's county commuting figures showed significantly different patterns than the county, state, and nation. Similar to place of work patterns, Sardis City's commuting figures for out-of-county commuting (69% in 2000 and 65% in 2009) were substantially higher than Etowah County's at 23% in 2000 and 27% in 2009 as well as Alabama's at 21% and 22%, respectively. The US reported 23% in both 2000 and 2009. This information indicates that the substantial majority of town commuters travel to work in a surrounding county. Many of these workers may commute to the neighboring cities of Boaz or Albertville, both to the north in Marshall County. Sardis City is also in close proximity to the border of Dekalb County.

Means of transportation for Sardis City 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 Sardis City with approximately 88% of all workers in 2000 driving a personal vehicle alone to work and 90% driving alone in 2009. Both Etowah County and Alabama reported around 83% to 84% of workers driving alone in both 2000 and 2009 while the US recorded 75% during this time. These figures suggest that Sardis City commuters tended to rely on personal vehicular transportation to a somewhat greater extent than commuters in Etowah County and Alabama, and a significantly greater extent than the US. For more information consult Table E-4 A and B in Appendix B.

In addition to means of transportation, travel time to work was also examined. According to Census 2000 and ACS 2005-2009 data, Sardis City worker commute times decreased somewhat from an average of 24 minutes to 21 minutes. Both Etowah County and Alabama also showed a slight decrease in commute times from 24 minutes to 23. National commuting figures remained the same at 25 minutes. For more information consult Tables E-4 A and B 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, Sardis City fell short of trends in Etowah County, Alabama, and the US. Between 2000 and 2009 the town decreased in labor force participation from 64% of the 16 and over population to 54%, while Etowah County remained stationary at 56% and Alabama increased slightly from 59% to 60%. The US also increased slightly in labor force participation from 63% to 65%. This information indicates that the town declined substantially in labor force participation, while county, state, and nation either remained stationary or increased slightly in their portion of the working population. Figure E-5 exhibits labor force participation for Sardis City, Etowah County, Alabama, and the US between 2000 and 2009. Notice Sardis City's considerable decline in labor force participation, while Etowah County remained stationary and Alabama and the US grew slightly. This decline in labor force participation in the town could be attributed to the city declining in job opportunities and/or an increase in retired families locating in the community. 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.

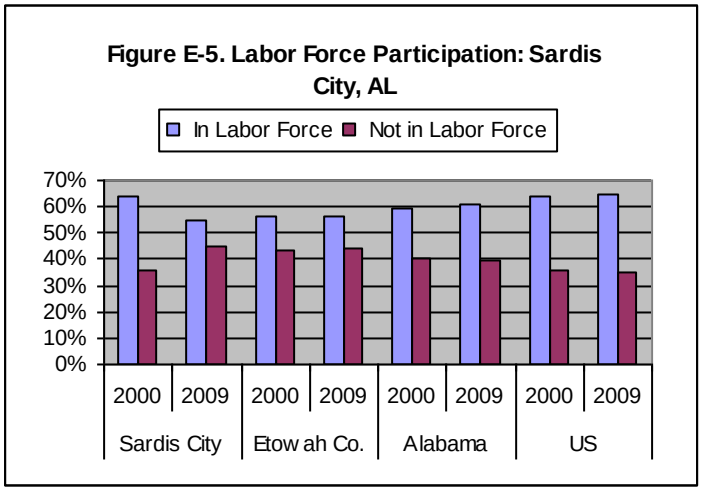


Figure E-5. Labor Force Participation: Sardis City, AL

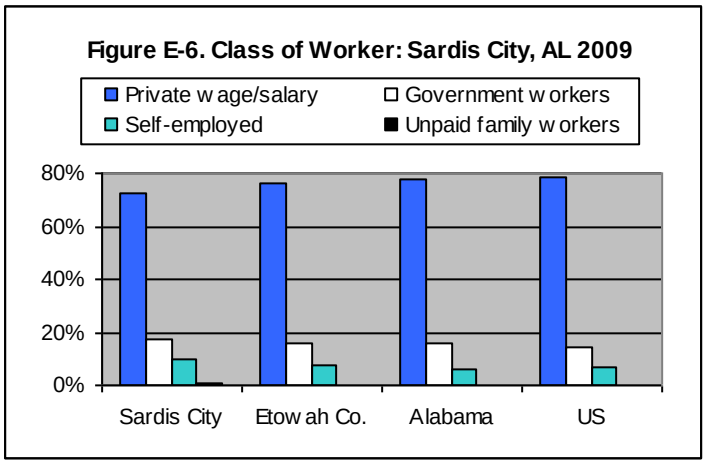
Although Sardis City lagged in labor force participation, the town showed fairly low unemployment. Between 2000 and 2009, Sardis City unemployment grew from 2% to 4% in the civilian labor force, while Etowah County increased from 6% to 8%, Alabama climbed from 6% to 7%, and the US grew from 5% to 7%. This information indicates that the city had a smaller portion of unemployed workers 16 and older in the civilian labor force than the county, state, and nation, in both 2000 and 2009. For more information consult Table E-5 A and B 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 (72%) of Sardis City of workers received a private wage or salary as did workers in Etowah County (76%), Alabama (77%) and the US (78%). However, the city showed a slightly larger portion of government workers at 17% than the county and state, both at 16%, and the nation at 14%. Sardis City also recorded a slightly larger portion of self-employment at 9%, than Etowah County (7%), Alabama (6%) and the US, also at 6%. Unpaid family workers consisted of a minor portion of workers, revolving around 0.4% to 0.2% of the population in the city, county, state, and nation. Sardis City recorded 0.4% of it's workers being unpaid family members which was slightly higher than Etowah County, Alabama, and the US. Figure E-6 examines class of worker for Sardis City, Etowah County, Alabama, and the US in 2009. Notice that the substantial majority of workers in the city, county, state, and nation received either a private wage or salary. Also, Sardis City showed a slightly larger portion of government and self-employed workers than Etowah County, Alabama, and the US. This information suggests that a large portion of the city's workers could have been employed by local government and also resident workers could have maintained a considerable amount of home occupations, fostering self-employment. As a planning consideration, the city could strive to promote and encourage businesses which permit workers to receive a private wage or salary, thus providing a more stable and consistent income base than typically seen in self-employment. For more information see Table E-6 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.

Figure E-7. Occupational Status: Sardis City, AL 2000

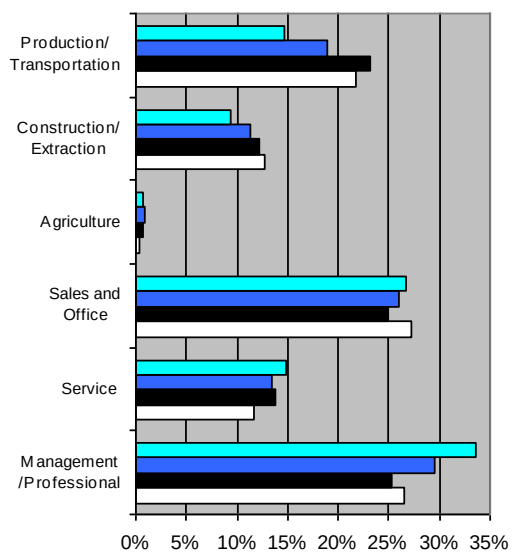
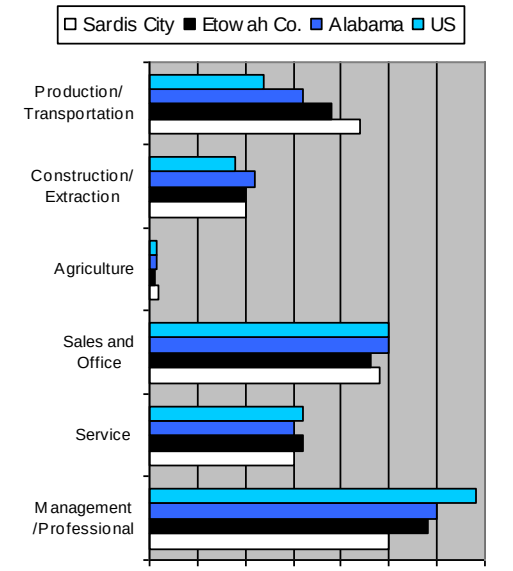


Figure E-8. Occupational Status: Sardis City, AL 2009



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.

For the most part, Sardis City occupation status closely followed trends in Etowah County, Alabama and the US. The major occupations for Sardis City in 2000 constituted Sales and Office at 27% of all occupations and Management/Professional at 26%, followed by Production/ Transportation (21%). These town trends were similar to the county, state, and nation, with Management/Professional and Sales/Office occupations revolving around 25% and 30%. The US showed a somewhat slightly higher portion of Management/Professional at 33% and a significantly lower portion of Production/ Transportation occupations at 14% indicating proportionately more white-collar jobs than blue-collar. Figure E-8 examines occupational status for Sardis City, Etowah County, Alabama, and the US in 2000. Notice significant representation for the town Sales/Office and Management/Professional occupations, both combining to form the majority (53%) of all town jobs in 2000. This occupational trend was also shown in the county (50%), state (55%), and nation (60%).

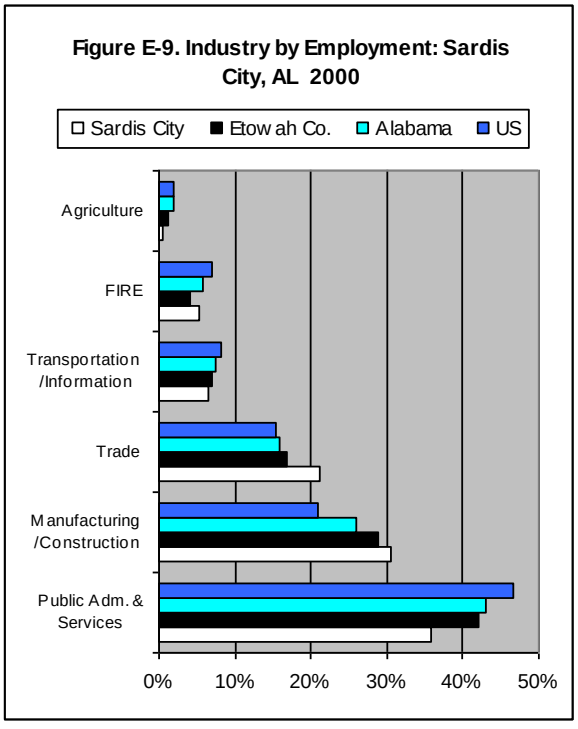
Between 2000 and 2009 occupational status showed minor change at the city, county, state, and national levels. Management/Professional and Sales/Office remained the dominant occupations, however, Sardis City declined slightly in it's portion of Management /Professional occupations from 26% to

25% while Etowah County increased somewhat considerably from 25% to 29%. Both Alabama and the US showed a slight climb in this occupational status as well. Sales and Office occupations also decreased slightly in the city from 27% to 24% and in the county from 25% to 23%, while the state and nation remained fairly stationary at 25% and 26%. The most significant increase for the city from 2000 to 2009 was shown in Service occupations growing from 11% to 15%. This trend was followed in the county, increasing from 13% to 16%, the state (13% to 15%) and the nation (14% to 16%). Sardis City also showed substantial representation in Production/ Transportation occupations increasing from 21% in 2000 to 22% in 2009 while Etowah County decreased somewhat considerably from 23% to 19% following Alabama (19% to 16%) and the US (14% to 12%). Figure E-9 shows occupational status for Sardis City, Etowah County, Alabama, and the US in 2009. Notice the city's significantly larger representation with Production /Transportation compared to the county, state, and nation as well as the city's smaller portion of Management/ Professional occupations. This information indicates that the city grew in blue-collar jobs associated with service and production and transportation and decreased in white collar jobs constituting management and professional and sales and office while the county, state, and nation tended to show opposite growth and decline. For more information see Tables E-7 A and B in Appendix B.

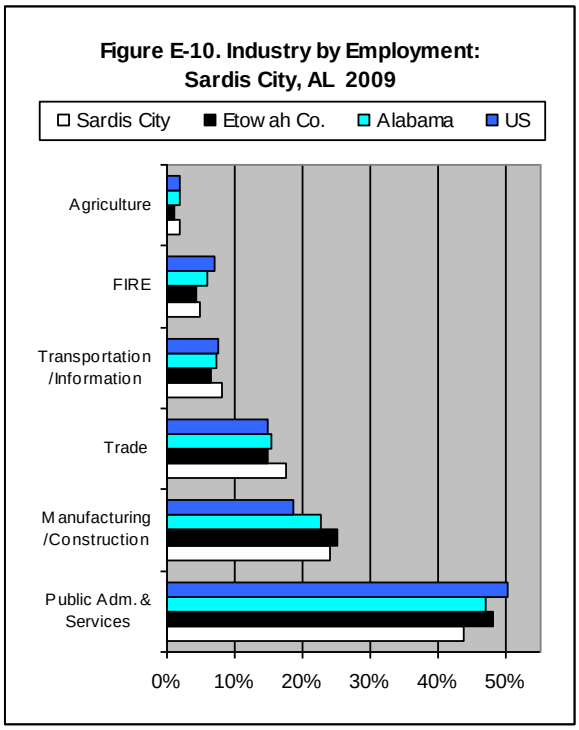
Industrial Composition

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.

Figure E-9. Industry by Employment: Sardis City, AL 2000



An examination of industrial composition shows the most dominant industry for Sardis City being Services in 2000 at 32% of all town industries and in 2009 at 35%. This trend followed in Etowah County showing 37% and 43%, Alabama (37% and 41%) and the US (42% and 45%). This information indicates that the Services industry was not only the substantially dominant industry for the town, county, state, and nation, but also grew significantly between 2000 and 2009. Figure E-9 shows industry by employment for Sardis City, Etowah County, Alabama, and the US in 2000. This could be attributed to advances and innovation in the scientific and professional services community. For graphing purposes the industries of Services and Public Administration have been combined, as have Manufacturing and Construction, Retail and Wholesale Trade, and Transportation and Information. Notice that in 2000 almost half (46%) of the nations industries were based in Public Administration and Services, while the state showed 43%, and the county (42%) and city (35%). Although Sardis City lagged behind Etowah County, Alabama, and the US in Public Administration and Services, in 2000, the town showed a somewhat larger portion of Manufacturing at 24%. Manufacturing in Etowah County accounted for 21% of all industries, while Alabama recorded 18% and the US 14%. Sardis City, in 2000, also showed a considerably higher portion of Retail Trade industry at 17% than Etowah County (13%), Alabama (12%) and the US (11%). Between 2000 and 2009 Sardis City increased in it's portion of Public Administration industry from 3% of all industries to 8%, while Etowah County, Alabama, and the US reported no change at 4%. Manufacturing for the town declined from to 19%, but still ranked higher than county at 17%, state (14%), and nation (11%). The town also declined in Construction from 6% to 4% while the county, state, and nation all reported 7% in 2009. Retail Trade increased in Sardis City to account for 14% of all industries, ranking a higher portion than Etowah County at 11%, Alabama (12%), and the US (11%). Wholesale Trade for the town, county, state, and nation remained consistent at 3% in 2009. Figure E-10 displays industry by employment for Sardis City, Etowah County, Alabama, and the US in 2009. Notice the substantial portion of Public Administration and Services which account for half of all industries in the nation, and almost half in the county, state, and town. This information indicates that the town grew and maintained a large portion of Services industries, but did not keep pace with the county, state, or nation. The town did, however, slightly exceed the county, state, and nation in manufacturing, retail trade, and public administration in terms of its portion of employees in this industry. As a planning consideration Sardis City could strive to further diversify its economy by promoting and encouraging Agriculture, FIRE, and Transportation/Information in addition to maintaining workforce in Manufacturing, Retail Trade, and Services. For more information see Tables E-8 A and B 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, Sardis City faired well. Between 2000 and 2009 Sardis City family poverty level dropped from 7% to 5% of all families in the town, while both Etowah County and Alabama poverty remained considerably higher at 12%. The US poverty status remained at a steady 9%. Figure E-11 shows families below poverty level for Sardis City, Etowah County, Alabama and the US between 2000 and 2009. Notice that the town exhibited a considerably lower portion of family poverty than the county and state. The nation also showed somewhat higher poverty level than the town during this time. Sardis City also showed similar trends with individuals below poverty status, ranking considerably lower, at 10% in 2000 and 11% in 2009, than Etowah County at 15% and 16% respectively, and Alabama (16% for both years). The US reported an increase from 12% to 13% during this time. This information could be linked with commuting patterns. Most families and individuals in poverty cannot afford a personal vehicle and must resort to walking or using public transportation. Should these means of transport be unfeasible, as has been the case in the town, then families in poverty would move out of the town where different means of transport is more readily available to meet needs. As previously mentioned in the study of labor force participation and unemployment, Sardis City also showed a smaller portion of unemployed persons than the county, state, and nation during this time, which may have contributed to lower poverty status. For more information consult Tables E-9 A and B in Appendix B.

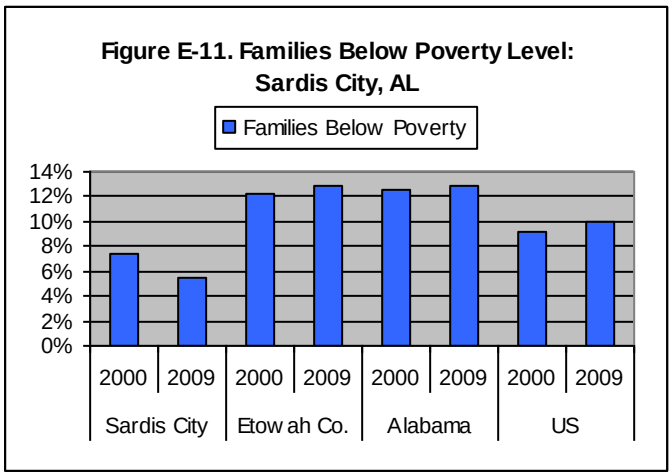


Figure E-11. Families Below Poverty Level: Sardis City, AL

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 74% of the 25 and older population for both Sardis City and Etowah County attained their high school diploma/equivalency or an attainment higher. In 2009, Sardis City increased to 76% high school graduates or higher and the county grew to 80%.

Bachelors' Degree or Higher: Between 2000 and 2009 the city dropped somewhat substantially in its portion of bachelor degree or higher holders from 15% to 11% while the county increased slightly from 13% to 15%. 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: This information overall suggests that from 2000 to 2009 Sardis City declined somewhat considerably in educational attainment while Etowah County, Alabama, and the US increased attainment. During this time the city ranked substantially lower in educational attainment than the county, state, and nation.

Income—Household Income

Median Household Income: Median household income, from 2000 to 2009, in the city rose from $36,000 to $43,717, a 21% increase, while the county MHI grew from $31,170 to $36,378, a 16% 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 and Above: The majority of Sardis City households in both 2000 and 2009 earned more than $34,999 at 51% and 58% respectively. Etowah County households reported approximately 45% of households earning $34,999 or more in 2000 and 51% in 2009. Alabama recorded 49% in 2000 and 56% in 2009 in this category while the US reported significantly higher portions at 58% and 65% respectively.

Assessment: Between 2000 and 2009 Sardis City's household income slightly surpassed Etowah County and Alabama, but fell considerably short of the US.

Commuting Patterns

Place of Work: Between 2000 and 2009 the substantial majority of Sardis City commuters lived in the city and worked somewhere outside the city, 94% and 93% respectively while Etowah County, Alabama, and the US indicate substantially less workers commuting outside their

respective cities of residence during this time. Etowah County reported approximately 64% of commuters working outside their city of residence in 2000 and 63% in 2009, while Alabama recorded 52% and 53%, respectively. National commuting records 57% and 56% respectively.

Out-of-County Commuting: Similar to place of work patterns, Sardis City's commuting figures for out-of-county commuting (69% in 2000 and 65% in 2009) were substantially higher than Etowah County's at 23% in 2000 and 27% in 2009 as well as Alabama's at 21% and 22%, respectively. The US reported 23% in both 2000 and 2009.

Means of Transportation: Sardis City showed approximately 88% of all workers in 2000 driving a personal vehicle alone to work and 90% driving alone in 2009. Both Etowah County and Alabama reported around 83% to 84% of workers driving alone in both 2000 and 2009 while the US recorded 75% during this time. Carpooling and public transportation remained a distant second and third to personal vehicle (driving alone).

Travel Time to Work: According to Census 2000 and ACS 2005-2009 data, Sardis City worker commute times decreased somewhat from an average of 24 minutes to 21 minutes. Both Etowah County and Alabama also showed a slight decrease in commute times from 24 minutes to 23. National commuting figures remained the same at 25 minutes.

Assessment: Sardis City showed a considerably larger portion of commuters traveling outside the city to their work site, than those in Etowah County, Alabama, and the US. The majority of these city commuters traveled out of the county to work, however, commuter's travel time to work was somewhat less for the city than for the county, state, and nation. This could be attributed to a significant portion of city commuters traveling to the larger nearby Cities of Boaz and Albertville in neighboring Marshall County. The considerable majority of city commuters traveled alone in a personal vehicle, as followed by county, state, and national trends.

Labor Force Participation and Unemployment

Labor Force Participation: Between 2000 and 2009 the city decreased considerably in labor force participation from 64% of the 16 and over population to 54%, while Etowah County remained stationary at 56% and Alabama increased slightly from 59% to 60%. The US also increased slightly in labor force participation from 63% to 65%.

Unemployment: From 2000 to 2009, Sardis City unemployment grew from 2% to 4% in the civilian labor force, while Etowah County increased from 6% to 8%, Alabama climbed from 6% to 7%, and the US grew from 5% to 7%.

Assessment: Sardis City labor force participation declined from 2000 to 2009 to a level similar to Etowah County and ranked considerably lower than Alabama and the US. Unemployment, however, for the city showed lower levels than the county, state, and nation. This could be attributed to the city having a larger portion of self-employed workers than the county, state, and nation, as indicated in the class of worker section.

Class of Worker

Private wage/salary: The considerable majority (72%) of Sardis City of workers received a private wage or salary as did workers in Etowah County (76%), Alabama (77%) and the US (78%).

Government worker: Sardis City showed a slightly larger portion of government workers at 17% than Etowah County and Alabama, both at 16%, and the US at 14%.

Self-employment: Sardis City also recorded a slightly larger portion of self-employment at 9%, than Etowah County (7%), Alabama (6%) and the US, also at 6%.

Assessment: The city showed a slightly larger portion of government workers and self-employment compared to the county, state, and nation and less private wage/salary workers. This information suggests that a large portion of the city's workers could have been employed by local government and also resident workers could have maintained a considerable amount of home occupations, fostering self-employment.

Occupational Status

Sales and Office: The major occupation for Sardis City in 2000 constituted Sales and Office at 27% of all occupations. Both Etowah County and Alabama showed 25% Sales and Office while the US reported 26%. In 2009 the city showed little change dropping to 24% Sales and Office while the county recorded 23%. Both Alabama and the US reported 25%.

Management/Professional: City trends in Management/Professional occupations in 2000 at 26% showed results similar to the county (25%), state (29%) and somewhat similar to the nation (33%). In 2009 these trends showed little change with the city reporting 25%, county (29%), state (30%), and nation (34%).

Production/Transportation: Occupations involving Production/Transportation accounted for 21% of all Sardis City occupations in 2000, while Etowah County showed 23%, Alabama 19%, and the US 14%. In 2009 approximately 22% of all city occupations involved Production /Transportation, while the county showed 19%, the state 16%, and the US 12%.

Assessment: Sales and Office and Management/Professional together accounted for the largest portion of occupations in Sardis City, Etowah County, Alabama, and the US. However, the city showed higher portions of Production/Transportation occupations than the county, state, and nation and fewer occupations pertaining to Sales and Office and Management/Professional indicating a smaller portion of high skilled, high-paying jobs than the county, state, and nation during this time.

Industrial Composition

Services: The substantial majority (32%) of all Sardis City industries in 2000 involved service jobs, while both Etowah County and Alabama reported 37% and the US recorded 42%. In 2009 city services accounted for 35%, while the county showed 43%, the state 41%, and nation 45%.

Manufacturing: Approximately 24% of all Sardis City industries in 2000 involved manufacturing jobs, while Etowah County reported 21%, Alabama 18%, and the US recorded 14%. In 2009 city manufacturing jobs accounted for 19%, the county 17%, the state 14%, and the US reported 11%.

Retail Trade: Sardis City retail trade accounted for approximately 17% of all city industries in 2000, while Etowah County recorded 13%, Alabama 12%, and the US 11%. In 2009 approximately 14% of city industries involved retail while the county recorded 11%, the state 12%, and nation 11%.

Assessment: Services and manufacturing represented the largest industries in Sardis City, Etowah County, Alabama, and the US in 2000 and 2009. However, the city showed a larger portion of manufacturing and retail trade than the county, state, and nation and a smaller portion of services indicating proportionately more manual labor and trade associated jobs and less professional service jobs.

Poverty Status

Families Below Poverty Level: Between 2000 and 2009 Sardis City family poverty level dropped from 7% to 5% of all families in the city, while both Etowah County and Alabama poverty remained considerably higher at 12%. The US poverty status remained at a steady 9%.

Assessment: Sardis City had considerably lower family poverty than Etowah County, Alabama, and the US. This could be attributed to a lack of different types of transportation provided by the city. Since families in poverty usually lack the means of reliable personal transportation, many families in poverty could have moved to places where public transportation and/or nearby employment opportunities exist.

CHAPTER IV: HOUSING

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

Housing 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 2009.

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

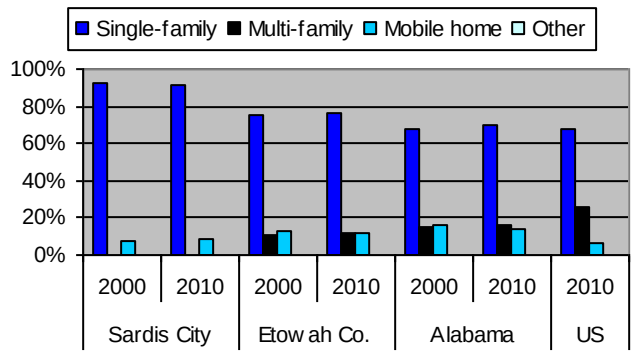
Units by Type

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 and creating a diverse community. An examination of unit types reveals the most common and least common housing options available, expressing trends in housing development. Sardis City's housing consists of the following four types: 1) Single-family—one unit attached or

detached structures housing one family, primarily a house 2) Multi-family—contains two or more units within one structure with one family per unit; these include apartments, town homes, and duplexes, 3) Manufactured—a transportable structure which is three hundred-twenty or more square feet, when installed, to be used as a dwelling with or without a foundation, 4) Other—any living accommodations occupied as a housing unit that does not fit the previous types. These structures include houseboats, railroad cars, campers, and vans.

The substantially dominant housing unit type for Sardis City was single-family, accounting for 92% of all units in 2000 and 91% in 2010, and increasing by 20% during this period. Etowah County also reported single-family housing as the dominant housing type (although not to the extent as Sardis City) with approximately 75% of the housing stock. Alabama and the US showed a slightly smaller portion of single-family with 69% and 67%, respectively, in 2010. Mobile home units accounted for a minor 7% of the town's housing stock in 2000 and 8% in 2010. Both the county at 13% in 2000 and 11% in 2010 and the state at 16% in 2000 and 14% in 2010 reported a somewhat larger portion of mobile homes than the town, while the nation reported slightly less at 6%, in 2010. Sardis City reported no multi-family units in 2000 and 2010, probably due to lack of proper infrastructure for higher density residential development. Figure H-1 illustrates percent housing unit types for Sardis City, Etowah County, Alabama and the US in 2000 and 2010. Notice the town's substantially larger portion of single-family units in comparison to the county, state, and nation and also the lack of multi-family housing. This could be attributed to Sardis City's character of being a spread-out small town, lacking significant high population and intensely developed areas. However, the town could consider development of some multi-family in order to meet the needs of a diverse community. For more information consult Table H-1 in Appendix C.

Figure H-1. Housing Unit Types: Sardis City, AL



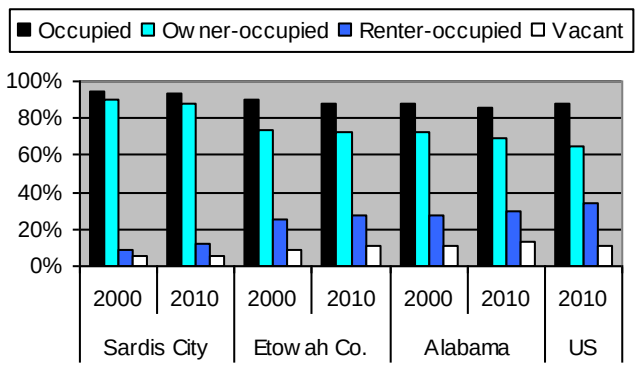
Tenure and Occupancy Status

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

Sardis City ranked fairly average in tenure and occupancy status. Between 2000 and 2010 home occupancy rates in Sardis City rose from 574 units to 657, a percent increase of 14%, a considerably larger increase than Etowah County at 1% and Alabama at 8%. In 2010 the town reported 93% of its housing units occupied while county at 88%, state (86%), and nation (88%) all showing somewhat lower occupancy. The substantial majority (approximately 88%) of Sardis City's occupied units were owner-occupied with only 12% rented while Etowah County at 72%, Alabama (69%), and the US (65%) all recorded substantially lower owner-occupancy rates. These higher owner-occupancy rates for the city could be attributed the lack of multi-family housing,

where the tenant does not own the home but is permitted lease from another party. Figure H-2 displays percent tenure and occupancy status for Sardis City, Etowah County, and Alabama between 2000 and 2010. Tenure and occupancy is also shown for the US in 2010 for additional comparison. Notice the somewhat substantially larger portion of occupied housing for the town in comparison to the county, state, and nation. Owner-occupancy for Sardis City also showed a considerably larger portion of the town's housing stock in comparison to the county, state, and nation. For more information on tenure and occupancy consult Table H-2 in Appendix C.

Figure H-2. Tenure and Occupancy: Sardis City, AL

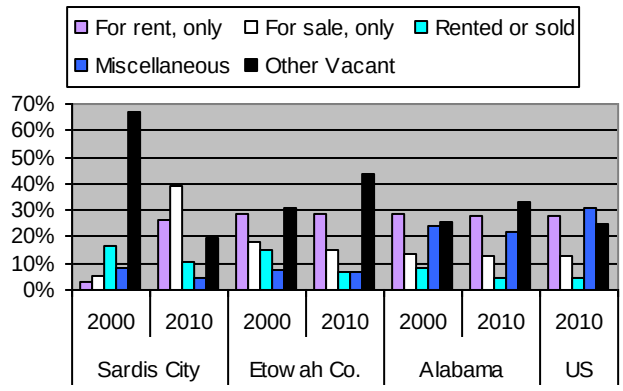


Vacancy Status

Vacancy status helps in determining how vacant housing has been utilized. Any unoccupied housing unit is considered vacant. Vacancies can also be occupied houses for rent, sale, or for seasonal or recreational use only. Five basic categories were selected to identify how vacant housing was being used, these included: 1) for sale only units, 2) for rent only units, 3) rented or sold, but not occupied, 4) miscellaneous—this includes units used for seasonal, recreational, occasional use, or migrant workers, 5) other vacant—which entails other non-specified purposes.

The primary vacancy use in Sardis City, in 2000, was "other" vacant at 66% of all uses, followed distantly by "rented or sold, but not occupied" at 16%. In 2010 the vacancy use of "other" dropped significantly to 19% while "for sale only" rose to 39% to become the substantially dominant vacancy use. However, in 2010 "other" vacancy in Etowah County rose from 31% to 43% to become the dominant use, followed distantly by "for rent only" at 28%. This information indicates that owners of vacant units in the city decided to put their units up for sale while county home owners decided to use their units for "other" purposes. Figure H-3 illustrates percent vacancy status for Sardis City, Etowah County, and Alabama between 2000 and 2010. Vacancy status for the US in 2010 is also displayed for additional comparison. For more information consult Table H-3 in Appendix C.

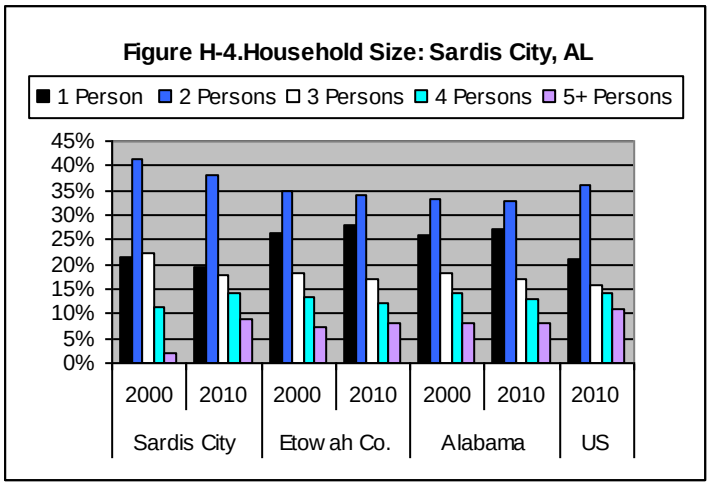
Figure H-3. Vacancy Status: Sardis City, AL



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.

Sardis City household size followed somewhat different patterns than Etowah County and Alabama. From 2000 to 2010, the town grew in total households by 13%, while the county grew by 1% and the state by 8%. The significantly dominant household size in Sardis City was two-persons at 41% in 2000 and 38% in 2010. In 2010, the county (34%), state (33%), and nation (36%) also reported two-person households as the most common household size, however, both the county and state showed significantly higher representation in one-person households at 28% and 27%, respectively, compared to the town's 19%. Figure H-4 illustrates percent household size for Sardis City, Etowah County, and Alabama from 2000 to 2010 and the US in 2010 for comparative purposes. Notice the significantly larger portion of two person households for the town compared to the county and state, while the county and state showed a somewhat substantially larger portion of one person households than the town. This information could be attributed to Sardis City offering no multi-family housing, a housing type that tends to have more one person occupancy than single-family. Also, during this time, the town had considerably less renter-occupied housing than the county, state, and nation and more owner-occupied. For more information consult Table H-4 in Appendix C.

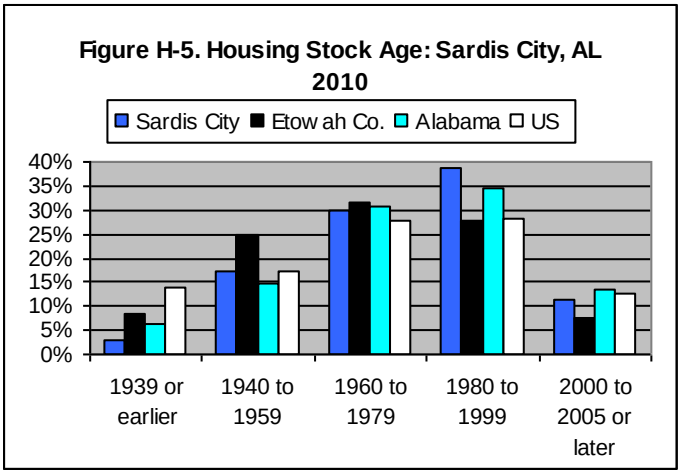


Housing Conditions

Housing Stock Age

Housing stock age is an indicator of housing conditions and needs. A general study of housing age can be used to assess probable housing conditions and needs within the community. According to ACS data, approximately half (50%) of Sardis City's housing in 2010 was built prior to 1980 and the other half post 1980. This trend differed significantly in Etowah County where around 64% of homes were built prior to 1980 while Alabama reported 51% and the US 59%, indicating that the housing stock in the county and nation was considerably older than homes in town, but the town ranked on par with the state. Furthermore, the town showed considerably smaller portion of older homes built prior to 1960 at 20%, than the county (33%) and nation (31%), but still fell in closely in line with the state at 21%, indicating similar housing stock age with the state, but substantially newer housing than the county and nation during this time. Figure H-5 illustrates percent housing

stock age for Sardis City, Etowah County, Alabama, and the US from 1939 and earlier to 2005 or later. Notice substantially larger portion of homes built post 1980 in the town compared to the county and nation and the substantially larger portion of homes in the county and nation built prior to 1960 compared to the town and state. This information indicates that Sardis City has kept sufficient pace with the state in terms of new housing development during this time, while the county and nation lagged behind. Median year structure built for Sardis City, at 1980, also shows the town with newer homes compared to Etowah County, at 1972, and the US at 1975, while Alabama reported 1979. As a major planning objective, Sardis City should continue to promote and encourage new housing development throughout the community. For more information on housing stock age consult Table H-5 in Appendix C.



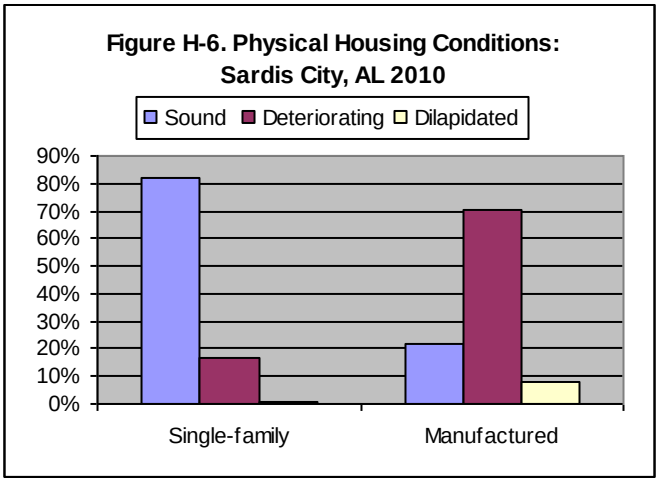
Physical Conditions

Quality physical housing conditions play an important role in serving the general population and in attracting new people to the community. This section of the plan examines physical housing conditions for outside physical aesthetic appearance and structural stability. Based on these aspects, Sardis City showed somewhat of a need for physical housing improvements, particularly in manufactured housing. In 2010, EARPDC cartography staff conducted a field check of the city to inventory housing improvement needs (See Map#3: *Housing Conditions*) based on three pre-determined criteria: 1) sound condition, 2) deteriorating, 3) dilapidated. These criteria are described as follows:

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

As of 2010, there were approximately 725 housing units in Sardis City. Single-family units accounted for 674 (92%), manufactured 51 (8%), and no multi-family housing. The town showed reasonably good housing conditions with some need for minor improvements. Approximately 20% of the overall housing stock was in deteriorating condition and 1% dilapidated. Manufactured

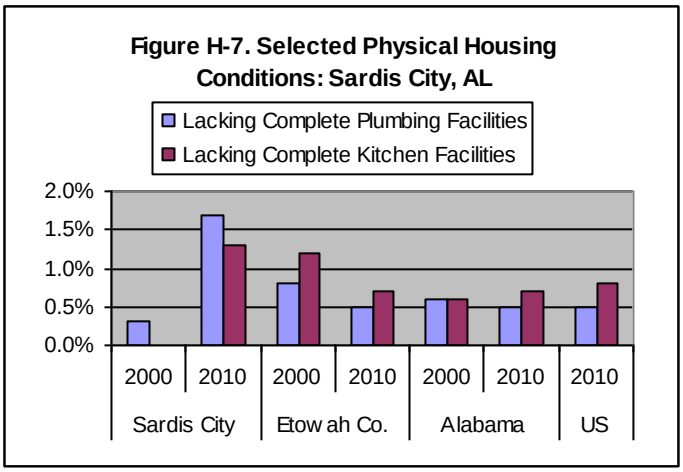
housing showed the greatest need with approximately 36 units (70% of homes) in deteriorating condition and 7% dilapidated. Approximately 113 (16%) single-family homes reported deteriorating condition, but 554 units (82%) showed sound. Overall, physical housing conditions in Sardis City shows little need for significant improvements in the near future, aside from a few manufactured homes. This could be attributed to a fairly large portion of high priced homes in comparison to the county and state. The town also showed a substantially larger portion of new homes in comparison to the county and nation. Table H-6 shows physical housing conditions for Sardis City in 2010. For more detailed information on physical housing conditions in Sardis City in 2010 consult Table H-6. in Appendix C.



Selected Physical Conditions

Sardis City displayed good housing conditions in terms of utility provision. According to the 2010 U.S. Census, selected conditions were defined as units having at least one of the following selected physical or financial conditions: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) with 1.01 or more occupants per room, 4) selected monthly owner costs as a percentage of household income in 2010 greater than 30 percent, and 5) gross rent as a percentage of household income in 2010 greater than 30 percent. For the purposes of this study, selected physical conditions such as plumbing, kitchen facilities, and heating were examined.

From 2000 to 2010 Sardis City utility provision showed some considerable change, reporting no homes in 2000 lacking complete kitchen facilities to approximately 1.3% lacking facilities, while Etowah County showed a slight decrease from 1.2% to 0.7% and Alabama reported 0.6% and 0.7%, respectively, which more closely followed the US in 2010 at 0.8%. This information indicates that the town recorded a slightly larger portion of homes lacking complete kitchen facilities than the county, state, and nation. Sardis City also lagged slightly behind Etowah County, Alabama, and the US in plumbing facility provision, recording 1.7% of the town's homes without complete plumbing, in 2010, while the county, state, and nation all showed 0.5% during this time. Figure H-7 illustrates selected physical housing conditions for Sardis City, Etowah County, and Alabama from 2000 to 2010. Notice in 2010, the slightly higher portion of town housing lacking complete kitchen and plumbing facilities in comparison to the county, state, and nation. This could be attributed a significant portion of



mobile homes in deteriorating condition, which might also lack complete facilities. For more information consult Table H-7 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. Sardis City recognizes the need to promote and encourage quality housing development and has been active in preparing for such growth.

Sardis City strives to provide quality housing for its residents and, in general, ranked well in comparison to the county and state in terms of housing value. From 2000 to 2010, Sardis City increased in homes valued between $100 K and $199,999 by a significant 97%, accounting for approximately 33% of the owner-occupied housing stock in 2000 and 45% in 2010. Similarly, Etowah County increased in this home value category by 93% and Alabama by 65%. In 2000 the majority (64%) of Sardis City homes were valued at less than $100 K but in 2010 home values increased considerably to account for approximately 57% of the towns homes valued above $100 K. Etowah County also reported somewhat similar results accounting for 73% of homes valued at less than $100 K in 2000 and homes valued more than $100 K at 49% in 2010, while Alabama reported 61% and 57% respectively. The US recorded approximately 77% of homes valued above $100 K in 2010. Figure H-8 displays housing value for Sardis City, Etowah County, and Alabama in 2000 and 2010, and the US in 2010 for comparative purposes. Notice the fairly similar large portion of town homes valued above $100 K compared to the county, state, and nation in 2010, but substantially smaller portion in comparison to the US, which reported significantly more homes valued above $200 K. This information, overall, indicates that Sardis City showed slightly higher housing value than Etowah County, comparable housing value with Alabama, and significantly lower housing value than the US.

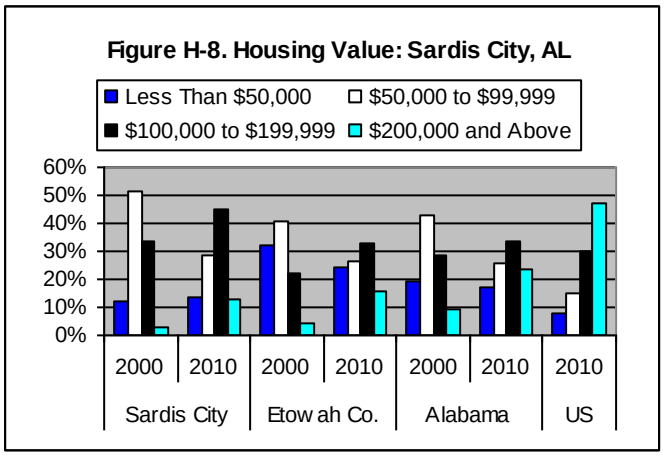


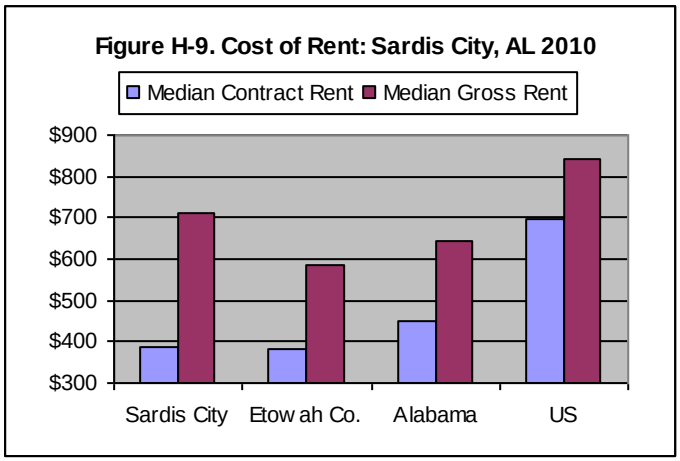
Figure H-8. Housing Value: Sardis City, AL

Median housing value (MHV) of owner-occupied housing for Sardis City further verifies comparisons in housing value showing an increase from $83,700 in 2000 to $115,400 in 2010, a percent increase of 37% while Etowah County MHV grew from $71,200 to $98,200 a percent increase of 37%. Alabama at $85,100 in 2000 and $117,600 in 2010 reported similar MHV to Sardis City, while the US reported $188,400 substantially exceeded the town, county, and state during this time. For more information on housing value for owner-occupied housing consult Table H-8 in Appendix C.

Housing Affordability

Sardis City 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. Sardis City housing satisfies this requirement. Housing affordability is examined through changes in contract rent, gross rent, and housing value. Contract rent is, as described in the 2010 Census, "The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included" (Census 2010 Glossary). Gross rent is also explained 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.)".

Cost of living in Sardis City, in 2010, in accordance with median contract rent at $385, was comparable with Etowah County at $383, and considerably less than Alabama at $452 and the US reporting $699. Median gross rent for Sardis City, in 2010, reported approximately $713, which was considerably higher than Etowah County at $587 and Alabama showing $644, but substantially lower than the US at $841. This information indicates that renting in Sardis City, based on contract rent alone, was on par with the county and considerably less expensive than rental costs in the state and nation. However, gross rent for the town was substantially higher than the county and state, but significantly less than the nation. Figure H-9 illustrates cost of rent for Sardis City, Etowah County, Alabama, and the US in 2010. Notice the significantly more expensive median gross rent for the town compared to the county and state and the substantially less expensive median contract rent for the town compared to the state and nation. These findings could be attributed to higher utility fees since the town needs to draw water and sewer services from other communities which control utility pricing. As a planning consideration, Sardis City could establish a sewer system in the form of a stand-alone system in order to provide better services and maintain more control over utility rates for residents. For more information consult Table H-9 in Appendix C.

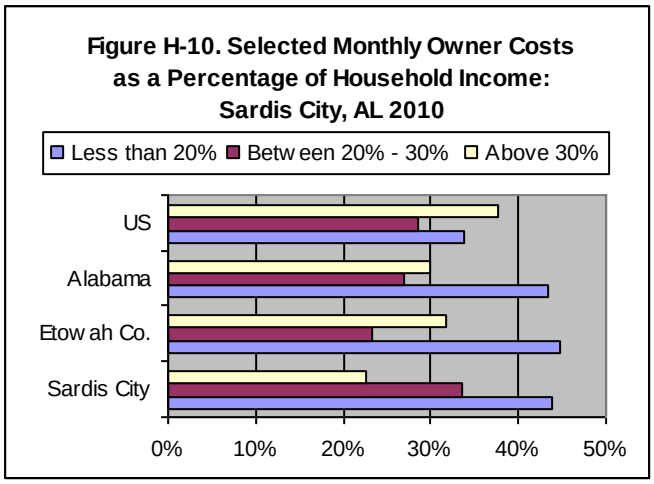


Affordability of Owner-occupied Housing

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.

Home ownership has been a relatively affordable housing option for Sardis City residents. In 2010, approximately 43% of home-owners spent less than 20% of their household income on housing

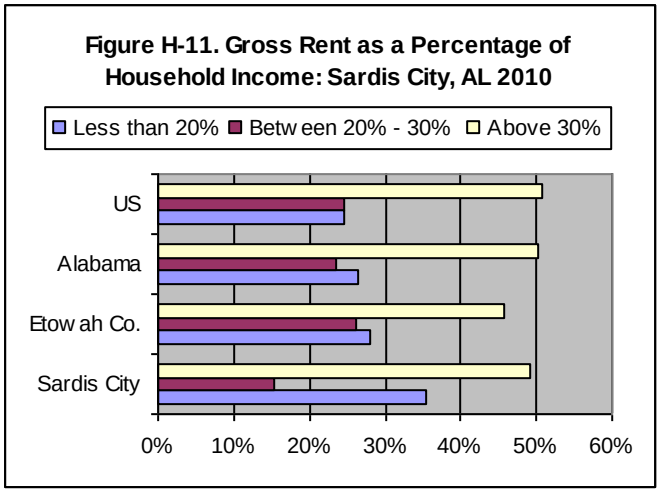
costs, which was comparable to Etowah County at 44% and Alabama at 43%, while the US showed considerable less affordability at 33%. However, in 2010, Sardis City reported the significant majority (77%) of home-owners spending less than 30% of their household income on housing costs while Etowah recorded 68%, Alabama 70%, and the US 62%, indicating substantially more home-owner affordability for the town than the county, state, and nation during this time. Figure H-10 displays selected monthly owner costs as a percentage of household income for Sardis City, Etowah County, Alabama, and the US in 2010. Notice the considerably larger portion of town home-owners spending less that 30% of their household income on housing costs compared to the county, state, and nation. More affordability in Sardis City could be attributed to higher household income levels and lower poverty rates as previously discussed in the economy chapter. For more information consult Table H-10 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 Sardis City has also been a relatively affordable housing option. In 2010, approximately 35% of Sardis City home-owners spent less than 20% of their household income on housing costs while Etowah Sardis reported 28%, Alabama 26%, and the US 24%, indicating considerably more renter affordability in town than in the county, state, and nation. Figure H-11 illustrates gross rent as a percentage of household income for Sardis City, Etowah County, Alabama, and the US in 2010. Notice the substantially larger portion of town renters spending less than 20% of their household income on rent compared to the county, state, and nation. This could also be attributed to higher household income and lower poverty rates in the town. As a planning consideration, Sardis City should continue to promote quality residential housing and strive to maintain affordability. For more detailed information on gross rent as a percentage of household income consult Table H-11 in Appendix C.



Analytical Summary

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

Units by Type

Single-family: The substantially dominant housing unit type for Sardis City was single-family, accounting for 92% of all units in 2000 and 91% in 2010, and increasing by 20% during this period. Etowah County also reported single-family housing as the dominant housing type (although not to the extent as Sardis City) with approximately 75% of the housing stock. Alabama and the US showed a slightly smaller portion of single-family with 69% and 67%, respectively, in 2010.

Manufactured Homes: Manufactured home units accounted for a minor 7% of the town's housing stock in 2000 and 8% in 2010. Both the county at 13% in 2000 and 11% in 2010 and the state at 16% in 2000 and 14% in 2010 reported a somewhat larger portion of mobile homes than the town, while the nation reported slightly less at 6%, in 2010.

Multi-family: Sardis City reported no multi-family units in 2000 and 2010.

Assessment: The substantially dominant housing type in Sardis City was single-family with minor manufactured home development. The town reported no multi-family housing, most likely due to a lack of infrastructure needed for such development.

Tenure and Occupancy

Tenure: The large majority (approximately 88%) of Sardis City's occupied units were owner-occupied with only 12% rented while Etowah County at 72%, Alabama (69%), and the US (65%) all recorded substantially lower owner-occupancy rates. These higher owner-occupancy rates for the city could be attributed the lack of multi-family housing, where the tenant does not own the home but is permitted lease from another party.

Occupancy: Sardis City ranked fairly average in tenure and occupancy status. Between 2000 and 2010 home occupancy rates in Sardis City rose from 574 units to 657, a percent increase of 14%, a considerably larger increase than Etowah County at 1% and Alabama at 8%. In 2010 the town reported 93% of its housing units occupied while county at 88%, state (86%), and nation (88%) all showing somewhat lower occupancy.

Assessment: Sardis City showed the substantial majority of occupied units as owner-occupied with minor renter-occupied. Occupancy rates for the town ranked slightly higher than the county, state, and nation in 2010.

Vacancy Status

The primary vacancy use in Sardis City, in 2000, was "other" vacant at 66% of all uses, followed distantly by "rented or sold, but not occupied" at 16%. In 2010 the vacancy use of "other" dropped significantly to 19% while "for sale only" rose to 39% to become the substantially dominant

vacancy use. However, in 2010 "other" vacancy in Etowah County rose from 31% to 43% to become the dominant use, followed distantly by "for rent only" at 28%. The county, state, and nation showed proportionately less vacant homes

Assessment: The dominant vacancy status for Sardis City in 2000 was "other" vacant, that is homes used for non-specified purposes, but in 2010 the town's dominant vacancy use switched to "for sale only" indicating more vacant homes on the market. The county, state, and nation showed less vacant homes for sale and more even distribution of vacancy uses.

Household Size

Sardis City household size followed somewhat different patterns than Etowah County and Alabama. The significantly dominant household size in Sardis City was two-persons at 41% in 2000 and 38% in 2010. In 2010, the county (34%) and state (33%) also reported two-person households as the most common household size, however, both the county and state showed significantly higher representation in one-person households at 28% and 27%, respectively, compared to the town's 19%.

Assessment: Sardis City reported proportionately more 2-person households than Etowah County, Alabama, and the US while the county, state, and nation showed more 1-person households than the town.

Housing Stock Age

Homes Built Prior to 1980: According to ACS data, approximately half (50%) of Sardis City's housing in 2010 was built prior to 1980 and the other half post 1980. This trend differed significantly in Etowah County where around 64% of homes were built prior to 1980 while Alabama reported 51% and the US 59%, indicating that the housing stock in the county and nation was considerably older than homes in town, but the town ranked on par with the state.

Homes Built Prior to 1960: The town showed considerably smaller portion of older homes built prior to 1960 at 20%, than the county (33%) and nation (31%), but still fell in closely in line with the state at 21%, indicating similar housing stock age with the state, but substantially newer housing than the county and nation during this time.

Assessment: Sardis City showed significantly more new homes, built post 1980, than Etowah County and the US, but ranked on par with Alabama.

Physical Housing Conditions

According to the EARPDC survey, Sardis City, in 2010, showed reasonably good housing conditions with some need for minor improvements. Approximately 20% of the overall housing stock was in deteriorating condition and 1% dilapidated. Manufactured housing showed the greatest need with about 70% of homes in deteriorating condition and 7% dilapidated. Approximately 113 (16%) single-family homes reported deteriorating condition.

Assessment: Inventory of physical housing conditions for Sardis City, in 2010, showed single-family homes in good condition, but a considerably large portion of manufactured homes in deteriorating condition.

Selected Physical Housing Conditions

Kitchen Facilities: From 2000 to 2010 Sardis City utility provision showed some considerable change, reporting no homes in 2000 lacking complete kitchen facilities to approximately 1.3% lacking facilities, while Etowah County showed a slight decrease from 1.2% to 0.7% and Alabama reported 0.6% and 0.7%, respectively, which more closely followed the US in 2010 at 0.8%.

Plumbing Facilities: Sardis City also lagged slightly behind Etowah County, Alabama, and the US in plumbing facility provision, recording 1.7% of the town's homes without complete plumbing, in 2010, while the county, state, and nation all showed 0.5% during this time.

Assessment: In 2000 Sardis City housing showed slightly better kitchen and plumbing facility provision than Etowah County, Alabama, and the US, but in 2010 the town ranked slightly lower than the county, state, and nation in both kitchen and plumbing provision.

Housing Value

Home Value Above $100 K: From 2000 to 2010, Sardis City increased in homes valued between $100 K and $199,999 by a significant 97%, accounting for approximately 33% of the owner-occupied housing stock in 2000 and 45% in 2010. Similarly, Etowah County increased in this home value category by 93% and Alabama by 65%. In 2000 the majority (64%) of Sardis City homes were valued at less than $100 K but in 2010 home values increased considerably to account for approximately 57% of the towns homes valued above $100 K. Etowah County also reported somewhat similar results accounting for 73% of homes valued at less than $100 K in 2000 and homes valued above $100 K at 49% in 2010, while Alabama reported 61% and 57% respectively. The US recorded approximately 77% of homes valued above $100 K in 2010.

Median Housing Value: Median housing value (MHV) of owner-occupied housing for Sardis City further verifies comparisons in housing value showing an increase from $83,700 in 2000 to $115,400 in 2010, a percent increase of 37% while Etowah County MHV grew from $71,200 to $98,200 a percent increase of 37%. Alabama at $85,100 in 2000 and $117,600 in 2010 reported similar MHV to Sardis City, while the US reported $188,400 substantially exceeded the town, county, and state during this time.

Assessment: Home values in Sardis City slightly exceeded Etowah County, ranked on par with Alabama, and fell significantly short of the US.

Housing Affordability

Median Contract Rent: Cost of living in Sardis City, in 2010, in accordance with median contract rent at $385, was comparable with Etowah County at $383, and considerably less than Alabama at $452 and the US reporting $699.

Median Gross Rent: Median gross rent for Sardis City, in 2010, reported approximately $713, which was considerably higher than Etowah County at $587 and Alabama showing $644, but substantially lower than the US at $841.

Assessment: Median contract rent for Sardis City ranked comparable to Etowah County, but considerably less than the Alabama and the US while median gross rent for the town ranked considerably higher than county and state, but lower than the nation.

Affordability of Owner-occupied Housing

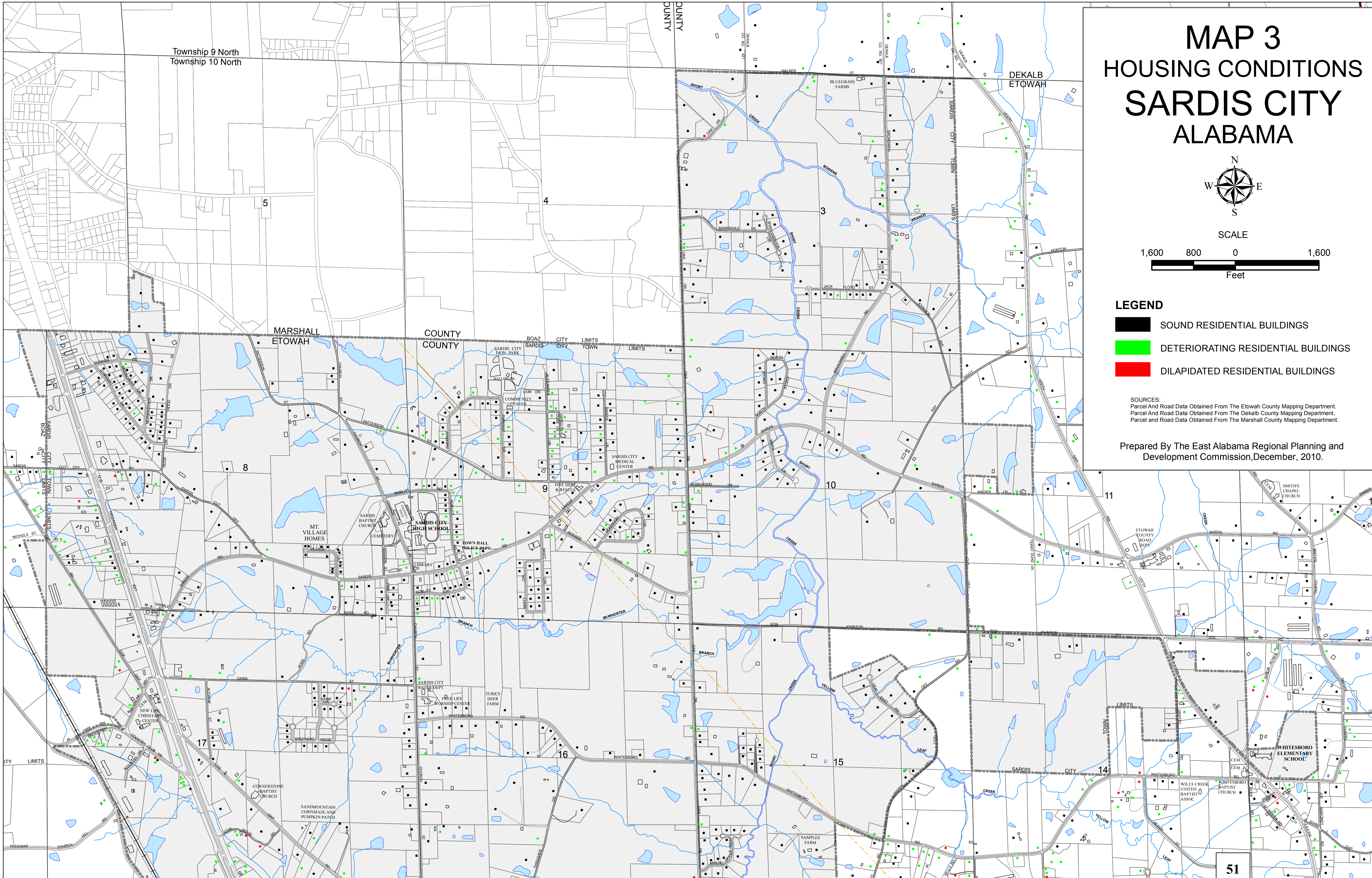
Home ownership has been a relatively affordable housing option for Sardis City residents. In 2010, approximately 43% of home-owners spent less than 20% of their household income on housing costs, which was comparable to Etowah County at 44% and Alabama at 43%, while the US showed considerable less affordability at 33%. However, in 2010, Sardis City reported the significant majority (77%) of home-owners spending less than 30% of their household income on housing costs while Etowah recorded 68%, Alabama 70%, and the US 62%, indicating substantially more home-owner affordability for the town than the county, state, and nation during this time.

Assessment: Sardis City, in 2010, showed comparable owner-occupied affordability with Etowah County and Alabama while the US reported considerably less affordability.

Affordability of Renter-occupied Housing

Renting in Sardis City has also been a relatively affordable housing option. In 2010, approximately 35% of Sardis City home-owners spent less than 20% of their household income on housing costs while Etowah Sardis reported 28%, Alabama 26%, and the US 24%, indicating considerably more renter affordability in town than in the county, state, and nation.

Assessment: Sardis City, in 2010, reported considerably more renter-occupied affordability than Etowah County, Alabama, and the US.


MAP 3
HOUSING CONDITIONS
SARDIS CITY
ALABAMA
N
S
E
W
SCALE
1,600 800 0 1,600
Feet
LEGEND
SOUND RESIDENTIAL BUILDINGS
DETERIORATING RESIDENTIAL BUILDINGS
DILAPIDATED RESIDENTIAL BUILDINGS
SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.
Prepared By The East Alabama Regional Planning and Development Commission,December, 2010.
Township 9 North
Township 10 North
MARSHALL COUNTY
ETOWAH COUNTY
DEKALB
ETOWAH
BOAZ CITY LIMITS
SARDIS CITY TOWN LIMITS
SARDIS CITY HIGH SCHOOL
TOWN HALL
POLICE DEPT.
LIBRARY
MT. VILLAGE HOMES
SARDIS BAPTIST CHURCH
COMMUNITY CENTER
SARDIS CITY MEDICAL CENTER
FIRE DEPT. & RESCUE
SARDIS CITY WATER DEPT.
TURK'S DEER FARM
FREE LIFE WORSHIP CENTER
NEW LIFE CHRISTIAN CENTER
CORNERSTONE BAPTIST CHURCH
SANDMOUNTAIN CORNMAZE AND PUMPKIN PATCH
SAMPLES FARM
SMITHS CHAPEL CHURCH
ETOWAH COUNTY ROAD DEPT.
WHITESBORO ELEMENTARY SCHOOL
WILLS CREEK UNITED BAPTIST ASSOC.
WHITESBORO BAPTIST CHURCH
THERESA BANKS
3
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17

MAP 4

HOUSING CONDITIONS

SARDIS CITY

ALABAMA

N

W E

S

SCALE

1,600 800 0 1,600 3,200

Feet

LEGEND

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

SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.

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

CHAPTER V: COMMUNITY FACILITIES

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

The purpose this chapter is to inventory existing community facilities and services, assess their capacity to serve existing and future needs, and suggest improvements and expansions for meeting these needs. In order to determine current community facility goals and needs, surveys were distributed to facility and department leaders and collected by the 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

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

Offices located in Town Hall include: The Mayor's Office, Town Clerk, Court Clerk/Magistrate, Police Chief, and Etowah County Tag Office. Meetings and activities held in City Hall include city council, planning commission, and various other municipal board meetings.

Planning Commission

Sardis City'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 members, six of which

are appointed by town council, two supernumerary representatives—one appointed by town council and the other by the Mayor, and finally the Mayor or Mayor's representative. Commission members are appointed for three year staggered terms. Meetings are held once a quarter or called as necessary and held in the Town Council Chambers.

Zoning Board of Adjustments

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

Industrial Development Board

The primary purpose of Sardis City's Industrial Development Board is to promote and guide industrial and commercial development throughout the town. The board consists of six members each appointed by town council to serve six-year terms. The board meets with developers on an as needed basis to offer technical assistance in planning for development.

Sardis City's Town Administration identified three improvements needed to provide better administrative services to the community. These include the following:

1. Provide Sewer Infrastructure—The town is currently researching stand-alone systems and strategic placement of these systems throughout the town on an as needed basis.
2. Bulk Garbage Pick up—Sardis City currently contracts this service out, however, the town would like to improve this service on a weekly basis. Annex property for residential, commercial, and industrial growth
3. Larger Water Lines—The town has received several grants in the past few years to place larger water lines throughout the town.

Public Safety

Law Enforcement

Sardis City's Police Department was established in 1971 with the continuing mission to provide a safe, protected living environment for families and to provide public service for the community. Police department staff consists of four full-time officers including the Police Chief. The current ratio of residents to officers at 900 to 1 has been deemed too low. A better and attainable ratio, although not adequate, would be 440 to 1 which would allow two officers a shift instead of one. The town's police jurisdiction currently extends 1.5 miles past the town limits, which provides a twenty mile radius including the city. Emergency calls are dispatched through Etowah County E-911 to the police department, however, calls made within the town limits will be sent through the town's dispatch.

Vehicles currently used by the department include:
1- 2009 Ford Crown Victoria

1- 2008 Ford Crown Victoria
1 – 2006 Ford Crown Victoria
1- 2005 Ford Crown Victoria
1- 1999 Chevy Tahoe

The police department plans to purchase new vehicles and/or upgrade existing as funding becomes available through the town or through grants.

Currently the town's most frequent crimes consist of thefts and residential burglaries. To combat this problem police patrol has been focused in residential areas during the daytime while residents are at work or away from their homes. The night shift is focused on businesses after business hours in an effort to prevent and deter crime. According to professional opinion, this approach has been successful due to increased police visibility at times and in places where crimes are most likely to occur. The police department would like to be more involved in crime prevention programs such as neighborhood watch, community firearm training, and self defense training, however, limited manpower is a barrier. The department would also like be more involved in community organizations such as Girl Scouts and Boy Scouts and build the gap between law enforcement and public, creating relationships based on trust and teamwork to make the town a safer and more favorable place to live and raise families.

The Sardis City Police Department identified three improvements needed to provide better services to the community. These include the following:
1. Manpower—the police department needs additional staff to meet needs of a steadily growing population.
2. Training—more training increases officer performance and professionalism
3. Better working relationships with the community—provide more officer/community projects and friendly interaction with residents.

Fire and Rescue

The Sardis City Fire Department was first established in 1965 with the goal to provide top notch fire protection and first response medic service to Sardis City and the surrounding area. The fire department staff presently consists of 20 volunteer firefighters, including 1 paramedic, 1 intermediate, and 2 basics and serves a 35 square mile jurisdiction. In addition to fire protection the fire department provides emergency medical service basic life support and emergency medical service. According to professional opinion the fire department currently needs more volunteers. Emergency calls are dispatched from Etowah County 911 to the fire department.

The following vehicles and equipment for the fire department include:
1975 Ford Fire Pumper
1984 Aerial Quint
1984 Ford Emergency One
1992 GMC Pumper
1992 Ottowa Beck
1999 Chevy K 1500 SUV
2001 Ford MED

2004 Ford F 350

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

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

These ISO measures, through the PPCP, give communities an objective approach in evaluating fire suppression services by establishing country-wide standards that help its departments plan and budget for facilities, equipment, training, water infrastructure, and emergency communication. In addition to mitigating fire damage and loss of lives, an improved ISO rating benefits communities through reduced insurance premiums to home owners and businesses, saving of taxpayer dollars, and in enhancing an overall prestige component to the community and its fire department.
In 2011 Sardis City's ISO rating was Class 5 showing average service and response to community needs. Low water pressure has been the major issue in attaining a higher rating. However, the town has worked consistently to provide better pressure. Presently the city received two Community Development Block Grants from ADECA to increase water line size in places they need to be. The department's major objective for improving its ISO rating is to increase water line size and increase water pressure for the town.

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

1. More personnel.
2. Better equipment and training
3. Increase water line size in needed areas throughout town.

Educational Facilities

Sardis City High School

Sardis City High School is a newly constructed building and is administrated and maintained by the Etowah County School System. The school's mission is stated as follows:

"*Sardis aims to produce students who are productive and motivated citizens. Our objective is to recognize each child as a unique individual and strive to meet the educational needs of all our*

students by providing a learning environment conducive to the process of learning, while producing a young adult who will be equipped with the skills and knowledge required to become an asset to his or her community; thereby enabling each one with the means to live successfully in this fast paced world of change."

School staff currently consists of 40 full time teachers and enrollment of 700 students, with a student/teacher ratio of 30 to 1, which in professional opinion is adequate to meet educational needs. The school provides a junior high wing and a senior high wing, offering two computer labs, a specialized distance education room, and a media center, along with internet accessibility in all 28 classrooms. The major school expansion need for Sardis City, according to professional opinion, would be to build a new Middle School.

Additional school clubs and organizations consist of Jr. Civitans, FFA, Jr. High Beta, and FBLA. Athletic programs include football, volleyball, basketball, baseball, softball, golf, cheerleading, cross country, and track and field. Sardis City High School is accredited by the Southern Association of Schools.

Whitesboro Elementary School

The first school in the community of Whitesboro was founded on September 11, 1897 when John and Margaret Mashburn dedicated 160 acres of land on the west side of Leeth Gap Rd. for a school. The school was originally named the Mashburn School House in their honor. Then in 1907 the trustees of the Mashburn School sold two acres of land to the State Department of Education with the promise to either build a new school house or improve the old one. The State built a two story structure and named it Whitesboro High School, however the building burned to the ground in 1935 and Whitesboro Elementary School was built in it's place, consisting of three regular classrooms. Since that time, through much restructuring and renovation, the school building has evolved to what it is today.

Whitesboro Elementary School is owned and operated by the Etowah County School System with a mission to provide a safe environment which offers all students the opportunity to be a successful 21st century learner. The school mission is stated as follows:

"*To provide an educational environment to meet the diverse needs of our students. We strive to instill knowledge, promote self-discipline among our students and foster a desire for life long learning. This will be accomplished through the combined efforts of a highly qualified staff, concerned parents, and a supportive community.*"

Current school staff consists of 22 full-time teachers and 332 students. The present student/teacher ratio is 18 to 1, which according to professional opinion meets educational needs. The school provides 18 classrooms which include a reading and math intervention classroom, special education classroom, and Title II classroom. Accessory rooms include a gymnasium and library. Whitesboro Elementary School is accredited with the Southern Association of Colleges and Schools.

Whitesboro Elementary School identified three improvements needed to provide better services to the community. These include:
1. More financial support for the instructional program and technology needs.
2. Additional professional development with release time in the area of technology.
3. Additional personnel for the intervention program.

Public Library

The Sardis City Public Library was founded on March 6, 2000 with the mission to serve Sardis City and surrounding communities with the best books, technology, and aid that funding can afford. Library staff constitutes 1 full-time librarian and 1 part-time. The library is funded through the Etowah County Library Committee, state aide, grants, and donations and currently provides the following materials to it's users:
Volumes of books—16,535
Periodicals—1
Newspapers—1
Audio tapes—408
Video cassettes—869
DVDs—618
CDs—340

Programs provided by the library include reading programs, aid in the use of computers, job searching, printing, and genealogy searches.

The Sardis City Public Library identified three improvements needed to provide better library services to the community. These are listed as follows:
1. More space is needed materials and increased usage—the library is searching for funding to build a new room or rooms in the near future.
2. Updated books and technology, which keeps patrons current on information and knowledge and encourages reading.
3. Promote the library through advertising.

Community Center

The Sardis City Community Center was built in 1999 with the goal of providing a sufficiently large and adequate common meeting place for any community events. The facility is currently used for a variety of activities and events which include weddings, receptions, family reunions, political meetings, wedding showers, singings, educational events, baseball sign-ups and doubles as a senior center. Presently the Police Chief is working toward establishing a self defense course and other safety courses for the community at the Center. Approximately 50 people use the Community Center on a daily basis and monthly 350.
The Sardis City Community Center identified two improvements needed to provide better services to the community. These are listed as follows:
1. Update internet capabilities adding wi-fi and projector presentations.
2. Purchase a natural gas generator for backup in case of emergency power outages.

Sardis City Medical Clinic

The Sardis City Medical Clinic was founded in 1978 and opened as a rural health clinic in 1979. The Clinic operated independently until 1985 when it merged with Quality of Life Health Services, Inc. (QOLHS) The QOLHS Board of Directors believe that the goal of health care, and thus the goal of the Clinic, is to promote and enhance the preservation and restoration of health. Good and adequate health care is the "essential" right of every individual.

Staff at the Sardis City Medical Clinic presently constitutes 7 full-time and 3 part-time doctors and their assistants. Due to the anticipated expansion of Medicaid in the near future the Clinic needs an additional physician and nurse practitioner to meet demand as well as support staff to assist with medical providers (Medical Assistants and Licensed Professional Nurses). In addition a Patient Education Specialist will be needed to work case management as the site becomes a Patient-Centered Medical Home certified by JCAHO. The Sardis City Medical Clinic is an out-patient facility which serves approximately 400 people, which is standard for the Clinic's size and service area.

In addition to new staff, the Clinic needs new equipment for two new exam rooms in the coming year. This will expand space for staff and improve service to the community. Funding for purchases will come from generated revenues or Community Block Grant funds from Etowah County.

Expansions and upgrades to the Clinic include the following:
Expansion of clinical area—completion by 2013 with funding from HRSA or Community
Pharmacy dispensary—completion by 2013 with funding from Community
Computer upgrades—completion by 2013 with funding from Medicaid incentives

The Sardis City Medical Clinic identified three improvements needed to provide better healthcare services to the community. These are listed as follows:

1. The ability to recruit additional medical providers, as there is an extreme shortage of primary care physicians in Alabama.
2. Funding to keep up with the ever-changing technology in the health care environment and to meet all federal and state requirements. More of an interactive network to exchange information between health care providers.
3. A more case-managed approach to health care in order to deal with patient care in a more efficient manner and to make sure that patients are involved in their treatment, in order to improve patient outcomes.

Utilities

Water Utilities

Sardis City utilities consist of water utilities which serve customers in Sardis City and extend out to serve customers in other parts of Etowah County, Dekalb County, and Marshall County, which account for approximately 1,596 users.

The town's water system has been determined to need substantial inventory and updating. The majority of water lines in Sardis City are listed as 6" PVC with approximately 649,440 linear feet, accounting for 91% of all water lines in town. As a general rule, water line size of 6 inches is the generally accepted minimum standard diameter for private land use. Eight inch lines are acceptable for public land use, while 12 inches and above should support light to moderate industry. Heavy industry may require 16 inch diameter line. Based on existing data, the town could support basic residential uses, however, commercial and industrial uses would be hindered due to restrictions in water line size. Table CF-1 shows water line size and distribution for Sardis City in 2011.

Table CF-1. Water Line Size and Distribution: Town of Sardis City, 2011

Water Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
6" PVC	649,440	91.1%
6" AC	52,800	7.4%
8" Ductile	10,560	1.5%
Total	712,800	100.0%

Source: Sardis City Utilities Department, Community Facilities Survey, 2011.

There currently is significant need for water line expansion and replacement in Sardis City. The system needs to be updated through replacement and rehab of old lines. The city has inventoried approximately 10 miles of asbestos cement pipe that needs replacement and a substantial amount of 2 inch pipe that needs upgrade to a larger diameter size. Water line locations are shown on Map#6: *Water Utilities*.

The Sardis City Utilities Department identified three improvements needed to provide better water services to the community. These are listed as follows:

1. Larger mains
2. More fire hydrants
3. More emergency equipment.

Sewer Utilities

Sewer lines in Sardis City are located in the northwestern part of town along US Hwy. 431 and extend along Patterson and Church Street to the High School and downtown area. Line sizes are relatively unknown and in need of proper inventory to determine feasible uses and development options in this part of the town. Table CF- 2 shows sewer line size and distribution for Sardis City in 2011. Sewer line locations are shown on Map#7: *Sewer Utilities*.

Table CF-2. Sewer Line Size and Distribution: Sardis City, 2011

Sewer Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
2" Force	2,499	9.1%
4" Force	7,913	28.7%
Unknown Force	3,171	11.5%
Unknown Gravity	13,991	50.7%
Total	27,574	100.0%

Source: LADD Engineering, 2011.

Analytical Summary

This analytical summary outlines the top three or four needs determined by each community facilities entity in the Town of Sardis City in 2011. Results were based on the 2011 Community Facilities Survey distributed and collected by EARPDC and the Town of Sardis City.

Town Administration

1. Provide Sewer Infrastructure—Sardis City is currently researching stand-alone systems and strategic placement of these systems throughout the town on an as needed basis.
2. Bulk Garbage Pick up—The town currently contracts this service out, however, Sardis City would like to improve this service on a weekly basis.
3. Annex property for residential, commercial, and industrial growth
4. Larger Water Lines—The town has received several grants in the past few years to place larger water lines throughout the city.

Law Enforcement

1. Manpower—the police department needs additional staff to meet needs of a steadily growing population.
2. Training—more training increases officer performance and professionalism
3. Better working relationships with the community—provide more officer/community projects and friendly interaction with residents.

Fire and Rescue

1. More personnel.
2. Better equipment and training
3. Increase water line size in needed areas throughout the town.

Educational Facilities

Sardis High School

1. New Middle School to be built

Whitesboro Elementary School

1. More financial support for the instructional program and technology needs.
2. Additional professional development with release time in the area of technology.
3. Additional personnel for the intervention program.

Public Library

1. More space is needed for materials and increased usage—the library is searching for funding to build a new room or rooms in the near future.
2. Updated books and technology, which keeps patrons current on information and knowledge and encourages reading.
3. Promote the library through advertising.

Community Center

1. Update internet capabilities adding wi-fi and projector presentations.

2. Purchase a natural gas generator for backup in case of emergency power outages.

Sardis City Medical Clinic

1. The ability to recruit additional medical providers, as there is an extreme shortage of primary care physicians in Alabama.
2. Funding to keep up with the ever-changing technology in the health care environment and to meet all federal and state requirements. More of an interactive network to exchange information between health care providers.
3. A more case-managed approach to health care in order to deal with patient care in a more efficient manner and to make sure that patients are involved in their treatment, in order to improve patient outcomes.

Utilities

Water Utilities

1. Larger mains
2. More fire hydrants
3. More emergency equipment.

MAP 5
COMMUNITY FACILITIES
SARDIS CITY
ALABAMA

N
W E
S

Scale

2,000 1,000 0 2,000

Feet

LEGEND

1. CITY HALL / POLICE DEPT.
2. LIBRARY
3. SARDIS CITY HIGH SCHOOL
4. COMMUNITY CENTER
5. SARDIS CITY LION PARK
6. SARDIS CITY MEDICAL CENTER
7. WHITESBORO ELEMENTARY SCHOOL
8. SARDIS CITY WATER DEPT.
9. SARDIS CITY FIRE / RESCUE DEPT.
10. SAND MOUNTAIN CORNMAZE
11. TURK'S DEER FARM

SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.

PREPARED BY THE EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION DECEMBER, 2010.

MAP 6
WATER UTILITIES
SARDIS CITY
ALABAMA

N
W E
S

SCALE

3,200 1,600 0 3,200
Feet

Legend

- 1.5" Water Line Size
- 2" Water Line Size
- 3" Water Line Size
- 4" Water Line Size
- 6" Water Line Size
- 8" Water Line Size

SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.
Water Line Update Obtained From LADD Environmental Consultants,INC.

PREPARED BY EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION DECEMBER, 2010

MAP 7
SEWER UTILITIES
SARDIS CITY
ALABAMA

N
W E
S

SCALE

800 400 0 800
Feet

Legend

- Force Main
- Gravity Line
- SP Sewage Pump Station

SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.
Sewer Line Update Obtained From LADD Environmental Consultants,INC.

PREPARED BY EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION DECEMBER, 2010

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. To view functional street classifications for the town refer to Map#8: *Transportation Plan*

The purpose of this chapter is to provide information on existing traffic conditions and recommend actions to further enhance the transportation infrastructure within the Town of Sardis City. Traffic volumes along three major routes through the town have been used to calculate maximum capacity and future traffic growth projections (See Map#8: *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. Sardis City is located approximately 30 miles from Interstate 59 in the Gadsden/Attalla area.

Arterial Streets

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

connect communities to freeways and expressways while minor arterial highways join with principal arterial highways and collectors. Arterials could also be urban or rural in character. The major principal arterial roadway running through the town is U.S. Hwy. 431.

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. Sardis Drive and Dekalb Leeth Gap Rd. are the two major collectors that run through town.

Local Streets

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

Administrative Street Classification

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

Federal Roads

Federal highways are owned and funded by the U.S. Department of Transportation; the State Department of Transportation coordinates improvements on these roadways. The major federal highway running through Sardis City is U.S. Highway 431.

Other Federal Roads

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

State Highways

State Highways are owned and maintained by the State Department of Transportation both in unincorporated portions of a county and within municipal corporate boundaries. No state routes run through Sardis City

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 town boundaries (excludes private roads). All roads in Sardis City 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 town and substantially long, shared driveways.

Traffic Volumes and Capacity

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

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

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

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

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

Ideal traffic flow is Service level A, but B and C permit adequate traffic flow as well. Service level D is high-density stable traffic flow. When traffic volumes reach level D, plans to accommodate

higher traffic volumes should be taken into consideration. Plans to accommodate more traffic are mandatory should traffic volumes meet or exceed levels E and F.

According to Level of Service information, Sardis City showed LOS A, free flow traffic, throughout its entire roadway system, indicating that traffic volumes should be able to increase substantially before significant improvements need to be made. Locations for traffic stations and accompanying 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.

U.S. Hwy. 431

Federal highway 431 extends northwest by southeast, connecting the Sardis City with the City of Boaz to the northwest and the Gadsden/Attalla metro area and Interstate 59 in the southeast. The route is classified as a 4-lane divided rural principal arterial throughout its length in town and traverses through numerous rural communities in eastern and east/central Alabama. Traffic volumes indicate that the highway sustains relatively free traffic flow. Level of Service A (free traffic flow) throughout the route indicates that traffic volumes could increase substantially before improvements need consideration. Table T-1 shows traffic volumes and level of service along U.S. Hwy. 431 in the Town of Sardis City from 2002 to 2010.

Table T-1. Traffic Volumes, US Hwy. 431: Town of Sardis City:

Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
At Marshall/Etowah Co. Line (501)	20,750	19,980	20,210	19,420	19,450	-1,300	-6.3%	B
At Etowah Co. Line (518)	20,750	19,980	20,210	19,420	19,450	-1,300	-6.3%	A
BTW. C. Ridge Rd. & Carrer Rd. (517)	16,820	16,270	16,670	16,330	15,330	-1,490	-8.9%	A

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

Traffic volumes along U.S. Hwy. 431 have decreased substantially along the section traversing the town. The most significant traffic decline occurred in the southeastern portion of the town where volumes decreased from 16,820 AADT in 2002 to 15,330 in 2010, a drop of -8%. Maximum capacity for a 4-lane rural divided principal arterial highway is set at 33,900, indicating that 2010 traffic volumes ranging from 15,000 AADT to 19,000 AADT would need to increase significantly before improvements should be considered for the near future.

Sardis Drive

Sardis Drive is classified as a 2-lane undivided rural major collector and extends off of US. Hwy. 431 running through the central part of the city and downtown before connecting to Dekalb Leeth Gap Rd. at the eastern edge. Traffic volumes along this route showed LOS A, free flow traffic, throughout the city indicating that substantial improvements were not needed in the near future. Unfortunately traffic data was only available from 2009 to 2010. Maximum capacity for a 2-lane undivided rural major collector is set at 17,800, which indicates that with AADT volumes around 2,000-3,000 traffic counts could multiply numerous times over before capacity would be reached. Table T-2 displays traffic volumes and level of service along Sardis Drive in Sardis City from 2002 to 2010.

Table T-2. Traffic Volumes, Sardis Drive: Town of Sardis City								
Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
N/A (916)	N/A	N/A	N/A	2,830	2,890	60	2.1%	A
N/A (920)	N/A	N/A	N/A	3,650	3,720	70	1.9%	A

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

Dekalb Leeth Gap Rd.

Dekalb Leeth Gap Rd. is classified as a 2-lane undivided rural major collector and extends north and south along the eastern edge of Sardis City. Level of service A, free flow traffic, throughout this the route traversing the city's outskirts indicates that substantial improvements should not be needed in the near future. Maximum capacity for a 2-lane undivided rural major collector is set at 17,800, which indicates that with AADT volumes around 800-1,000 traffic counts could multiply numerous times over before capacity would be reached. Table T-3 displays traffic volumes and level of service along Dekalb Leeth Gap Rd. in Sardis City from 2002 to 2010.

Table T-3. Traffic Volumes, Dekalb Leeth Gap Rd. : Town of Sardis City:								
Location of Traffic Count	2002	2004	2006	2009	2010	# Change	% Change	LOS
N/A (900)	N/A	N/A	N/A	790	810	20	2.5%	A
N/A (921)	N/A	N/A	N/A	870	880	10	1.1%	A
N/A (923)	N/A	N/A	N/A	1,220	1,240	20	1.6%	A

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

Traffic Projections

Traffic projections are used to give an indication of future traffic counts given current conditions occurring at the same rate for the same span of time. It is important to remember that these projections are not used to predict future traffic volumes. They only provide an expectation of what could happen if current trends and conditions remain the same.
An example of how traffic count projections are calculated for a 10-year period is shown below:

1. Calculate the difference between the traffic volumes in the past 10 years.
   2005 AADT is 10,230 - 1995 AADT is 10,010. 10,230 – 10,010 = 220.
2. Second, the difference is divided by the earliest AADT examined, which is 1995 data.
   Difference is 220/ AADT 1995 is 10,010. 220 / 10,010 = .0219 or 2.2%, which is the growth rate for the 10-year period.
3. Third, the growth rate is multiplied by the traffic volume of the most recent year.
   Growth rate is 2.2 x 10,230 AADT 2005. .0219 x 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 2020 as well as probable Level of Service at these count stations in the town at this time. Traffic volumes for 2002 and 2010 have been used for point of reference data.

Traffic projections indicate that Sardis City should have substantially free traffic flow into 2020. LOS A, free traffic flow, is shown throughout the city considering volume decline as a general trend. Table T-4 displays AADT projections for US Hwy. 431 in Sardis City for 2002 and 2010 as well as 2020 traffic projections and accompanying LOS for the city's major roadway.

Table T-4. Annual Average Daily Traffic Projections: Town of Sardis City 2010-2020

Roadway	Location of Traffic Count	2002	2010	2020	LOS
U.S. Hwy. 431	At Marshall/Etowah Co. Line (501)	20,750	19,450	18,150	A
	At Etowah Co. Line (518)	20,750	19,450	18,150	A
	BTW. C. Ridge Rd. & Carrer Rd. (517)	16,820	15,330	13,840	A

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

Highway Access Management

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

Placement of Commercial Activity Centers

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

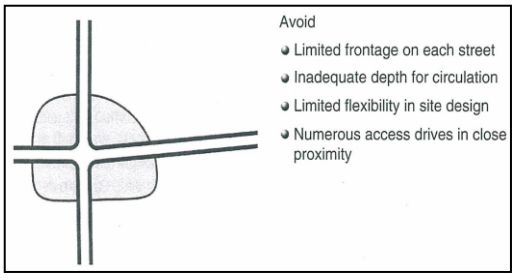

Figure T-1. Improper Commercial Node

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

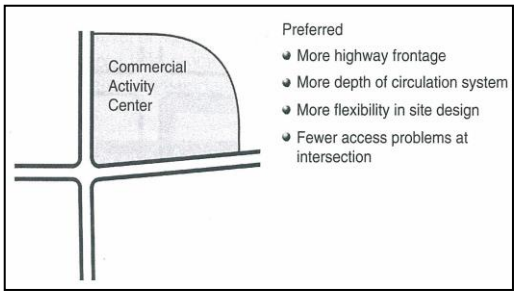

Figure T-2. Proper Commercial Node

Corner Parcel Access

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

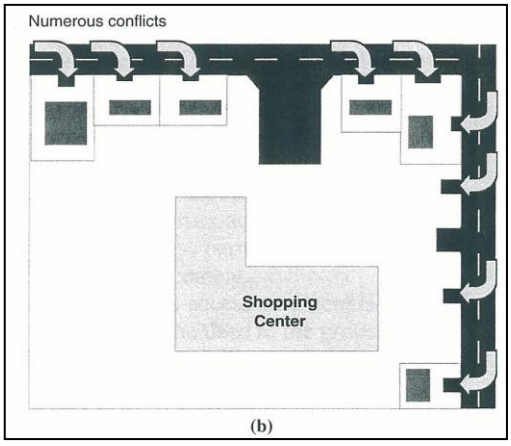

Figure T-3. Improper Corner Parcel Access

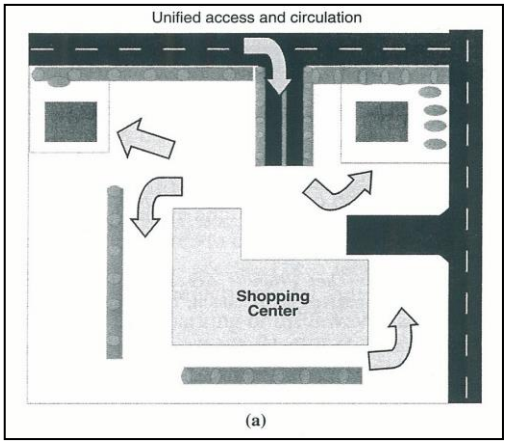

Figure T-4. Proper Corner Parcel Access

Throat Length

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

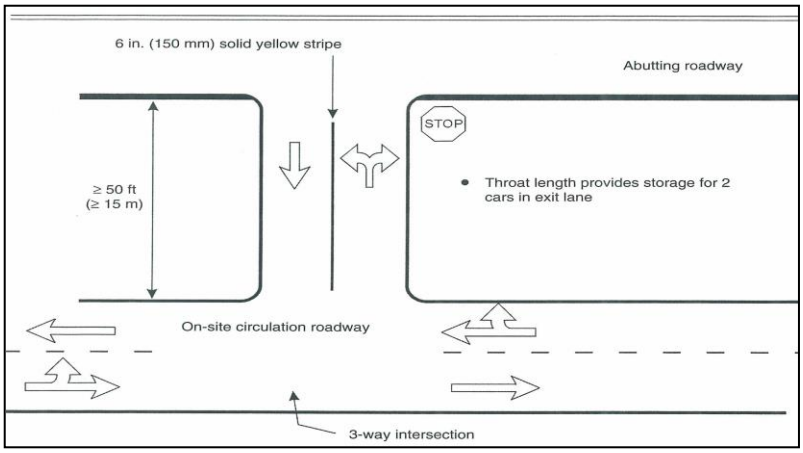

Figure T-5. Proper Throat Length

Grid-pattern Connectivity

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

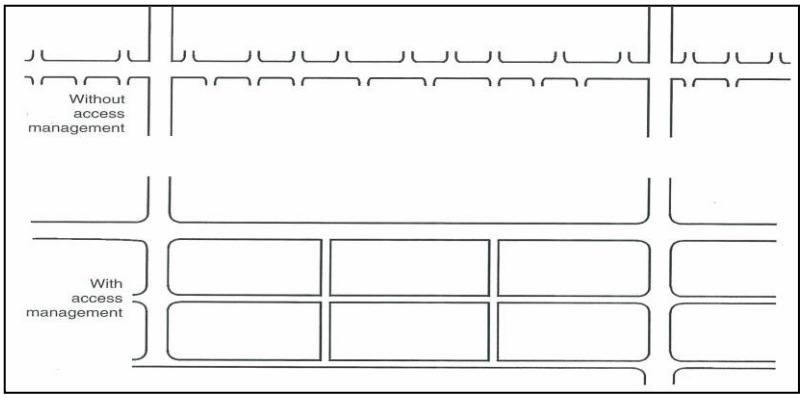

Figure T-6. Street Network With and Without Proper Access Management

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

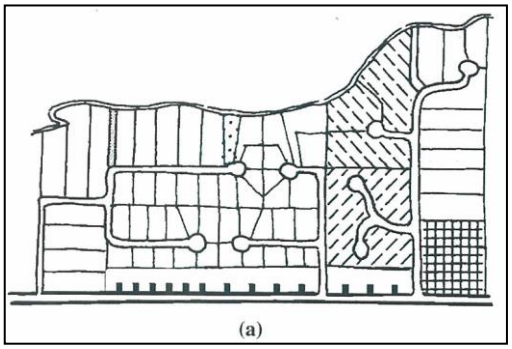

Figure T-7. Improper Connectivity

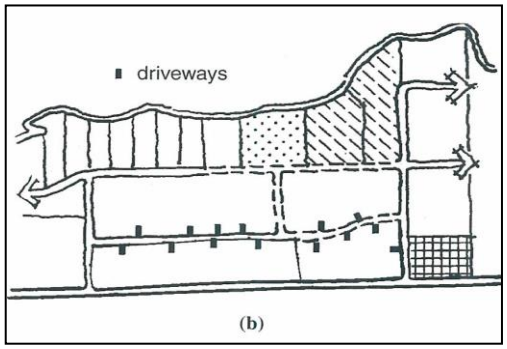

Figure T-8. Proper Connectivity

Frontage Roads

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

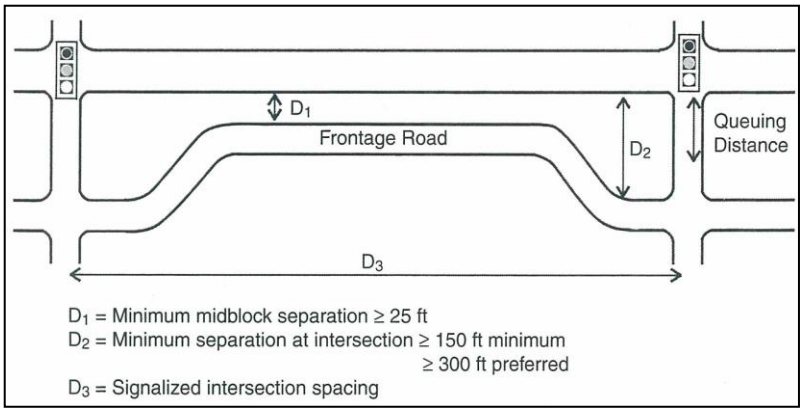

Figure T-9. Minimum Separation for Frontage Roads

Analytical Summary

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

U.S. Hwy. 431

Classification: 4-lane rural divided principal arterial highway
Maximum Capacity: 33,900
Capacity Assessment: Maximum capacity for a 4-lane rural divided principal arterial highway is set at 33,900, indicating that 2010 traffic volumes ranging from 15,000 AADT to 19,000 AADT would need to increase significantly before improvements should be considered for the near future.
Recommendations: No significant improvements needed in the near future.

Sardis Drive

Classification: 2-lane undivided rural major collector
Maximum Capacity: 17,800
Capacity Assessment: Maximum capacity for a 2-lane undivided rural major collector is set at 17,800, which indicates that with AADT volumes around 2,000-3,000 traffic counts could multiply numerous times over before capacity would be reached.
Recommendations: No significant improvements needed in the near future.

Dekalb Leeth Gap Rd.

Classification: 2-lane undivided rural major collector
Maximum Capacity: 17,800
Capacity Assessment: Maximum capacity for a 2-lane undivided rural major collector is set at 17,800, which indicates that with AADT volumes around 800-1,000 traffic counts could multiply numerous times over before capacity would be reached.
Recommendations: No significant improvements needed in the near future.

MAP 8
TRANSPORTATION PLAN
SARDIS CITY
ALABAMA

SCALE
2,000 1,000 0 2,000
Feet

ROAD CLASSIFICATION

- PRINCIPAL ARTERIAL
- MAJOR COLLECTOR RURAL
- MINOR COLLECTOR RURAL

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

N
W E
S

Sources:
Functional Street Classfications Obtained From The Alabama Department of Transportation Highway Functional Classification Map Etowah County, October 1997.
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Marshall County Parcel and Road Data Obtained From

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

CHAPTER VII: ENVIRONMENTAL FEATURES

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

Sardis City is located in the northwest corner of Etowah County, adjacent to Dekalb County and Marshall County in the northeast portion of Alabama. Nearby communities consist of Albertville, in Marshall County, approximately 10 miles northeast and the cities of Attalla and Gadsden 25 miles to the southeast.

According to soil inventory data, Sardis City showed substantial environmental constraints throughout the town, the most prevalent of which were septic restrictive and flood prone areas. The most significant environmental constraint was septic restrictive, accounting for approximately 4,568 acres and 90% of the total area coverage. These areas consist of soils unfit for septic system percolation and drainage and cover the entire town minus areas in floodplain, wetland, and steep slope. Flood prone areas accounted for approximately 332 acres (6% of the total area) following streambeds throughout the town, but primarily occurring in the northwest section. Floodplains have also been determined as a minor constraint covering 127 acres and 2% of the total area. Floodplains, in general, 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 Sardis City in 2011.

Table EF-1. Environmental Features: Sardis City, 2011		
Environmental Feature/Constraint	Acreage	Percent Distribution
Steep Slopes	78.1	1.5%
Flood Prone	332.8	6.6%
Wetlands	96.8	1.9%
Septic Restrictive	4,568.6	90.6%
Floodplains 100 yr. (FEMA)	127.9	2.5%
Water	146.2	2.9%
Total Land Acreage	4,895.6	97.1%
Total Area Acreage	5,041.8	100.0%

Source: EARPDC database, 2011.

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. Sardis City's land constraints are generally composed of three broad soil series classifications: 1) Chewacla Series, 2) Linker-Townley Series, and 3) Hartsells Series. The *Environmental Constraints* Map (Map 9) identifies and locates the city's environmental constraints based on these and other soil classifications in order to guide and direct land use and development decisions accordingly. Soil information was made available through the *Soil Survey of Etowah County,* 1978. The following highlights list environmental constraints in the town along with their associated soil series, characteristics, and pertaining development limitations:

- ***Septic Restrictive Areas***—Hartsells Series—consists of fine sandy loam with moderately deep well drained soils on broad plateaus in the Sand Mountain area. Soils are moderately permeable with low natural fertility and organic matter content. Available water capacity is low to moderate. Soil has good potential for row crops and small grains but poor potential for most urban uses. All the land in Sardis City, apart from wetland and steep slope areas, has been identified as septic restrictive. Slopes range from 2 to 6 percent.
- ***Flood prone Areas—***Chewacla Series—constitutes deep, somewhat poorly drained soils with high available water capacity and moderately permeability. Organic matter content and natural fertility is moderate. Soil has fair potential for row crops and small grains, however, frequent flooding usually occurs for brief periods during the winter. Due to flooding and wetness this soil is unsuited for most urban uses. Moderate woodland uses are tolerable. Slopes are low ranging from 0 to 2 percent.
- ***Steep Slopes***—Linker-Townley Series—consists of moderately deep, well drained soils, underlain by inter-bedded sandstone and shale. Permeability is moderate with low to moderate water capacity. Shallow depth to rock, steep slopes, and slow permeability are severe limitations to development, including agricultural. Soils have good potential and are probably best suited for woodland wildlife habitat.

Steep Slopes

Steep slopes are an environmental constraint worthy of attention. Many slopes have weak or lose 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 acerbates 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.

Sardis City has minor cover of steep slope accounting for only 78 town acres and 1% of the total area coverage. Steep slope areas are located in the southwest section of town along US Hwy. 431 and in the northern area bordering both sides of Short Creek, Bowen Branch. 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.

Sardis City's floodplains are located in the eastern portion of the city along Short Creek and Yellow Leaf Creek while the most extensive flood prone areas occur in the northwest section. Intensive developments in these areas should create and implement flood mitigation strategies as needed in order to preserve the environment and limit flood damage. Flood prone areas shown on the *Environmental Constraints* Map (Map#9) are identified as Zone A or Zone B but not specifically shown in their respective zones, rather these zones are illustrated as all encompassing flood prone areas.

Water Resources

Water resources serve a variety of positive functions for the community. A clean and beautiful aquatic environment not only benefits residents environmentally, but also economically. Eco-tourism adds to local revenue and attracts businesses. Developing in a manner that best utilizes this highly valued resource is in the best interest of any community. Overall, quality water resources enhance quality of life.

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.

Water resources for Sardis City occur in small ponds and lakes scattered fairly evenly throughout the city most of the lakes are feed through Short Creek, Yellow Leaf Creek, and McWhorter Branch.

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 lead 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.

Sardis City determined wetland areas cover approximately 96 acres, located in small pockets, scattered throughout the city. 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. The city should consider identifying lands sensitive to environmental degradation and working with the Alabama Land Trust to adequately reserve and manage land for wildlife preservation. The Alabama Land Trust is a cooperative organization that helps landowners protect and manage their land through Land Protection and Land Stewardship Programs. These programs allow landowners, through the use of conservation easements, to set aside or protect areas from encroaching development, protecting valuable farm and forestland, ecologically significant areas, water sources, and natural view-sheds. As of 2011, ALT has preserved about 60,000 acres of open space throughout the state.

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

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 Etowah County, conducted in June 30, 2011 registers 9 threatened species—Orangenacre mucket (mussel) *Lampsilis perovalis*, Fine-lined pocketbook (mussel) *Lampsilis altilis*, Alabama moccasinshell (mussel) *Medionidus acutissimus*, Mohr's Barbara Button (flowering plant) *Marshallia mohrii*, Flattened Musk Turtle *Sternotherus depressus*. A total of 7 endangered species were identified—Upland Combshell mussel *Epioblasma Metastriata*, Ovate clubshell mussel *Pleurobema perovatum*, Southern clubshell mussel *Pleurobema decisum*, Triangular kidneyshell mussel *Ptychobranchus greenii*, Southern pigtoe *Pleurobema georgianun*, Green pitcher plant *Sarracenia oreophila*, Alabama leather flower *Clematis socialis*, Indiana bat *Myotis Sodalis*, Gray bat *Myotis grisescens*, and the Rush darter *Etheostoma phytophilum* (proposed endangered). The *Alabama Best Management Practices for Forestry* guidelines give detailed preservation strategies and protection measures for these species.

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

Analytical Summary

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

Steep Slopes

Sardis City has minor cover of steep slope accounting for only 78 city acres and 1% of the total area coverage. Steep slope areas are located in the southwest section of the city along US Hwy. 431 and in the northern area bordering both sides of Short Creek, Bowen Branch. Given this information, steep slopes should not be a major concern.

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Wetlands

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Wildlife Habitats

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(mussel) *Lampsilis altilis*, Alabama moccasinshell (mussel) *Medionidus acutissimus*, Mohr's Barbara Button (flowering plant) *Marshallia mohrii*, Flattened Musk Turtle *Sternotherus depressus*. A total of 7 endangered species were identified—Upland Combshell mussel *Epioblasma Metastriata*, Ovate clubshell mussel *Pleurobema perovatum*, Southern clubshell mussel *Pleurobema decisum*, Triangular kidneyshell mussel *Ptychobranchus greenii*, Southern pigtoe *Pleurobema georgianun*, Green pitcher plant *Sarracenia oreophila*, Alabama leather flower *Clematis socialis*, Indiana bat *Myotis Sodalis*, Gray bat *Myotis grisescens*, and the Rush darter *Etheostoma phytophilum* (proposed endangered). The *Alabama Best Management Practices for Forestry* guidelines give detailed preservation strategies and protection measures for these species.

MAP 09
ENVIRONMENTAL CONSTRAINTS
SARDIS CITY
ALABAMA

N
W E
S

SCALE
2,000 1,000 0 2,000
Feet

Legend

- Flood Plains (FEMA)
- Flood Prone
- Septic Tank
- Slope
- Water
- Depth to Bedrock
- Depth to Saturated Zone
- Wetlands

SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.
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.

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

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 or 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, zoning patterns, compares existing land use and zoning patterns, and proposes a future land use plan which gives recommendations for coordinating better land use within the town. The future land use plan and accompanying *Future Land Use Plan* Map (Map#12) is a conceptual future plan to be used in guiding zoning and development decisions. It is not intended to be used as a zoning map or even to reflect similarities to districts on the *Zoning* Map (Map#11), 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 Sardis City 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. Sardis City has approximately 5,041 total acres within the town limits, which includes right-of-ways and bodies of water and 4,964 land use acres. Approximately 3,553 acres in town are developed and 1,411 undeveloped leaving room for development as environmental constraints allow. For more detail on existing land use see Map#10: *Existing Land Use*. Table LU-1 shows existing land use acreage for the Town of Sardis City in 2011.

Table LU-1. Existing Land Use Acreage: Town of Sardis City, 2011

Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	2,307.04	46.5%	64.9%
Commercial	83.92	1.7%	2.4%
Industrial	20.73	0.4%	0.6%
Single-Family Residential	1,060.5	21.4%	29.8%
Multi-Family Residential	0.0	0.0%	0.0%
Park and Recreation	19.4	0.4%	0.5%
Public	61.7	1.2%	1.7%
Undeveloped	1,411.3	28.4%	39.7%
Total Land Use Area	4,964.7	100.0%	N/A
Total Developed Land	3,553.4	71.6%	100.0%
Total Town Acreage	5,041.8	N/A	N/A

Source: EARPDC database, 2011.

Agriculture

Agriculture constitutes the substantial majority of developed land within the Sardis City town limits at 64% with 2,307 acres and accounts for approximately 46% of the total land use spread out fairly evenly throughout the town.

Commercial

A minor 83 acres (1% of the total land and 2% of developed land) in Sardis City is dedicated to commercial development. The considerable majority of this land is located adjacent US Highway 431 as Highway Commercial use in the western portion of the town. A substantial goal for the town is to promote and enhance commercial development along the highway.

Industrial

Sardis City uses about 20 acres for industrial development (0.4% of the total land use and 0.6% developed). Much of the town's industry is categorized as general manufacturing located near US Hwy. 431 in two small sections.

Residential

Residential land use in the form of single-family housing is spread fairly evenly throughout the city with various concentrations in the central portion near downtown and near US Hwy. 431. Single-family residential is the second largest land use constituting 1,060 acres and accounting for 29% of total developed land in the city. Multi-family land use in the city is currently non-existent.

Public/Parks and Recreation

Provision of public land use plays an important role in community services. Approximately 19 acres (0.4% of the total land use area) is dedicated to parks and recreation. The ball fields located near the downtown and school area has been the main source of parks and recreation for the town.

Undeveloped

Undeveloped areas in Sardis City are spread out fairly evenly and constitute approximately 1,411 acres and 28% of total land use.

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#11: *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 Sardis City has been agricultural, with 3,081 acres accounting for approximately 61% of all zoning acreage in the town. Single-family residential ranked a distant

second with 808 acres accounting for 16% and single-family (duplex) residential closely followed with 722 acres and 14% of the total zoned acreage. Approximately 30% of the town is zoned for residential purposes, 7% commercial, and less than 1% industrial, suggesting that the town reserves substantial land for residential uses and somewhat considerable expansion for commercial, but little industrial use. Table LU-2 examines zoning acreage and percent of total for Sardis City in 2011.

Table LU-2. Zoning Acreage: Town of Sardis City, 2011

Zoning	District Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
AG	Agricultural	3,081.9	61.1%	3,081.9	61.1%
R-1	Single-Family Residential	808.1	16.0%	1,548.7	30.7%
R-2	Single-Family Residential (Duplex)	722.95	14.3%		
MHP	Mobile Home Park	17.6	0.3%		
B	Business	48.7	1.0%	366.7	7.3%
H-C	Highway Commercial	317.98	6.3%		
M	Manufacturing	44.3	0.9%	44.3	0.9%
Totals		5,042	100.0%	5,042	100.0%

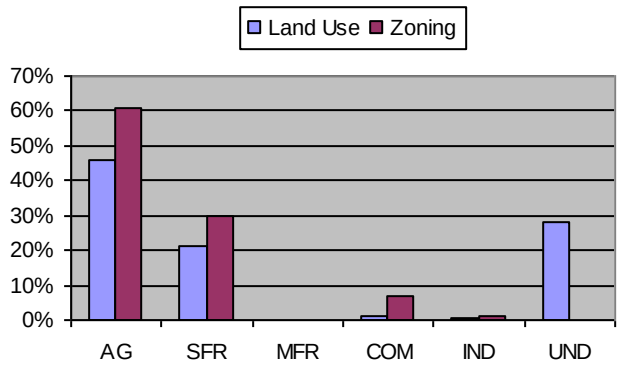
Source: EARPDC database, 2011.

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 city should grow.

Agriculture (AG) and single-family residential (SFR), were the substantial majority of land use and zoning in the town. Sardis City showed approximately 46% of the total land use as agricultural and 61% zoned for agricultural purposes, thus allowing considerable land for agricultural growth. Single-family residential reported approximately 21% of total land use, which includes mobile home parks and Single-family Residential duplex, while zoning for Single-family Residential accounted for 30%, also showing some room for development. Figure LU-1 examines land use and zoning for Sardis City in 2011. Notice the significantly large portion of agriculture and single-family residential land use and zoning compared to commercial and industry. Considering residential use approximately 14% of the town's zoning is Single-family Residential duplex, however, based on the town's zoning map much of this area appears to be

Figure LU-1. Land Use and Zoning: Sardis City, AL 2011



formed of single-family homes. As a planning suggestion the town could rezone R-2 areas to R-1 in places where uses are such in order to better regulate single-family residential use. The city should also consider renaming R-2 from Single-family Residential duplex to R-2 Multi-family Residential duplex since duplex units are multi-family in nature and there is currently no multi-family use in the town. As a planning consideration, Sardis City should strive to promote and encourage commercial and industrial development in order to provide good and services and employment opportunities to its residents, as well as expanding the town's tax base.

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

- Single-family residential should be promoted as the major residential use throughout town.
- The town should establish a Multi-family Residential zoning district, renaming R-2 Single-family Residential duplex to R-2 Multi-family Residential duplex since these units are multi-family in nature and thus should only be allowed in a multi-family district.
- Based on Zoning Map information the majority of homes in the R-2 Single-family Residential duplex district appear to be single-family and could be rezoned to R-1 Single-family Residential in order to better regulate single-family residential use and promote and encourage the development of single-family throughout the town.
- In order to diversify housing options and build more compactly, multi-family land use should be promoted and encouraged in the downtown and around the central town core. This would protect areas developed or already sited as single-family from the effects of more intensive land use and develop, namely increased traffic and less open space.
- The most intensive commercial development should be promoted and encouraged as HC: Highway Commercial along US Hwy. 431 while smaller businesses should be encouraged to locate downtown and in smaller neighborhoods.
- Industrial land should be promoted in areas where the land is fairly stable from environmental constraints. Industry should be encouraged to locate along US Hwy. 431 in order to receive sufficient access to a major roadway.
- Wetlands and extreme flood prone areas should be reserved for parks and recreation and where feasible, low-density residential. Intensive commercial and industrial developments locating in these areas need to first conduct substantial flood hazard mitigation procedures in accordance with ADEM regulations.
- Adequate expansion land for public facilities should be reserved for important community facilities.

MAP 10
EXISTING LAND USE
SARDIS CITY
ALABAMA

N
W E
S

SCALE

3,000 1,500 0 3,000

Feet

Legend

- Agriculture
- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation
- Public
- Single Family Residential
- Undeveloped / Vacant / Wooded
- Sardis City Town Limits
- Boaz City Limits

SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.

PREPARED BY EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION. DECEMBER, 2010

MAP 11
ZONING MAP
SARDIS CITY
ALABAMA

N
W E
S

SCALE

2,000 1,000 0 2,000

Feet

Legend

- AG AGRICULTURAL
- B-1 NEIGHBORHOOD BUSINESS
- HC HIGHWAY COMMERCIAL
- MHP MOBILE HOME PARK
- R-1 SINGLE FAMILYRESIDENTIAL
- R-2 SINGLE FAMILY (DUPLEX)
- M-1 LIGHT MANUFACTURING

SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.

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

MAP 12
FUTURE LAND USE
SARDIS CITY
ALABAMA

N
W E
S

SCALE

3,000 1,500 0 3,000

Feet

Legend

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

SOURCES:
Parcel And Road Data Obtained From The Etowah County Mapping Department.
Parcel And Road Data Obtained From The Dekalb County Mapping Department.
Parcel and Road Data Obtained From The Marshall County Mapping Department.

PREPARED BY EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION. DECEMBER, 2010

CHAPTER IX: COMMUNITY VISIONING PROCESS

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

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

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

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

Step 1: Community Profile. Where are we now?

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

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

SWOT Analysis

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

Strengths

- **Location**—Convenient access to major highway, US Hwy. 431, and major metro market of Gadsden. Natural beauty in association with the Appalachian Mountain chain.
- **Good Schools**—Upgraded and up-to-date high school and state-of-the art sports facilities.
- **Good Healthcare**—Sardis City Medical Clinic provides out-patient services for the community.

Weaknesses

- **Lack of Businesses—**the major business area for Sardis City is located along US Hwy. 431 and zoned as highway commercial. This area comprises only a small section of the town and more business expansion is needed for Sardis City to grow, prosper, and compete with neighboring communities.
- **No Sewer Infrastructure—**Sardis City's major environmental constraint is septic restrictive, which covers approximately 90% of the town, making the substantial majority of the town unfit for septic systems. The cause of this constraint is due to the town's location on Sand Mountain where low depth to bedrock affords little percolation of water prior to saturation. Any major development locating in the town would need to either provide their own septic or install and extend their own sewer lines to connect with the neighboring town of Boaz.

Opportunities

- **Grant Funding for Sewer Infrastructure—**Due to location and conditions, Sardis City has significant leverage in receiving grants for sewer infrastructure.

Threats

- **Annexations—**Neighboring communities seek land adjacent and surrounding Sardis City thus limiting the town's means of expansion for development and growth.
- **No major development—**Without proper sewer infrastructure the town is significantly limited in drawing new business and industry and maintaining existing.

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

Significant Findings

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

Population

Population Growth—Historical population trends for Sardis City, from 1970 to 2010, show substantial growth from 1970 to 1990, then from 1990 to 2010 fairly stable growth, while Etowah

County reported stable growth with some slight decreases in population. Both Alabama and the US reported fairly stable growth during this timeframe.

Place of Birth—The substantial majority of Sardis City residents were born in Alabama with some inward migration of residents from another southern state.

Place of Residence—Between 2009 and 2010 Sardis City showed little transition of residents to another home.

Age Distribution—Sardis City and Etowah County, in 2000 and 2010, showed slightly older population than Alabama and the US. Sardis City reported slightly more residents aged 45 and older than Etowah County in 2010.

Marital Status—Sardis City showed substantially more married status than Etowah County, Alabama, and the US in 2010.

Race Distribution—Sardis City reported significantly less racial diversity than Etowah County, Alabama, and the US in 2000 and 2010.

Gender Distribution—The ratio of male to female residents in Sardis City closely followed Etowah County, Alabama, and the US.

Economy

Educational Attainment—Information overall suggests that from 2000 to 2009 Sardis City declined somewhat considerably in educational attainment while Etowah County, Alabama, and the US increased attainment. During this time the town ranked substantially lower in educational attainment than the county, state, and nation.

Household Income—Between 2000 and 2009 Sardis City's household income slightly surpassed Etowah County and Alabama, but fell considerably short of the US.

Commuting Patterns— Sardis City showed a considerably larger portion of commuters traveling outside the town to their work site, than those in Etowah County, Alabama, and the US. The majority of these town commuters traveled out of the county to work, however, commuter's travel time to work was somewhat less for the town than for the county, state, and nation. This could be attributed to a significant portion of town commuters traveling to the larger nearby Cities of Boaz and Albertville in neighboring Marshall County. The considerable majority of town commuters traveled alone in a personal vehicle, as followed by county, state, and national trends.

Labor Force Participation and Unemployment—Sardis City labor force participation declined from 2000 to 2009 to a level similar to Etowah County and ranked considerably lower than Alabama and the US. Unemployment, however, for the town showed lower levels than the county, state, and nation. This could be attributed to the town having a larger portion of self-employed workers than the county, state, and nation, as indicated in the class of worker section.

Class of Worker— The town showed a slightly larger portion of government workers and self-employment compared to the county, state, and nation and less private wage/salary workers. This information suggests that a large portion of the town's workers could have been employed by local government and also resident workers could have maintained a considerable amount of home occupations, fostering self-employment.

Occupational Status—Sales and Office and Management/Professional together accounted for the largest portion of occupations in Sardis City, Etowah County, Alabama, and the US. However, the town showed higher portions of Production/Transportation occupations than the county, state, and nation and fewer occupations pertaining to Sales and Office and Management/Professional indicating a smaller portion of high skilled, high-paying jobs than the county, state, and nation during this time.

Industrial Composition—Services and manufacturing represented the largest industries in Sardis City, Etowah County, Alabama, and the US in 2000 and 2009. However, the town showed a larger portion of manufacturing and retail trade than the county, state, and nation and a smaller portion of services indicating proportionately more manual labor and trade associated jobs and less professional service jobs.

Poverty Status—Sardis City had considerably lower family poverty than Etowah County, Alabama, and the US. This could be attributed to a lack of different types of transportation provided by the town. Since families in poverty usually lack the means of reliable personal transportation, many families in poverty could have moved to places where public transportation and/or nearby employment opportunities exist.

Housing

Units by Type—The substantially dominant housing type in Sardis City was single-family with minor manufactured home development. The town reported no multi-family housing, most likely due to a lack of infrastructure needed for such development.

Tenure and Occupancy—Sardis City showed the substantial majority of occupied units as owner-occupied with minor renter-occupied. Occupancy rates for the town ranked slightly higher than the county, state, and nation in 2010.

Vacancy Status—The dominant vacancy status for Sardis City in 2000 was "other" vacant, that is homes used for non-specified purposes, but in 2010 the town's dominant vacancy use switched to "for sale only" indicating more vacant homes on the market. The county, state, and nation showed less vacant homes for sale and more even distribution of vacancy uses.

Household Size—Sardis City reported proportionately more 2-person households than Etowah County, Alabama, and the US while the county, state, and nation showed more 1-person households than the town.

Housing Stock Age—Sardis City showed significantly more new homes, built post 1980, than Etowah County and the US, but ranked on par with Alabama.

Physical Housing Conditions—Inventory of physical housing conditions for Sardis City, in 2010, showed single-family homes in good condition, but a considerably large portion of manufactured homes in deteriorating condition.

Selected Physical Housing Conditions—In 2000 Sardis City housing showed slightly better kitchen and plumbing facility provision than Etowah County, Alabama, and the US, but in 2010 the town ranked slightly lower than the county, state, and nation in both kitchen and plumbing provision.

Housing Value—Home values in Sardis City slightly exceeded Etowah County, ranked on par with Alabama, and fell significantly short of the US.

Housing Affordability—Median contract rent for Sardis City ranked comparable to Etowah County, but considerably less than the Alabama and the US while median gross rent for the town ranked considerably higher than county and state, but lower than the nation.

Affordability of Owner-occupied Housing—Sardis City, in 2010, showed comparable owner-occupied affordability with Etowah County and Alabama while the US reported considerably less affordability.

Affordability of Renter-occupied Housing—Sardis City, in 2010, reported considerably more renter-occupied affordability than Etowah County, Alabama, and the US.

Community Facilities

Water Utilities—Larger Water Lines. Sardis City has received several grants in the past few years to place larger water lines throughout the town.

Sewer Utilities—Sardis City is currently researching stand-alone systems and strategic placement of these systems throughout the town on an as needed basis.

Transportation

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

Environmental Constraints

Septic Restrictive—The most significant environmental constraint was septic restrictive, accounting for approximately 4,568 acres and 90% of the total area coverage. These areas consist of soils unfit for septic system percolation and drainage and cover the entire town minus minimal areas in floodplain, wetland, and steep slope.

Land Use

Agriculture and undeveloped land account for the considerable majority of land us at 74% in Sardis City. Single-family residential followed a distant second at 21%, and commercial and industrial represented a minor 2.1%.

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 Sardis City has sustained over the former 10 year time period and how the community will probably progress in another 10 years if current trends and activities continue as the status quo. Statistical information in 1990 and 2000 has been analyzed and researched to determine current and projected trends and their potential impact on the community. The main products produced in this stage include the following:

- Trend Statement
- Probable Scenario

Trend Statement

A trend statement presents a formal description of significant trends pertinent to changes in population, economy, housing, transportation, environment, and land use over a ten year period. The trend statement should also reflect and express a locally held view and understanding of past conditions in addition to statistical reference. The Town of Sardis City trend statement is stated as follows:

Sardis City continues to show moderate growth in population and in residential development, with little commercial and industrial development along US Hwy. 431. The general trend of the town toward development has been to grow in high quality single-family homes which are affordable to residents who may commute to work in other neighboring communities. Most people within the community earn a respectable income and poverty and unemployment has been relatively low. Overall the Town of Sardis City has shown to be a good place to live, with close proximity to abundant job opportunities in other nearby communities.

Probable Scenario

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

Continued Population Growth—Sardis City will most likely increase in population as numerous commercial establishments in neighboring communities such as Boaz and Albertville continue to prosper. Situated on Sand Mountain, Sardis City offers quality residential living with beautiful mountainous scenery.

Rise in Household Income—household income will naturally increase and remain competitive with the county and state.

High Labor Force Participation—the town's labor force will remain fairly stable and competitive with the county and state.

Slight Increase in Unemployment—there may be a slight increase in unemployment, yet the unemployment rate will remain below the county and state.

Low Poverty Rate—the town's poverty rate should remain below the county, state, and nation as lower income families are less likely to transition to a small community with a large portion of high priced homes.

Increase in Commuting—Due to a current lack of business opportunity in the town, working individuals and families locating to Sardis City would most likely commute to a neighboring community, however, a commute to Boaz or Albertville would not be long.

Increase in Housing Values—Home values in Sardis City will increase and remain competitive with the county, state, and nation.

Loss in Housing Affordability—The town will continue to lag considerably behind the county and state in housing affordability, due primarily to lower household income. Rehabilitation should increase affordability somewhat by improving functionality and energy efficiency.

Need for Town Transportation Infrastructure Improvement—Streets and roads need repaving and surface drainage improvements.

Need for Town Utility Infrastructure Improvement—Storm drain rehab/replacement and larger water lines needed.

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

Vision Statement

Simply stated, a community vision is the overall shared picture of future community character. A vision statement is a formal description of that vision, used to express the general direction in which the town 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.

Town of Sardis City 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 Sardis City will strive to grow and develop as an attractive, historic Alabama community offering quality small-town living and social charm. With convenient access to major transportation routes, and close proximity to major metro markets, the town will promote and prepare for substantial commercial growth, particularly along the major roadways. In addition to commercial development, the town will continue to promote and encourage quality residential living.

Preferred Scenario

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

Housing Redevelopment—The town would like to continue providing high-quality single-family homes to it's residents, however, the town would also like to show improvements with it's manufactured housing.

Commercial Development—The town would like to promote and encourage commercial development along US Hwy. 431 and annex more land along this corridor for commercial uses.

Education—The town's school shall maintain a high standard for academic excellence and extracurricular activities for their students.

Transportation Infrastructure Enhancement—Sardis City would like to receive grant funding to improve it's roadway infrastructure in the most needed locations.

Town Utility Infrastructure Enhancement—Sardis City needs a workable sewer system. Although the town is currently researching stand-alone systems and strategic placement of these systems throughout the community on an as needed basis, a sewer system is needed, particularly due to the restrictive nature of the soils and topography.

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

Goals and Objectives

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

Implementation

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

CHAPTER X: GOALS AND OBJECTIVES

Vision Statement

Sardis City 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 Sardis City will strive to grow and develop as an attractive, historic Alabama community offering quality small-town living and social charm. With convenient access to major transportation routes, and close proximity to major metro markets, the town will promote and prepare for commercial growth, particularly along the major roadways. In addition to commercial development, the town will continue to promote and encourage quality residential living.

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

Goal-Setting Process

In October of 2009, the East Alabama Regional Planning and Development Commission (EARPDC) and the Sardis City Planning Commission began work on the Sardis City Comprehensive Plan Update. The first meeting conducted was an initial public meeting in which the planning process was introduced and a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis for the community was performed. From this analysis, EARPDC and the planning commission formed a basis in which to identify community needs and in determining goals and objectives. EARPDC and the planning commission then met on a bi-monthly or tri-monthly basis as needed in order to establish goals and objectives and to subsequently generate a future land use plan and map to guide land use and development.

Goals and Objectives

The primary directive of the comprehensive plan is the formation of goals and objectives for town improvement, growth, and expansion, and the development of a plan in which to accomplish them. The purpose of this chapter, and the subsequent implementation chapter, is to provide a methodological planning roadmap with practical applications for attaining established 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 X: Implementation will be those decided by the planning commission and town council to be implemented.

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

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

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

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

Goal #1: Promote and Enhance Commercial Development

Objective: Promote and Encourage Small Business to Locate along US Hwy. 431

Strategy: Provide the Necessary Land and Infrastructure Needed for New Commercial Development

Importance: Sardis City needs to promote and encourage existing small business owners and build commercial development along the town's major transportation route. Having the proper water and sewer infrastructure and land is necessary for businesses to determine an adequate location in town and for Sardis City to compete for business with neighboring communities.

Goal #2: Promote and Enhance Residential Development

Objective: Improve Manufactured Housing

Strategy: Promote and Enhance Manufactured Housing

- Create a housing improvement plan for the community—identifying structures in need of improvements, establishing priority areas, and listing items needing improvements.
- Notify owners of manufactured homes in dilapidated status
- Conduct abatement process if deemed necessary

Importance: According to an EARPDC housing conditions study, conducted in 2009, approximately 20% of the town's housing was in deteriorating condition. Manufactured homes reported the greatest need with about 70% of homes in deteriorating condition and 7% dilapidated.

Goal#3: Promote and Enhance Community Facilities

Objective #1: Improve Town Administration Services

Strategy#1: Provide Bulk Garbage Pick-up

Importance: Sardis City currently contracts this service out, but the town would like to improve this service to a weekly basis.

Strategy#2: Annex more Land into the Town

Importance: Sardis City needs to annex more land, particularly along US Hwy. 431, in order to provide more land and promote and encourage commercial and industrial development to locate in town. More business means more tax revenue for the town.

Recommendation: Sardis City should annex the Mountainboro area to the south of town along US Hwy. 431 in order to prepare for commercial growth along this roadway. The town should also annex the Farmtown area and Smith's Station to the east.

Objective #2: Improve Fire Department Services

Strategy#1: Hire More Full-time Staff

Strategy#2: Improve Equipment and Provide Better Firefighter Training

Strategy#3: Increase Water Main Size in Needed Areas throughout the Town

Objective#3: Improve Law Enforcement

Strategy#1: Recruit More Officers

Importance: The current ratio of residents to officers at 900 to 1 has been deemed too low. An adequate and attainable ratio would be 440 to 1.

Strategy#2: More Officer Training

Strategy#3: Better Working Relationships Between Officers and the Community (See Community Facilities Chapter for More Detail)

Objective#4: Improve Community Center

Strategy#1: Update Internet Capabilities adding Wi-Fi and computer projections

Strategy#2: Purchase Natural Gas Generation for Back-up in Emergency Power Loss Situations

Objective#5: Improve Public Library

Strategy#1: Acquire more Room for Materials and Increased Usage

Strategy#2: Update Books and Technology

Strategy#3: Promote the Library Through Advertising

Objective#6: Improve Sardis City Medical Clinic

Strategy#1: Recruit Additional Medical Providers—An additional physician and Nurse Practitioner is Needed

Strategy#2: Funding is Needed to Keep up with Advances in Healthcare Technology—New equipment is needed for two new exam rooms

Strategy#3: A More Case-managed Approach to Healthcare is Needed

Objective#7: Improve Town Utilities

Strategy#1: Increase Water Main Size in Areas in the Most Need

Importance: Larger water line size is needed in order to improve the town's fire department ISO rating and provide better water service to residential homes and businesses.

Strategy#2: Install Sewer Lines Throughout the Town, in Particular along US Hwy. 431

Strategy#3: Research Stand-alone Sewer System

Importance: Currently Sardis City has no sewer infrastructure. The town needs sewer utilities in order to promote and encourage new business to locate in town and provide better service to existing business and residential areas. Adding to importance, the large majority of land in town (approximately 90%) is deemed unfit for septic systems.

Goal #4: Promote and Enhance Transportation

Objective: Improve the Town's Road Network

Strategy: Inventory and Prioritize Road Paving Projects in the Town

Goal #5: Promote and Enhance Environmental Preservation

Objective: Promote and Enhance Parks and Recreation Opportunities

Goal#6: Promote and Enhance Land Use and Development

Objective#1: Reserve Land for Commercial Development

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

<u>Objective#2: Reserve Land for Industrial Development</u>

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

<u>Objective#3: Reserve Land for Residential Development</u>

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

<u>Objective#4: Reserve Land for Public Uses and Parks and Recreation</u>

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

CHAPTER XI: IMPLEMENTATION

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

This comprehensive plan acknowledges that the Town of Sardis City 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, Sardis City 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 Sardis City 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 city'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 town 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. The town must actively continue its efforts to secure outside financial support for plan implementation in order to meet its goals and objectives to prepare for growth and development and to promote its community vision for the future. A number of financial assistance sources exist to help small communities in terms of planning and development. The most significant sources are listed as follows:

1. Community Development Block Grants (CDBG) administered for the state by the Alabama Department of Economic and Community Affairs (ADECA) and federally funded through the Department of Housing and Urban Development (HUD), which can be used to finance water and sewer improvements and housing rehabilitation in low-to-moderate income areas.

2. The Economic Development Administration (EDA), established under the Public Works and Economic Development Act of 1965, was formed to help communities generate jobs, retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas of the United States. In continuing its mission, EDA operates on the principal that distressed communities must be empowered to develop and implement their own economic development strategies. The communities in the East Alabama Region are recognized by EDA as part of an Economic Development District, which enables them to receive EDA grant funding for infrastructure improvements, which support projects used to create new local jobs. Investment programs provided by EDA include the following: Public Works and Economic Development Program, Economic Adjustment Assistance Program, Research and National Technical Assistance, Local Technical Assistance, Planning Program, University Center Economic Development Program, Trade Adjustment Assistance for Firms Program.

3. The Appalachian Regional Commission (ARC), which provides funding support for community improvement projects in economically distressed areas of the Appalachian Region.

4. The East Alabama Regional Planning and Development Commission (EARPDC), which offers revolving loan funds to provide gap financing for local businesses. The EARPDC also provides matching funds to communities that use the commission’s services for

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

5. The Alabama Department of Transportation (ALDOT), which constructs new highways, offers special Transportation Enhancement Grants through the Intermodal Surface Transportation Efficiency Act, and runs a Safety Management Program.

6. The Alabama Historical Commission (AHC), which provides special grants to restore local historic buildings and structures and assists in surveying historic properties and preparing applications for inclusion in the National Historic Register.

7. The Alabama Department of Environmental Management (ADEM), which helps finance public water extensions through a special low-interest loan fund and finances special water and sewer demonstration projects.

8. The Small Business Administration (SBA), which provides technical assistance to entrepreneurs in rural areas through the local Small Business Development Centers.

9. US Department of Agriculture Rural Development (USDA), which offers a range of grant and loan programs to help finance housing improvement projects, economic development initiatives, infrastructure improvement projects, and city jail expansions and construction.

10. The local Community Action Agencies, which conduct a wide range of programs to assist low and moderate income households throughout the rural areas, in such areas as heating assistance, Head Start, and weatherization programs.

11. The local Chamber of Commerce (Chamber) and Industrial Development Authorities (IDA), which sponsor and finance economic development efforts and initiatives within their jurisdictions.

12. Alabama Power, the Tennessee Valley Authority (TVA), and the Rural Electric Cooperatives (REC), which finance and provide technical assistance for a wide range of local economic development initiatives.

13. Rural Alabama Initiative (RAI) is a grant program, funded by the Alabama Cooperative Extension System and administered through the Economic and Community Development Institute (ECDI). ECDI has the mission to improve the quality of life of Alabama citizens by promoting continuing economic and community development policy and practice through communication, education, research, and community assistance. Through RAI the Institute provides a mechanism for rural communities to attain monetary assistance for community development goals. The main goal of RAI is to assist communities that seek economic prosperity and a better quality of life.

14. The Environmental Protection Agency (EPA) offers grant and technical assistance to small communities through a variety of environmental preservation, protection, and education programs, fellowships, and research associateships. Grant programs administered under

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

15. Federal Emergency Management Agency (FEMA) provides grants and technical assistance to small communities through a variety of emergency management, prevention, and education programs. Grant programs administered under FEMA include: The Buffer Zone Protection Program, Emergency Management Performance Grant, Homeland Security Grant Program, Intercity Bus Security Grant Program, Operation Stonegarden, Port Security Grant Program, Regional Catastrophic Preparedness Grant Program, Transit Security Grant Program, Trucking Security Grant Program, UASI Non-profit Security Grant Program.

16. Alabama League of Municipalities (ALM) assists municipalities in Alabama in funding local projects and purchases. This organization has established the AM Fund, administered by the Alabama Municipal Funding Corporation, to provide low-cost, tax-exempt financing to Alabama communities. Municipalities borrow from the AM Fund at a low tax-exempt interest rate to fund almost any municipal project and equipment purchase. Goals determined thorough the administration of AM Fund incorporate the following:
    - Share issuance costs that reduce individual borrower's costs
    - Participate in bond issues of sufficient size to enable the borrowers to achieve attractive interest rates
    - Minimize staff time by using straightforward loan documentation

Sardis City 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 Sardis City's implementation schedule for projects to be implemented from 2013 through 2023 and continuing indefinitely for ongoing work activities.

Table I-1. Implementation Schedule: Town of Sardis City, 2013-2023			
Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2013-2023	Increase Water Line Size in Needed Areas throughout Town	Sardis City	EDA / ADECA
2013-2017	Research Stand alone Sewer Systems in Needed Areas throughout Town	Sardis City	EDA / ADECA
2014-2023	Hire more Police Officers to Expand Services	Sardis City	FEMA

Source: Goals and Objectives Chapter of Sardis City Comprehensive Plan, 2012.

Plan Adoption and Amendment

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

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

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

conducted if the community experiences rapid growth or change, or if the community proposes to undertake a significant public investment to stimulate future growth or change.

APPENDICES

APPENDIX A: POPULATION

Historic Population Trends

Table P-1. Population Trends: Town of Sardis City, Etowah County, Alabama, US								
Year	Sardis City	% Change	Etowah Co.	% Change	Alabama	% Change	US	% Change
1970	368	N/A	94,144	-2.9%	3,444,165	5.4%	203,302,031	13.4%
1980	883	139.9%	103,057	9.5%	3,893,888	13.1%	226,542,199	11.4%
1990	1,301	47.3%	99,840	-3.1%	4,040,587	3.8%	248,718,301	9.8%
2000	1,438	10.5%	103,459	3.6%	4,447,100	10.1%	281,421,906	13.1%
2010	1,704	18.5%	104,430	0.9%	4,779,736	7.5%	308,745,538	9.7%

Source: US Census of Population 2000 and 2010 STF 1 and Wikipedia 1970-1990.

Place of Birth

Table P-2. Place of Birth: Town of Sardis City, 2000 to 2010						
Born in	**2000**	**% of Total**	**2010**	**% of Total**	**#Change**	**%Change**
State of Residence	1,190	84.2%	1,283	79.0%	93	7.8%
Another State	209	14.8%	323	19.9%	114	54.5%
A Northeastern State	2	1.0%	3	0.9%	1	50.0%
A Midwestern State	48	23.0%	65	20.1%	17	35.4%
A Southern State	141	67.5%	225	69.7%	84	59.6%
A Western State	18	8.6%	30	9.3%	12	66.7%
Born outside U.S.	2	0.1%	0	0.0%	-2	-100.0%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Abroad of U.S. Parents	2	0.1%	0	0.0%	-2	-100.0%
Foreign-born	12	0.8%	19	1.2%	7	58.3%
Total	1,413	100.0%	1,625	100.0%	212	15.0%

Source: US Census of Population 2000 and 2010 STF 3.

Place of Residence

Table P-3. Place of Residence: Sardis City, AL 2006-2010 ACS		
Residence	Number	Percent
Same house 1 year ago	1,537	94.8%
Different house 1 year ago	85	5.2%
Same city/town:	0	0.0%
Same county	0	0.0%
Different county (same state)	0	0.0%
Elsewhere:	85	100.0%
Same county	16	18.8%
Different county:	69	81.2%
Same state	64	92.8%
Different state:	5	7.2%
Northeastern state	0	0.0%
Midwestern state	0	0.0%
Southern state	3	60.0%
Western state	2	40.0%
Total	1,622	100.0%

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

Age Distribution

Table P-4 A. Age Distribution: Sardis City, AL 2000				
Age Status	Sardis City	Etowah Co.	Alabama	US
Under 5	82	6,611	295,992	19,175,798
% of Total	5.7%	6.4%	6.7%	6.8%
5 to 19	264	20,778	960,177	61,297,467
% of Total	18.4%	20.1%	21.6%	21.8%
20 to 24	107	6,253	306,865	18,964,001
% of Total	7.4%	6.0%	6.9%	6.7%
25 to 44	408	28,311	1,288,527	85,040,251
% of Total	28.4%	27.4%	29.0%	30.2%
45 to 64	376	24,946	1,015,741	61,952,636
% of Total	26.1%	24.1%	22.8%	22.0%
65 +	201	16,560	579,798	34,991,753
% of Total	14.0%	16.0%	13.0%	12.4%
Total	1,438	103,459	4,447,100	281,421,906

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

Table P-4 B. Age Distribution: Sardis City, AL 2010				
Age Status	Sardis City	Etowah Co.	Alabama	US
Under 5	90	6,140	304,957	20,201,362
% of Total	5.3%	5.9%	6.4%	6.5%
5 to 19	372	20,669	971,355	63,066,194
% of Total	21.8%	19.8%	20.3%	20.4%
20 to 24	69	6,070	335,322	21,585,999
% of Total	4.0%	5.8%	7.0%	7.0%
25 to 44	420	26,002	1,228,423	82,134,554
% of Total	24.6%	24.9%	25.7%	26.6%
45 to 64	479	29,041	1,281,887	81,489,445
% of Total	28.1%	27.8%	26.8%	26.4%
65 +	274	16,508	657,792	40,267,984
% of Total	16.1%	15.8%	13.8%	13.0%
Total	1,704	104,430	4,779,736	308,745,538

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

Marital Status

Table P-5. Marital Status (pop. 15 and older): Sardis City, Etowah County, Alabama, and US 2010								
Marital Status	Sardis City		Etowah Co.		Alabama		US	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Never Married	245	17.4%	18,514	21.9%	1,053,761	27.9%	75,318,217	31.0%
Married (except separated)	859	60.9%	45,153	53.5%	1,901,893	50.3%	122,089,343	50.2%
Separated	13	0.9%	2,093	2.5%	98,594	2.6%	5,262,846	2.2%
Widowed	186	13.2%	7,725	9.2%	276,247	7.3%	14,902,524	6.1%
Divorced	107	7.6%	10,882	12.9%	451,909	11.9%	25,500,538	10.5%
Total	1,410	100.0%	84,367	100.0%	3,782,404	100.0%	243,073,468	100.0%

Source: 2006-2010 American Community Survey.

Racial Distribution

Table P-6. Racial Distribution: Sardis City, Etowah County, Alabama										
Race	Sardis City			Etowah County			Alabama			US
	2000	2010	% Change	2000	2010	% Change	2000	2010	% Change	2010
White	1,425	1,673	17.4%	85,640	83,823	-2.1%	3,162,808	3,275,394	3.6%	223,553,265
% of Total	99.1%	98.2%		82.8%	80.3%		71.1%	68.5%		72.4%
Black	2	6	200.0%	14,672	15,796	7.7%	1,155,930	1,251,311	8.3%	38,929,319
% of Total	0.1%	0.4%		14.2%	15.1%		26.0%	26.2%		12.6%
Other	11	25	127.3%	3,147	4,811	52.9%	128,362	253,031	97.1%	46,262,954
% of Total	0.8%	1.5%		3.0%	4.6%		2.9%	5.3%		15.0%
Total	1,438	1,704	18.5%	103,459	104,430	0.9%	4,447,100	4,779,736	7.5%	308,745,538

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

Gender Distribution

Table P-7. Gender Distribution: Sardis City, AL 2000-2010										
Geographic Area	Sardis City			Etowah County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Male	719	819	13.9%	49,433	50,626	2.4%	2,144,463	2,320,188	8.2%	151,781,326
% of Total	50.0%	48.1%		47.8%	48.5%		48.2%	48.5%		49.2%
Female	719	885	23.1%	54,026	53,804	-0.4%	2,302,637	2,459,548	6.8%	156,964,212
% of Total	50.0%	51.9%		52.2%	51.5%		51.8%	51.5%		50.8%
Total	1,438	1,704	18.5%	103,459	104,430	0.9%	4,447,100	4,779,736	7.5%	308,745,538

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

APPENDIX B: ECONOMY

Educational Attainment

Table E-1 A. Educational Attainment: Sardis City, AL 2000								
Education Level	Sardis City		Etowah Co.		Alabama		Nation	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	65	6.4%	6,023	8.6%	240,333	8.3%	13,755,477	7.5%
9th to 12th Grade (No Diploma)	188	18.7%	12,092	17.3%	473,748	16.4%	21,960,148	12.1%
High School Graduate	327	32.4%	22,531	32.3%	877,216	30.4%	52,168,981	28.6%
Some College (No Degree)	226	22.4%	15,137	21.7%	591,055	20.5%	38,351,595	21.0%
Associates Degree	46	4.6%	4,674	6.7%	155,440	5.4%	11,512,833	6.3%
Bachelor's Degree	92	9.1%	5,679	8.1%	351,772	12.2%	28,317,792	15.5%
Graduate or Professional Degree	64	6.3%	3,693	5.3%	197,836	6.9%	16,144,813	8.9%
Total Pop. 25 and older	1,008	100.0%	69,829	100.0%	2,887,400	100.0%	182,211,639	100.0%
Percent HS or Higher	74.9%		74.1%		75.3%		80.4%	
Percent Bachelor's Degree or Higher	15.5%		13.4%		19.0%		24.4%	

Source: US Census of Population 2000 STF 3.

Table E-1 B. Educational Attainment: Sardis City, AL 2005-2009 ACS Estimates.								
Education Level	Sardis City		Etowah Co.		Alabama		Nation	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	72	6.2%	4,365	6.2%	195,519	6.4%	12,550,193	6.4%
9th to 12th Grade (No Dipolma)	200	17.3%	9,365	13.3%	388,689	12.7%	17,894,984	9.1%
High School Graduate	390	33.8%	23,112	32.8%	971,298	31.8%	57,861,698	29.3%
Some College (No Degree)	275	23.9%	17,103	24.3%	631,854	20.7%	40,105,283	20.3%
Associates Degree	81	7.0%	5,579	7.9%	205,605	6.7%	14,663,437	7.4%
Bachelor's Degree	59	5.1%	6,844	9.7%	418,343	13.7%	34,384,717	17.4%
Graduate or Professional Degree	76	6.6%	4,039	5.7%	238,355	7.8%	19,980,460	10.1%
Total Pop. 25 and older	1,153	100.0%	70,407	100.0%	3,049,663	100.0%	197,440,772	100.0%
Percent HS or Higher	76.4%		80.5%		80.8%		84.6%	
Percent Bachelor's Degree or Higher	11.7%		15.5%		21.5%		27.5%	

Source: 2005-2009 American Community Survey.

Household Income

Table E-2 A. Household Income: Sardis City, AL 2000 Census SF 3.								
Income	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less Than $15,000	112	19.4%	9,787	23.5%	391,406	22.5%	16,724,255	15.8%
$15,000 to $34,999	171	29.6%	13,073	31.4%	494,125	28.4%	27,056,207	25.6%
$35,000 to $74,999	213	36.9%	13,780	33.1%	584,959	33.7%	37,986,876	36.0%
$75,000 to $149,999	71	12.3%	4,208	10.1%	220,122	12.7%	18,947,071	18.0%
$150,000 and Above	11	1.9%	786	1.9%	46,773	2.7%	4,824,713	4.6%
Total	578	100.0%	41,634	100.0%	1,737,385	100.0%	105,539,122	
Median HH Income	$36,000		$31,170		$34,135		$41,994	

Source: US Census of Population 2000 STF 3.

Table E-2 B. Household Income: Sardis City, AL 2005-2009 ACS Estimates								
Income	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less Than $15,000	121	17.8%	7,757	18.2%	328,457	18.1%	14,634,799	13.0%
$15,000 to $34,999	158	23.3%	12,917	30.3%	460,877	25.3%	24,157,288	21.5%
$35,000 to $74,999	256	37.7%	13,540	31.7%	588,724	32.4%	37,117,434	33.0%
$75,000 to $149,999	125	18.4%	7,455	17.5%	355,356	19.5%	27,432,508	24.4%
$150,000 and Above	19	2.8%	1,018	2.4%	86,027	4.7%	9,269,000	8.2%
Total	679	100.0%	42,687	100.0%	1,819,441	100.0%	112,611,029	100.0%
Median HH Income	$43,717		$36,378		$41,216		$51,425	

Source: 2005-2009 American Community Survey.

Commuting Patterns

Table E-3 A. Commuting Patterns: Sardis City, AL 2000 Census SF 3.								
Commuting Patterns	Sardis City		Etowah County		Alabama		Nation	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	699	98.5%	41,882	98.2%	1,821,793	95.9%	123,643,704	96.4%
Worked outside State of Residence	11	1.5%	754	1.8%	78,296	4.1%	4,635,524	3.6%
Worked in County of Residence	205	28.9%	32,082	75.2%	1,421,356	74.8%	94,042,863	73.3%
Worked outside County of Residence	494	69.6%	9,800	23.0%	400,437	21.1%	29,600,841	23.1%
Total Workers 16 and over	710	100.0%	42,636	100.0%	1,900,089	100.0%	128,279,228	100.0%
Living in Place	710	100.0%	30,191	70.8%	1,191,758	62.7%	93,374,175	72.8%
Worked in Place of Residence	37	5.2%	10,840	35.9%	569,905	47.8%	39,606,258	42.4%
Worked outside Place of Residence	673	94.8%	19,351	64.1%	621,853	52.2%	53,767,917	57.6%
Not Living in Place	0	0.0%	12,445	29.2%	708,331	37.3%	34,905,053	27.2%
Total Workers 16 and over	710	100.0%	42,636	100.0%	1,900,089	100.0%	128,279,228	100.0%

Source: US Census of Population 2000 STF 3.

Table E-3 B. Commuting Patterns: Sardis City, AL 2005-2009 ACS Estimates.								
Commuting Patterns	Sardis City		Etowah County		Alabama		Nation	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	692	99.7%	40,092	98.7%	1,893,879	95.8%	133,308,529	96.2%
Worked outside State of Residence	2	0.3%	539	1.3%	83,639	4.2%	5,232,876	3.8%
Worked in County of Residence	235	33.9%	28,952	71.3%	1,453,006	73.5%	100,613,093	72.6%
Worked outside County of Residence	457	65.9%	11,140	27.4%	440,873	22.3%	32,695,436	23.6%
Total Workers 16 and over	694	100.0%	40,631	100.0%	1,977,518	100.0%	138,541,405	100.0%
Living in Place	694	100.0%	29,634	72.9%	1,271,336	64.3%	101,801,699	73.5%
Worked in Place of Residence	48	6.9%	10,913	36.8%	595,165	46.8%	43,868,361	43.1%
Worked outside Place of Residence	646	93.1%	18,721	63.2%	676,171	53.2%	57,933,338	56.9%
Not Living in Place	0	0.0%	10,997	27.1%	706,182	35.7%	36,739,706	26.5%
Total Workers 16 and over	694	100.0%	40,631	100.0%	1,977,518	100.0%	138,541,405	100.0%

Source: 2005-2009 American Community Survey.

Commuting Means

Table E-4 A. Commuting Means (pop. 16 years and over): Sardis City, AL 2000 Census SF 3								
Commuting Means	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Vehicle (drove alone)	629	88.6%	36,012	84.5%	1,576,882	83.0%	97,102,050	75.7%
Vehicle (carpooled)	52	7.3%	5,092	11.9%	234,020	12.3%	15,634,051	12.2%
Public Transportation (including taxi)	0	0.0%	45	0.1%	9,496	0.5%	6,067,703	4.7%
Walked	12	1.7%	370	0.9%	25,360	1.3%	3,758,982	2.9%
Other means	3	0.4%	315	0.7%	15,028	0.8%	1,532,219	1.2%
Worked at Home	14	2.0%	802	1.9%	39,303	2.1%	4,184,223	3.3%
Total	710	100.0%	42,636	100.0%	1,900,089	100.0%	128,279,228	100.0%
Mean Travel Time to Work (Minutes)	24.0		24.5		24.8		25.5	

Source: US Census of Population 2000 STF 3.

Table E-4 B. Commuting Means (pop. 16 years and over): Sardis City, AL 2005-2009 Estimates								
Commuting Means	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Vehicle (drove alone)	625	90.1%	34,101	83.9%	1,650,966	83.5%	105,185,519	75.9%
Vehicle (carpooled)	54	7.8%	4,659	11.5%	221,529	11.2%	14,577,524	10.5%
Public Transportation (including taxi)	0	0.0%	45	0.1%	9,179	0.5%	6,859,705	5.0%
Walked	6	0.9%	412	1.0%	25,925	1.3%	3,964,813	2.9%
Other means	3	0.4%	206	0.5%	22,255	1.1%	2,378,528	1.7%
Worked at Home	6	0.9%	1,208	3.0%	47,664	2.4%	5,575,316	4.0%
Total	694	100.0%	40,631	100.0%	1,977,518	100.0%	138,541,405	100.0%
Mean Travel Time to Work (Minutes)	21.5		23.8		23.7		25.2	

Source: 2005-2009 American Community Survey.

Labor Force Participation

Table E-5 A. Labor Force Participation: Sardis City, AL 2000 Census SF 3.								
Labor Force Characteristics	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
In Labor Force	748	64.1%	46,225	56.6%	2,061,169	59.7%	138,820,935	63.9%
Civilian Labor Force	748	100.0%	46,180	99.9%	2,047,100	99.3%	137,668,798	99.2%
Employed	718	61.5%	43,426	94.0%	1,920,189	93.8%	129,721,512	94.2%
Unemployed	30	2.6%	2,754	6.0%	126,911	6.2%	7,947,286	5.8%
Armed Forces	0	0.0%	45	0.1%	14,069	0.4%	1,152,137	0.5%
Not in Labor Force	419	35.9%	35,510	43.4%	1,389,373	40.3%	78,347,142	36.1%
Total	1,167	100.0%	81,735	100.0%	3,450,542	100.0%	217,168,077	

Source: US Census of Population 2000 STF 3.

Table E-5 B. Labor Force Participation: Sardis City, AL 2005-2009 ACS Estimates.								
Labor Force Characteristics	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
In Labor Force	740	54.9%	45,929	56.1%	2,202,079	60.5%	153,407,584	65.0%
Civilian Labor Force	740	100.0%	45,865	99.9%	2,183,873	99.2%	152,273,029	99.3%
Employed	707	95.5%	41,762	91.1%	2,013,755	92.2%	141,303,145	92.8%
Unemployed	33	4.5%	4,103	8.9%	170,118	7.8%	10,969,884	7.2%
Armed Forces	0	0.0%	64	0.1%	18,206	0.5%	1,134,555	0.5%
Not in Labor Force	607	45.1%	35,869	43.9%	1,437,307	39.5%	82,464,120	35.0%
Total	1,347	100.0%	81,798	100.0%	3,639,386	100.0%	235,871,704	100.0%

Source: 2005-2009 American Community Survey.

Class of Worker

Table E-6. Class of Worker: Sardis City, AL ACS 2005-2009.								
Class of Worker	Sardis City		Etowah Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Private wage and salary workers	514	72.7%	31,785	76.1%	1,564,074	77.7%	111,026,318	78.6%
Government workers	122	17.3%	6,687	16.0%	322,539	16.0%	20,640,111	14.6%
Self-employed in own not incorporated business workers	68	9.6%	3,183	7.6%	123,124	6.1%	9,355,537	6.6%
Unpaid family workers	3	0.4%	107	0.3%	4,018	0.2%	281,179	0.2%
Total	707	100.0%	41,762	100.0%	2,013,755	100.0%	141,303,145	100.0%

Source: 2005-2009 American Community Survey.

Occupational Status

Table E-7 A. Occupational Status: Sardis City, AL 2000 Census SF 3.								
Occupation	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Management/Professional	190	26.5%	10,967	25.3%	566,325	29.5%	43,646,731	33.6%
Service	84	11.7%	5,969	13.7%	259,106	13.5%	19,276,947	14.9%
Sales and Office	195	27.2%	10,846	25.0%	497,262	25.9%	34,621,390	26.7%
Nat. Resource Harvesting	2	0.3%	292	0.7%	14,855	0.8%	951,810	0.7%
Construction/Extraction	91	12.7%	5,290	12.2%	217,200	11.3%	12,256,138	9.4%
Production/Transportation	156	21.7%	10,062	23.2%	365,441	19.0%	18,968,496	14.6%
Total	718	100.0%	43,426	100.0%	1,920,189	100.0%	129,721,512	100.0%

Source: US Census of Population 2000 STF 3.

Table E-7 B. Occupational Status: Sardis City, AL 2005-2009 Estimates								
Occupation	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Management/Professional	179	25.3%	12,377	29.6%	622,980	30.9%	49,129,589	34.8%
Service	107	15.1%	6,764	16.2%	311,135	15.5%	23,859,762	16.9%
Sales and Office	170	24.0%	9,627	23.1%	515,001	25.6%	36,203,679	25.6%
Nat. Resource Harvesting	12	1.7%	247	0.6%	13,621	0.7%	993,902	0.7%
Construction/Extraction	77	10.9%	4,539	10.9%	220,860	11.0%	13,383,294	9.5%
Production/Transportation	162	22.9%	8,208	19.7%	330,158	16.4%	17,732,919	12.5%
Total	707	100.0%	41,762	100.0%	2,013,755	100.0%	141,303,145	100.0%

Source: 2005-2009 American Community Survey.

Industrial Composition

Table E-8 A. Industry (Civilian Population 16 and Over): Sardis City, AL 2000 Census SF 3.								
Industry	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture	4	0.6%	478	1.1%	37,310	1.9%	2,426,053	1.9%
Construction	45	6.3%	3,220	7.4%	145,809	7.6%	8,801,507	6.8%
Manufacturing	175	24.4%	9,293	21.4%	352,566	18.4%	18,286,005	14.1%
Wholesale Trade	28	3.9%	1,490	3.4%	70,055	3.6%	4,666,757	3.6%
Retail Trade	124	17.3%	5,869	13.5%	233,742	12.2%	15,221,716	11.7%
Transportation, Warehousing, and Utilities	32	4.5%	2,209	5.1%	101,588	5.3%	6,740,102	5.2%
Information	14	1.9%	825	1.9%	42,754	2.2%	3,996,564	3.1%
FIRE	39	5.4%	1,790	4.1%	110,743	5.8%	8,934,972	6.9%
Services	234	32.6%	16,299	37.5%	726,707	37.8%	54,435,821	42.0%
Public Administration	23	3.2%	1,953	4.5%	98,915	5.2%	6,212,015	4.8%
Total	718	100.0%	43,426	100.0%	1,920,189	100.0%	129,721,512	100.0%

Source: US Census of Population 2000 STF 3.

Table E-8 B. Industry (Civilian Population 16 and Over): Sardis City, AL 2005-2009 Estimates								
Industry	Sardis City		Etowah County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture	13	1.8%	444	1.1%	36,896	1.8%	2,576,402	1.8%
Construction	30	4.2%	3,137	7.5%	157,692	7.8%	10,520,876	7.4%
Manufacturing	140	19.8%	7,336	17.6%	299,362	14.9%	15,887,145	11.2%
Wholesale Trade	25	3.5%	1,485	3.6%	67,062	3.3%	4,516,754	3.2%
Retail Trade	99	14.0%	4,673	11.2%	244,900	12.2%	16,277,681	11.5%
Transportation, Warehousing, and Utilities	50	7.1%	2,057	4.9%	108,082	5.4%	7,173,048	5.1%
Information	8	1.1%	693	1.7%	38,324	1.9%	3,450,324	2.4%
FIRE	34	4.8%	1,857	4.4%	118,122	5.9%	10,033,714	7.1%
Services	249	35.2%	18,145	43.4%	836,735	41.6%	64,168,668	45.4%
Public Administration	59	8.3%	1,935	4.6%	106,580	5.3%	6,698,533	4.7%
Total	707	100.0%	41,762	100.0%	2,013,755	100.0%	141,303,145	100.0%

Source: 2005-2009 American Community Survey.

Poverty

Table E-9 A. Family Poverty Status: Sardis City, AL 2000 Census SF 3.								
Poverty Status	Sardis City		Etowah Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Family w/ Related Children Under 18 Years	18	54.5%	2,630	72.4%	113,695	74.3%	5,155,866	77.9%
Family w/ Related Children Under 5 Years	5	15.2%	1,243	34.2%	51,692	33.8%	2,562,263	38.7%
Total Poverty	33	7.4%	3,631	12.3%	153,113	12.5%	6,620,945	9.2%
Total Families	443	100.0%	29,620	100.0%	1,223,185	100.0%	72,261,780	100.0%

Source: US Census of Population 2000 STF 3.

Table E-9 B. Family Poverty Status: Sardis City, AL 2005-2009 ACS.								
Poverty Status	Sardis City		Etowah Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Family w/ Related Children Under 18 Years	N/A	10.2%	N/A	20.5%	N/A	20.3%	N/A	15.3%
Family w/ Related Children Under 5 Years	N/A	0.0%	N/A	26.4%	N/A	22.5%	N/A	16.6%
Total Poverty	N/A	5.4%	N/A	12.8%	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: 2005-2009 American Community Survey.

APPENDIX C: HOUSING

Housing Unit Types

Table H-1. Housing Unit Types: Sardis City, Etowah County, Alabama, US										
Housing Types	Sardis City			Etowah County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Single-family	564	680	20.6%	34,855	36,664	5.2%	1,338,832	1,486,000	11.0%	85,899,738
% of Total	92.5%	91.4%		75.8%	75.9%		68.2%	69.4%		67.3%
Multi-family	0	0	0.0%	5,011	5,871	17.2%	300,569	341,633	13.7%	33,057,700
% of Total	0.0%	0.0%		10.9%	12.2%		15.3%	16.0%		25.9%
Mobile home	46	64	39.1%	6,056	5,744	-5.2%	319,212	310,721	-2.7%	8,639,239
% of Total	7.5%	8.6%		13.2%	11.9%		16.3%	14.5%		6.8%
Other	0	0	0.0%	37	25	-32.4%	5,098	1,616	-68.3%	103,035
% of Total	0.0%	0.0%		0.1%	0.1%		0.3%	0.1%		0.1%
Total Units	610	744	22.0%	45,959	48,304	5.1%	1,963,711	2,139,970	9.0%	127,699,712

Source: US Census of Population 2000 and 2005-2009 American Community Survey.

Tenure and Occupancy Status

Table H-2. Tenure and Occupancy Status: Sardis City, Etowah County, Alabama, US										
Tenure & Occupancy	Sardis City			Etowah County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Occupied	574	657	14.5%	41,615	42,036	1.0%	1,737,080	1,883,791	8.4%	116,716,292
% of Total	94.1%	93.5%		90.5%	88.6%		88.5%	86.7%		88.6%
Owner-occupied	521	578	10.9%	30,957	30,348	-2.0%	1,258,686	1,312,589	4.3%	75,986,074
% of Total	90.8%	88.0%		74.4%	72.2%		72.5%	69.7%		65.1%
Renter-occupied	53	79	49.1%	10,658	11,688	9.7%	478,394	571,202	19.4%	40,730,218
% of Total	9.2%	12.0%		25.6%	27.8%		27.5%	30.3%		34.9%
Vacant	36	46	27.8%	4,344	5,418	24.7%	226,631	288,062	27.1%	14,988,438
% of Total	5.9%	6.5%		9.5%	11.4%		11.5%	13.3%		11.4%
Total Units	610	703	15.2%	45,959	47,454	3.3%	1,963,711	2,171,853	10.6%	131,704,730

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

Vacancy Status

Table H-3. Vacant Housing Units: Sardis City, Etowah County, Alabama										
Vacancy Status	Sardis City			Etowah County			Alabama			US
	2000	2010	% Change	2000	2010	% Change	2000	2010	% Change	2010
For rent, only	1	12	1100.0%	1,239	1,542	24.5%	64,037	79,265	23.8%	4,137,567
% of Total	2.8%	26.1%		28.5%	28.5%		28.3%	27.5%		27.6%
For sale, only	2	18	800.0%	781	812	4.0%	31,121	35,903	15.4%	1,896,796
% of Total	5.6%	39.1%		18.0%	15.0%		13.7%	12.5%		12.7%
Rented or sold	6	5	-16.7%	655	350	-46.6%	18,507	12,988	-29.8%	627,857
% of Total	16.7%	10.9%		15.1%	6.5%		8.2%	4.5%		4.2%
Miscellaneous	3	2	-33.3%	322	356	10.6%	54,593	63,890	17.0%	4,649,298
% of Total	8.3%	4.3%		7.4%	6.6%		24.1%	22.2%		31.0%
Other Vacant	24	9	-62.5%	1,347	2,358	75.1%	58,373	96,016	64.5%	3,676,920
% of Total	66.7%	19.6%		31.0%	43.5%		25.8%	33.3%		24.5%
Total Vacant	36	46	27.8%	4,344	5,418	24.7%	226,631	288,062	27.1%	14,988,438

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

Household Size

Table H-4. Household Size: Sardis City, Etowah County, Alabama										
Household Size	Sardis City			Etowah County			Alabama			US
	2000	2010	% Change	2000	2010	% Change	2000	2010	% Change	2010
1 Person	125	129	3.2%	10,973	11,809	7.6%	453,927	516,696	13.8%	16,453,569
% of Total	21.6%	19.6%		26.4%	28.1%		26.1%	27.4%		21.7%
2 Persons	238	253	6.3%	14,577	14,430	-1.0%	579,355	632,291	9.1%	27,618,605
% of Total	41.2%	38.5%		35.0%	34.3%		33.4%	33.6%		36.3%
3 Persons	130	119	-8.5%	7,546	7,135	-5.4%	315,083	322,941	2.5%	12,517,563
% of Total	22.5%	18.1%		18.1%	17.0%		18.1%	17.1%		16.5%
4 Persons	66	95	43.9%	5,552	5,145	-7.3%	245,005	245,326	0.1%	10,998,793
% of Total	11.4%	14.5%		13.3%	12.2%		14.1%	13.0%		14.5%
5 Persons or more	12	61	408.3%	2,967	3,517	18.5%	143,710	166,537	15.9%	8,397,544
% of Total	2.1%	9.3%		7.1%	8.4%		8.3%	8.8%		11.1%
Total Households	578	657	13.7%	41,615	42,036	1.0%	1,737,080	1,883,791	8.4%	75,986,074

Source: US Census of Population 2000 and American Community Survey 2005-2009.

Housing Stock Age

Table H-5. Housing Stock Age: Sardis City, Etowah County, Alabama, US (2006-2010 ACS)								
Housing Stock	Sardis City		Etowah County		Alabama		US	
	Number	%Change	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	22	N/A	3,997	N/A	136,806	N/A	18,348,998	N/A
% of Total	3.0%		8.4%		6.4%		14.1%	
1940 to 1959	128	481.8%	11,808	195.4%	316,165	131.1%	22,181,223	20.9%
% of Total	17.2%		24.9%		14.7%		17.1%	
1960 to 1979	222	73.4%	14,940	26.5%	659,668	108.6%	36,162,027	63.0%
% of Total	29.8%		31.5%		30.7%		27.8%	
1980 to 1999	288	29.7%	13,156	-11.9%	743,576	12.7%	36,789,342	1.7%
% of Total	38.7%		27.7%		34.6%		28.3%	
2000 to 2005 or later	85	-70.5%	3,542	-73.1%	290,298	-61.0%	16,556,490	-55.0%
% of Total	11.4%		7.5%		13.5%		12.7%	
Total Units	745		47,443		2,146,513		130,038,080	
Median Year Structure Built	1980		1972		1979		1975	

Source: 2006-2010 American Community Survey.

Physical Housing Conditions

Table H-6. Physical Housing Conditions: Sardis City, 2010								
Housing Conditions	Single Family		Multi-Family		Manufactured		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound Condition	554	82.2%	0	0.0%	11	21.6%	565	77.9%
Deteriorating	113	16.8%	0	0.0%	36	70.6%	149	20.6%
Dilapidated	7	1.0%	0	0.0%	4	7.8%	11	1.5%
Total	674	100.0%	0	100.0%	51	100.0%	725	100.0%

Source: EAC Housing Inventory.

Selected Physical Housing Conditions

Table H-7. Selected Physical Housing Conditions: Sardis City, Etowah County, Alabama, US										
Conditions	Sardis City			Etowah County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Lacking Complete Plumbing Facilities	2	12	500.0%	386	216	-44.0%	11,005	8,848	-19.6%	602,324
% of Total	0.3%	1.7%		0.8%	0.5%		0.6%	0.5%		0.5%
Lacking Complete Kitchen Facilities	0	9	900.0%	549	288	-47.5%	9,660	12,054	24.8%	899,189
% of Total	0.0%	1.3%		1.2%	0.7%		0.6%	0.7%		0.8%
Total Occupied Units	610	686	12.5%	45,959	41,584	-9.5%	1,737,080	1,821,210	4.8%	114,235,996

Source: US Census 2000 STF 3 and 2006-2010 American Community Survey.

Housing Value

Table H-8. Housing Value of Owner-occupied Units: Sardis City, Etowah County, Alabama, US										
Housing Value	Sardis City			Etowah County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Less Than $50,000	52	81	55.8%	7,673	7,469	-2.7%	176,187	217,761	23.6%	6,203,294
% of Total	12.5%	13.3%		32.5%	24.6%		19.2%	16.8%		8.2%
$50,000 to $99,999	215	176	-18.1%	9,649	7,962	-17.5%	392,400	335,324	-14.5%	11,301,615
% of Total	51.6%	28.9%		40.8%	26.2%		42.7%	25.9%		14.9%
$100,000 to $199,999	139	275	97.8%	5,226	10,085	93.0%	264,879	439,418	65.9%	22,669,355
% of Total	33.3%	45.1%		22.1%	33.2%		28.8%	33.9%		29.8%
$200,000 and above	11	78	609.1%	1,089	4,832	343.7%	85,104	302,817	255.8%	35,915,386
% of Total	2.6%	12.8%		4.6%	15.9%		9.3%	23.4%		47.2%
Total Units	417	610	46.3%	23,637	30,348	28.4%	918,570	1,295,320	41.0%	76,089,650
Median Value	$83,700	$115,400	37.9%	$71,200	$98,200	37.9%	$85,100	$117,600	38.2%	$188,400

Source: US Census 2000 STF 3 and 2006-2010 American Community Survey.

Housing Costs

Table H-9. Housing Value/Cost: Sardis City, Etowah County, Alabama							
Ownership Status	Sardis City		Etowah County		Alabama		US
	2000	2010	2000	2010	2000	2010	2010
Median Contract Rent	$291	$385	$280	$383	$339	$452	$699
Median Gross Rent	$408	$713	$395	$587	$447	$644	$841
Median Value Owner-Occupied Housing	$83,700	$115,400	$71,200	$98,200	$85,100	$117,600	$188,400
Total Housing Units	610	703	45,959	47,454	1,963,711	2,171,853	131,704,730

Source: 2005-2009 American Community Survey.

Owner-occupied Housing Affordability

Table H-10. Selected Monthly Owner Costs as a Percentage of Household Income: Sardis City, AL				
Percent of Income	Sardis City	Etowah Co.	Alabama	US
Less than 20%	43.9%	44.8%	43.3%	33.9%
Between 20% - 30%	33.6%	23.3%	27.0%	28.5%
Above 30%	22.5%	31.8%	29.8%	37.6%

Source: 2006-2010 American Community Survey.

Renter-occupied Housing Affordability

Table H-11. Gross Rent as a Percentage of Household Income: Sardis City, AL				
Percent of Income	Sardis City	Etowah Co.	Alabama	US
Less than 20%	35.4%	28.1%	26.5%	24.7%
Between 20% - 30%	15.4%	26.1%	23.5%	24.5%
Above 30%	49.2%	45.7%	50.2%	50.8%

Source: 2006-2010 American Community Survey.

APPENDIX D: RESOLUTIONS

RESOLUTION # 06-15-15 A

A RESOLUTION BY THE SARDIS CITY PLANNING COMMISSION ADOPTING THE 2015 TOWN OF SARDIS CITY COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE OF SAID PLAN, AND FORWARDING SAID PLAN TO THE TOWN COUNCIL FOR ITS CONSIDERATION OF THE 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 Sardis City, 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 15, 2015 to solicit final public comments on the 2015 Town of Sardis City 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 SARDIS CITY, ALABAMA:

SECTION 1. That the 2014 Town of Sardis City 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 Sardis City Town Council and to the Etowah County Probate Judge.

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

ADOPTED, this 15th day of June, 2015.

Russell Jones
Chair, Sardis City Planning Commission

ATTEST:

Hope Harris
Secretary, Sardis City Planning Commission

RESOLUTION 06-15-15

TOWN OF SARDIS CITY
COUNTY OF ETOWAH COUNTY
STATE OF ALABAMA

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF SARDIS CITY APPROVING THE 2015 TOWN OF SARDIS CITY 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 Sardis City, 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 15, 2015 to solicit final public comments on the 2014 Town of Sardis City 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 SARDIS CITY, ALABAMA that the 2014 Town of Sardis City 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 15th day of June, 2015.

Terry Stephens, Mayor

ATTEST:

Debbie Lanier, City Clerk