

TOWN OF WADLEY



COMPREHENSIVE PLAN

November 2012

**TOWN OF WADLEY
COMPREHENSIVE PLAN**

This document was prepared under the direction of the

WADLEY TOWN PLANNING COMMISSION

AND

WADLEY 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 Wadley, Alabama. This document is to be used as a basis for policy and zoning decisions in the community through the year 2023. 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 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 April of 2011, the East Alabama Regional Planning and Development Commission (EARPDC) contracted with the Town of Wadley 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 August 18, 2011 in the Town of Wadley Town Hall. The meeting was used as an introductory planning session to inform town council, the planning commission and the general public on the nature, benefits, and processes involved in creating and using a comprehensive plan for future land use and development in the town. The meeting also was used to gather public input about community strengths, weaknesses, opportunities, and threats in what is referred to as a SWOT analysis. This information, along with statistical data, was recorded by staff and used as a foundation for the plan to build upon.

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

Location

The Town of Wadley is located in the southwestern corner of Randolph County, approximately 81 miles northeast of Montgomery and 99 miles southeast of Birmingham. The town serves as a crossroads with AL Hwy. 22 (which connects Wadley with the City of Roanoke and US Hwy. 431, 12 miles to the east, and Alexander City and US Hwy. 280, 30 miles to the southwest) and AL Hwy. 77 connecting Wadley to AL Hwy. 49 and the City of Lineville 21 miles to the northwest and the City of LaFayette 19 miles to the southwest.

General Information

The Town of Wadley (pop. 751 US Census 2010) was named after George Dale Wadley, a railroad official, and founded at the turn of the century by the Callaway Development Company of LaGrange, GA. Wadley's location at the midway point between Birmingham, AL and Atlanta along the new *Atlanta, Birmingham and Atlantic Railroad*, enroute to LaGrange, GA, made the town ideal as an east Alabama regional trading center and in 1907 the town built a train depot which remained in operation until it closed in 1964. Today the depot stands as a monument to Wadley's foundation and is currently listed on the National Register of Historic Places. In 2009 the Alabama Historical Commission placed the Wadley train depot on its places of peril list due to many years of neglect, its beautiful and unique Spanish Mission style architecture, and its high

significance to town and state history. Plans have been considered to restore the depot, however, grant funding for such a project has been a substantial challenge.

Concerning the local economy, Wadley's major employer is Plantation Patterns, a subsidiary of Meadowcraft, a company which manufactures wrought iron outdoor furniture. The Wadley Manufacturing Plant currently employs approximately 250 workers, but only around 80 during the summer months when production slows and delivery is the focus. Peak production is revived in the early spring and late fall. Unfortunately, the Wadley Plant closed its doors in 2009, due to company bankruptcy, subsequently laying off roughly 600 employees in a town of around 700 people. However, Wadley Holdings LLC purchased the company's bankruptcy assets and currently sustains production at Plantation Patterns, thus mitigating the effects of a local economic collapse. Since the turn-down Wadley has been able to secure funds to upgrade the Plant such as a million dollar grant to upgrade water lines in order to increase water pressure for two paint lines. The grant was also used to fund an overhaul of the sewer system in preparation of flooding during heavy rains.

Wadley's schools have also been a significant contributor to the town's growth and sustainability. Southern Union Community College, founded in Wadley in 1993, serves as an open-door, public, two-year college, operating as a part of the Alabama College System. The college offers the community and the region affordable, quality academic programs in technology and health science, responsive to business and industry needs. Programs acknowledged as major strengths constitute fine arts, drama, music, and athletics. In addition, Wadley High School coordinates with Southern Union to prepare graduates for college level coursework and to receive college credit in advance. Wadley High School was also recognized in *US News* and *World Report* as one of "Americas Best High Schools" in 2009 and 2010 and grades K-12 rank among the top 45 schools in the state.

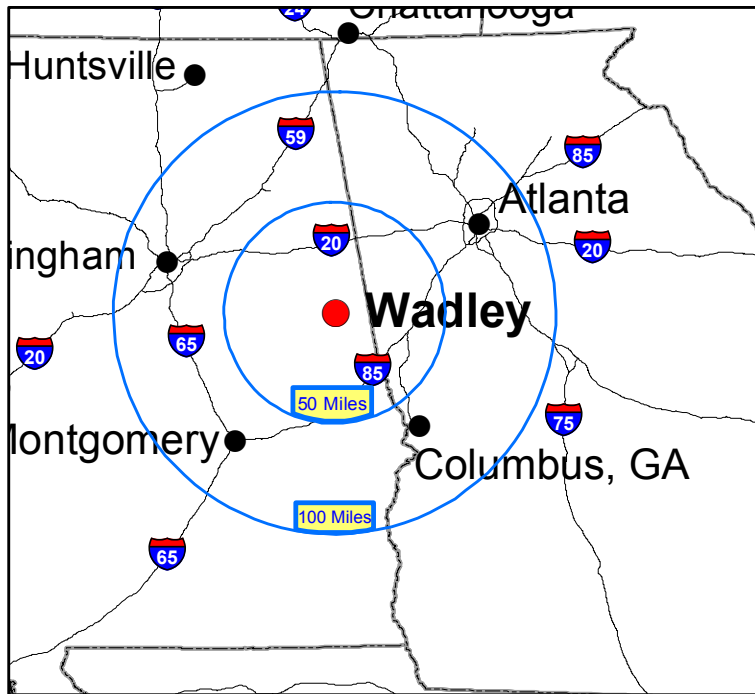
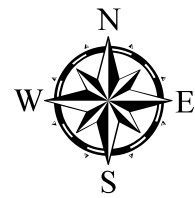
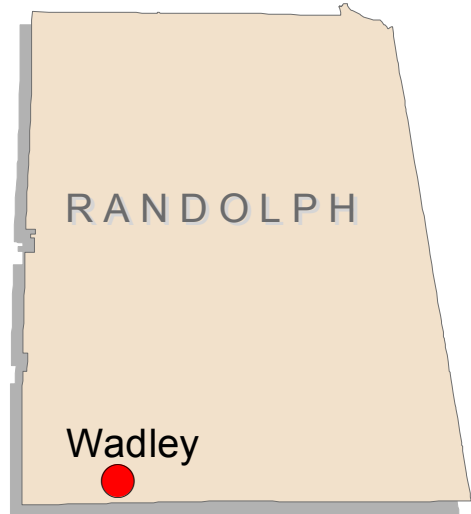
Wadley and the surrounding region offer numerous opportunities for recreation. The town provides sports facilities for baseball, basketball, and a park with playground equipment, a gazebo, and a short walking trail. The Tallapoosa River, located on the eastern edge of town, is recognized as the cleanest river in the state, and is used for kayaking and canoeing. Lake Wedowee, located approximately 15 miles to the north, provides 24 miles of shoreline and 10,660 acres of water. Nearby Lake Martin, approximately 30 miles to the southwest, is known as possibly the most beautiful lake in the south, offers 750 miles of shoreline and 44,000 acres of crystal clear water for fishing, swimming, skiing, sailing, and motor-boating.

Community organizations also play an important role in Wadley. The town hosts a variety of groups designed for community social interaction and involvement such as Kiwanis, Quest Club, PTO, Envision Wadley (with focus on depot restoration and the Riverfest Celebration), Professional Women's Club, Red Hat Society, Inner Se Club, and Wadley Tree Board. Wadley is also the World Outreach Center for Soles 4 Souls, a charitable international disaster relief organization established to collect and deliver donated shoes to victims of natural disasters in the US and around the world. Established in 2004, the organization has since received numerous donations from footwear companies, retailers, churches, non-profit organizations, civic groups, schools, and individuals, for distribution to millions of needy individuals and families around the globe.

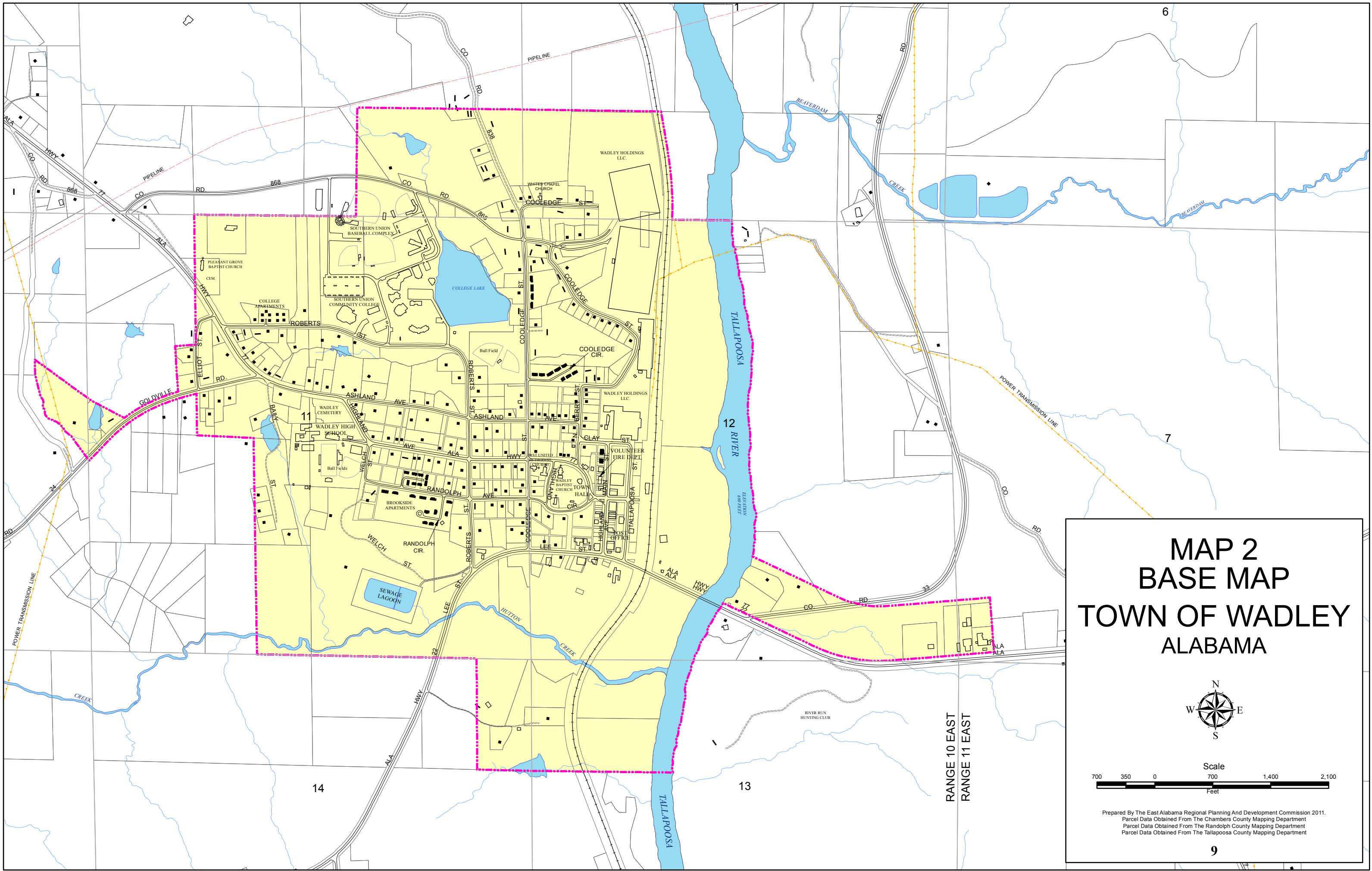
Historical Background

Prior to European influence the area of Wadley was home to the Creek Indian Nation, a Confederation of Indian Tribes banded together for the well-being and protection of its members. Around 1200 A.D the Creek Indians migrated from the southwest to occupy large regions of present day Georgia and Alabama and by 1500 spread throughout most of the southeast region. The early 18th century marked the beginnings of European contact and the Creek began trading relations with Spanish, French, and British nationalities, however, the British eventually won primary influence and many tribes allied with the English against Cherokee and other Indian rivals. This period of peace between white settlers and the Creek lasted until 1783 when, in an attempt to form a binding treaty, two Creek Chiefs, Tallassee and 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 approximately 30 miles southwest of Wadley, 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.

MAP 1 LOCATION



SOUTHEASTERN U.S.



MAP 2 BASE MAP TOWN OF WADLEY ALABAMA

Scale

Feet

Prepared By The East Alabama Regional Planning And Development Commission 2011.
 Parcel Data Obtained From The Chambers County Mapping Department
 Parcel Data Obtained From The Randolph County Mapping Department
 Parcel Data Obtained From The Tallapoosa County Mapping Department

9

RANGE 10 EAST
 RANGE 11 EAST

CHAPTER II: POPULATION

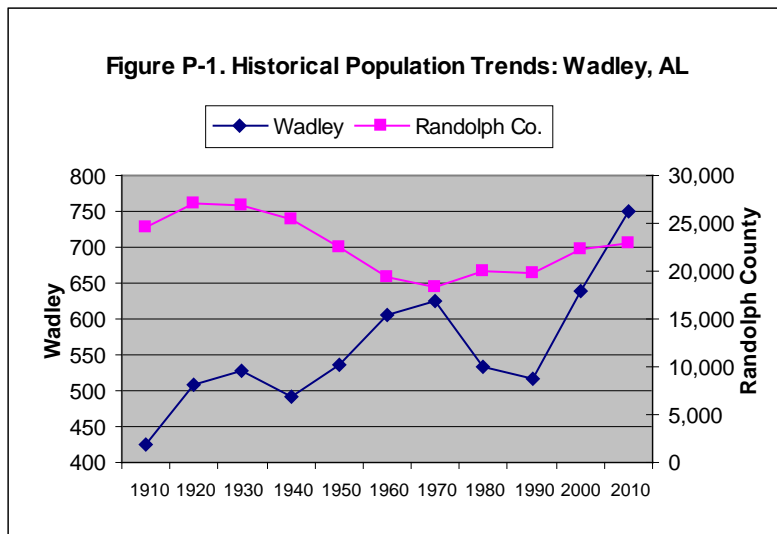
Population characteristics and trends play a pivotal role in the planning effort. Since people constitute a city, the general population creates a town's identity, distinguishing it from other communities. Changes in population influence land use decisions, economic spending patterns and employment, public services, and needs for public improvements. Furthermore, a clear understanding of existing population characteristics and trends gives guidance to town 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 Wadley 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 distribution, marital status, racial, and gender distribution. Finally, an analytical summary of population findings concludes the chapter.

Population Trends

Historic Population Trends

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

Historically, Wadley has shown significant increases and decreases in population, with an overall increase from 426 persons in 1910 to 751 in 2010, an increase of 76%. From 1910 to 1930 the town increased in population by 23% then from 1940 to 1970 the town again showed another substantial increase of 27%. This could be attributed to the formation of Southern Union State



Junior College which opened in 1923, drawing in youth from surrounding areas and the continued increase due to steadily growing enrollment. However, between 1970 and 1990 the town reported a significant loss of -17%, which could have been caused by a loss of manufacturing and agricultural businesses in Randolph County and surrounding counties during this time. Once again the town increased in population from 1990 to 2010, accounting for its most substantial growth at 45%.

This climb in population would most likely be attributed to Southern Union State Junior College effectively merging with Southern Union State Community College in 1994, thus enlarging the schools reach and bringing in considerably more students. Randolph County showed significantly different historic population trends than Wadley. Between 1920 and 1970 the county consistently decreased in population, dropping by -32%, and then steadily increased by 25% from 1970 to 2010. As previously mentioned, this decline could be caused by a steady decline in agricultural and manufacturing jobs, based on textile manufacturing and similar occupations, forcing workers to find employment elsewhere. Then the county economy could have stabilized with new jobs in different sectors, chiefly services. Figure P-1 illustrates historical population trends for Wadley and Randolph County. Notice the significant increases and decreases in population for the town, compared to the steady decline then leveling off for the county.

Wadley and Randolph County showed substantially different growth patterns than Alabama and US between 1920 and 1910. Both the town and county showed significant increases and decreases in population while the state and nation displayed consistent growth from one decade to another. Randolph County reported considerable decline in population in 1940, 1950, 1960, and 1970, and Wadley showed substantially higher growth than Randolph County, Alabama, and the US in 1920, 2000, and 2010. The primary cause of this growth was due to Southern Union College encompassing a significantly larger portion of the town’s population in comparison. The US recorded the most significant growth historically between 1910 and 2010 at 234%, while Alabama reported 123%, Randolph County -7%, and Wadley 76%. Table P-1 displays historic population trends for Wadley, Randolph County, Alabama, and US from 1910 to 2010.

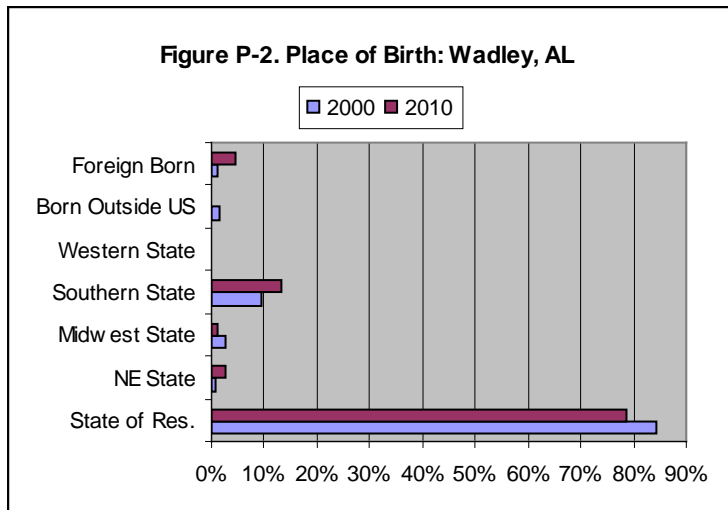
Table P-1. Historic Population Trends: Wadley, Randolph County, Alabama, US								
Year	Wadley	% Change	Randolph Co.	% Change	Alabama	% Change	US	% Change
1910	426	N/A	24,659	NA	2,138,093	NA	92,228,531	N/A
1920	508	19.2%	27,064	9.8%	2,348,174	9.8%	106,021,568	15.0%
1930	527	3.7%	26,861	-0.8%	2,646,248	12.7%	123,202,660	16.2%
1940	493	-6.5%	25,516	-5.0%	2,832,961	7.1%	132,165,129	7.3%
1950	535	8.5%	22,513	-11.8%	3,061,743	8.1%	151,325,798	14.5%
1960	605	13.1%	19,477	-13.5%	3,266,740	6.7%	179,323,175	18.5%
1970	626	3.5%	18,331	-5.9%	3,444,165	5.4%	203,302,031	13.4%
1980	532	-15.0%	20,075	9.5%	3,893,888	13.1%	226,542,199	11.4%
1990	517	-2.8%	19,881	-1.0%	4,040,587	3.8%	248,718,301	9.8%
2000	640	23.8%	22,380	12.6%	4,447,100	10.1%	281,421,906	13.1%
2010	751	17.3%	22,913	2.4%	4,779,736	7.5%	308,745,538	9.7%

Source: Town of Wadley Population and Economy Study, 1965 and US Census of Population 1970, 1980, 1990, 2000, and 2010.

Place of Birth

Place of birth data is useful in determining population trends through migration patterns in the town’s population. Examination of this data will show if the community is drawing population from other states and other counties or if the population is predominantly Alabama-born. Place of birth patterns show that Wadley had a somewhat significant portion of it’s population migrate inward from other states.

The majority of residents in Wadley, 84% in 2000 and 78% in 2010, were born in Alabama. However, the portion of residents born in another state rose somewhat from 12% in 2000 to 17% in 2010. Most residents born in another state were from another southern state, accounting for 72% of residents born in another state and 9% of the town's total residents in 2000. In 2010 Wadley



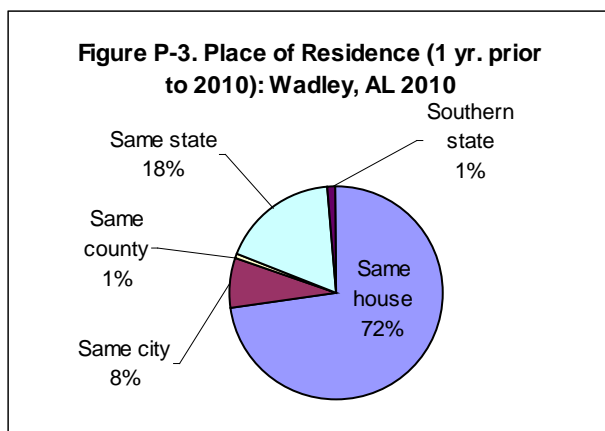
reported that approximately 78% of residents born in another state were from another southern state and 13% of the total. The town increased slightly in residents born in a northeastern state, showing 6% in 2000 and 15% in 2010, accounting for only a minor portion of the total population at 0.8% in 2000 and 2% in 2010. In addition Wadley increased in foreign born residents, growing from 1% to 4%, which could be attributed to an increase of international college students at Southern Union. Figure P-2

shows place of birth for Wadley in 2000 and 2010. Notice the substantially larger portion of residents born in state and also the somewhat significant increase in the portion of residents born in another southern state and foreign born. This information indicates a fairly stationary population in Wadley with some inward migration. For more information consult Table P-2. *Place of Birth* in Appendix A.

Place of Residence

Place of residence is defined as: The area of residence 1 year prior to the reference date (2009 and 2010) of those who reported moving to a different housing unit (U.S. Census Glossary). This data is useful to determine city 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, Wadley showed some slight transition (mobility) of residents to different homes. Residents living in the same house 1 year prior to 2010 accounted for 72% of the



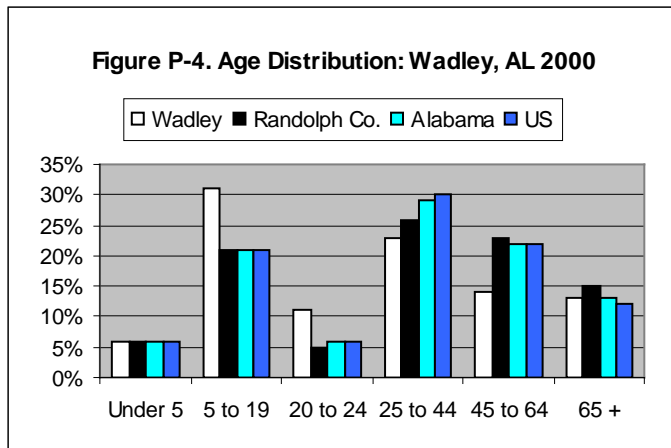
population, while residents transitioning to another home accounted for 27%. Most residents transitioning to another home moved in from somewhere else in Alabama (18%) while approximately 1% moved in from another southern state. Approximately 8% of Wadley's residents transitioned from another home in town. Figure P-3 shows place of residence for Wadley in 2010, based on where current residents lived one year prior to 2010. Notice the substantially larger portion of residents who remained in the same house and also the

significantly large portion of residents moving in from somewhere else in the state. This information indicates somewhat significant transition of residents from 2009 to 2010, however, the substantial majority remained in place or transitioned within the town. For more information consult Table P-3 *Place of Residence* in Appendix A.

Population Composition

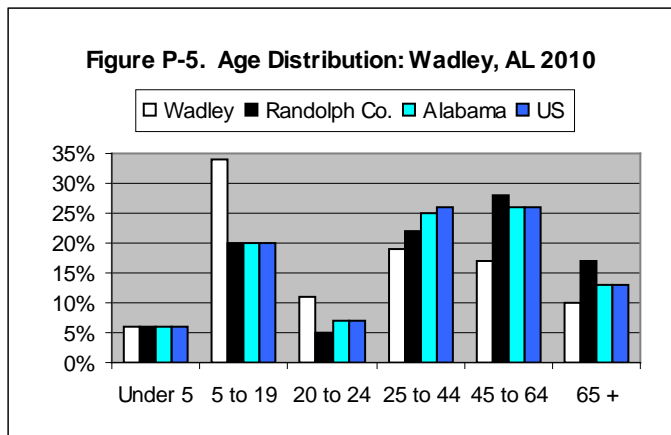
Age Distribution

Age distribution is a critical element in any population study. A community must structure their budget and resources to meet a wide variety of residents' needs. Needs tend to differ significantly from one age group to another, therefore a proper understanding of age distribution in the community is necessary. For the purposes of this study, age distributions are classified as followed: Toddler/Preschool (Less than 5 years in age), Youth/K-12 (5 to 19), Young Adult/College Age (20 to 24), Young Adult/ Beginning Worker (25 to 44) Middle Age/Working Adult (44 to 64), and Senior/Retired (65+).



Wadley age distribution followed substantially different patterns compared to Randolph County, Alabama, and the US. Between 2000 and 2010 the town increased in the Youth/K-12 (5 to 19 year old) population from 202 (31% of the population) persons to 262 (34%), a considerable increase of 29%, while the county decreased in this age group by -1%

and the state and nation increased by a minor 1% and 2%, respectively. In 2010 Randolph County, Alabama, and the US all recorded this group as 20% of their respective population, indicating that Wadley had a substantially larger portion of youth at 34%. Also in 2010 the town showed a



somewhat higher portion of Young Adult/College Age (20 to 24 year olds) at 11% than reported in the county at 5% and the state and nation, both at 7%. As previously discussed in historic population trends, traditional students at Southern Union Community College could attribute to the significantly large portion of youth during this time. Figures P-4 and P-5 display percent age distribution for Wadley, Randolph County, Alabama, and the US in 2000 and 2010. Notice the substantially large portion of 5 to 19 group for the town

compared to the county, state, and nation in both 2000 and 2010. In conjunction with these findings, Wadley reported considerably smaller portions (approximately 27%) of older populations

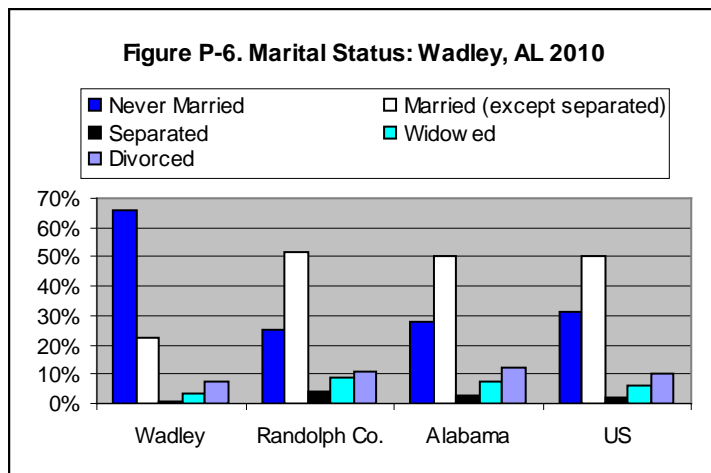
age (45 and older) than Randolph County (45%), Alabama (40%), and the US (39%) in 2010. This information indicates that the town serves a substantially large portion of youth and should make planning for this population a major priority, without neglecting older groups. For more information consult Tables P-4 and P-5 *Age Distribution* in Appendix A.

Median age for Wadley decreased from 26.7 in 2000 to 22.6 in 2010 while Randolph County increased from 37.7 to 41.2 years. Alabama also increased in median age from 35.8 to 37.9 and the US showed a similar climb from 35.3 to 37.2 during this time. This information also verifies a higher youth population in town compared to the county, 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 the Census Bureau, American Community Survey information cannot be safely compared with Census 2000 data, therefore, for the purposes of this study, only 2006-2010 ACS data has been examined.

Wadley showed significantly different marital status than other places in the county, state, and nation. According to the 2006-2010 American Community Survey the substantially dominant marital status for Wadley was never married, accounting for 554 individuals and approximately 65% of the population, while Randolph County reported 25% of the population as never married, Alabama 27%, and the US 31%. In contrast to the town, the county recorded married (except separated) as the significantly dominant marital status at 51%, while both the state and nation reported 50%.

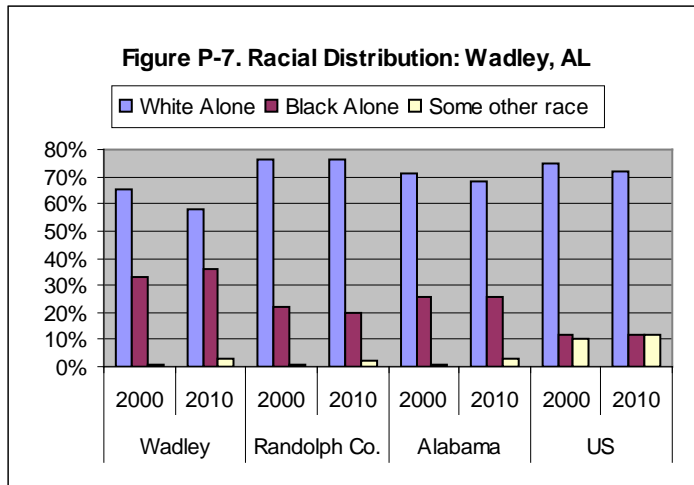


Wadley's larger portion of never married individuals could be attributed to the student body at Southern Union Community College, which comprises a significant portion of the town's total population. In addition, the town showed somewhat significantly less divorced residents at 7%, compared to the county at 10%, the state (11%), and nation (10%). The town also showed less widowed marital status than the county, state, and nation. Once again this could be due to the large portion of college students, which tend to chiefly

incorporate the youth population. Figure P-6 displays marital status for Wadley, Randolph County, Alabama, and the US in 2010. Notice the significantly larger portion of never married individuals for the town compared to the county, state, and nation during this time and also the somewhat smaller portion of widowed and divorced individuals in the town. For more information consult Table P-6. *Marital Status* in Appendix A.

Race Distribution

A general understanding of racial diversity is necessary for a community to better serve its residents. Communities with varying races tend to have differing cultural and ethnic needs, however, these factors can spur greater opportunities for growth within the community. Similar to many communities in Alabama, Wadley is a predominantly white community. However, Wadley showed significantly more racial diversity than Randolph County, Alabama, and the US. Between 2000 and 2010 the town's white population increased from 417 persons (65% of the population) to



435 (57%), a minor increase of 4%, however, black populations in the town grew from 213 (33%) to 272 (36%) a significant 27% increase during this time. Meanwhile Randolph County increased in white population by a minor 2% and decreased in black population by a somewhat significant -7%. Both Alabama and the US increased in blacks by 8% and 12% respectively, showing more growth than Randolph County in this population, but considerably less than Wadley. This information indicates that the town increased in minority population to a

greater degree than the county, state, and nation. In 2010 approximately 33% of the population was black compared to 22% in the county, 26% in the state, and 12% in the nation, indicating a substantially larger portion of minorities in the town in comparison. Figure P-7 illustrates racial distribution for Wadley, Randolph County, Alabama, and the US between 2000 and 2010. Notice the considerably larger portion of black population for the town compared to the county, state, and nation. The nation also showed a significantly larger portion of “other” races compared to the county, state, and town. For more information consult Tables P-7 and P-8 *Racial Distribution* in Appendix A.

Gender Distribution

In typical American communities females tend to slightly outnumber males, due primarily to higher male mortality rates and longer female life expectancy. Wadley closely followed this pattern, as well as Randolph County and Alabama communities, in general. Wadley's population, in 2000 comprised 45.0% male and 55.0% female. The county indicated considerably more even distribution at 48.3% male and 51.7% female, while the state showed similar trends at 48.3% and 51.7%, respectively. The US, in 2000, showed similar trends at 49.1 male and 50.9 female.

In 2010 approximately 45.1% of Wadley's population was male and 54.9% female. Randolph County reported 48.5% male and 51.5% female while Alabama showed 48.5% male and 51.5% female. The US reported 49.2% male and 50.8% female. This information indicates that during this time Wadley held a slightly larger portion of female than male compared to Randolph County, Alabama, and the US. For more information consult Table P-9. *Gender Distribution* in Appendix A.

Analytical Summary

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

Historical Population Trends

Historically, Wadley has shown significant increases and decreases in population, with an overall increase from 426 persons in 1910 to 751 in 2010, an increase of 76%. From 1910 to 1930 the town increased in population by 23% then from 1940 to 1970 the town again showed another substantial increase of 27%. This could be attributed to the formation of Southern Union State Junior College which opened in 1923, drawing in youth from surrounding areas and the continued increase due to steadily growing enrollment.

Between 1970 and 1990 the town reported a significant loss of -17%, which could have been caused by a loss of manufacturing and agricultural businesses in Randolph County and surrounding counties during this time. Once again the town increased in population from 1990 to 2010, accounting for its most substantial growth at 45%. This climb in population would most likely be attributed to Southern Union State Junior College effectively merging with Southern Union State Community College in 1994, thus enlarging the schools reach and bringing in considerably more students.

Randolph County showed significantly different historic population trends than Wadley. Between 1920 and 1970 the county consistently decreased in population, dropping by -32%, and then steadily increased by 25% from 1970 to 2010.

Assessment: Wadley showed significant increases and decreases in population from 1910 to 2010, as did Randolph County, while Alabama and the US reported fairly steady growth. Substantial increases in population for the town could be attributed to industrial growth with Plantation Patterns and increased enrollment at the college while decreases could be attributed to job loss in agriculture and manufacturing. Randolph County increases and decreases in population could also be due to job growth and job loss, mainly in industry.

Place of Birth

The majority of residents in Wadley, 84% in 2000 and 78% in 2010, were born in Alabama. However, the portion of residents born in another state rose somewhat from 12% in 2000 to 17% in 2010. Most residents born in another state were from another southern state, accounting for 72% of residents born in another state and 9% of the town's total residents in 2000.

In 2010 Wadley reported that approximately 78% of residents born in another state were from another southern state and 13% of the total. The town increased slightly in residents born in a northeastern state, showing 6% in 2000 and 15% in 2010, accounting for only a minor portion of the total population at 0.8% in 2000 and 2% in 2010.

Assessment: The considerable majority of residents in Wadley, in 2000 and in 2010, were born in Alabama, however a somewhat substantial portion of residents were born in another southern state.

Place of Residence

From 2009 to 2010, Wadley showed some slight transition (mobility) of residents to different homes. Residents living in the same house 1 year prior to 2010 accounted for 72% of the population, while residents transitioning to another home accounted for 27%. Most residents transitioning to another home moved in from somewhere else in Alabama (18%) while approximately 1% moved in from another southern state. Approximately 8% of Wadley's residents transitioned from another home in town.

Assessment: The substantial majority of Wadley residents remained in place their place of residence between 2009 and 2010, while most residents transitioning to another house moved in from somewhere else in Alabama and a small portion from another southern state.

Age Distribution

Wadley age distribution followed substantially different patterns compared to Randolph County, Alabama, and the US. Between 2000 and 2010 the town increased in the Youth/K-12 (5 to 19 year old) population from 202 (31% of the population) persons to 262 (34%), a considerable increase of 29%, while the county decreased in this age group by -1% and the state and nation increased by a minor 1% and 2%, respectively.

In 2010 Randolph County, Alabama, and the US all recorded the Youth age group as 20% of their respective population, indicating that Wadley had a substantially larger portion of youth at 34%. Also in 2010 the town showed a somewhat higher portion of Young Adult/College Age (20 to 24 year olds) at 11% than reported in the county at 5% and the state and nation, both at 7%.

Assessment: Wadley, in 2000 and 2010, reported a substantially higher portion of youth and young adult populations than Randolph County, Alabama, and the US in 2010. This could be attributed to the town's large portion of the population comprising of students at the college.

Marital Status

Wadley showed significantly different marital status than other places in the county, state, and nation. According to the 2006-2010 American Community Survey the substantially dominant marital status for Wadley was never married, accounting for 554 individuals and approximately 65% of the population, while Randolph County reported 25% of the population as never married, Alabama 27%, and the US 31%. In contrast to the town, the county recorded married (except separated) as the significantly dominant marital status at 51%, while both the state and nation reported 50%.

Assessment: According to the 2006-2010 American Community Survey, the substantial majority of Wadley's population in 2010 was never married, while Randolph County, Alabama, and the US reported substantially smaller portions of never married and more married (except separated). Wadley's larger portion of never married individuals could be attributed to the student body at Southern Union Community College, which comprises a significant portion of the town's total population.

Race Distribution

Similar to many communities in Alabama, Wadley is a predominantly white community. However, Wadley showed significantly more racial diversity than Randolph County, Alabama, and the US. Between 2000 and 2010 the town's white population increased from 417 persons (65% of the population) to 435 (57%), a minor increase of 4%, however, black populations in the town grew from 213 (33%) to 272 (36%) a significant 27% increase during this time. Meanwhile Randolph County increased in white population by a minor 2% and decreased in black population by a somewhat significant -7%.

Both Alabama and the US increased in blacks by 8% and 12% respectively, showing more growth than Randolph County in this population, but considerably less than Wadley (27%). This information indicates that the town increased in minority population to a greater degree than the county, state, and nation. In 2010 approximately 33% of the population was black compared to 22% in the county, 26% in the state, and 12% in the nation, indicating a substantially larger portion of minorities in the town in comparison.

Assessment: Although white population was the substantially dominant race in Wadley, the town reported a considerably larger portion of black population than Randolph County, Alabama, and the US in 2000 and 2010.

Gender Distribution

Wadley's population, in 2000 comprised 45.0% male and 55.0% female. The county indicated considerably more even distribution at 48.3% male and 51.7% female, while the state showed similar trends at 48.3% and 51.7%, respectively. The US, in 2000, showed similar trends at 49.1 male and 50.9 female.

In 2010 approximately 45.1% of Wadley's population was male and 54.9% female. Randolph County reported 48.5% male and 51.5% female while Alabama showed 48.5% male and 51.5% female. The US reported 49.2% male and 50.8% female.

Assessment: Wadley, in 2000 and 2010, reported a somewhat considerably larger portion of females to males in comparison to Randolph 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. Wadley holds economic development potential as a small town with two major state highways and educational potential of the schools, including Southern Union State Community College. The town should continue to capitalize on and build its economy on educational opportunity and community involvement.

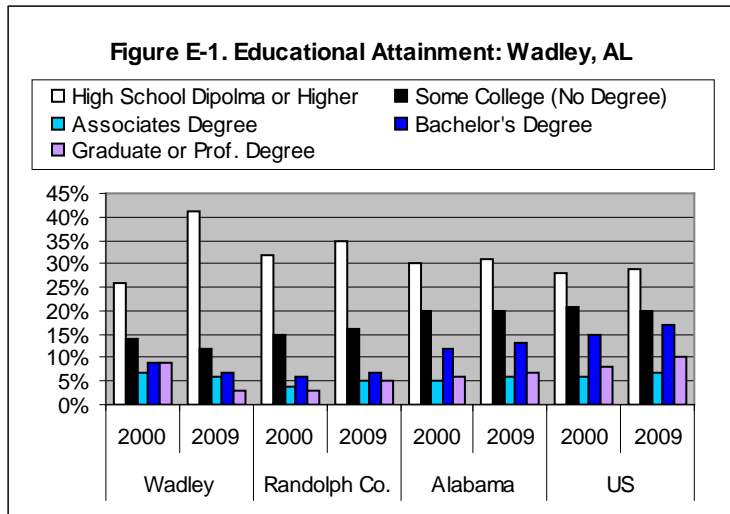
This chapter of the comprehensive plan examines the following economy related elements: educational attainment, income, commuting patterns, labor force participation and unemployment, class of worker, industrial composition, occupational status, and poverty. These elements for the town shall be compared to those of the county, state, and nation in order to establish a foundation for comparison. Economic information for this chapter has been obtained from the US Census 2000 as well as American Community Survey (ACS) estimates collected between the years of 2005-2009. However, due to variations in their data collection methodologies, much of the information presented from these sources cannot be compared together for trend analysis or should only be compared with caution. For example, one of the most significant differences between the US Census 2000 and the ACS is the data collection timeframe or reference period. All Census 2000 data was collected in 1999, while ACS data for small cities and towns, under 20,000 in population, was collected between the years of 2005 and 2009. This methodology was established in order to provide more recent data updates in 5 year increments, as opposed to once every 10 years, with new data being released each consecutive 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 Wadley ranked comparably to Randolph County and considerably behind Alabama and the US. In 2000,

approximately 66% of the 25 and older population for Wadley and 61% for Randolph County attained their high school diploma/equivalency or an attainment higher. Also in 2000, the town showed 10% of the population earning a bachelors degree or higher compared to the county at 13%. Approximately 3% of the town's population held a graduate or professional degree while the county recorded 5%. However, 2009 data reported somewhat significant change as Wadley increased to 71% high school graduates or higher and the county also grew to 71%. The town dropped substantially in its portion of bachelor degree or higher holders from 18% to 10% while the county increased slightly from 10% to 13%. This information indicates that between 2000 and



2009 the town and county showed comparable increases in educational attainment for recipients HS diplomas or higher, but the town decreased in holders of bachelor degrees or higher while the county increased slightly. Alabama and the US outranked both Wadley and Randolph 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 Wadley, Randolph 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 for the town could be attributed to a substantially high portion of college students at Southern Union Community College who are currently working toward their degrees while lower attainment in the county could be due to a general lack of 4-year colleges in the surrounding area. For more information consult Tables E-1 and E-2 *Educational Attainment* in Appendix B.

Income

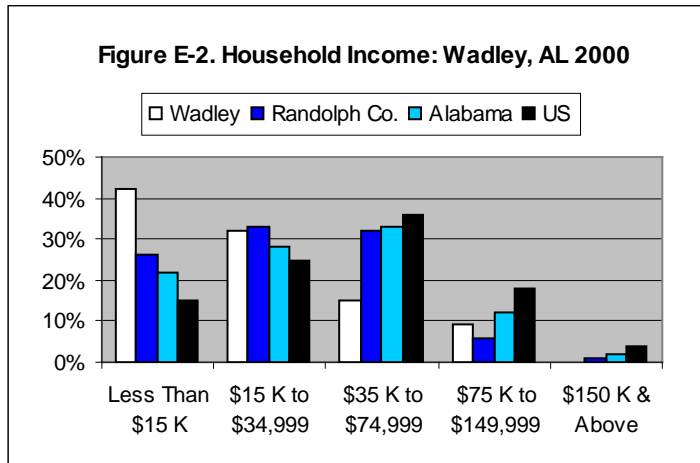
Monetary income is a primary factor in determining a community's wealth and prosperity. Higher incomes promote a higher standard of living and more return investment into the community, while lower incomes suggest lower standards and less investment. Therefore, a comprehensive economic study requires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

Household Income

Household income (HHI) is the most basic and generalized variable in measuring income. A household is considered a dwelling unit in which one or more individuals live. Therefore, the

household income is the accumulation of all income generated within a specified household. Median household income (MHI), which is characterized as the exact middle (median) point monetary amount of household incomes collected, was also examined.

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

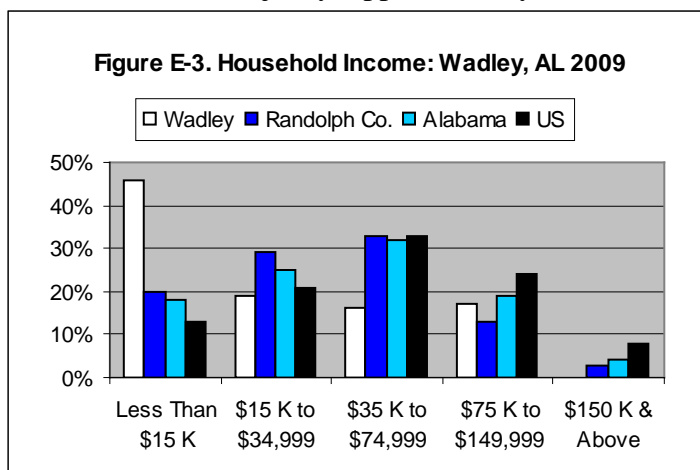


differences in the reference period in which the data was collected (See Economy Chapter Introduction for more details). Inflation from 2000 to 2009 must also be considered when comparing changes in income during this time.

Between 2000 and 2009 Wadley’s household income was considerably surpassed by Randolph County, Alabama, and the US. Median household income in the town rose slightly from \$17,500 to \$20,577 a 17% increase,

while the county MHI grew from \$28,675 to \$35,137 a 22% 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 Wadley during this time had proportionately more households in lower income brackets than Randolph County, Alabama, and the US.

A further examination of household income at the income bracket level shows that Wadley households earned considerably less than households in Randolph County, Alabama, and the US. The considerable majority, approximately 74% of the town’s households earned less than 35,000



in 2000 and 65% in 2009. Furthermore, approximately 42% of Wadley households earned less than \$15,000 in 2000 and 46% in 2009, indicating that a significantly large portion of town households lived on a relatively small budget. Randolph County reported substantially higher household incomes than Wadley with approximately 40% of households earning more than \$35,000 per year in 2000 and 50% in 2009. Both Alabama and the US in 2009 showed the majority of households earning \$35,000

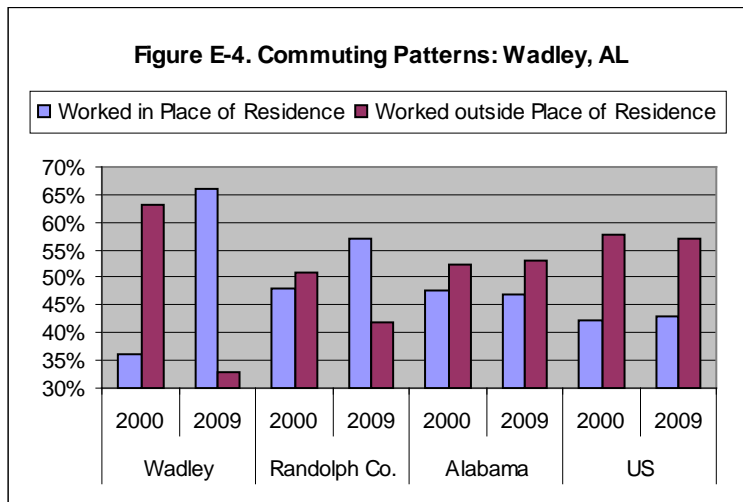
and above at 56% and 65%, respectively. Figures E-2 and E-3 illustrate household income for Wadley, Randolph County, Alabama, and the US in 2000 and 2009 respectively. Notice the significant portion of town households earning less than \$35,000 per year compared to the county,

state, and nation during this time. As previously discussed in the educational attainment section, lower household incomes for Wadley could be attributed to a large portion of households being students enrolled at the college, a segment of the population which tends to report lower incomes than single-family households. As a planning consideration the town should strive to strengthen its schools while promoting and encouraging businesses which may provide opportunities for college graduates. For more information consult Tables E-3 and E-4 *Household Income* in Appendix B.

Commuting Patterns

Commuting patterns can be used to gauge how far away people in a community live from their place of work and how much time was spent in transition to and from home and the workplace. These patterns are useful in recognizing places for job development and retention as well as alleviating long commuting time and travel distances in the city 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 Wadley and provide suggestions for improving travel to and from work. According to the Census Bureau, commuting data in Census 2000 and the 2005-2009 ACS may be safely compared.

Place of work was the major component in understanding commuting patterns with the two variables examined being those residents (workers 16 and older) who live in their place of residence (city) and work in their respective city along with those who live in the city, but commute outside the city to work. Census Bureau and ACS information show interesting and



significant changes in commuting patterns for Wadley. In 2000 the considerable majority (approximately 63%) of Wadley's workers commuted outside of town to their jobs, however, in 2009 that trend reversed and the substantial majority (66%) of commuters lived and worked in town. This change in commuting could be attributed to a substantial increase in college students who tend to live and work in town and also teachers in the schools. In comparison, Randolph County

showed somewhat of an increase in commuters who live and work in their respective cities of residence while Alabama and the US remained relatively unchanged. Figure E-4 illustrates commuting patterns for Wadley, Randolph County, Alabama, and the US between 2000 and 2009. Notice the considerable change in commuting for the town during this time in comparison to the county, state, and nation. This information indicates that Wadley, in general, provided proportionately more jobs for commuters than Randolph County, Alabama, and the US. For more information consult Tables E-5 and E-6 *Commuting Patterns* in Appendix B.

A further study of commuting patterns examines work-related travel within in the county of residence and state of residence. Variables explored in this case consisted of data pertaining to commuters who lived in the county and worked in the county and those who lived and worked in their state of residence. The majority of Wadley workers (96% in 2000 and 99% in 2009) lived and worked in Alabama. Approximately 75% of the town's workers lived and worked in their county of residence in 2000, and town workers reported 74% in 2009. This information indicates that approximately three quarters of Wadley workers lived and worked in Randolph County during this time.

Means of transportation for Wadley 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. Personal vehicle was the substantially dominant mode of transport in Wadley with approximately 86% of all workers in 2000 driving a personal vehicle alone to work and 57% driving alone in 2009. Randolph County showed a slight increase in commuters driving alone from 76% to 79% while Alabama reported an minor increase from 83% to 84% and the US recorded 75% during this time. These figures suggest that Wadley commuters tended to rely on personal vehicular transportation to a considerable degree in 2000, however, in 2009 that trend decreased substantially as other modes of transportation were utilized. In 2009 approximately 17% of town commuters walked to work, compared to 1% in county and state and 2% in the nation, indicating considerably less automobile dependency for the town in comparison.

In addition to means of transportation, travel time to work was also examined. According to Census 2000 and ACS 2005-2009 data, Wadley worker commute times decreased significantly from an average of 21 minutes to 12 minutes. Randolph County showed a somewhat substantial decrease in commute times from 31 minutes to 25, while Alabama showed a minor decrease from 24 minutes to 23. National commuting figures remained the same at 25 minutes. For more information consult Tables E-7 and E-8. *Commuting Means* in Appendix B.

Labor Force Participation and Unemployment

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

Concerning labor force participation, Wadley ranked somewhat lower than Randolph County and considerably lower than Alabama, and the US. Between 2000 and 2009 the town increased substantially in labor force participation from 39% of the 16 and over population to 48%, while Randolph County remained at 55%. Alabama increased slightly from 59% to 60% and the US

increased in labor force participation from 63% to 65%. Lower labor force participation rates for the town could be attributed to a considerably large portion of the population consisting of college students at the college.

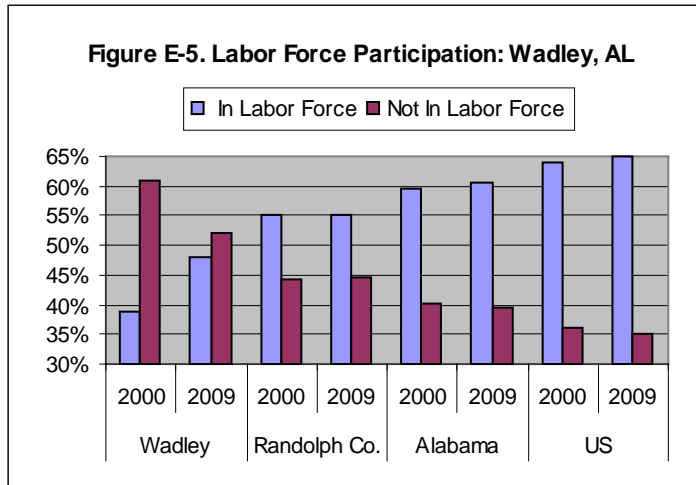


Figure E-5 exhibits labor force participation for Wadley, Randolph County, Alabama, and the US between 2000 and 2009. Notice the town's significantly lower labor force participation rate compared to the county, state, and nation. As a cautionary note, the data between Census 2000 and ACS 2005-2009 should 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.

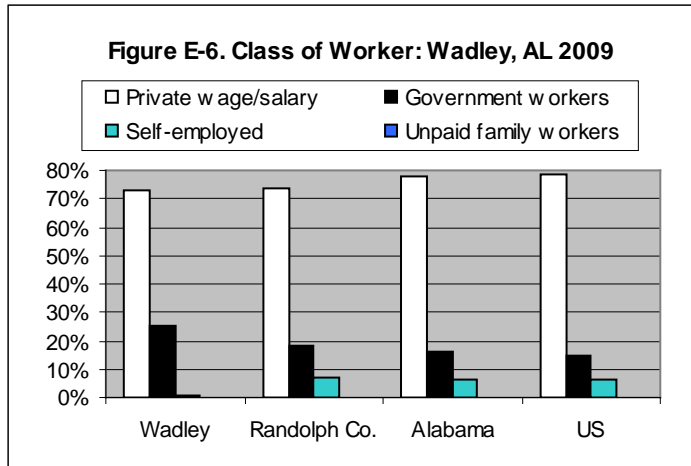
In addition to low labor force participation, Wadley exhibited high unemployment rates in comparison to the Randolph County, Alabama, and the US. Considering civilian workforce unemployment, which pertains to labor force workers of non-military status age 16 years and older, Wadley increased substantially from 4% of the total labor force in 2000 to 18% in 2009 while Randolph County grew somewhat less significantly from 5% to 11%. Both Alabama and the US reported similarly less unemployment with 7% in 2009. This information indicates that the town had a considerable larger portion of unemployment than the county, state, and nation during this time. For more information consult Tables E-9 and E-10 *Labor Force Participation* in Appendix B.

Class of Worker

An examination of class of worker gives a community a better understanding of the general types of workers presently employed 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 (73%) of Wadley of workers received a private wage or salary as did workers in Randolph County (74%), Alabama (77%) and the US (78%). The town showed a slightly larger portion of government workers at 25% than the county at 18% and the state at 16%. The US reported 14% in government workers. Figure E-6 examines class of worker for Wadley, Randolph County, Alabama, and the US in 2009. Notice that the substantial majority of workers in the town, county, state, and nation received either a private wage

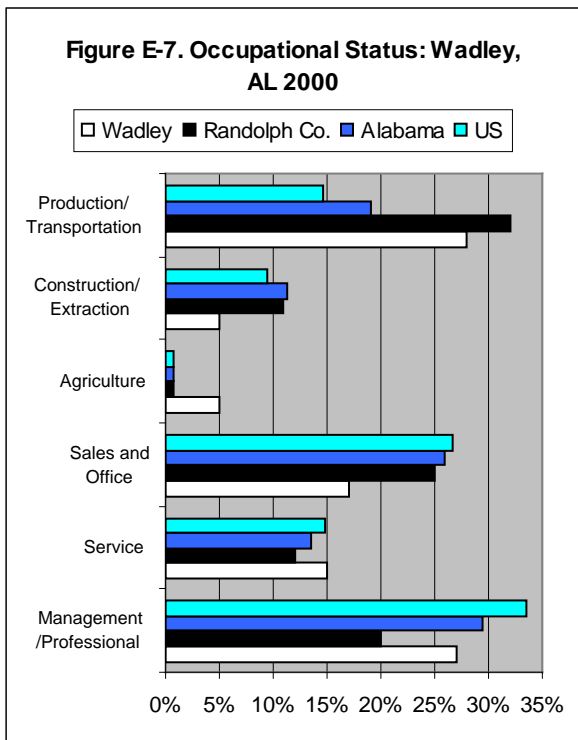
or salary. Also, Wadley showed a slightly larger portion of government and workers than Randolph County, Alabama, and the US. This information suggests that the town had a slightly



larger portion of white-collar, government and administrative workers than the county, state, and nation and a smaller portion of blue-collar private wage/salary workers. As a planning consideration, the town could strive to promote and encourage blue-collar employment while maintaining government and administrative-related professions in order to increase employment and job opportunities. For more information consult see Table E-11 *Class of Worker* in Appendix B.

Occupational Status

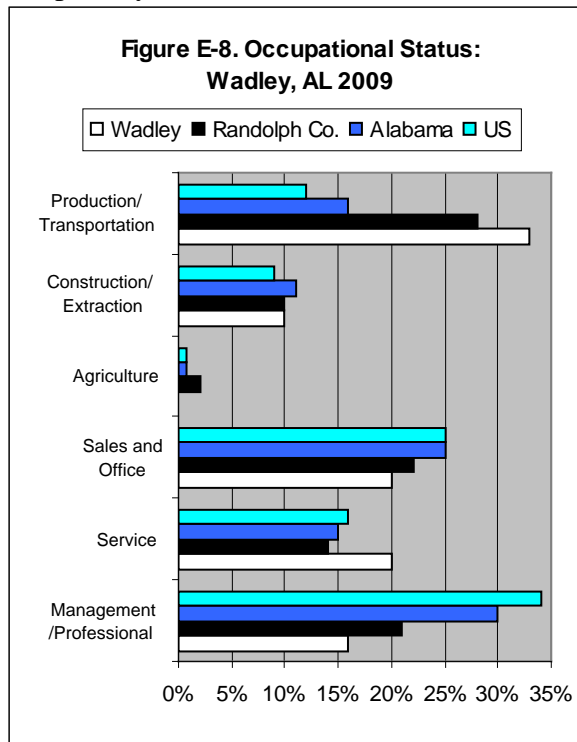
Every economically viable community has a variety of occupations through which services are performed and money is circulated. A study of occupational status shows what kind of labor is being utilized in a community. This information is useful for determining where job opportunities exist and where job growth is most or least likely to occur. Occupation describes the kind of work a person does on the job. For people working two or more occupations during the reference week



data was collected the occupation in which the employee worked the greatest number of hours was accounted as the person's occupation. In order to categorize occupations, occupational status has been divided into 6 categories, which include: 1) Management / Professional Related—which constitutes business and financial operators and specialists, architects, engineers, legal occupations, computer specialists, social services, and technical healthcare occupations, 2) Services—consisting of healthcare support, firefighting and law enforcement, ground and building maintenance, hotel and food accommodation, arts, entertainment, education, recreation, and personal care services, 3) Sales / Office—sales and related, and administrative, 4) Agriculture—which includes fishing, farming, and forestry operations, 5) Construction / Extraction—construction trade workers, extraction workers, and supervisors, 6) Production /

Transportation—production occupations, transportation and moving occupations, aircraft and traffic control operations, motor vehicle operators, rail, water, and other transportation related occupations.

Occupational status comparisons between 2000 Census and ACS 2005-2009 information has been accepted by the Census Bureau, however, caution must be noted due to changes in tabulation. For



ACS 2005-2009 data 2002 NAICS (North American Industry Classification System) codes were mapped to the most equivalent 2007 codes, while 2000 Census information were based on 1997 codes. Codes and descriptions in the Electronic Shopping, Wholesale, and Information categories have been changed.

Wadley occupation status showed considerable differences compared to Randolph County, Alabama and the US. The major occupations for Wadley in 2000 constituted of Production/Transportation at 28% of all occupations and Management/Professional at 27%, followed distantly by Sales and Office (19%). These town trends differed significantly from the county which reported Sales and Office as the most dominant occupation at 25% followed by Management/Professional at 20%. Both Alabama and the US recorded a similarly large portion of Sales and Office occupations at 25% and 26%

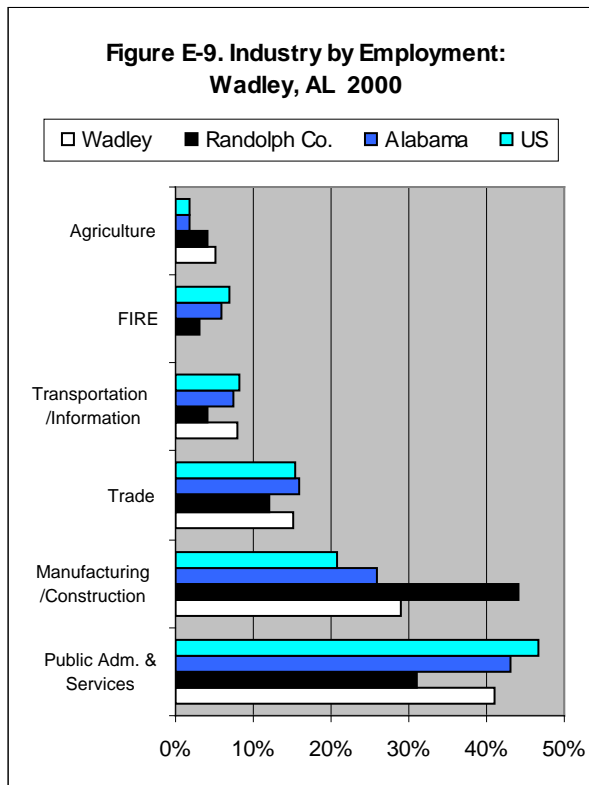
respectively. Management/Professional occupations showed the highest portion at the state and national level at 29% and 33% respectively while Production/Transportation ranked a distant third at 19% for the state and 14% for the US.

Between 2000 and 2009 Wadley increased slightly in Production/Transportation occupations, growing from 28% to 33% and decreased significantly in Management/Professional from 27% to 16%. Construction/Extraction occupations in the town also increased from 5% to 10%. Meanwhile the county showed slight decline in Production/Transportation occupations, decreasing from 32% in 2000 to 28% in 2009. However, Management/Professional occupations for the county showed little change, growing from 20% to 21%. Both Alabama and the US substantially exceeded Wadley and Randolph County in Management/Professional occupations accounting for 30% and 34% respectively in 2009. The state and nation also slightly edged the town and county in Sales and Office, both at 25%. Figures E-7 and E-8 show occupational status for Wadley, Randolph County, Alabama, and the US in 2000 and 2009. Notice the substantial portion of Production/Transportation occupations for the town and county in 2009 and the large portion of Management/Professional for the state and nation. This information indicates that Wadley held a slightly larger portion of blue-collar occupations than Randolph County and a significantly larger portion of blue-collar than Alabama and the US. For more information consult Tables E-12 and E-13 *Occupational Status* in Appendix B.

Industrial Composition

Any economically prosperous community will have a diverse and changing economic base, offering a variety of job opportunities and services to its population. As markets change and demand for specified goods and services increase or decrease, industrial sectors will vary in size and in their influence on the overall industrial composition and economic welfare of the community; therefore, a proper examination of industrial composition is necessary to plan for economic development and opportunities. This section of the economy chapter focuses on industrial composition by industry employment. For categorization purposes, industries have been separated into 9 industrial sectors, which include: 1) Agriculture—consisting of such industries as agriculture, forestry, fishing, hunting, and mining, 2) Construction, 3) Manufacturing, 4) Wholesale Trade, 5) Retail Trade, 6) Transportation—including warehousing and utilities, 7) Information, 8) FIRE (Finance, Insurance, Real-Estate), 9) Services—which entails professional, scientific, administrative, waste management, arts, education, healthcare and social assistance, food accommodation, and other services except public administration, 10) Public Administration. According to the Census Bureau, industrial data between the 2000 Census and ACS 2005-2009

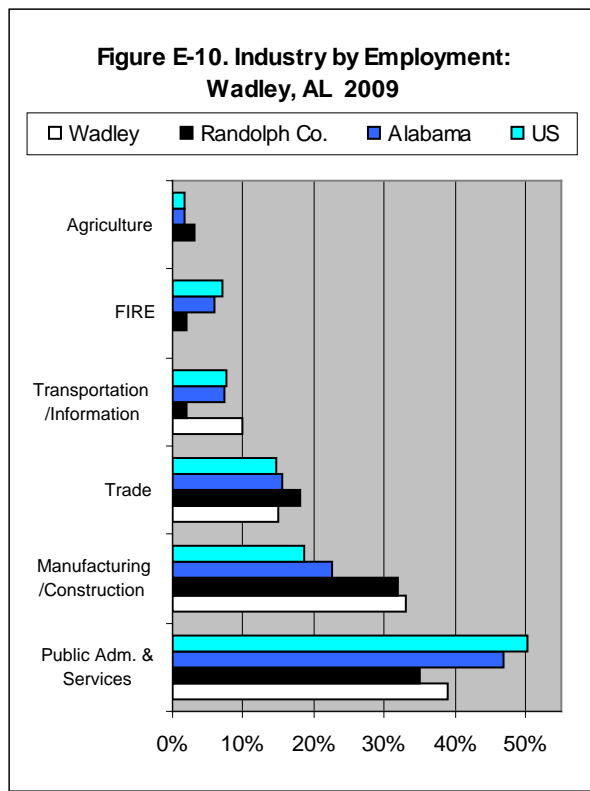
may be compared, but with caution due to the same tabulation differences as occupational information previously explained in the occupation status section.



An examination of industrial composition shows the most dominant industry for Wadley being Public Administration/Services in 2000 at 41% of all town industries, followed distantly by Manufacturing/Construction at 29%. Randolph County showed the opposite trend with its most prevalent industry being Manufacturing/Construction (44%) followed by Public Administration/Services (31%). In these industries the town showed considerably similar trends with the state and the nation, while the county did not. Similar to Wadley, Alabama's major industry in 2000 was Public Administration/Services (43%) and the same for the US (46%). Manufacturing/Construction accounted for 26% in Alabama and 20% in the US. In 2009 Wadley's portion of Public Administration/Service jobs decreased to 39%,

despite a slight numerical increase while Manufacturing/Construction increased slightly to 33%. In comparison Randolph County recorded a slight increase in Public Administration/Services in 2009 (35%) and a significant decrease in Manufacturing/Construction at 32%. Both Alabama at 22% and the US at 18% reported a slight decrease in Manufacturing/Construction in 2009. However, both the state and nation increased in its portion of Public Administration/Services at 46% and 50%, respectively. Figures E-9 and E-10 illustrate Industry by Employment for Wadley, Randolph County, Alabama, and the US in 2000 and 2009, respectively. Notice in 2000 and 2009 the

significant amount of employment in the Manufacturing/Construction sector and in the Public Administration/Services sector for the town, county, state, and nation. Also notice the substantially



larger portion of Public Administration jobs in the state and nation, compared to the town and county as well as the larger portion of Manufacturing/Construction for the town and county. This information indicates, as previously mentioned in the occupational status section, that Wadley and Randolph County have a considerably larger portion of blue-collar workers than Alabama and the US, while Alabama and the US have more white-collar workers. Retail and Wholesale Trade also played a somewhat significant role in the economy of the town, county, state, and nation, accounting for between 12% to 17% in 2000 and 2009. As a planning consideration the city could seek to diversify its economy by promoting and encouraging professional and high-skilled job creation and development through its schools and business recruitment. For more detailed information consult Tables E-14 and E-15 *Industry by Employment* in Appendix B.

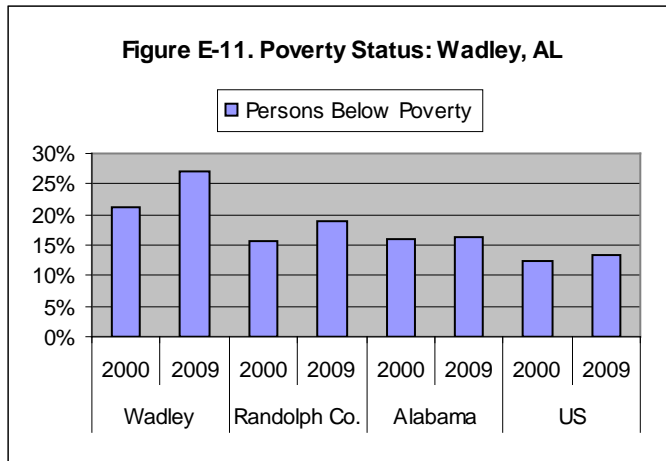
Poverty Status

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

In terms of poverty status, Wadley lagged considerably behind Randolph County, Alabama, and the US. Between 2000 and 2009 Wadley increased in persons below poverty level from 21% of all individuals in town to 27% as did Randolph County increasing slightly in individual poverty from 15% to 19%. Alabama remained at 15% poverty while the US climbed slightly from 12% to 13% during this time. Figure E-11 displays information pertaining to percent persons below poverty level for Wadley, Randolph County, Alabama, and the US from 2000 to 2009. Notice the substantially larger portion of persons below poverty level in the town, as compared to the county, state, and nation. This could be attributed to higher unemployment in the town and a larger portion of blue-collar jobs as mentioned in previous sections pertaining to unemployment and occupational

status and industrial composition. The college could also play a significant role in the town's higher poverty status since college students tend to earn less income than families and the college represents such a substantial portion of the town's population. As a planning consideration Wadley

should work with the college to encourage and promote skilled businesses and industry which could draw graduates, thus providing more income in the community.



Family poverty in Wadley showed similar trends to individual. Between 2000 and 2009 Wadley increased in its percentage of families below poverty from 29% of all families to 34%, while Randolph County showed substantially less family poverty at 12% and 19%, respectively. Alabama remained fairly stable in poverty at 12% in

both 2000 and 2009 as did the US at 9% in both years. For more information on poverty status consult Tables E-16 and E-17 *Family Poverty Status* in Appendix B.

Analytical Summary

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

Educational Attainment

High School Attainment or Higher: In 2000, approximately 66% of the 25 and older population for Wadley and 61% for Randolph County attained their high school diploma/equivalency or an attainment higher. Also in 2000, the town showed 10% of the population earning a bachelors degree or higher compared to the county at 13%. Approximately 3% of the city's population held a graduate or professional degree while the county recorded 5%. However, 2009 data reported somewhat significant change as Wadley increased to 71% high school graduates or higher and the county also grew to 71%.

Bachelors' Degree or Higher: in 2000, the town showed 10% of the population earning a bachelors degree or higher compared to the county at 13%. Approximately 3% of the town's population held a graduate or professional degree while the county recorded 5%. However, 2009 data reported somewhat significant change as Wadley increased to 71% high school graduates or higher and the county also grew to 71%. The town dropped substantially in its portion of bachelor degree or higher holders from 18% to 10% while the county increased slightly from 10% to 13%. This information indicates that between 2000 and 2009 the town and county showed comparable increases in educational attainment for recipients HS diplomas or higher, but the town decreased in holders of bachelor degrees or higher while the county increased slightly. Alabama and the US outranked both Wadley and Randolph 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%.

Assessment: Wadley ranked slightly below Randolph County in terms of educational attainment at the higher attainment levels and considerably lower than Alabama and the US.

Income—Household Income

Median Household Income: Median household income in the town rose slightly from \$17,500 to \$20,577 a 17% increase, while the county MHI grew from \$28,675 to \$35,137 a 22% increase. The state's MHI climbed from \$34,135 to \$41,216, an increase of 20%, while the nation increased from \$41,994 to \$51,425, a 22% increase.

Household Income—\$35,000 or More: The considerable majority, approximately 74% of the town's households earned less than 35,000 in 2000 and 65% in 2009. Furthermore, approximately 42% of Wadley households earned less than \$15,000 in 2000 and 46% in 2009, indicating that a significantly large portion of town households lived on a relatively small budget. Randolph County reported substantially higher household incomes than Wadley with approximately 40% of households earning more than \$35,000 per year in 2000 and 50% in 2009. Both Alabama and the

US in 2009 showed the majority of households earning \$35,000 and above at 56% and 65%, respectively.

Assessment: Household income for Wadley in both 2000 and 2009 indicates that town households, in general, earned substantially less than Randolph County, Alabama, and the US during this time.

Commuting Patterns

Place of Work: In 2000 the considerable majority (approximately 63%) of Wadley's workers commuted outside of town to their jobs, however, in 2009 that trend reversed and the substantial majority (66%) of commuters lived and worked in town. Randolph County showed somewhat of an increase in commuters who live and work in their respective cities of residence while Alabama and the US remained relatively unchanged.

Out-of-County Commuting: The majority of Wadley workers (96% in 2000 and 99% in 2009) lived and worked in Alabama. Approximately 75% of the town's workers lived and worked in their county of residence in 2000, and town workers reported 74% in 2009.

Means of Transportation: Personal vehicle was the substantially dominant mode of transport in Wadley with approximately 86% of all workers in 2000 driving a personal vehicle alone to work and 57% driving alone in 2009. Randolph County showed a slight increase in commuters driving alone from 76% to 79% while Alabama reported around 83% to 84% of workers driving alone in both 2000 and 2009 and the US recorded 75% during this time.

Travel Time to Work: According to Census 2000 and ACS 2005-2009 data, Wadley worker commute times decreased significantly from an average of 21 minutes to 12 minutes. Randolph County showed a somewhat substantial decrease in commute times from 31 minutes to 25 while Alabama also showed a minor decrease from 24 minutes to 23. National commuting figures remained the same at 25 minutes.

Assessment: Personal vehicle for Wadley was the substantially dominant form of transport with the considerable majority of commuters living and working in the town. In 2009 Wadley showed significantly more commuters (66%) traveling to work within the town than reported in Randolph County (57%), Alabama (46%) and the US (43%).

Labor Force Participation and Unemployment

Labor Force Participation: Concerning labor force participation growth, Wadley ranked somewhat lower than Randolph County and considerably lower than Alabama, and the US. Between 2000 and 2009 the town increased substantially in labor force participation from 39% of the 16 and over population to 48%, while Randolph County remained at 55%. Alabama increased slightly from 59% to 60% and the US increased in labor force participation from 63% to 65%.

Unemployment: In addition to low labor force participation, Wadley exhibited high unemployment rates in comparison to the Randolph County, Alabama, and the US. Considering civilian workforce unemployment, which pertains to labor force workers of non-military status age 16 years and older, Wadley increased substantially from 4% of the total labor force in 2000 to 18% in 2009 while Randolph County grew somewhat less significantly from 5% to 11%. Both Alabama and the US reported similarly less unemployment with 7% in 2009.

Assessment: Wadley ranked considerably lower than Randolph County, Alabama, and the US in labor force participation and showed substantially higher unemployment rates.

Class of Worker

Private wage/salary: According to ACS 2005-2009 data the considerable majority (73%) of Wadley workers received a private wage or salary as did workers in Randolph County (74%), Alabama (77%) and the US (78%).

Government worker: The town showed a slightly larger portion of government workers at 25% than the county at 18% and the state at 16%. The US reported 14% in government workers.

Assessment: Most of Wadley workers receive a private wage or salary, similar to Randolph County, Alabama, and the US, however the town showed a slightly larger portion of government workers.

Occupational Status

Management/Professional: Wadley decreased substantially in Management/Professional occupations, from 27% to 16%. However, Management/Professional occupations for the county showed little change, growing from 20% to 21%. Both Alabama and the US substantially exceeded Wadley and Randolph County in Management/Professional occupations accounting for 30% and 34% respectively in 2009.

Production/Transportation: Between 2000 and 2009 Wadley increased slightly in Production/Transportation occupations, growing from 28% to 33% while county also showed slight decline in Production/Transportation occupations, decreasing from 32% in 2000 to 28% in 2009. Alabama dropped slightly in its portion of Production/Transportation occupations from 19% to 16% as did the US from 14% to 12%.

Assessment: Wadley showed substantial growth in its portion of Production/Transportation occupations and decreased considerably in Management/Professional occupations. Randolph County, Alabama, and the US showed a significantly higher portion of Management/Professional occupations than Wadley and lower Production/Transportation, indicating a larger portion of blue-collar jobs in the town and less white-collar in comparison to the county, state, and nation.

Industrial Composition

Manufacturing: Wadley Manufacturing accounted for 26% of all occupations in 2000 and rose to 29% in 2009 while Randolph County reported a decline, dropping significantly from 34% to 25%. Both Alabama and US declined slightly in their portion of manufacturing jobs.

Services: Public Administration and Services showed the most dominant industry in Wadley in 2000 at 41% and in 2009 at 39% of all jobs. This trend also followed the same pattern in the county, state, and nation.

Retail Trade: Wadley's Retail Trade at 9% in 2000 and 13% in 2009 ranked a distant third to Manufacturing and Services industries. This trend also followed the same pattern in the county, state, and nation.

Assessment: Wadley showed fairly similar patterns in industrial composition compared to Randolph County, Alabama, and the US. The major difference in industrial patterns was Randolph County's considerable decline in Manufacturing, while Wadley increased slightly in the town's portion of manufacturing jobs.

Poverty Status

Individuals Below Poverty Level: In terms of poverty status, Wadley lagged considerably behind Randolph County, Alabama, and the US. Between 2000 and 2009 Wadley increased in persons below poverty level from 21% of all individuals in the city to 27% as did Randolph County increasing slightly in individual poverty from 15% to 19%. Alabama remained at 15% poverty while the US climbed slightly from 12% to 13% during this time.

Families Below Poverty Level: Family poverty in Wadley showed similar trends to individual. Between 2000 and 2009 Wadley increased in its percentage of families below poverty from 29% of all families to 34%, while Randolph County showed substantially less family poverty at 12% and 19%, respectively. Alabama remained fairly stable in poverty at 12% in both 2000 and 2009 as did the US at 9% in both years.

Assessment: Wadley's poverty level for individuals and families ranked considerably higher than Randolph County, Alabama, and the US in 2000 and 2009, indicating significant need for improvement.

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

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

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

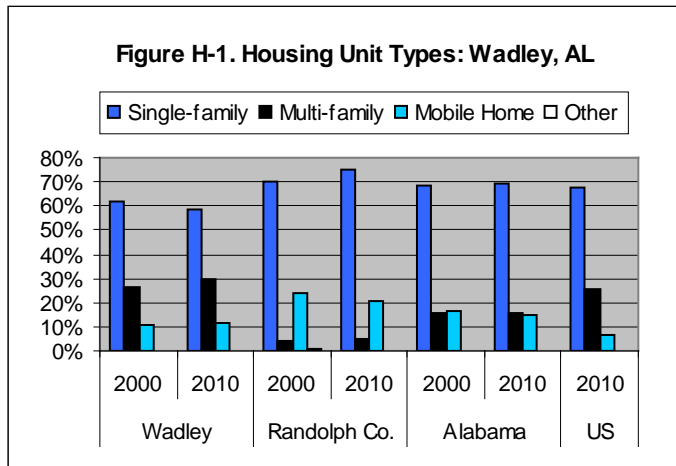
Housing Inventory

Units by Type

Housing comes in many forms and styles, each aiming to satisfy a wide range of people with changing demands and needs. A community that champions a variety of housing types has an advantage in that it provides many housing options with which to choose from, thus attracting more people. An examination of unit types reveals the most common and least common housing options available, expressing trends in housing development. Wadley housing consists of the following types: 1) Single-family—one unit attached or detached structures housing one family,

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

Single-family housing for Wadley was the substantially dominant housing unit, accounting for approximately 62% of the housing stock in 2000 and 58% in 2010, reporting a somewhat significant decline of -22% in the number of units. Multi-family housing decreased in the town, during this time by a slight -5%, but also grew slightly in the portion of units from 26% of all units in 2000 to 30% in 2010. Mobile home development showed a significant decrease of -21%,



however, the amount of mobile homes remained small at 11% in both 2000 and 2010. For comparison, Randolph County increased in single-family homes by 9%, and also in the overall portion of the housing stock from 70% to 74%. The county showed little change in multi-family remaining at 4% of the housing stock while mobile home development decreased by -13% dropping from 24% to 20%. Alabama, during this time, showed only minor change in housing units, reporting 69% single-family, 16% in multi-

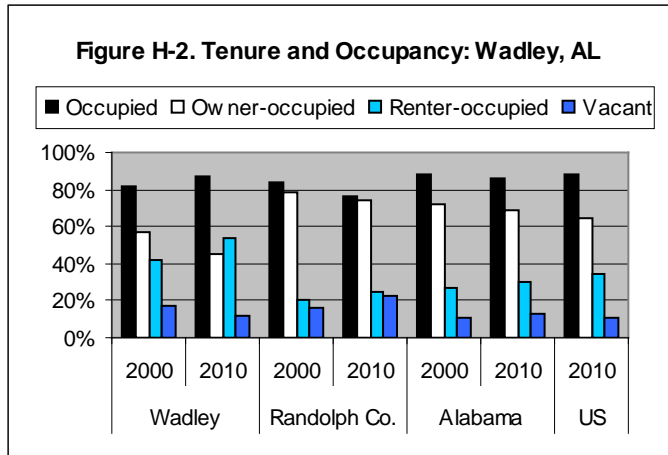
family, and 14% in mobile homes. The US in 2010 recorded considerably more multi-family at 25% than Randolph County and Alabama, and similar portion to Wadley. Figure H-1 illustrates percent housing units by type for Wadley, Randolph County, and Alabama between 2000 and 2010. Notice the considerably smaller portion of single-family housing for the town compared to the county and state, particularly in 2010, and also the considerably larger portion of multi-family for the town in 2000 and in 2010. As previously discussed in the population chapter, this could be due to Southern Union Community College providing a significantly large portion of multi-family housing units for students in town. For more information consult Table H-1. *Housing Unit Types* in Appendix C.

Tenure and Occupancy Status

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

Tenure for Wadley differed substantially from Randolph County, Alabama, and the US. Between 2000 and 2010 Wadley decreased in owner occupied units from 132 (57% of all units) to 104 (45%), a decline of -21%, meanwhile Randolph County declined by -0.6% and Alabama increased by 4%. In 2010 approximately 45% of the town's housing stock was owner-occupied compared to 74% in the county, 69% in the state, and 65% in the nation. Renter occupied housing accounted for

the majority of Wadley’s housing stock in 2010 at 54%, while Randolph County reported 25%, Alabama 30%, and the US 34%. This information suggests that, during this time, renting was the considerably more popular housing tenure for the town than in the county, state, and nation. As previously mentioned this could be attributed to multi-family housing for students at Southern

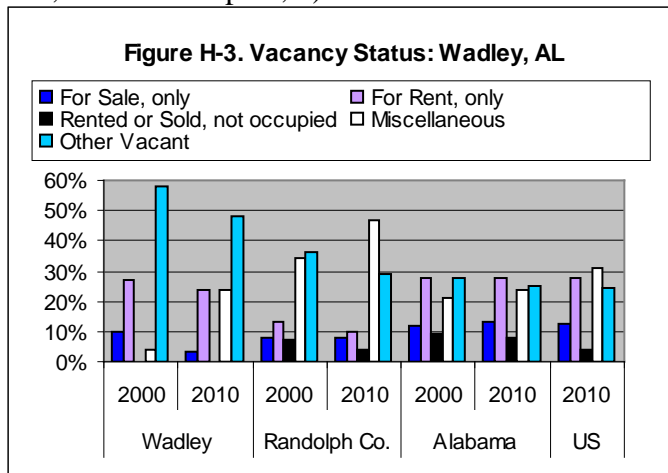


Union Community College, which comprises a significantly large portion of the town’s housing stock. Figure H-2 shows percent tenure and occupancy status for Wadley, Randolph County, and Alabama between 2000 and 2010. For comparative purposes the US is included in 2010. Notice the substantially larger portion of renter occupied housing and smaller portion of owner-occupied housing for the town compared to the county and state in both 2000 and 2010. Occupancy rate was also examined for Wadley. Occupied units for

the town increased from 228 (82% of all units) in 2000 to 229 (87%) a minimal increase of 0.4%. Meanwhile Randolph County increased in occupied units by 6% and Alabama reported 8%. In 2010 the portion of occupied housing for the town at 87%, ranked considerably above the county at 76%, and on par with the state (86%) and the US (88%) indicating that the town had considerably more occupied units than the county during this time, and average occupancy compared to the state and nation. This could be due to high occupancy rates in student housing facilities at Southern Union Community College. For more information consult Table H-2. *Housing Occupancy and Tenure* in Appendix C.

Vacancy Status

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



occasional use, or migrant workers, 5) other—which entails other non-specified uses.

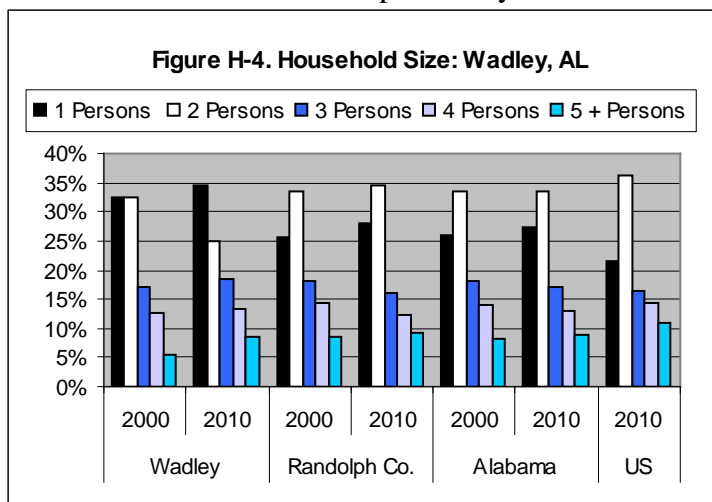
In terms of vacancy status Wadley showed somewhat similar trends compared to Randolph County and considerably different trends than Alabama and the US. The significantly dominant vacancy use for Wadley was other vacant, accounting for 28 units (58% of all vacancy uses) in 2000 and 16 (48%) units in 2010, recording a -42% decrease during this time. Randolph

County's most dominant vacancy use was also other vacant, accounting for 36% of all vacant units in 2000 but changed to miscellaneous in 2010 at 47%. Both Alabama and the US showed substantially more even distribution of all types of vacancy status than reported by Wadley and Randolph County. Figure H-3 illustrates percent vacancy status for Wadley, Randolph County, and Alabama between 2000 and 2010 and the US in 2010 for comparative purposes. Notice the considerably large portion of other vacant units for town compared to the county, state, and nation and the large portion of miscellaneous in the county. Also the state and nation showed considerably more even distribution of vacancy status than the town and county. Randolph County's portion of miscellaneous units could be due to a significant number of homes used for seasonal and recreational purposes along Lake Wedowee while Wadley's other vacant uses could be attributed to older homes in need of renovations before the units were ready to be rented, sold, or used for miscellaneous purposes. For more information consult Table H-3. *Vacancy Status* in Appendix C.

Household Size

Household size is a useful measure in determining how housing is being utilized and in meeting household needs. Generally speaking, a community with fewer individuals per household could best utilize housing by building smaller or more compact housing than a community with larger households and vice-versa.

In terms of household size Wadley households followed patterns somewhat different from Randolph County and Alabama. The dominant households for the town were 1 and 2 person households, together accounting for 65% of all homes in 2000 and 59% in 2010. The county reported 59% in 2000 and 62% in 2010 while the state showed 59% and 61%, respectively. Wadley, however, recorded a considerably larger portion of one-person households at 32% in 2000 and 34% in 2010 than Randolph County at 25% in 2000 and 27% in 2010, while Alabama also



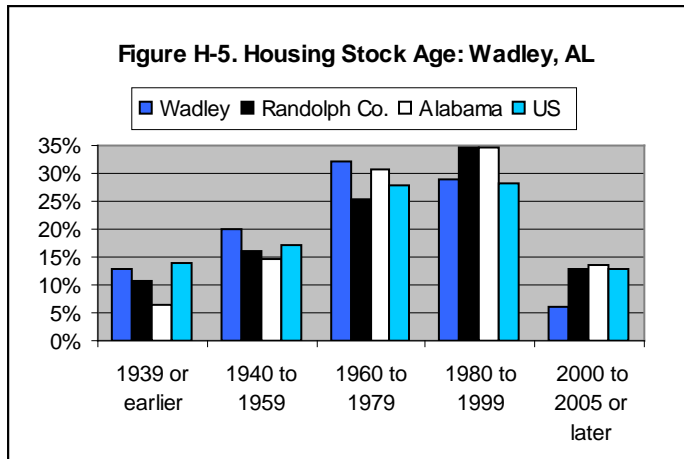
reported proportionately less than Wadley at 26% and 27%, during these years. This could be due to a large portion student housing provided by Southern Union Community College, which comprises a significant segment of the town's households. Also between 2000 and 2010 the town declined in 2-person households by a considerable - 23%, accounting for 32% of households in 2000 and dropping to 24% in 2010. Figure H-4 displays percent household size for Wadley, Randolph County, and Alabama between 2000 and 2010 and

the US in 2010 for comparative purposes. Notice the considerably larger portion of 1 person households for the town in 2000 and 2010 compared to the county, state, and nation as well as the substantially smaller portion of 2 person households for the town in 2010. The town also increased slightly in larger households, which could be attributed to an increase in multi-family housing at the time. For more information consult Table H-4. *Household Size* in Appendix C.

Housing Conditions

Housing Stock Age

Housing stock age is a good indicator of current housing conditions and needs. A general study of housing age can be used to assess probable housing conditions and needs for improvements within the community. Wadley's housing stock age is substantially old. In 2010, approximately 64% of Wadley's housing stock was built prior to 1980, while Randolph County reported 52%, Alabama 51%, and the US 59% in this age category. Approximately 32% of Wadley's housing was built prior to 1960 while Randolph County reported 26%, Alabama 21%, and the US 31%, indicating



that the town's housing stock in 2010 was considerably older than the county and state and somewhat older than the nation. Furthermore, the town reported only a minor portion of new homes built post 2000 at 6%, compared to the county (13%), state (13%), and nation (12%). Figure H-5 illustrates percent housing stock age for Wadley, Randolph County, Alabama, and the US from 1939 and prior to 2000, 2005, and later. Notice the substantial portion of housing stock for the town built prior to 1980 compared to the

county, state, and nation and also the small portion of homes in the town built post 2000. This information indicates that Wadley sustained considerably older homes and showed little new housing construction compared to other places in Randolph County, Alabama, and the US. As a planning consideration, Wadley could be in need of housing improvements since older homes generally require more maintenance than newer. For more information consult Table H-5. *Housing Stock Age* in Appendix C.

Physical Housing Conditions

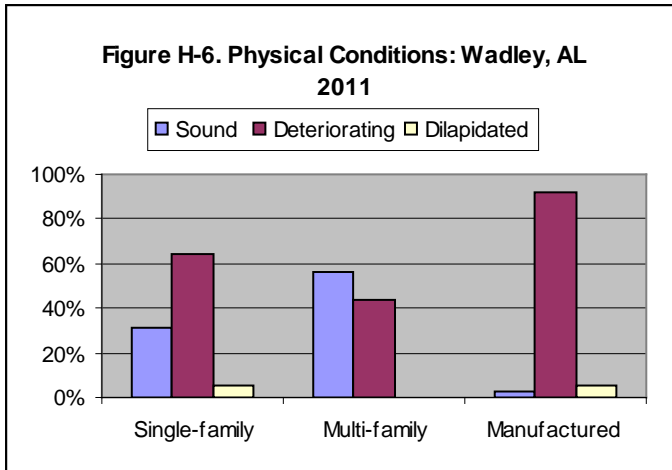
Quality physical housing conditions play an important role in serving the general population and in attracting new people to the community. This section of the plan examines physical housing conditions for outside physical aesthetic appearance and structural stability. In 2011, EARPDC cartography staff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

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

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

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

As of 2011, there were approximately 244 housing units in the Town of Wadley, of which 175 (71%) were single-family, 32 (13%) were multi-family, and 37 (15%) were manufactured. Results of the housing inventory, conducted by EARPCDC, showed that approximately 160 housing units (65% of the town’s housing stock) was in deteriorating condition and 11 units (4%) dilapidated. Manufactured homes showed considerable need with approximately 34 units (91%) in



deteriorating condition and 2 units (5%) dilapidated. Single-family homes also showed significant need for improvements with approximately 112 units (64%) in deteriorating condition and 9 units (5%) dilapidated. Figure H-6 examines physical housing conditions for Wadley in 2011. Notice the substantial portion of deteriorating homes for single family. Manufactured homes and multi-family also showed substantial need for improvement, however, these units represented only a somewhat minor portion of all units

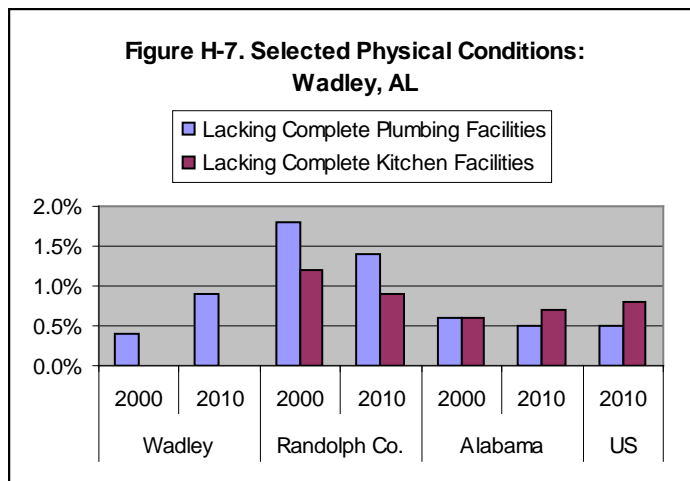
compared to single-family, thus suggesting single-family units in the greatest need. This information indicates that the town should consider plans and strategies to improve housing, particularly in single-family. Deterioration could be attributed to a high portion of homes being vacant and used for other—non specified purposes, as previously discussed. In general these homes tend to suffer less upkeep than vacant units for sale or rent. For more information consult Table H-6 *Physical Housing Conditions* in Appendix C.

Selected Physical Conditions

Quality selected physical housing conditions play an important role in serving the general population and in attracting new people to the community. Homes throughout the community need proper, complete, and reliable utilities such as plumbing and kitchen in order to sufficiently serve the resident population. Data pertaining to selected physical housing conditions was collected from the 2000 Census and the ACS 2006-2010 which examined units lacking complete plumbing facilities and units lacking complete kitchen facilities.

Wadley selected physical housing conditions ranked reasonably well compared to Randolph County, Alabama, and the US. Between 2000 and 2010 the town reported no homes lacking complete kitchen facilities, while the county showed 1% of all housing units without complete kitchen facilities in 2000 and 0.9% in 2010. The state reported 0.6% in 2000 and 0.7% in 2010 while the nation recorded 0.8% in 2010. Wadley, however, reported a few homes lacking complete plumbing facilities with 0.4% of all units in 2000 and 0.9% in 2010 while Randolph County

showed slightly more homes lacking complete plumbing at 1.8% in 2000 and 1.4% in 2010. Alabama showed similar figures to Wadley with 0.6% of all homes in 2000 lacking complete plumbing and 0.5% in 2010. The US also reported 0.5% in this category. This information



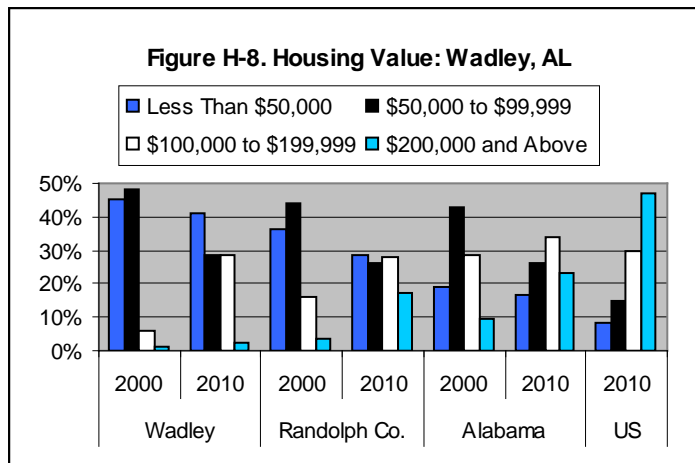
indicates that the town has provided reasonably complete facilities to its residents. Figure H-7 examines percent selected physical conditions for Wadley, Randolph County, and Alabama from 2000 to 2010 and also the US in 2010 for comparison. Notice that the town reported no homes lacking complete kitchen facilities while the county, state, and nation all showed some homes without complete kitchen facilities. Also notice that the town ranked only slightly higher in the portion of homes lacking complete plumbing facilities compared to the state

and nation and significantly lower than the county. These results could be attributed to the significantly large portion of multi-family residential units which tend to maintain complete kitchen and plumbing facilities in comparison to single-family homes where owners are responsible. For more information consult Table H-7 *Selected Physical Housing Conditions* in Appendix C.

Housing Value

Housing value is a critical element of a comprehensive housing study. Every community desires housing with high resale value and growing equity. The information provided focuses chiefly on housing value for owner-occupied housing, being the primary form of housing in the community. The Town of Wadley recognizes the need to promote and encourage quality housing development and has been active in preparing for such growth.

Wadley housing value ranked significantly low compared to Randolph County, Alabama, and the US. Between 2000 and 2010 Wadley increased in homes valued less than \$50,000 by a somewhat



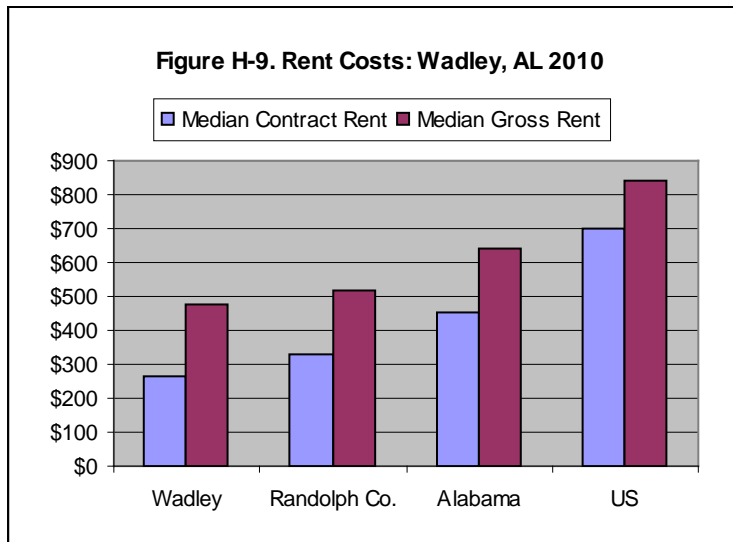
substantial 13%, while Randolph County increased by 41% and Alabama by 23%. However, the town reported a considerably higher portion of homes valued below \$50 K at 45% in 2000 and 40% in 2010 compared to the county which showed 36% in 2000 and 28% in 2010. Alabama reported 19% in 2000 and 16% in 2010 while the US recorded 8% in 2010. The substantial majority of homes in Wadley were valued less than \$99 K, accounting for 93% of the town's housing stock in 2000 and 69% in 2010,

while Randolph County reported 80% in 2000 and 54% in 2010. Alabama showed 61% of the state’s housing stock in this value category in 2000 and 42% in 2010, while the US recorded 23% in 2010. Figure H-8 illustrates percent housing value for Wadley, Randolph County, and Alabama from 2000 to 2010 and the US in 2010 for comparative purposes. Notice the substantially larger portion of homes valued less than \$50 K for the town compared to the county, state, and nation in 2000 and 2010 and also the slightly higher portion of town homes valued between \$50 K and \$99,999 in 2010. This information indicates that Wadley’s housing value, in general, ranked considerably lower than Randolph County, Alabama, and the US and also that the town sustained a significantly larger portion of low value homes. Low value homes in the town could be attributed to a large portion of renter-occupied housing, as previously discussed. In general, home owners tend to better maintain and upgrade their homes compared to renters living in transition. Physical housing conditions could also play a vital role in housing value, since a significant portion of single-family homes in town have been identified as deteriorating and some dilapidated.

Median housing value (MHV) for Wadley was also examined and can be utilized to further verify housing value. Between 2000 and 2010 Wadley increased in median housing value from \$60,000 to \$66,800. Randolph County increased in MHV from \$63,800 to \$88,100 and Alabama grew from \$85,100 to \$117,600. The US MHV in 2010 was \$188,400. For more information consult Table H-8. *Housing Value* in Appendix C.

Housing Affordability

Wadley 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. Wadley housing substantially satisfies this requirement. Housing affordability is examined through changes in contract rent, gross rent, and housing value. Contract rent is, as described in the 2010 Census,



“The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included”. Gross rent has been defined in the 2010 Census as, “The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.)”.

Cost of living in Wadley has been considerably low. In 2010, median contract rent for the Wadley was \$267

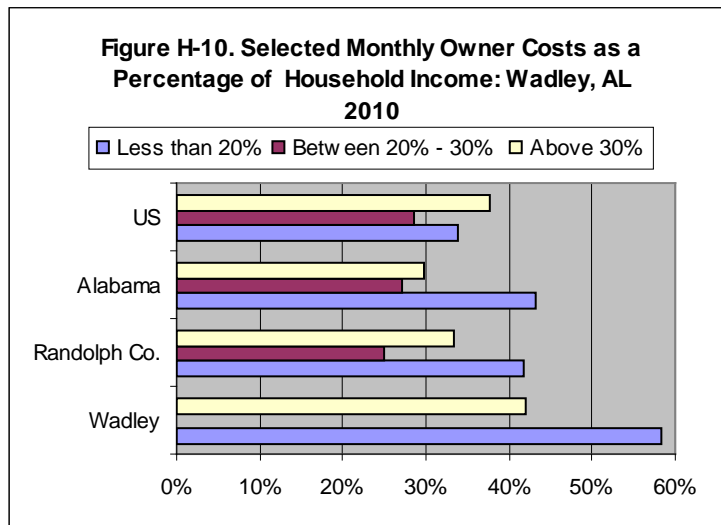
compared to Randolph County at \$327, Alabama \$452, and the US \$699. Median gross rent showed similar comparison at \$478 for the town, \$519 for the county, \$644 for the state, and \$841 for the nation. Figure H-9 displays rental costs in median contract rent and median gross rent for

Wadley, Randolph County, Alabama, and the US in 2010. Notice the somewhat larger renter costs in the county compared to the town and the substantially higher costs in the state and nation. This information indicates that the general cost of rental housing was slightly higher in the county than in the town and considerably higher in the state and nation in 2010. For more information consult Table H-9. *Rental Costs* in Appendix C.

Affordability of Owner-occupied Housing

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

Owner-occupied housing in Wadley has been relatively affordable compared to homes in Randolph County, Alabama, and the US. In 2010, approximately 58% of Wadley home-owners paid less than 20% of their income on housing costs, while Randolph County reported 41%, Alabama 43%, and the US 33%. However, Wadley in 2010, reported a considerably larger portion (41%) of home owners spending more than 30% of their income on housing compared to



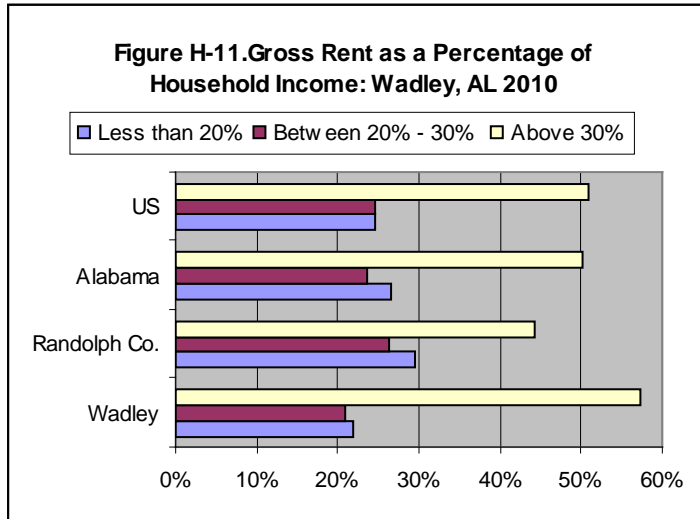
Randolph County at 33%, Alabama 29%, and the US reporting 37%, indicating less affordability for a substantially large portion of home owners. Figure H-10 displays selected monthly owner costs as a percentage of household income for Wadley, Randolph County, and Alabama in 2010. Notice the substantially larger portion of home owners for the town spending less than 20% of their household income on housing in comparison to the county, state, and nation and also the somewhat significantly larger portion of home

owners in town spending more than 30% of their household income on housing. This information indicates that while housing in 2010 was substantially more affordable in Wadley, the town still held a significantly large portion of home owners ranked above the affordability threshold.

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 Wadley was considerably less affordable, despite lower rental costs as previously discussed. In 2010 Wadley reported approximately 57% of renters spending more than 30% of their household income on rent, while Randolph County showed 44% and both Alabama and the US at 50%. Approximately 21% of town renters spent less than 20% of their household income on rent compared to the county at 29%, the state 26%, and the nation 24% also indicating less affordability for the town. Figure H-11 displays gross rent as a percentage of household income for Wadley, Randolph County, Alabama, and the US in 2010. Notice the substantially larger portion of renters in town spending more than 30% of their household income on rent in comparison to the county, state, and nation and the somewhat considerably smaller portion of renters spending less than 20% of their household income on rent. This information indicates substantially less renting affordability in Wadley than in Randolph County, Alabama, and the US. Such low affordability could be attributed to a significant portion of low income households living in substandard housing



and also deteriorating manufactured and multi-family housing. As a planning consideration Wadley should strive to improve housing conditions and make housing more affordable to residents. For more information on affordability consult Tables H-10 and H-11 in Appendix C.

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.

Units by Type

Single-family: Single-family housing for Wadley was the substantially dominant housing unit, accounting for approximately 62% of the housing stock in 2000 and 58% in 2010, reporting a somewhat significant decline of -22% in the number of units. Single-family was also the dominant housing type for Randolph County increasing from 70% to 74% while Alabama showed 68% and 69%, respectively. The US reported 67% single-family in 2010.

Multi-family: Multi-family housing decreased in Wadley, from 2000 to 2010 by a slight -5%, but also grew slightly in the portion of units from 26% of all units in 2000 to 30% in 2010. The US in 2010 recorded considerably more multi-family at 25% than Randolph County and Alabama, and similar portion to Wadley.

Mobile Home: Mobile home development in Wadley, between 2000 and 2010 showed a significant decrease of -21%, however, the amount of mobile homes remained small at 11% in both 2000 and 2010. Randolph County decreased in mobile homes by -13% dropping from 24% to 20%. Alabama also decreased in mobile homes, but only by a slight -2%, accounting for 16% in 2000 and 14% in 2010 while the US reported 6% in 2010.

Assessment: Wadley reported substantially less single-family units in 2000 and 2010 compared to Randolph County and Alabama and considerably more multi-family. The town reported a slightly higher portion of multi-family compared to the US, which ranked slightly higher in single-family. This could be attributed to the large portion of college students in town, who tend to live in multi-family units as opposed to owning a single-family home.

Tenure and Occupancy

Between 2000 and 2010 Wadley decreased in owner occupied units from 132 (57% of all units) to 104 (45%), a decline of -21%, meanwhile Randolph County declined by -0.6% and Alabama increased by 4%. In 2010 approximately 45% of the town's housing stock was owner-occupied compared to 74% in the county, 69% in the state, and 65% in the nation.

Renter occupied housing accounted for the majority of Wadley's housing stock in 2010 at 54%, while Randolph County reported 25%, Alabama 30%, and the US 34%. This information suggests that, during this time, renting was the considerably more popular housing tenure for the town than in the county, state, and nation. As previously mentioned this could be attributed to multi-family housing for students at Southern Union Community College, which comprises a significantly large portion of the town's housing stock.

Occupied units for the town increased from 228 (82% of all units) in 2000 to 229 (87%) a minimal increase of 0.4%. Meanwhile Randolph County increased in occupied units by 6% and Alabama

reported 8%. In 2010 the portion of occupied housing for the town at 87%, ranked considerably above the county at 76%, and on par with the state (86%) and the US (88%) indicating that the town had considerably more occupied units than the county during this time, and average occupancy compared to the state and nation. This could be due to high occupancy rates in student housing facilities at Southern Union Community College.

Assessment: Wadley reported considerably more occupied homes than Randolph County in 2010 and similar occupancy rate to Alabama and the US. However, the town showed substantially more renter-occupied housing than the county, state, and nation. This could be attributed to the large portion of college students in town, who tend to rent as opposed to owning a home.

Vacancy Status

The significantly dominant vacancy use for Wadley was other vacant, accounting for 28 units (58% of all vacancy uses) in 2000 and 16 (48%) units in 2010, recording a -42% decrease during this time. Randolph County's most dominant vacancy use was other vacant, accounting for 36% of all vacant units in 2000 but changed to miscellaneous in 2010 at 47%. Both Alabama and the US showed substantially more even distribution of all types of vacancy status than reported by Wadley and Randolph County.

Assessment: Wadley, in 2010, reported its substantially dominant vacancy as "other vacant" which entails non-specified units, while Randolph County recorded "miscellaneous". Both Alabama and the US showed significantly more even distribution of vacancy uses.

Household Size

The dominant households for the town were 1 and 2 person households, together accounting for 65% of all homes in 2000 and 59% in 2010. The county reported 59% in 2000 and 62% in 2010 while the state showed 59% and 61%, respectively. Wadley, however, recorded a considerably larger portion of one-person households at 32% in 2000 and 34% in 2010 than Randolph County at 25% in 2000 and 27% in 2010, while Alabama also reported proportionately less than Wadley at 26% and 27%, during these years.

Assessment: Wadley, in 2010, reported a substantially larger portion of 1-person households compared to Randolph County, Alabama, and the US. This could be due to a large portion of 1-person student housing provided by the college, which comprises a significant segment of the town's households.

Housing Stock Age

In 2010, approximately 64% of Wadley's housing stock was built prior to 1980, while Randolph County reported 52%, Alabama 51%, and the US 59% in this age category. Approximately 32% of Wadley's housing was built prior to 1960 while Randolph County also reported 26%, Alabama 21%, and the US 31%, indicating that the town's housing stock in 2010 was considerably older than the county and state and somewhat older than the nation. Furthermore, the town reported only a minor portion of new homes built post 2000 at 6%, compared to the county (13%), state (13%), and nation (12%).

Assessment: The town reported a considerably larger portion of homes built prior to 1980 in comparison to the county, state, and nation. This could be attributed to the town having substantially less new construction, built post 1999, than the county, state, and nation.

Physical Conditions

Results of the housing inventory, conducted by EARPDC, showed that approximately 65% of the town's housing stock was in deteriorating condition and 4% dilapidated. Manufactured homes showed the greatest need with approximately 91% in deteriorating condition and 5% dilapidated. Single-family homes also showed some significant need for improvements with approximately 64% in deteriorating condition and 5% dilapidated.

Assessment: Based on the EARPDC survey, conducted in 2011, Wadley showed the considerable majority of homes in deteriorating physical condition. This could be attributed to a significantly large portion of old homes, which tend to show more deterioration than new homes.

Selected Physical Conditions

Wadley selected physical housing conditions ranked reasonably well compared to Randolph County, Alabama, and the US. Between 2000 and 2010 the town reported no homes lacking complete kitchen facilities, while the county showed 1% of all housing units without complete kitchen facilities in 2000 and 0.9% in 2010. The state reported 0.6% in 2000 and 0.7% in 2010 while the nation recorded 0.8% in 2010. Wadley, however, reported a few homes lacking complete plumbing facilities with 0.4% of all units in 2000 and 0.9% in 2010 while Randolph County showed slightly more homes lacking complete plumbing at 1.8% in 2000 and 1.4% in 2010. Alabama showed similar figures to Wadley with 0.6% of all homes in 2000 lacking complete plumbing and 0.5% in 2010. The US also reported 0.5% in this category.

Assessment: The town has been able to provide complete and adequate selected physical conditions such as complete plumbing and kitchen facilities to residents.

Housing Value

Between 2000 and 2010 Wadley increased in homes valued less than \$50,000 by a somewhat substantial 13%, while Randolph County increased by 41% and Alabama by 23%. However, the town reported a considerably higher portion of homes valued below \$50 K at 45% in 2000 and 40% in 2010 compared to the county which showed 36% in 2000 and 28% in 2010. Alabama reported 19% in 2000 and 16% in 2010 while the US recorded 8% in 2010. The substantial majority of homes in Wadley were valued less than \$99 K, accounting for 93% of the town's housing stock in 2000 and 69% in 2010, while Randolph County reported 80% in 2000 and 54% in 2010. Alabama showed 61% of the state's housing stock in this value category in 2000 and 42% in 2010, while the US recorded 23% in 2010.

Assessment: Wadley, in 2000 and 2010, showed a significantly larger portion of homes valued under \$50 K than Randolph County, Alabama, and the US. Median Housing Value indicates that the town's homes were valued substantially less than other homes in the county, state, and nation. This could be attributed to a substantial portion of older homes with deteriorating condition.

Housing Affordability

Cost of living in Wadley has been considerably low. In 2010, median contract rent for the Wadley was \$267 compared to Randolph County at \$327, Alabama \$452, and the US \$699. Median gross rent showed similar comparison at \$478 for the town, \$519 for the county, \$644 for the state, and \$841 for the nation.

Assessment: Cost of living, in terms of rental costs in 2010, for Wadley was shown to be somewhat less than Randolph County, and considerably less than Alabama and the US.

Affordability of Owner-occupied Housing

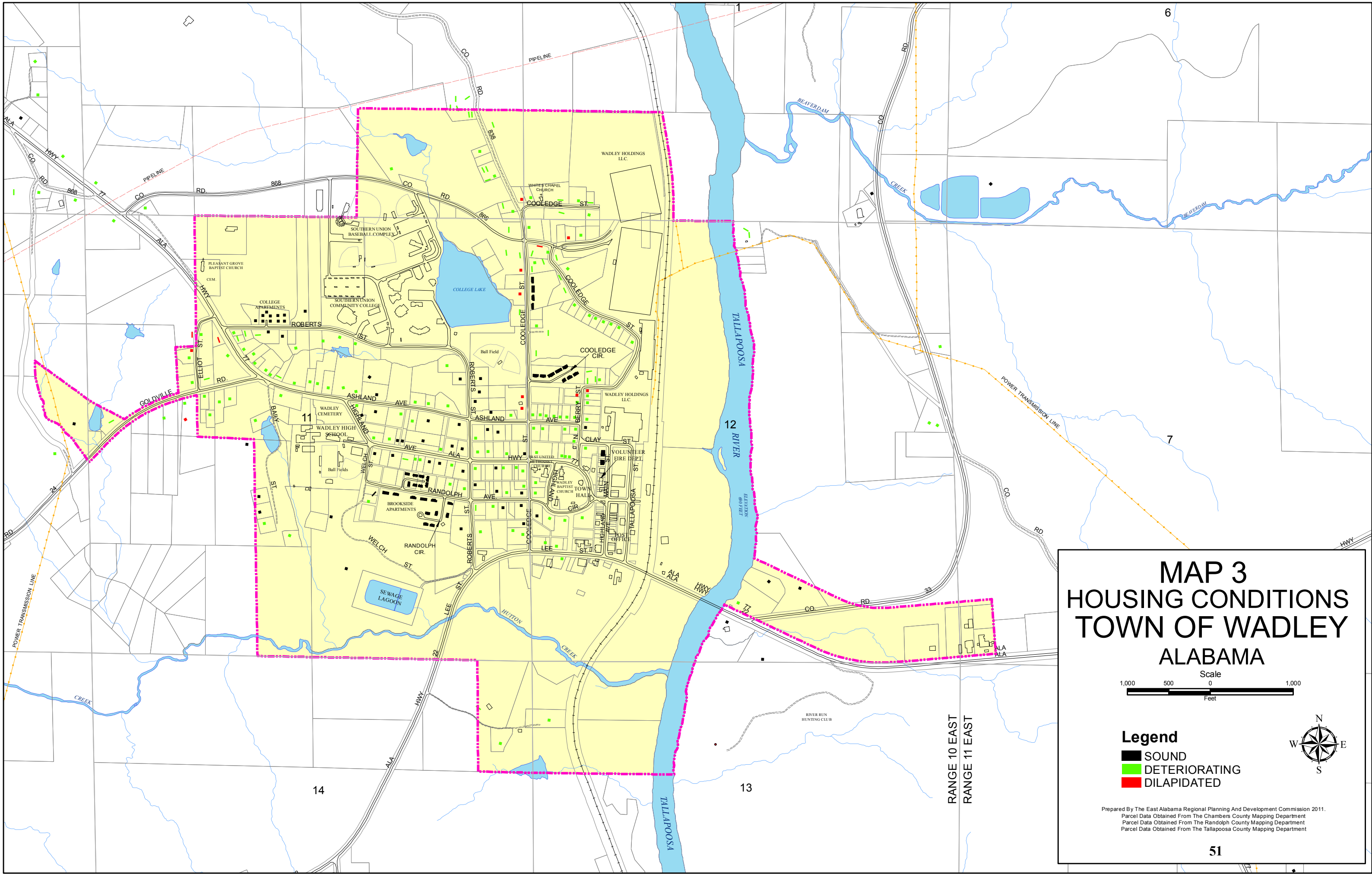
In 2010, approximately 58% of Wadley home-owners paid less than 20% of their income on housing costs, while Randolph County reported 41%, Alabama 43%, and the US 33%. However, Wadley in 2010, reported a considerably larger portion (41%) of home owners spending more than 30% of their income on housing compared to Randolph County at 33%, Alabama 29%, and the US reporting 37%, indicating less affordability for a substantially large portion of home owners.

Assessment: For the most part, owner-occupied homes in Wadley, in 2010, have been considerably more affordable than homes in Randolph County, Alabama, and the US. However, a significantly large portion of Wadley residents spent over 30% of their income on housing, decreasing affordability for this segment of the town's households.

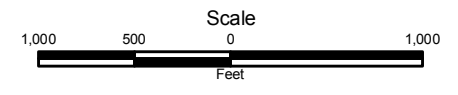
Affordability of Renter-occupied Housing

Renting in Wadley was considerably less affordable, despite lower rental costs as previously discussed. In 2010 Wadley reported approximately 57% of renters spending more than 30% of their household income on rent, while Randolph County showed 44% and both Alabama and the US at 50%. Approximately 21% of town renters spent less than 20% of their household income on rent compared to the county at 29%, the state 26%, and the nation 24% also indicating less affordability for the town.

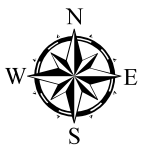
Assessment: Despite significantly lower rent costs, in 2010, affordability for renter-occupied households in town was considerably less than renter households in the county, state, and nation.



MAP 3 HOUSING CONDITIONS TOWN OF WADLEY ALABAMA



- Legend**
- SOUND
 - DETERIORATING
 - DILAPIDATED



Prepared By The East Alabama Regional Planning And Development Commission 2011.
 Parcel Data Obtained From The Chambers County Mapping Department
 Parcel Data Obtained From The Randolph County Mapping Department
 Parcel Data Obtained From The Tallapoosa County Mapping Department

CHAPTER V: COMMUNITY FACILITIES

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

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

Wadley's town government consists of five council members and the Mayor. Elected officials serve 4-year terms, elected at the same time and running consecutively. In addition to determining the town budget, town council also makes decisions regarding town 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 Tuesday of each month.

Offices located in Wadley Town Hall include the Mayor's Office, Town Clerk's Office, Police Department, and Utilities Department. Town Hall is also used for other various meetings and activities such as Town Council meetings, Recreation Department meetings, Planning Commission meetings, and as a voting place. Currently Wadley Town Hall needs more space to adequately serve the needs of the community.

Planning Commission

Wadley's Planning Commission primary directive is to serve the community by promoting and guiding development in accordance with town policy and plans. The commission gives final

approval or denial of subdivision plats and other development plans and makes recommendations for rezoning to town council. Commission representation consists of nine (9) members, six (6) of which are appointed by the Mayor and approved by Town Council, one (1) Councilman ex-officio, one (1) Administrative ex-officio, and the Mayor or the Mayor's designee. Terms are served in staggered one to six year duration for the six members appointed by the Mayor while the Mayor, Councilman, and Administrative official serve during the Mayor's tenure. In addition, the Planning Commission may elect members currently serving within the Commission as Chairman (to serve for 1 year), Chairman Pro-tempore (1 year), and Secretary (to serve at the pleasure of the Commission).

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

1. New Town Hall
2. Storm Shelter
3. Better recreational facilities—the town needs to improve park playground equipment, park landscaping, and replace the gazebo with a new one or a pavilion. Also the town needs a soccer field and existing ball fields need to remove overhead power lines.

Public Safety

Law Enforcement

Wadley's Police Department was founded in 1907 with the continuing mission to provide strong police action and protection. Department staff currently consists of 4 full-time officers and 2 part-time along with 1 administrator and 4 supervisors. The current ratio of officers to residents is 1 to 75, which is deemed too low. A ratio of 1 officer to 50 residents would more adequately serve the community.

Emergency calls are handled through the county E-911 operator who determines where calls are located and transfers the call to a department dispatcher. The dispatcher then notifies the appropriate officers, medics, or fire department as needed. Wadley's police jurisdiction extends approximately 1 ½ miles outside the town limits. The most common crime in town is under-age drinking which has been successfully mitigated through education and enforcement. Wadley does not have a town jail. Instead detainees are held at the county jail in the Town of Wedowee, in central Randolph County. The police department currently owns and maintains four 2003 Crown Victoria vehicles and the department is currently planning to upgrade vehicles with radios and computers.

The Wadley Police Department has recently implemented programs and resources to prevent crime and enhance protection through education such as conducting monthly meetings with the public, providing a school resource officer and sponsoring Little League baseball teams. These programs and resources have been deemed successful in promoting awareness and preparation.

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

1. Extra officers—4 officers

2. A canine dog for illegal drug detection
3. New and better vehicles

Fire and Rescue

The Wadley Fire Department was established in 1907 with the goal of providing the best fire protection and prevention throughout the community. Department staff comprises 14 volunteer firefighters, called on an as needed basis. Based on professional viewpoint the department does not sustain enough personnel to adequately serve the town's resident population. Approximately 10 more firefighters are needed. Emergency calls are handled through the county E-911 dispatcher. The dispatcher then notifies the appropriate officers, medics, or fire department as needed. In addition to fire protection the department provides First Responder first aid and assistance with traffic control at wreck sites.

Current vehicles used by the Wadley Fire Department include:

- 1—Pumper Truck
- 1—Tank pumper
- 1—Brush Truck
- 1—Service Truck
- 1—Tanker Truck*

*The fire department is planning on replacing the Tanker Truck with the town's Advolarm tax.

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

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

These ISO measures, through the PPCP, give communities an objective approach in evaluating fire suppression services by establishing country-wide standards that help its departments plan and budget for facilities, equipment, training, water infrastructure, and emergency communication. In addition to mitigating fire damage and loss of lives, an improved ISO rating benefits communities through reduced insurance premiums to home owners and businesses, saving of taxpayer dollars, and in enhancing an overall prestige component to the community and its fire department.

The Wadley's Fire Department ISO rating was a Class 8, indicating considerably poor fire protection. The department could further improve its ISO rating by securing more members, which is currently the department's major need to provide better services to the community.

Educational Facilities

Educational facilities play a major role in community development by preparing and training individuals and youth for the competitive workforce and life-long learning. Wadley provides two schools—Wadley High School and Southern Union Community College—Wadley Campus.

Southern Union Community College—Wadley Campus

Southern Union Community College was formed in 1993 when the Alabama State Board of Education successfully merged Southern Union State Junior College, located in the communities of Wadley, Valley, and Opelika with Opelika State Technical College in Opelika. Final approval of the merger was granted in August of 1994. The school is an open-door, public, two-year college operating as a part of the Alabama College System. The mission of the college is as follows: *To provide quality academic, technical, and health science programs which are affordable, accessible, and responsive to the needs of the community, business, industry, and government.* For more information consult the SUSCC website at <http://www.suscc.edu>

College teaching staff on the Wadley Campus currently consists of 14 full-time teachers and 16 part-time. Recent enrollment constitutes 558 students for the 2012 spring term and 218 for the summer term. The campus utilizes 26 classrooms, in addition to accessory classrooms such as a dance studio, sports arena, gymnasium, library, and choral studio. The Wadley campus offers outstanding programs in athletics, performing arts, health sciences, and a strong academic transfer curriculum. Buildings on the Wadley Campus include the following:

McClintock-Ensminger Learning Resource Center includes a reading room, individual carrels, stacks, offices, and work rooms. Originally given by the National Women's Fellowship in 1962, the Learning Resource Center was expanded in 1982.

Sports Arena, completed in 1998, functions as an assembly center and sports complex. The building is home to the basketball and volleyball teams and accommodates special events such as graduations, concerts, and community events. The Arena houses a weight room, rehabilitation center, walking concourse, aerobics room, staff offices, conference room and lounge.

Tom Brazeal Auditorium, completed in 1979, was designed to serve the needs of both the College and the community with its 404-seat auditorium. It provides facilities for the College's music, dance and drama departments as well as being available for seminars and meetings by industrial and community groups. Brazeal hosts more than twenty major productions each year.

Student Center, completed in 1988, features a deck projecting over the College lake and houses a game room, a television viewing area and a lounge.

Residence Hall, opened in 2008, is a 230-bed facility featuring double occupancy, air-conditioned rooms each with a private bath. Amenities such as computer labs, study rooms, laundry rooms, and a first-floor common area serve the residence hall community. Students enjoy an enclosed pool area with an adjoining patio as a central gathering location.

Dining Hall, completed in 1970, has a seating capacity of over three hundred. The Dining Hall was renovated in 1992.

Maintenance Facility, completed in 2004, houses the office of the Director of Maintenance as well as equipment for maintenance of buildings, grounds, and school vehicles; open-bay parking for campus vehicles; and storage for maintenance, baseball and drama equipment.

Gymnasium, renovated in 2005, serves as a practice facility for sports teams and cheerleaders and hosts community and intramural sporting activities.

Renaissance Center, opened in August 2005, is a fine arts complex that accommodates the language, fine arts, and social sciences departments. The building houses faculty offices, twelve classrooms, a choral practice room, a dance studio, and a 180-seat theater, which serves as home to SU's Dance Department and dance productions.

Administration Building, opened in March 2006, is a 30,000-square-foot facility which includes the office of the President, student services, financial aid, the Dean of Students, student development, academic advising, business office, public relations, and the campus bookstore.

Science Technology Center, completed in 2002, contains science and computer laboratories, classrooms, and faculty offices. The Center houses the health sciences department as well as the math and science departments.

Carter House, a private residence adjoining the Wadley Campus, was donated to the college in 1982.

Baseball Complex, opened in 2010, seats approximately 600 spectators and contains concession facilities as well as private viewing boxes for home and visiting teams. The Wadley campus is also home to a softball field.

Renovations are currently underway in Brazeal Auditorium, which include the following projects:

- Painting the inside of the performance space
- Replacing the fixed seating and floor covering
- Replacing the dressing rooms and providing for handicap accessibility in the dressing rooms as well as handicap access to the stage.
- Refurbishing the lobby area with new paint and floor covering as well as creating a seating area in the lobby space and a handicap accessible toilet facility adjacent to the lobby.

The project is scheduled to be complete in September 2012. The cost of renovations is budgeted at \$800,000 with College renewal and replacement monies used for funding.

Additions and expansions for the College constitute replacing McClintock Ensminger Library on the Wadley Campus with a Resource Center. The projected Resource Center will include 21,464 square feet and will house all current library materials, a computer laboratory, an event center, and is designed to serve both student and community members more effectively and efficiently. The new facility is budgeted to cost \$5,000,000.

Southern Union Community College identified three improvements needed to provide better services to the community. These include the following:

1. Increased financial resources – which could be improved with an economic recovery
2. Increased off-campus activities such as recreational/entertainment venues and off-campus housing
3. Modern, state of the art learning resources center which is scheduled for construction in 2012-2013

Wadley High School

Wadley High School (K-12) was established in early 1900, as a state institution, with the primary purpose to stimulate the learner to achieve his or her greatest potential academically, socially, physically, and emotionally. Upon establishment only nine grades were taught but the consolidation of Truitt and Mountain Springs Schools allowed the school to expand to twelve grades. In 1930 a new school was built until it burned in 1960, then in 1961 Wadley built another school, which is the one used today. However, over the years, increased enrollment spurred construction of a new elementary school, in 1972, with ten new classrooms, allowing the main building to facilitate grades seven to twelve. Wadley High School is owned and operated by the Randolph County School System and accredited by the Alabama Department of Education.

School staff currently consists of twenty-six full time teachers, one part-time speech therapist, one part-time school nurse. Additional staff includes a reading specialist, two special needs instructors, a full-time counselor, full-time librarian, and two vocational teachers.

School-wide programs available to students include Beta Club, Jr. Beta Club, FCCLA, FFA, Key Club, Math Club, PTO, SGA, Spanish Club, and Truth Club. Athletic programs consist of football, basketball, track, baseball, softball, and cheerleading.

In terms of renovations the school currently needs to re-roof the old gymnasium. Funding for the project is appropriated by the Board of Education with a timeframe to be completed by mid 2013.

Wadley High School identified three improvements needed to provide better services to the community. These include the following:

1. More classrooms
2. Bigger parking lot and repaving
3. Updated technology with efficient wireless connections.

Parks and Recreation

The Town of Wadley offers opportunity for parks and recreation with a town park and sports facilities. Wadley Town Park is located at the convergence of Highland Avenue and Randolph Avenue and constitutes approximately three acres with playground equipment, a gazebo, and a 1/10 mile long walking trail. The park is used for a variety of special town events such as the Annual Easter Egg Hunt, Summer Vocational Bible School, National Arbor Day, Fourth of July Celebration, and local music groups. Staff currently consists of three volunteers whose maintenance duties include litter pick-up, removing dead or broken tree limbs, and pruning when necessary. The park is currently in need of new playground equipment and a new gazebo or pavilion to replace the old.

Wadley Parks and Recreation Department identified three items needed to provide better parks and recreation services to the community, which include the following:

1. More money for projects—particularly building a new softball field and installing underground power lines at the ball fields, replacing overhead lines.
2. More volunteers to keep park well maintained
3. More resident interest and involvement

As senior population increases in Wadley, the town could also work to secure funds to revitalize and maintain the Senior Center.

Utilities

Wadley utilities consist of water and sewer services. Water services extend to residents outside the town limits, however, sewer services do not.

Water Utilities

The Wadley Water Department was established in 1940 and currently serves approximately 286 customers inside the town limits with safe and sanitary drinking water. Wadley currently distributes approximately 49,630 linear feet of water line throughout the town, varying in size from 2 inches diameter to 8 inch. In 2011, the town upgraded its water system installing approximately 3,600 ft of new 6 inch water main from Main Street to House Street, replaced 233 water meters and nine man holes and resealed all manholes in the floodplain. Concerning additional improvements the town still needs to replace 50 water meters not replaced in the improvement project. Table CF-1 displays water line size and distribution for the Town of Wadley in 2012.

Table CF-1. Water Line Size and Distribution: Wadley, 2012		
Water Line Size (Inches Diameter)	Linear Distance (Feet)	Percent Distribution
8"	10,560	21.3%
6"	29,040	58.5%
4"	2,640	5.3%
2"	7,390	14.9%
Total	49,630	100.0%

Source: Community Facilities Survey, 2012.

Wadley's water system has been determined to provide adequate service in sustaining the town's needs. Water line size of 6 inches is, in general, the minimum required line diameter for general use and fire protection in areas zoned for agriculture and single-family residential, while water lines 8 inches lines, or larger, are usually required in multi-family and commercial areas. Twelve inches diameter is generally the minimum size required for industrial. Based on data provided, approximately 79% of town water lines are inventoried at 6 diameter inches and above, indicating suitable infrastructure provision for residential uses and fire protection. The town's water system could support some light to moderate commercial, requiring 8 inch line, but not a substantial amount of this type of commercial. The system is currently meeting needs, however, upgrades such as additional lines and water extraction would be needed to support significant development, particularly industrial. Wadley should continue to inventory and maintain its current water infrastructure in order to best meet community needs. As residential growth continues the town should extend water lines accordingly. Water line location is shown on Map#5: *Water Utilities*.

Sewer Utilities

Wadley's sewer system serves approximately 195 customers inside the town limits. The town inventoried about 31,680 linear feet of sewer line consisting of 6 inch diameter size, which is adequate in serving light to moderate density residential areas. In addition to water line upgrades the town, in 2011, also upgraded its sewer system replacing approximately 5,000 feet of sewer lines and all lift stations. The sewer system is currently meeting needs, however, upgrades such as additional lines and treatment capacity would be needed to support significant development. Sewer line location is shown on Map#6: *Sewer Utilities*.

The Wadley Water Department identified two improvements needed to provide better water and sewer services to the community. These include the following:

1. A second source of water or a second line from Randolph County Water.
2. Replace the 50 old meters that were not replaced with the water improvement project.

Analytical Summary

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

Town Administration

1. New Town Hall
2. Storm Shelter
3. Better recreational facilities—the town needs to improve park playground equipment, park landscaping, and replace the gazebo with a new one or a pavilion. The town also needs a soccer field and existing ball fields need to remove overhead power lines.

Law Enforcement

1. Extra officers—4 officers
2. A canine dog for illegal drug detection
3. New and better vehicles

Fire and Rescue

The department could further improve its ISO rating by securing more members, which is currently the department's major need to provide better services to the community. Funding for firefighter training could be obtained through FEMA.

Education

Southern Union Community College

1. Increased financial resources – which could be improved with an economic recovery
2. Increased off-campus activities such as recreational/entertainment venues and off-campus housing
3. Modern, state of the art learning resources center which is scheduled for construction in 2012-2013

Wadley High School

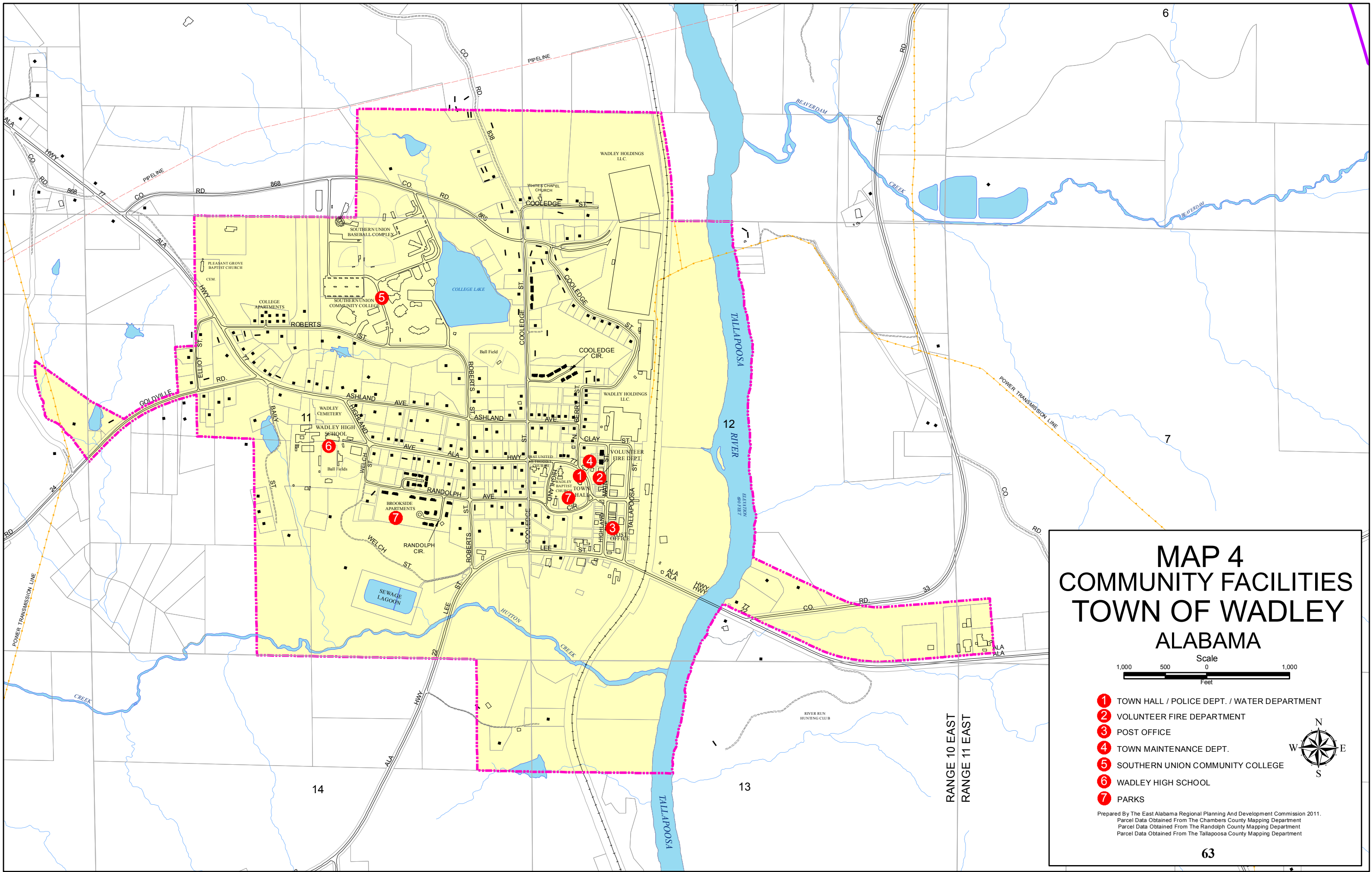
1. More classrooms
2. Bigger parking lot and repaving
3. Updated technology with efficient wireless connections.

Parks and Recreation

1. More money for projects—particularly building a new softball field and installing underground power lines at the ball fields, replacing overhead lines.
2. More volunteers to keep park well maintained
3. More resident interest and involvement
4. The town park needs updated playground equipment and improved landscaping.

Water and Sewer Utilities

1. A second source of water or a second line from Randolph County Water.
2. Replace the 50 old meters that were not replaced with the water improvement project.

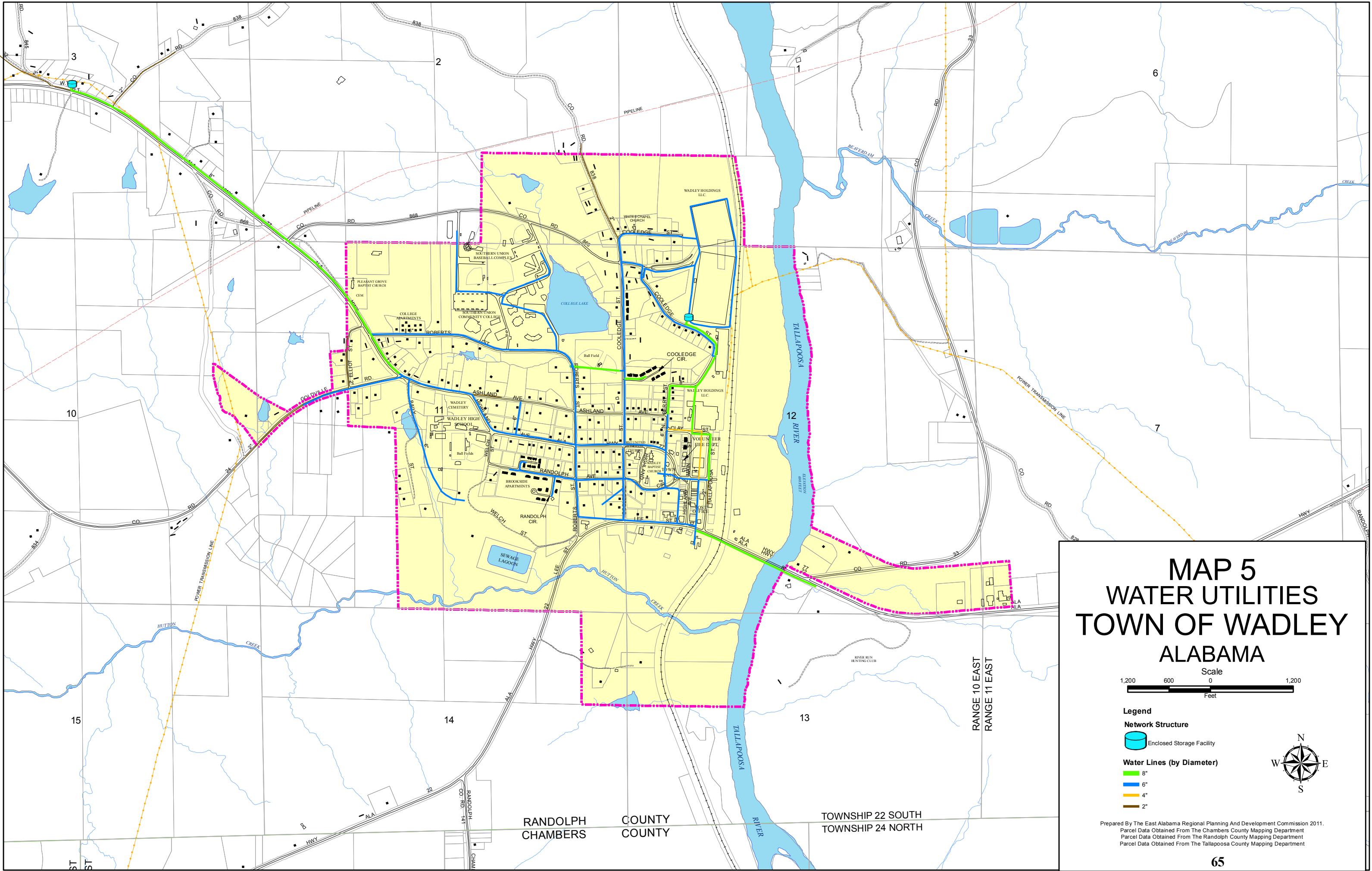


MAP 4 COMMUNITY FACILITIES TOWN OF WADLEY ALABAMA

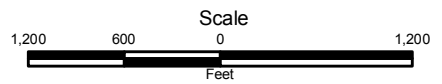
Scale
1,000 500 0 1,000
Fees

- 1** TOWN HALL / POLICE DEPT. / WATER DEPARTMENT
- 2** VOLUNTEER FIRE DEPARTMENT
- 3** POST OFFICE
- 4** TOWN MAINTENANCE DEPT.
- 5** SOUTHERN UNION COMMUNITY COLLEGE
- 6** WADLEY HIGH SCHOOL
- 7** PARKS

Prepared By The East Alabama Regional Planning And Development Commission 2011.
 Parcel Data Obtained From The Chambers County Mapping Department
 Parcel Data Obtained From The Randolph County Mapping Department
 Parcel Data Obtained From The Tallapoosa County Mapping Department



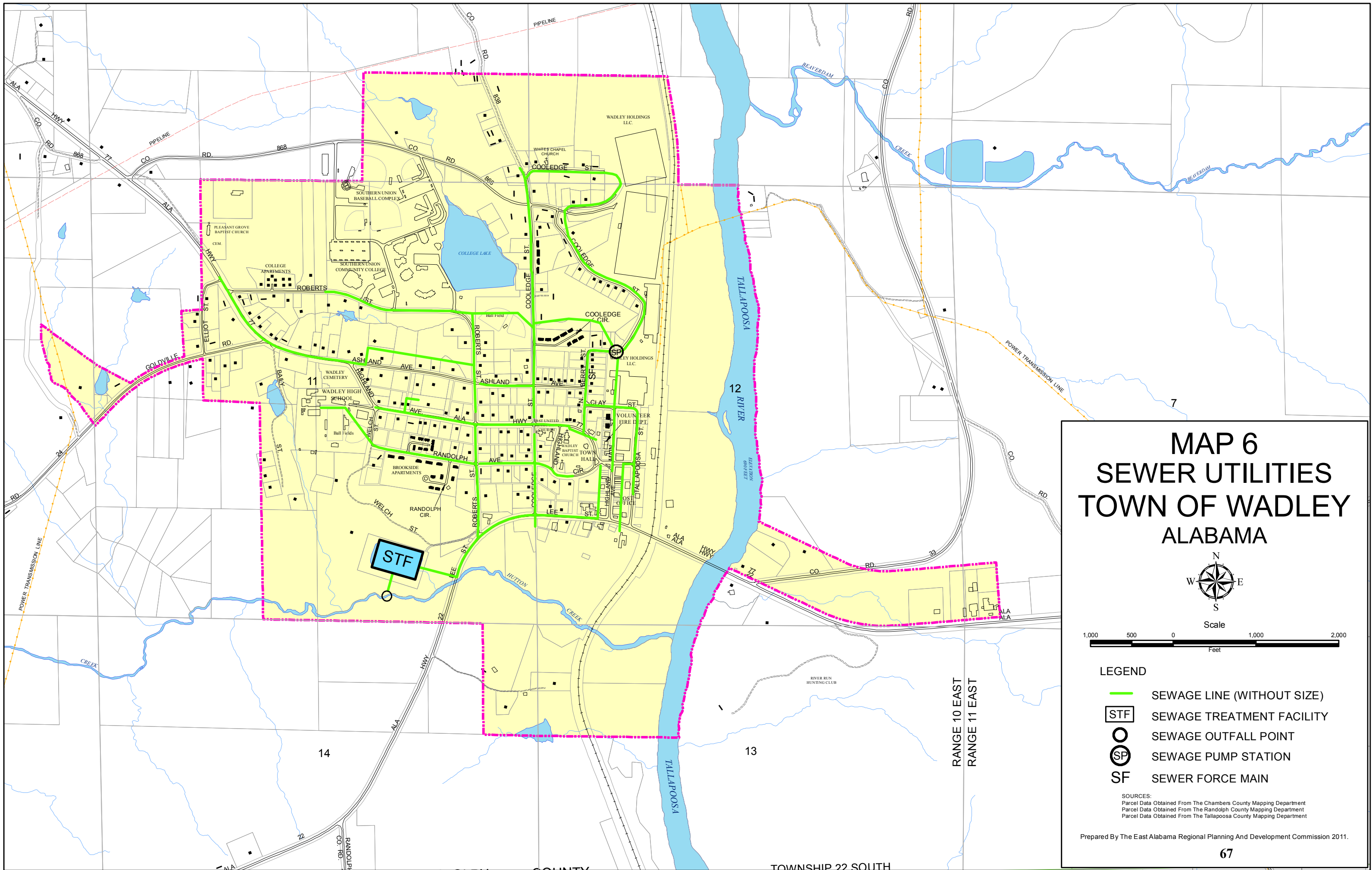
MAP 5 WATER UTILITIES TOWN OF WADLEY ALABAMA



- Legend**
- Network Structure**
- Enclosed Storage Facility
- Water Lines (by Diameter)**
- 8"
 - 6"
 - 4"
 - 2"



Prepared By The East Alabama Regional Planning And Development Commission 2011.
Parcel Data Obtained From The Chambers County Mapping Department
Parcel Data Obtained From The Randolph County Mapping Department
Parcel Data Obtained From The Tallapoosa County Mapping Department



MAP 6 SEWER UTILITIES TOWN OF WADLEY ALABAMA

Scale
1,000 500 0 1,000 2,000
Feet

LEGEND

- SEWAGE LINE (WITHOUT SIZE)
- STF SEWAGE TREATMENT FACILITY
- SEWAGE OUTFALL POINT
- SEWAGE PUMP STATION
- SF SEWER FORCE MAIN

SOURCES:
Parcel Data Obtained From The Chambers County Mapping Department
Parcel Data Obtained From The Randolph County Mapping Department
Parcel Data Obtained From The Tallapoosa County Mapping Department

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

CHAPTER VI: TRANSPORTATION

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

The purpose of this chapter is to provide information on existing traffic conditions and recommend actions to further enhance the transportation infrastructure within the Town of Wadley. Traffic volumes along two major routes through the town have been used to calculate maximum capacity and future growth projections.

Definitions

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

Interstates

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

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 principal minor arterials extending through the town are AL Hwy. 22 and AL Hwy. 77.

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. The primary collector in Wadley is County Rd. 33.

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. There are no federal roads running through Wadley.

Other Federal Roads

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

State Highways

State Highways are owned and maintained by the State Department of Transportation both in unincorporated portions of a county and within municipal corporate boundaries. State Highways AL Hwy. 22 and AL Hwy. 77 both traverse through Wadley.

County Roads

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

Municipal Streets

Municipal streets consist of all other public roads inside city boundaries (excludes private roads). All roads in Wadley not listed in the other classifications fall into this category. The major

municipal routes running through town include Highland Ave (as a segment of AL Hwy. 77) and Lee Street (as segment of AL Hwy. 22).

Private Roads

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

Traffic Volumes and Capacity

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

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

In order to determine how many more vehicles a particular portion of roadway can adequately serve the formula V/C (V = Traffic Volume and C = Traffic Capacity) is calculated to produce a ratio. If the ratio is less than 1 then capacity is adequate for that road and improvements are not mandatory. However, if the ratio is 1 or more than 1 then capacity is surpassing or has surpassed the maximum number of vehicles the road is designed to properly serve. For example, a rural principal arterial in an undeveloped area may adequately serve up to 32,500 vehicles per day. Should the AADT be 25,000 then: V/C calculates as 0.76. Next subtract the V/C of 0.76 from 100. Then $100 - 0.76 = 0.24\%$ which is the 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, Wadley showed LOS A, free flow traffic, throughout most of its roadway system, indicating that the town, for the most part, should be able to increase in traffic volumes substantially before significant improvements need to be made. Locations for traffic stations and accompanying traffic counts and LOS in the town can be seen on Map#7: *Transportation Plan*. Stations are marked in parentheses with 2010 traffic counts and LOS identified below.

AL Hwy. 22

State Highway AL 22 passes through downtown Wadley, connecting the town with the City of Roanoke in the east and US Hwy. 431. Extending westward the route links Wadley with Alexander City and US Hwy. 280. The route is classified as a 2-lane undivided rural minor arterial throughout its length and traversing through the entire length of Randolph County and most of Tallapoosa County. 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 AL Hwy. 22 in the Town of Wadley from 2002 to 2010.

Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
at Tallapoosa River Bridge (522)	3,690	3,840	4,170	3,930	4,010	320	8.7%	A
SW Wadley Town Limits (530)	1,460	1,710	1,930	1,660	1,690	230	15.8%	A
at Randolph / Chambers Co. Line (524)	1,250	1,390	1,600	1,440	1,470	220	17.6%	A
at Randolph / Chambers Co. Line (907)	1,250	1,390	1,600	1,440	1,470	220	17.6%	A

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

Maximum capacity for a 2-lane undivided rural minor arterial highway is set at 17,800 AADT, indicating that with the highest traffic volumes reported at around 4,000 AADT traffic volumes could more than triple and still not reach maximum capacity. Traffic volumes from 2002 to 2010 along AL Hwy. 22 increased somewhat substantially at the section traversing the eastern edge town just before crossing the Tallapoosa River, increasing from 3,690 to 4,010, an 8% climb. This section showed the most significant traffic volumes in Wadley, however the segment to the southwest, just outside the town limits, showed the most significant traffic growth. This information further suggests that significant roadway improvements along AL Hwy. 22 in and around Wadley should not be needed in the near future.

AL Hwy. 77

Alabama State Route 77 also passes through downtown Wadley, connecting the town with the City of Lafayette in central Chambers County and the City of Ashland in central Clay County. From Ashland the road extends considerably farther northward into Talladega County, Calhoun County, and finally terminating in the City of Attalla in Etowah County where it connects with US Hwy. 431. The route is classified as a 2-lane undivided rural minor arterial through Wadley with Level

of Service A (free traffic flow) throughout the town, indicating that traffic volumes could increase substantially before significant expansion plans should be considered. Maximum capacity for a 2-lane undivided rural minor arterial is set at 17,800 AADT, indicating that with the highest volumes reported at around 1,900 AADT traffic volumes could increase by several times before significant improvements should be considered. Table T-2 examines traffic volumes and level of service along AL Hwy. 77 in the Town of Wadley from 2002 to 2010.

Location of Traffic Count	2002	2004	2006	2008	2010	# Change	% Change	LOS
at Randolph / Chambers Co. line (523)	1,620	1,650	1,900	1,630	1,700	80	4.9%	A
at NW Wadley Town Limits (521)	1,810	1,800	1,990	1,940	1,980	170	9.4%	A
NW Wadley beyond Town Limits (520)	1,510	1,470	1,630	1,580	1,620	110	7.3%	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. $.0219 \times 10,230 = 224.84$. This calculation produces the estimated increase over the next 10-year period, which is 224.84.
4. Lastly, the estimated increase and the most recent AADT are summed.
Estimated increase 224.84 + 10,230 AADT 2005. $224.84 + 10,230 = 10,455$. This calculation gives us the projected traffic count on this section of road for 2015, which is 10,455.

Traffic projections have been calculated for the year 2018 as well as probable Level of Service at these count stations in the town at this time. Traffic volumes for 2002 and 2010 have been used for point of reference data.

Traffic projections indicate that Wadley should have substantially free traffic flow into 2018. LOS A, free traffic flow, is shown throughout the town considering volume growth as a general trend. Table T-3 displays AADT in 2002 and 2010 as well as 2018 traffic projections and accompanying LOS for the town's major roadways.

Roadway	Location of Traffic Count	2002	2010	2018	LOS
AL Hwy. 22	at Tallapoosa River Bridge (522)	3,690	4,010	4,330	A
	SW Wadley Town Limits (530)	1,460	1,690	1,920	A
	at Randolph / Chambers Co. Line (524)	1,250	1,470	1,690	A
	at Randolph / Chambers Co. Line (907)	1,250	1,470	1,690	A
AL Hwy. 77	at Randolph / Chambers Co. line (523)	1,620	1,700	1,780	A
	at NW Wadley Town Limits (521)	1,810	1,980	2,150	A
	NW Wadley beyond Town Limits (520)	1,510	1,620	1,730	A

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

Highway Access Management

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

Placement of Commercial Activity Centers

As a common pattern in commercial development, commercial activity centers tend to locate around major street corners and intersections. These commercial activity centers, also known as commercial nodes, begin with a location at the corners of intersections and can significantly inhibit traffic flow and access if all four corners are developed with entrance and exit points. In planning for proper access management, this practice should be avoided. Commercial property should be promoted and encouraged to develop as commercial activity centers at only one corner of the intersection, undivided by the major intersection instead of on all four corners and spread out along the highway. This type of access management permits more highway frontage due to proper separation and distance from the major intersection, better traffic circulation throughout the commercial area, flexibility in site design, and fewer access problems at the intersection. Figure T-

1 shows improper placement of commercial activity centers, while Figure T-2 illustrates proper commercial center placement.

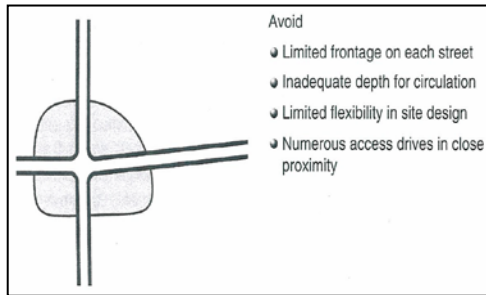


Figure T-1. Improper Commercial Node.

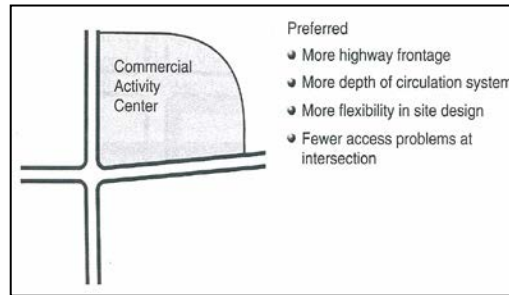


Figure T-2. Proper Commercial Node

Corner Parcel Access

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

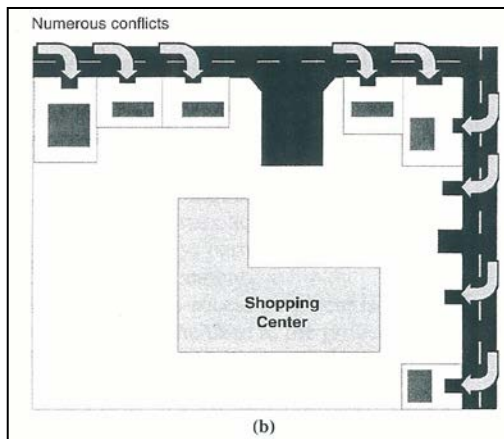


Figure T-3. Improper Corner Parcel Access

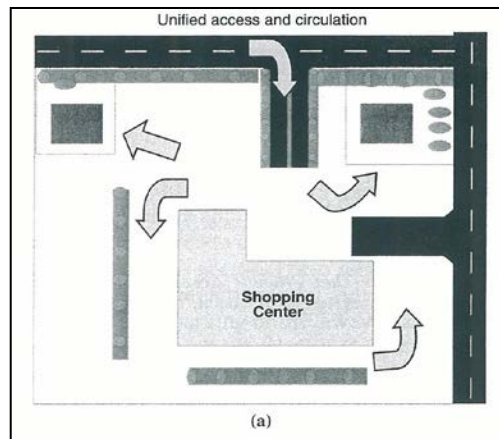


Figure T-4. Proper Corner Parcel Access

Throat Length

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

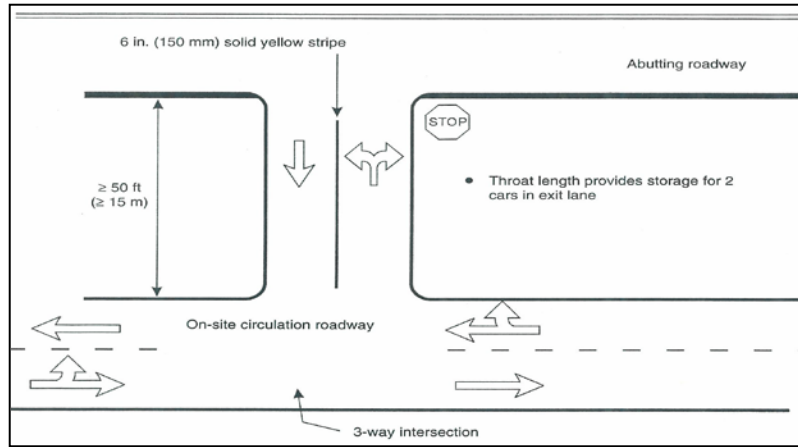


Figure T-5. Proper Throat Length

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.

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

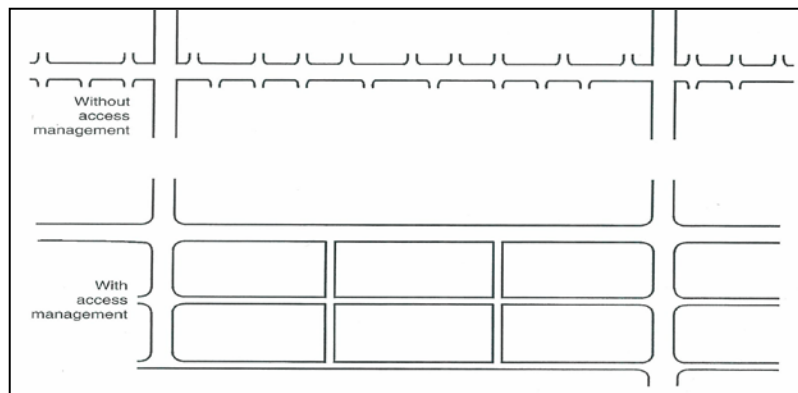


Figure T-6. Street Network With and Without Proper Access Management

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.

Connectivity in Local Neighborhoods

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

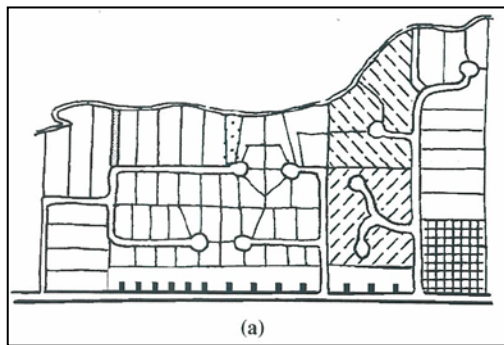


Figure T-7. Improper Connectivity

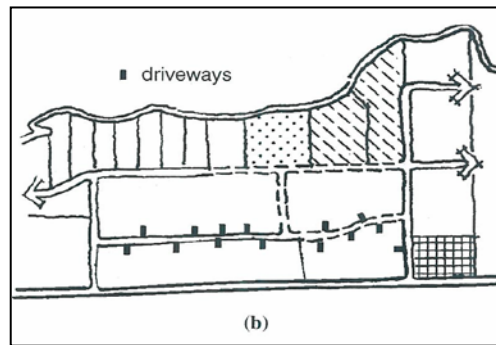


Figure T-8. Proper Connectivity

Frontage Roads

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

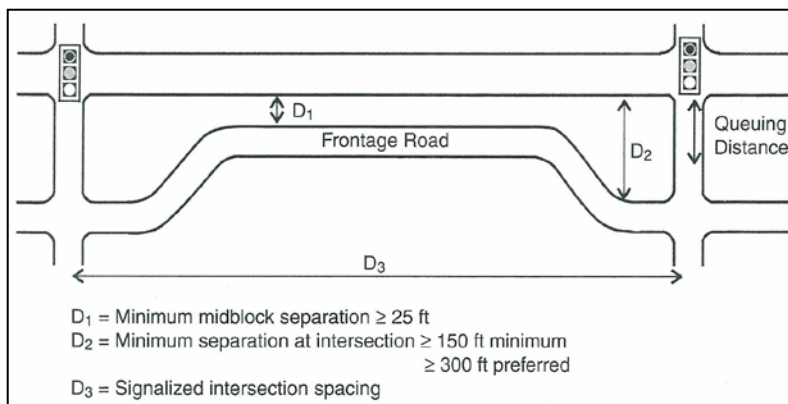


Figure T-9. Minimum Separation for Frontage Roads

Transportation Plan

As a growing and thriving community, Wadley needs to plan for effective and efficient transportation. The primary form of transportation throughout the town is personal vehicular with most traffic generation along the two main routes, AL Hwy. 22 and AL Hwy. 77. ALDOT traffic volumes show relatively free traffic flow throughout the town. According to traffic information Wadley's roadway infrastructure should not need major improvements in the near future. However, minor roadway paving improvements should be considered in order to provide better transportation and long-term street maintenance. Street repaving is a high priority for the town. Every street in the town needs to be repaved with the exception of Roberts Street, which the state assisted in repaving in 2009. Prioritized streets for re-paving are listed as follows:

1. Ashland Ave. extending from Highland Ave. (by Wadley Cemetery) to North Berry Street (by Plantation Patterns).
2. North Berry Street near Plantation Patterns.

In addition to repaving, the town should close off Cooledge Street to trucks and allow truck transport on Tallapoosa Street, only, in order to access Plantation Patterns.

Analytical Summary

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

AL Hwy. 22

Classification: The route is classified as a 2-lane undivided rural minor arterial throughout its length.

Maximum Capacity: 17,800

Capacity Assessment: Maximum capacity for a 2-lane undivided rural minor arterial highway is set at 17,800 AADT, indicating that with the highest traffic volumes reported at around 4,000 AADT traffic volumes could more than triple and still not reach maximum capacity.

MPO Planned Improvements: None

Recommendations: No significant improvements needed.

AL Hwy. 77

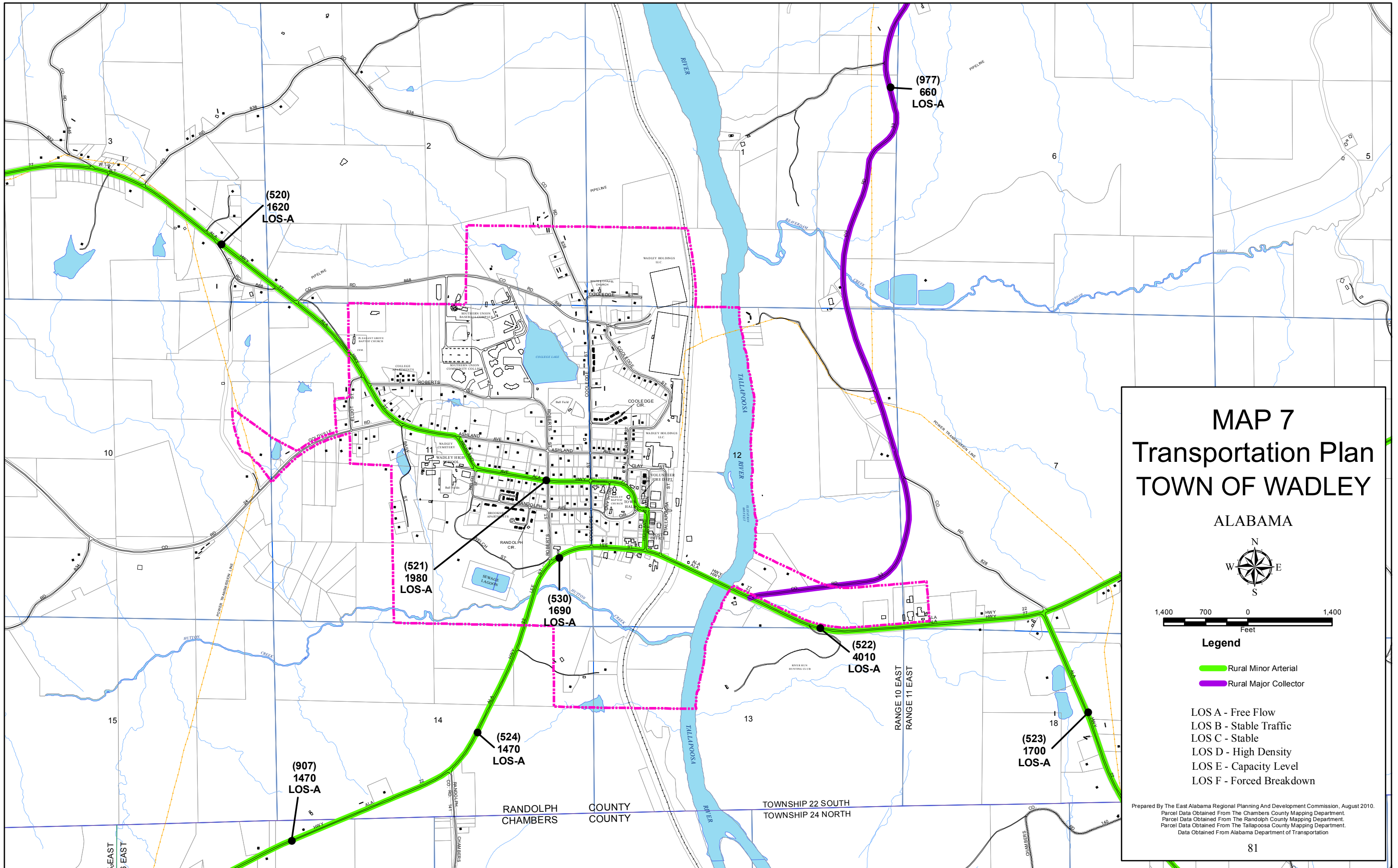
Classification: The route is classified as a 2-lane undivided rural minor arterial through Wadley.

Maximum Capacity: 17,800

Capacity Assessment: Maximum capacity for a 2-lane undivided rural minor arterial is set at 17,800 AADT, indicating that with the highest volumes reported at around 1,900 AADT traffic volumes could increase by several times before significant improvements should be considered.

MPO Planned Improvements: None

Recommendations: No significant improvements needed.



MAP 7

Transportation Plan

TOWN OF WADLEY

ALABAMA

1,400 700 0 1,400
Feet

Legend

- Rural Minor Arterial
- Rural Major Collector

LOS A - Free Flow
 LOS B - Stable Traffic
 LOS C - Stable
 LOS D - High Density
 LOS E - Capacity Level
 LOS F - Forced Breakdown

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

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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 Wadley'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

Wadley is located in the south-western portion of Randolph County adjacent to the Tallapoosa River and Hutton Creek. The Tallapoosa River is considered the major natural resource for the town. Other nearby natural water amenities include Lake Wedowee located approximately 15 miles to the north in west-central Randolph County and Lake Martin, approximately 30 miles to the southwest in Tallapoosa County. Talladega National Forest is located about 40 miles to the northwest in neighboring Clay County.

According to soil inventory data, Wadley showed somewhat significant environmental constraints, the most prevalent of which were floodplains and flood-prone areas near the Tallapoosa River and Hutton Creek. Floodplains have been determined as a somewhat considerable constraint in town covering 319 acres and 31% of the total land area. Flood-prone areas in town were also shown as a somewhat significant constraint, accounting for approximately 241 acres and 23% of the total land area coverage. In general, land deemed as floodplains tend to flood more rapidly and excessively than flood prone areas due to the nature of the soils, low elevations, and close proximity to water bodies, however, in Wadley most of the floodplain areas overlapped flood-prone. 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 Wadley in 2012.

Environmental Feature/Constraint	Acreage	Percent Distribution
Steep Slopes	142.62	14.0%
Flood Prone	241.23	23.7%
Wetlands	63.19	6.2%
Septic Restrictive	3.77	0.4%
Floodplains	319.24	31.4%
Total Land Acreage	1,017.99	100.0%

Source: EARPDC database, 2012.

Soil Characteristics

Proper knowledge and understanding of soil characteristics is useful in determining environmental constraints and land suitability for specified development intensity. Soil types and classifications are extensively numerous and any given community could discover a myriad of samples to categorize. Therefore the scope of this soil characteristics study is to examine only the most commonly associated soil types, distinguishing environmental constraints such as steep slopes, floodplains, flood-prone areas, wetlands, and areas unfit for septic systems. Wadley’s land constraints are generally composed of three broad soil series classifications: 1) Mantachie Series, 2) Buncombe Series, and 3) Madison Series. The *Environmental Constraints Map* (Map 8) identifies and locates the town’s environmental constraints based on these and other soil classifications in order to guide and direct land use and development decisions accordingly. Soil information was made available through the *Soil Survey of Randolph County, 1967*. The following highlights list environmental constraints in Wadley along with their associated soil series, characteristics, and pertaining development limitations:

- ***Floodplain Areas***—Mantachie Series—consists of deep, moderately well drained or somewhat poorly drained soils. Soils occur on nearly level first bottoms along the Tallapoosa River and the larger creeks in the county and are subject to water overflow during prolonged heavy rains. These particular floodplain areas are best suited for low intensity agriculture such as pasture and row crops. Slopes range from 0 to 2 percent. Flood prone areas have been shown in Wadley to occur mostly in floodplain areas in the Mantachie Series as well.
- ***Wetlands***—Buncombe Series—constitute deep, course textured, well drained to excessively drained soils subject to water overflow. Runoff is slow with rapid infiltration and very rapid permeability. Soil has good tilth, but is best suited for a narrow range of row crops due to droughtiness. Slopes range from 0 to 6 percent.
- ***Steep Slopes***—Madison Series—consists of moderately deep, well drained, strongly acidic soils with low organic matter and natural fertility. Runoff is very rapid and water capacity low. Erosion is a severe hazard in these areas making the land best suited for pine forest and high vegetation. Slopes range from moderately steep at 6 percent to significantly steep at 25 percent.

Steep Slopes

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

3 percent

Generally accepted limit for railroads

8 percent

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

10 percent

Generally accepted limit for driveways

15 percent

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

25 percent

Generally accepted limit for all development activity.

Wadley has somewhat substantial cover of steep slope accounting for 142 town acres and 14% of the total land area coverage. Steep slope areas are located primarily in the north section of town along with a few small patches in the south along Hutton Creek. However, given this information, steep slopes should not be a major concern for future development.

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.

Wadley's 100-year (Zone A) floodplains are located primarily along the Tallapoosa River and Hutton Creek. Intensive developments in these areas should create and implement flood mitigation strategies as needed in order to preserve the environment and limit flood damage. Floodplains and flood prone areas are shown on the *Environmental Constraints Map* (Map#8) and may overlap each other at particular locales.

Water Resources

Water resources serve a variety of positive functions for the community. A clean and beautiful aquatic environment not only benefits residents environmentally, but also economically. Eco-tourism adds to local revenue and attracts businesses. Developing in a manner that best utilizes this highly valued resource is in the best interest of any community. Overall, quality water resources enhance quality of life. Wadley's primary water resource is the Tallapoosa River which serves as a natural border along the eastern edge of town. Hutton Creek also forms a natural border to the south of town.

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

Wetlands

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

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

Wadley determined wetland areas cover approximately 63 acres (6% of the total land), located mostly along the Tallapoosa River and Hutton Creek. For more detail see Map#8: *Environmental Constraints*.

Wildlife Habitats

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

As a planning consideration, Wadley should promote and encourage land and wildlife preservation in order to enhance the town’s draw as an outdoor recreational community. Preservation could be promoted through the protection of wildlife corridors in flood prone areas along the Tallapoosa River and Hutton Creek.

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 Randolph County, conducted in April 2011 have been listed as follows:

Birds—Bald Eagle *Haliaeetus leucocephalus* was in recovery stage and is protected under the Bald and Golden Eagle Protection Act.

Flowering Plants—Little amphianthus *Amphianthus pusilius* (Threatened) White fringeless orchid *Platanthera integrilabia* (Candidate)

Clams—Oval pigtoe *Pleurobema pyriforme* (Endangered) Fine-lined pocketbook mussel *Lampsilis altilis* (Threatened).

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

Analytical Summary

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

Steep Slopes

Wadley has somewhat substantial cover of steep slope accounting for 142 city acres and 14% of the total area coverage. Steep slope areas are located primarily in the north section of town along with a few small patches in the south along Hutton Creek. However, given this information, steep slopes should not be a major concern for future development.

Floodplains

Floodplains have been determined as a somewhat considerable constraint in town covering 319 acres and 31% of the total land area. Most of these areas are located adjacent the Tallapoosa River and Hutton Creek.

Flood Prone Areas

Flood-prone areas in town, accounted for approximately 241 acres and 23% of the total land area coverage. Most of these areas are located adjacent the Tallapoosa River and Hutton Creek.

Water Resources

Wadley's primary water resource is the Tallapoosa River which serves as a natural border along the eastern edge of town. Hutton Creek also forms a natural border to the south of town.

Wetlands

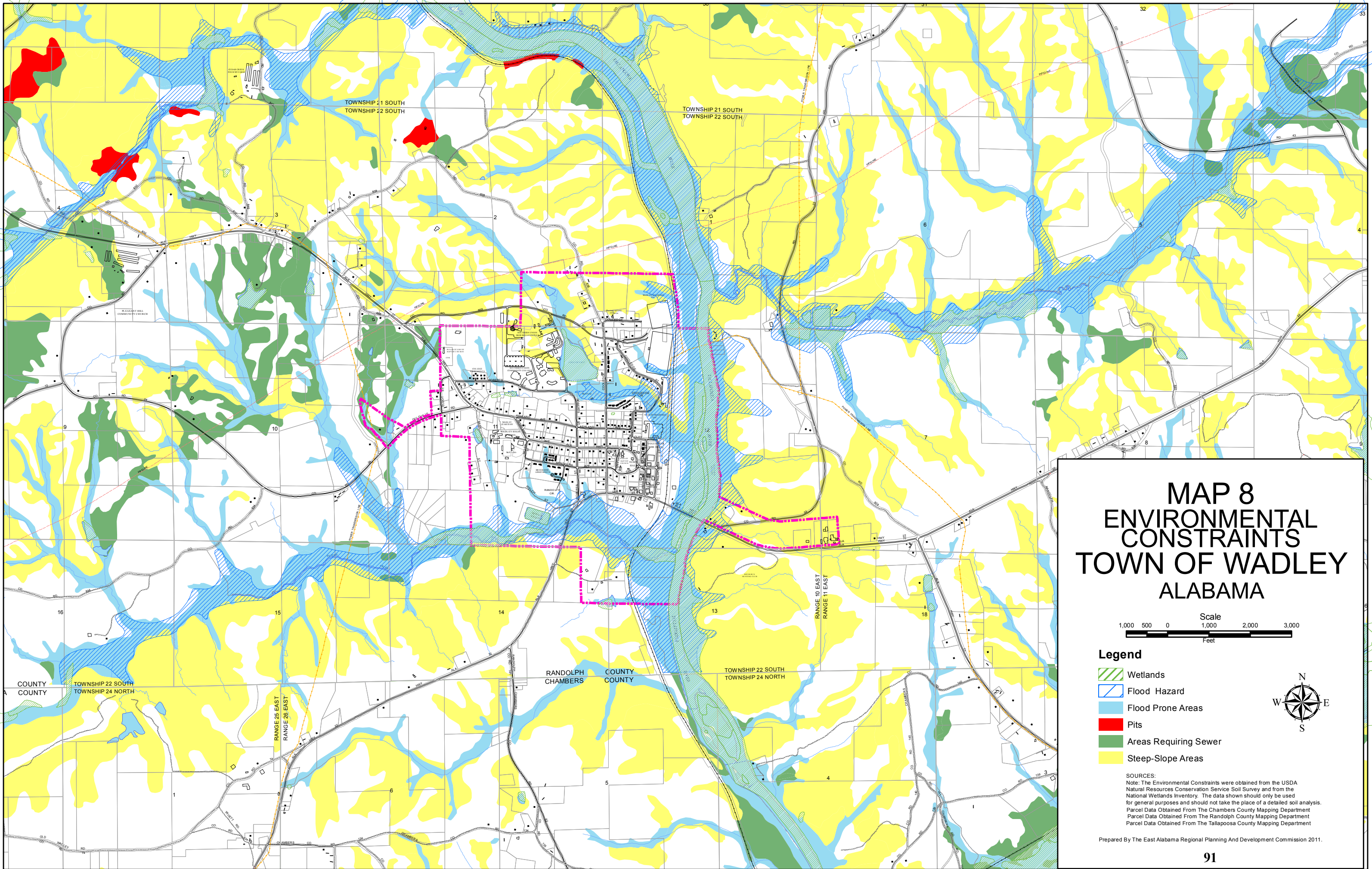
Wadley determined wetland areas cover approximately 63 acres (6% of the total land), located mostly along the Tallapoosa River and Hutton Creek.

Wildlife Habitats

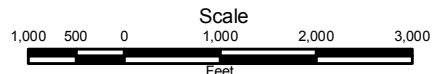
Wadley should promote and encourage land and wildlife preservation in order to enhance the town's draw as an outdoor recreational community. Preservation could be promoted through the protection of wildlife corridors in flood prone areas along the Tallapoosa River and Hutton Creek.

Threatened and Endangered Species

As a planning consideration, in order to protect and maintain plant and animal species, Wadley could implement Best Management Practices for Forestry. The *Best Management Practices for Forestry* guidelines include preservation and maintenance procedures for the following amenities and tactics: 1) Streamside Management Zones, 2) Stream Crossings, 3) Forest Roads, 4) Timber Harvesting, 5) Reforestation/Stand Management, 6) Forested Wetland Management, 7) and Revegetation/Stabilization. These practices are regularly maintained and updated by the Alabama Forestry Commission.



MAP 8 ENVIRONMENTAL CONSTRAINTS TOWN OF WADLEY ALABAMA



Legend

-  Wetlands
-  Flood Hazard
-  Flood Prone Areas
-  Pits
-  Areas Requiring Sewer
-  Steep-Slope Areas



SOURCES:
 Note: The Environmental Constraints were obtained from the USDA Natural Resources Conservation Service Soil Survey and from the National Wetlands Inventory. The data shown should only be used for general purposes and should not take the place of a detailed soil analysis.
 Parcel Data Obtained From The Chambers County Mapping Department
 Parcel Data Obtained From The Randolph County Mapping Department
 Parcel Data Obtained From The Tallapoosa County Mapping Department

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

CHAPTER VIII: LAND USE AND DEVELOPMENT

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

The purpose of the land use chapter is to guide and direct development with the goal of sustaining orderly and coordinated development in accordance to changing needs, presently and in the future. This chapter examines existing land use and zoning and subsequently proposes a future land use plan which gives recommendations for coordinating better land use within the Town of Wadley. The future land use plan and accompanying *Future Land Use Plan* Map (Map#11) is a conceptual future plan to be used in guiding zoning and development decisions. It is not intended to be used as a zoning map, rather it is to be used as a conceptual vision for the community's future.

Definitions

The following land use categories are described below for use in the Wadley 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. Wadley has approximately 1,017.89 total acres within the town limits, which includes right-of-ways and bodies of water and 866.42 land acres. Approximately 410 acres (47% of the total land) in the town are undeveloped leaving room for development as environmental constraints allow. For more detail on existing land use see Map#9: *Existing Land Use*. Table LU-1 shows existing land use acreage for the Town of Wadley in 2012.

Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	89.98	10.4%	19.7%
Commercial	22.56	2.6%	4.9%
Industrial	65.63	7.6%	14.4%
Single-Family Residential	141.87	16.4%	31.1%
Multi-Family Residential	14.31	1.7%	3.1%
Park and Recreation	3.80	0.4%	0.8%
Public	118.04	13.6%	25.9%
Undeveloped	410.23	47.3%	N/A
Total Land Area	866.42	100.0%	N/A
Total Developed Land	456.19	52.7%	100.0%

Source: EARPDC database, 2012.

Agriculture

Agriculture constitutes a somewhat substantial portion of developed land within the town limits at 19% with 89 acres. Much of this land is located along AL Hwy. 22 in the southeastern section of town and in floodplain areas along the Tallapoosa River and Hutton Creek.

Commercial

Approximately 22 acres (2% of the total land and 4% of developed land) in Wadley is dedicated to commercial development. Much of this land is located in the downtown area along AL Hwy. 22 and AL Hwy. 77. A substantial goal for the town is to promote and enhance commercial development along these two major routes.

Industrial

Wadley reported approximately 65 acres used for industrial purposes (7% of the total land use and 14% of developed land). Land used for industry is located in the northeastern portion of town parallel with the Tallapoosa River. A substantial goal for Wadley is to revitalize industry in these areas.

Residential

Residential land use in the form of single-family housing is spread fairly evenly throughout the town accounting for approximately 141 acres (16% of the total land use and 31% of the developed). Multi-family, at this time, showed some concentration small pockets in the central portion of town with 14 acres and a minor 1% of the total land use. However, most of the land throughout the town has been zoned for medium density multi-family and some high density, allowing for significant expansion of this land use.

Public/Parks and Recreation

Provision of public land use plays an important role in community services. Existing public and semi-public land use is concentrated mostly with the community college and high school with some land used for town administration and churches. Public land use accounts for approximately 118 acres in town (13% of the total land use and 25% of the developed land use) while parks and recreation land uses account for a minor 3 acres.

Undeveloped

The single most dominate land use in the town is undeveloped, consisting of 410 acres and 47% of total land use, indicating substantial land within the town available for growth.

Zoning Patterns

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

The dominant zoning district in Wadley is shown as R-1 Single Family Residential, with 679 acres accounting for approximately 66% of all zoning acreage in town. Single family zoning is spread out fairly consistently throughout the town, with the exception of the eastern portion along the Tallapoosa River, which is zoned for agriculture. Agriculture is the second most consistent zoning in town with 175 acres and 17% of the total land area. All agricultural zoned land in Wadley is

located along the Tallapoosa River on the eastern edge of town since this land is situated on a 100 yr. floodplain thus limiting significant development options. Downtown Wadley is zoned for business with 67 acres and 6% of the total town acreage while the adjacent area, directly to the north is zoned for manufacturing, primarily accommodating the town’s major industry, Plantation Patterns. Table LU-2 examines zoning acreage and percent of total for Wadley in 2012.

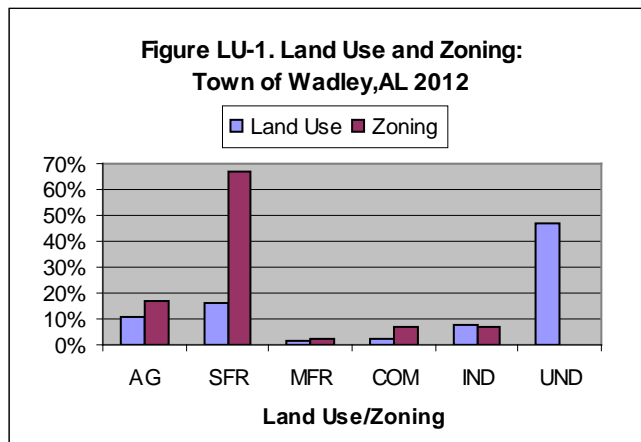
Table LU-2. Zoning Acreage: Town of Wadley, 2012					
Zoning	District Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
AG	Agriculture	175.13	17.2%	175.13	17.2%
R-1	Single Family Residential	679.35	66.7%	702.33	69.0%
R-2	Multi-family Residential (Duplex)	22.98	2.3%		
B-2	Business District	67.12	6.6%	67.12	6.6%
M-1	Manufacturing	73.31	7.2%	73.31	7.2%
Totals		1,017.89	100.0%	1,017.89	100.0%

Source: EARPCD database, 2012.

Existing Land Use and Zoning Patterns

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

Agriculture (AG) and single-family residential (SFR), aside from undeveloped (UND), were the two most dominant land uses in Wadley accounting for 10% and 14%, of total land use, respectively. Public land use, consisting of schools and municipal buildings, accounted for 13%, but was not regulated within specific public zoned districts and instead incorporated in single



family districts. Zoning patterns in Wadley would suggest substantial land available for single-family residential expansion, with 141 acres of single-family land use and 679 single-family zoning, however, most of this land is either owned by the college in the north portion of town or located in a floodplain, near Hutton Creek, in the southern portion, thus limiting land for substantial residential development. As a planning consideration, Wadley could annex land for single-family use along AL Hwy. 22 and AL Hwy. 77 as well as County Rd. 24, County

Rd. 838, and County Rd. 868. Extending residential from the north edge of town would provide access to the college while extension to the south would offer better access to downtown. Figure LU-1 illustrates percent of land use and zoning in Wadley in 2012. Notice the considerably larger portion of single family zoning compared to single family land use in town. The town also reported a slightly larger portion of commercial (COM)zoned land compared to commercial land use

indicating some room for business expansion, particularly in the downtown and extending eastward along AL Hwy. 22. Industrial (IND) growth would be contained primarily to land in association with Plantation Patterns in the northeastern part of town.

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 Wadley desires to grow in a manner that effectively and efficiently utilizes land and community resources. The future land use plan and accompanying map (See Map#11: *Future Land Use Plan*) provides general guidance in this directive.

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

- The most intensive commercial use should only be established downtown and along AL Hwy. 22 extending eastward in order to preserve and protect small scale neighborhoods.
- Small scale manufacturing should be promoted and encouraged in the areas zoned for such use near Plantation Patterns in the northeast portion of town.
- Wadley should annex more land along AL Hwy. 77 and along county roads extending outward from town in order to expand single family residential areas and bring more housing opportunity.
- Wadley prohibits new manufactured housing development, yet the town should strive to provide quality, affordable housing for its residents.
- Public land should be promoted and encouraged to locate in and around the downtown area and around the schools, in order to provide land for public facility expansion and civic uses.
- Wetlands and extreme flood prone areas should be preserved for parks and recreation and where feasible, low-density residential. Intensive commercial and industrial developments locating in these areas need to first conduct substantial flood hazard mitigation procedures in accordance with ADEM regulations.

Analytical Summary

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

Agriculture

Agriculture constitutes a somewhat substantial portion of developed land within the town limits at 19% with 89 acres. Much of this land is located along AL Hwy. 22 in the southeastern section of town and in floodplain areas along the Tallapoosa River and Hutton Creek. Areas zoned for agriculture are located entirely along the Tallapoosa River due to floodplains limiting development.

Commercial

Approximately 22 acres (2% of the total land and 4% of developed land) in Wadley is dedicated to commercial development. Much of this land is located in the downtown area along AL Hwy. 22. A substantial goal for the town is to promote and enhance commercial development in the downtown and along AL Hwy. 22 extending eastward.

Industrial

Wadley reported approximately 65 acres used for industrial purposes (7% of the total land use and 14% of developed land). Land used for industry is located in the northeastern portion of town parallel with the Tallapoosa River. A substantial goal for Wadley is to revitalize industry in these areas, and particularly strengthen Plantation Patterns.

Residential

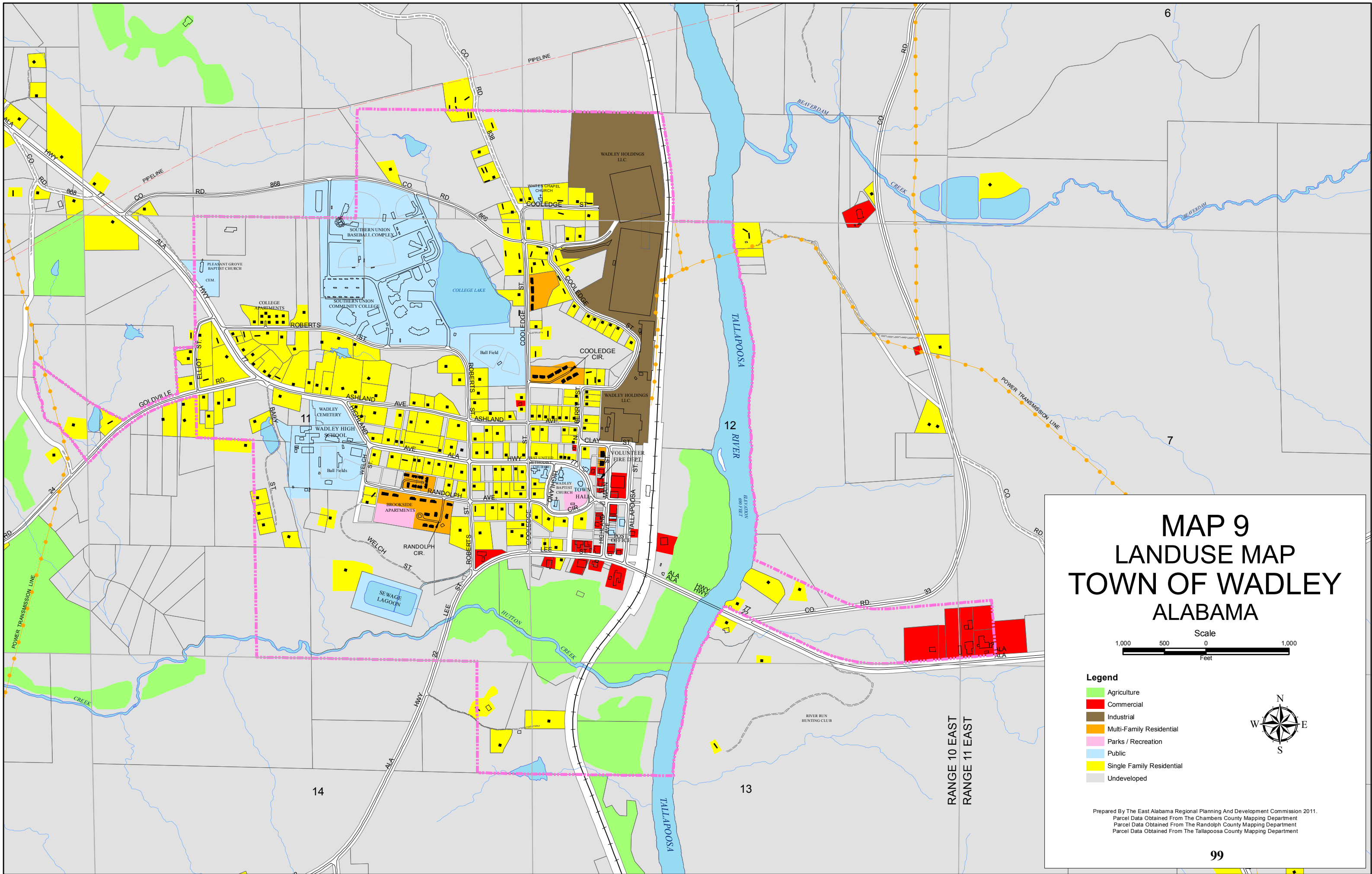
Residential land use in the form of single-family housing is spread fairly evenly throughout Wadley, with the exception of the eastern and northeastern section, accounting for approximately 141 acres (16% of the total land use and 31% of the developed). Zoning patterns in Wadley would suggest substantial land available for single-family residential expansion, with 141 acres of single-family land use and 679 single-family zoning, however, most of this land is either owned by the college in the north portion of town or located in a floodplain, near Hutton Creek, in the southern portion, thus limiting land for substantial residential development. As a planning consideration, Wadley could annex land for single-family use along AL Hwy. 77 extending northwest and along AL Hwy. 22 to the southwest, as well as along various county roads extending outward from town.

Public/Parks and Recreation

Provision of public land use plays an important role in community services. Existing public and semi-public land use is concentrated mostly with the community college and high school with some land used for town administration and churches. Public land use accounts for approximately 118 acres in town (13% of the total land use and 25% of the developed land use) while parks and recreation land uses account for a minor 3 acres.

Undeveloped

The single most dominate land use in the town is undeveloped, consisting of 410 acres and 47% of total land use, indicating substantial land within the town available for growth.



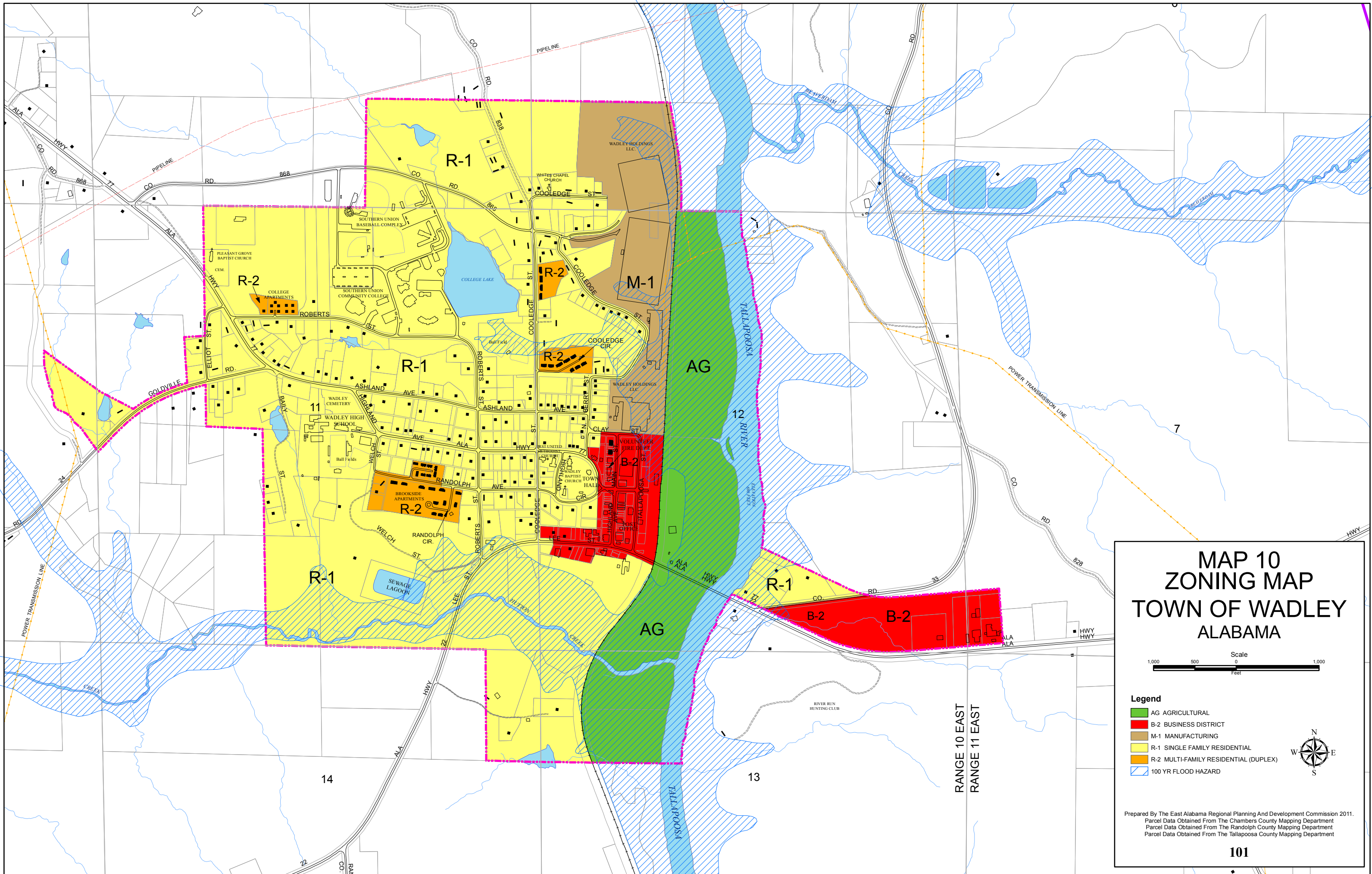
MAP 9 LANDUSE MAP TOWN OF WADLEY ALABAMA

Scale
1,000 500 0 1,000
Feet

Legend

- Agriculture
- Commercial
- Industrial
- Multi-Family Residential
- Parks / Recreation
- Public
- Single Family Residential
- Undeveloped

Prepared By The East Alabama Regional Planning And Development Commission 2011.
 Parcel Data Obtained From The Chambers County Mapping Department
 Parcel Data Obtained From The Randolph County Mapping Department
 Parcel Data Obtained From The Tallapoosa County Mapping Department



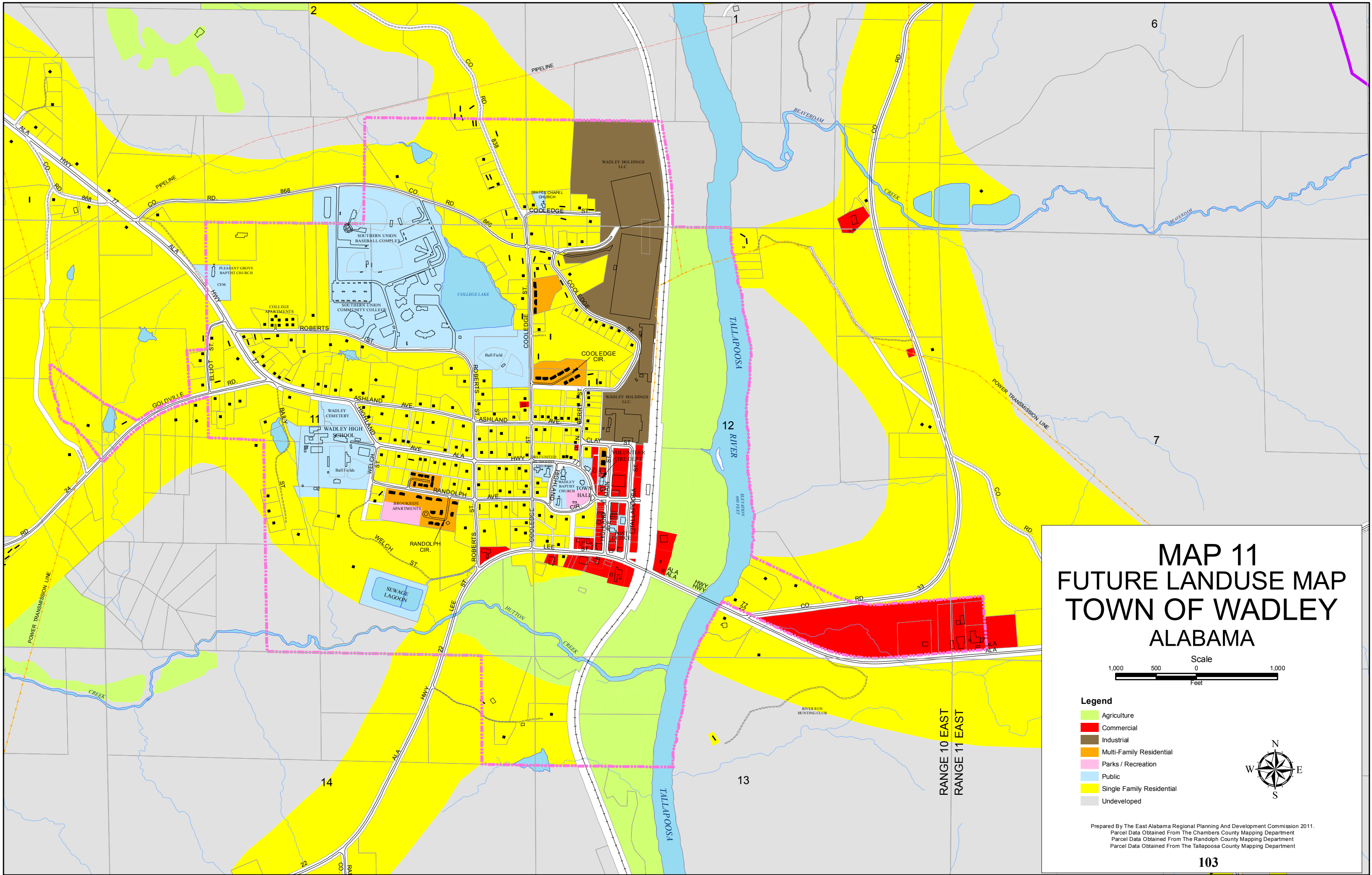
MAP 10 ZONING MAP TOWN OF WADLEY ALABAMA



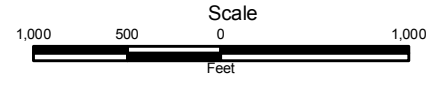
- Legend**
- AG AGRICULTURAL
 - B-2 BUSINESS DISTRICT
 - M-1 MANUFACTURING
 - R-1 SINGLE FAMILY RESIDENTIAL
 - R-2 MULTI-FAMILY RESIDENTIAL (DUPLEX)
 - ▨ 100 YR FLOOD HAZARD



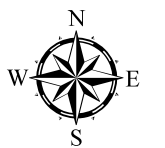
Prepared By The East Alabama Regional Planning And Development Commission 2011.
 Parcel Data Obtained From The Chambers County Mapping Department
 Parcel Data Obtained From The Randolph County Mapping Department
 Parcel Data Obtained From The Tallapoosa County Mapping Department



MAP 11 FUTURE LANDUSE MAP TOWN OF WADLEY ALABAMA



- Legend**
- Agriculture
 - Commercial
 - Industrial
 - Multi-Family Residential
 - Parks / Recreation
 - Public
 - Single Family Residential
 - Undeveloped



Prepared By The East Alabama Regional Planning And Development Commission 2011.
Parcel Data Obtained From The Chambers County Mapping Department
Parcel Data Obtained From The Randolph County Mapping Department
Parcel Data Obtained From The Tallapoosa County Mapping Department

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 Wadley 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**—Wadley is located at the crossroads of two major state highways AL Hwy. 22 and AL Hwy. 77 providing significant opportunity for economic development and distribution of goods and services.

- **Active Local Community and Church Organizations**—Provide support for community social participation and growth. Soles 4 Souls, an international organization of shoe donation and distribution, provides charity to needy families and individuals around the world.
- **Industrial Development**—Plantation Patterns, despite a down-turn in 2009, has been the major source of employment in the town.
- **Schools**—Southern Union Community College has been a significant asset to the community, providing quality education and workforce training while Wadley High School has been ranked one of the best in the nation and grades K-12 among the best in the state.
- **Recreation**—Wadley provides quality sports facilities while the adjacent Tallapoosa River and nearby Lake Wedowee and Lake Martin offers substantial opportunity for outdoor recreation.

Weaknesses

- **Lack of Business Downtown**—Since the turn-down of Plantation Patterns in 2009 Wadley has lost significant business in the downtown. This in turn has resulted in a substantial loss of revenue for the town.
- **Water Supply and Distribution**—Currently water infrastructure is meeting needs, however, the system is working at full capacity and would need to be upgraded to accommodate significant development.
- **Sewer Supply and Distribution**— Similar to water, sewer infrastructure is currently meeting needs, however, the system is working at full capacity and would also need to be upgraded to accommodate significant development.
- **Fire Protection**—Fire Department needs to improve its ISO rating from 8, to provide better protection and decrease home owner insurance.

Opportunities

- **Historic Preservation**—Wadley’s historic, Spanish Mission style, train depot is currently in substantial need of repair and reuse. The depot is listed on the National Register of Historic Places and sustains a highly valuable place in the town’s and state’s history.
- **Downtown Redevelopment**—Wadley provides a small, yet beautiful and charming downtown. However, a significant number of old and vacant buildings are in need of improvement. The town could create and implement a downtown redevelopment plan in order to identify and prioritize the rebuilding and reuse of old, vacant commercial buildings.
- **Industrial Development Strategy**—Since Plantation Patterns has been a substantial contributor to Wadley’s economy, the town should create and implement an industrial recruitment and development strategy to strengthen this industry.
- **Residential Improvement**—The town offers beautiful and charming neighborhoods, however, many older homes show signs of deterioration and need of repair. Wadley could create and implement a housing improvement plan in order to identify and prioritize housing improvements.

Threats

- **Continued Decline of Industry at Plantation Patterns**—Plantation Patterns would not be able to take another employment loss as such that in 2009 and still reside as an active industry in Wadley, thus eliminating the town’s major source of employment.

- **Continued Loss of Business Downtown and Deterioration**—Employment loss at Plantation Patterns in 2009 caused a significant decline in business downtown. In addition, a number of old and vacant commercial buildings in the downtown would eventually cause blight if not properly maintained.

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 2005-2009 (Economy) and 2006-2010 (Population and Housing) 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 Wadley are listed as follows for review (See pertaining chapters for more details):

Population

Population Growth—Wadley showed significant increases and decreases in population from 1910 to 2010, as did Randolph County, while Alabama and the US reported fairly steady growth. Substantial increases in population for Wadley could be attributed to industrial growth with Plantation Patterns and increased enrollment at the college while decreases could be attributed to job loss in agriculture and manufacturing. Randolph County increases and decreases in population could also be due to job growth and job loss, mainly in industry.

Age Distribution—Wadley, in 2000 and 2010, reported a substantially higher portion of youth and young adult populations than Randolph County, Alabama, and the US in 2010. This could be attributed to the town’s large portion of the population comprising of students at the college.

Marital Status—According to the 2006-2010 American Community Survey, the substantial majority of Wadley’s population in 2010 was never married, while Randolph County, Alabama, and the US reported substantially smaller portions of never married and more married (except separated). Wadley’s larger portion of never married individuals could be attributed to the student body at Southern Union Community College, which comprises a significant portion of the town’s total population.

Race Distribution—Although white population was the substantially dominant race in Wadley, the town reported a considerably larger portion of black population than Randolph County, Alabama, and the US in 2000 and 2010.

Gender Distribution—Wadley, in 2000 and 2010, reported a somewhat considerably larger portion of females to males in comparison to Randolph County, Alabama, and the US.

Economy

Educational Attainment—Wadley ranked slightly below Randolph County in terms of educational attainment at the higher levels and considerably lower than Alabama and the US.

Household Income—Household income for Wadley in both 2000 and 2009 indicates that town households, in general, earned substantially less than Randolph County, Alabama, and the US during this time.

Commuting Patterns—Personal vehicle for Wadley was the substantially dominant form of transport with the considerable majority of commuters (66%) living and working in the town. In 2009 Wadley showed significantly more commuters traveling to work within the town than reported in Randolph County (57%), Alabama (46%) and the US (43%).

Labor Force Participation and Unemployment—Wadley ranked considerably lower than Randolph County, Alabama, and the US in labor force participation and showed substantially higher unemployment rates.

Class of Worker—Most of Wadley workers receive a private wage or salary, similar to Randolph County, Alabama, and the US, however the town showed a slightly larger portion of government workers.

Occupational Status—Wadley showed substantial growth in it's portion of Production/Transportation occupations and decreased considerably in Management/Professional occupations. Randolph County, Alabama, and the US showed significantly higher portion of Management/Professional occupations than Wadley and lower Production/Transportation, indicating a larger portion of blue-collar jobs in the town and less white-collar in comparison to the county, state, and nation.

Industrial Composition—Wadley showed fairly similar patterns in industrial composition compared to Randolph County, Alabama, and the US. The major difference in industrial patterns was Randolph County's considerable decline in Manufacturing, while Wadley increased slightly in the town's portion of manufacturing jobs.

Poverty Status—Wadley's poverty level for individuals and families ranked considerably higher than Randolph County, Alabama, and the US in 2000 and 2009, indicating a strong economic need for improvement.

Housing

Units by Type—Wadley reported substantially less single-family units in 2000 and 2010 compared to Randolph County and Alabama and considerably more multi-family. The town reported a slightly higher portion of multi-family compared to the US, which ranked slightly

higher in single-family. This could be attributed to the large portion of college students in town, who tend to live in multi-family units as opposed to owning a single-family home.

Tenure and Occupancy—Wadley reported considerably more occupied homes than Randolph County in 2010 and similar occupancy rate to Alabama and the US. However, the town showed substantially more renter-occupied housing than the county, state, and nation. This could be attributed to the large portion of college students in town, who tend to rent as opposed to owning a home.

Vacancy Status—Wadley, in 2010, reported its substantially dominant vacancy as “other vacant” which entails non-specified units, while Randolph County recorded “miscellaneous”. Both Alabama and the US showed significantly more even distribution of vacancy uses.

Household Size—Wadley, in 2010, reported a substantially larger portion of 1-person households compared to Randolph County, Alabama, and the US. This could be due to a large portion of 1-person student housing provided by the college, which comprises a significant segment of the town’s households.

Housing Stock Age—The town reported a considerably larger portion of homes built prior to 1980 in comparison to the county, state, and nation. This could be attributed to the town having substantially less new construction, built post 1999, than the county, state, and nation.

Physical Housing Conditions—Based on the EARPDC survey, conducted in 2011, Wadley showed the considerable majority of homes in deteriorating physical condition. This could be attributed to a significantly large portion of old homes, which tend to show more deterioration than new homes.

Selected Physical Housing Conditions— The town has been able to provide complete and adequate selected physical conditions such as complete plumbing and kitchen facilities to residents.

Housing Value—Wadley, in 2000 and 2010, showed a significantly larger portion of homes valued under \$50 K than Randolph County, Alabama, and the US. Median Housing Value indicates that the town’s homes were valued substantially less than other homes in the county, state, and nation. This could be attributed to a substantial portion of older homes with deteriorating condition.

Housing Affordability (Rental Costs)— Cost of living, in terms of rental costs in 2010, for Wadley was shown to be somewhat less than Randolph County, and considerably less than Alabama and the US.

Owner-occupied Housing Affordability—For the most part, owner-occupied homes in Wadley, in 2010, have been considerably more affordable than homes in Randolph County, Alabama, and the US. However, a significantly large portion of Wadley residents spent over 30% of their income on housing, decreasing affordability for this segment of the town’s households.

Renter-occupied Housing Affordability—Although Wadley reported significantly lower rent costs, in 2010, affordability for renter-occupied households in town was considerably less affordable than renter households in the county, state, and nation.

Community Facilities—(See **Community Facilities Analytical Summary**)

Transportation

No significant highway improvements needed in the immediate future.

Environmental Features/Constraints

Floodplains constitute approximately 31% of Wadley’s land area, mostly at the eastern edge of town along the Tallapoosa River and Hutton Creek on the southern end.

Land Use

The single most dominate land use in the town is undeveloped, consisting of 410 acres and 47% of total land use, indicating substantial land within the town available for growth.

Residential land use in the form of single-family housing is spread fairly evenly throughout the town accounting for approximately 141 acres (16% of the total land use and 31% of the developed). Multi-family, at this time, showed some concentration small pockets in the central portion of town with 14 acres and a minor 1% of the total land use.

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 Wadley has sustained over the former 10 year time period and how the community will probably progress in another 10 years if current trends and activities continue as the status quo. Statistical information in 2000 and 2010 has been analyzed and researched to determine current and projected trends and their potential impact on the community. The main products produced in this stage include the following:

- Trend Statement
- Probable Scenario

Trend Statement

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

Based on 2000 and 2010 Census data alone the Town of Wadley has been closely following the state and nation in overall population growth. The city reported a higher portion of seniors than average indicating a growing need to serve this segment of the population. Economically the city ranked considerably lower than the county, state, and nation in terms of household income, labor force participation, and poverty status. Educational attainment for the city was on par with the

county but lagged significantly behind the state and nation. Commuting patterns indicate that the majority of the city's workers live and work in the city. The city's housing stock is considerably old compared to the county, and state, however, housing overall appears to be in sound condition and affordable to the general population.

Probable Scenario

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

- **Population Growth**—Wadley will probably continue to grow in population, but show significantly limited growth due to economic rebuilding of its major employer Plantation Patterns.
- **Age Distribution**—The town will probably continue to increase in youth and young adult population due to the college and quality schools. Older populations would be more dependent on job growth and development while retiree population should remain fairly stable.
- **Educational Attainment**—Attainment in town at the higher levels will most likely remain slightly lower than the county and considerably lower than the state and nation.
- **Household Income**—Income in town will most likely remain somewhat less than the county and substantially less than the state and nation.
- **Commuting Patterns**—The considerable majority of residents in Wadley will most likely live and work in town either at Plantation Patterns or at the schools.
- **Labor Force Participation and Unemployment**—Wadley will probably continue to show low labor force participation and high unemployment in comparison to the county, state, and nation.
- **Poverty**—Poverty rates for individuals and families in Wadley will probably continue to rank higher than those in the county, state, and nation.
- **Housing Value**—Wadley will most likely continue to report lower housing values than the county, state, and nation.
- **Housing Conditions**—A substantial amount of homes in Wadley will continue to show signs of deterioration.
- **Housing Affordability**—Owner-occupied housing will remain relatively affordable, but renter-occupied, despite low rental costs, will continue to rate less affordable than the county, state, and nation.

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

Vision Statement

Simply stated, a community vision is the overall shared picture of future community character. A vision statement is a formal description of that vision, used to express the general direction in which the city desires to grow and change. This vision statement gives guidance to planning

initiatives that could be attributed 10, 20, or even 30 years into the future for implementation and completion.

Wadley 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 Wadley 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 the town will promote and prepare for substantial commercial and industrial growth along the major roadways and in the downtown. In addition, the town will continue to promote and encourage quality residential living and development.

Preferred Scenario

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

- **Commercial Development**—Business in downtown will begin to improve substantially due to upgrades in water and sewer infrastructure, roadway improvements, increased employment at Plantation Patterns, and downtown revitalization efforts.
- **Community Facilities**—The town will improve its Fire Department ISO from 8 to a 5 or 6 rating through the recruitment of more fire fighters and upgrades in the town's water system. The department will also provide better protection and services to the community as well as reduced homeowner insurance for its residents.
- **Housing Development**—Housing value will increase as the town promotes and encourages quality affordable housing.
- **Transportation Infrastructure Enhancement**—Wadley will continue to make improvements to its road infrastructure through re-paving projects.
- **Utility Infrastructure Enhancement**—Although the town's water and sewer infrastructure meet current needs, Wadley will continue to upgrade line size and distribution in areas of more intensive development, particularly in the downtown, along major roadways, and at Plantation Patterns.

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

Goals and Objectives

In order to achieve the community vision and preferred scenario set forth, Wadley needs to establish appropriate goals and objectives, a means of attaining those goals and objectives, and a methodology to evaluate progress. The following chapter, Chapter X: Goals and Objectives, identifies and prioritizes goals, objectives, strategies for the planning period. This chapter also

utilizes performance indicators for measuring progress toward goals and objectives, and gives further recommendations for accomplishing them.

Implementation

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

CHAPTER X: GOALS AND OBJECTIVES

Vision Statement

Wadley 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 Wadley 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 the town will promote and prepare for substantial commercial and industrial growth along the major roadways and in the downtown. In addition, the town will continue to promote and encourage quality residential living and development.*

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

Goal-Setting Process

In April of 2011, the East Alabama Regional Planning and Development Commission (EARPDC) and the Wadley Planning Commission began work on the Wadley Comprehensive Plan Update. The first meeting conducted, on August 18, 2011, 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 XI: 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 Wadley Planning Commission and the Wadley Town Council as a practical methodology for the future improvement, growth, and development of the Town of Wadley:

Goal #1: Promote and Enhance Industrial Development

Objective: Promote and Encourage Existing Industrial Business

Strategy: Upgrade Water and Sewer Lines to Better Support Industrial Expansion of Plantation Patterns

Importance: Although current water and sewer infrastructure meet existing needs, should Plantations Patterns expand or additional industry locate in the town, upgrades in water and sewer infrastructure would be needed, particularly in line size.

Goal #2: Promote and Enhance Commercial Development

Objective: Promote and Encourage Business Development in the Downtown

Strategy #1: Secure Grant Funding to Rebuild and Refurbish Vacant Buildings Downtown in Preparation for Business

Strategy #2: Create Tax Incentives for New and Existing Business Locating in the Downtown

Strategy #3: Secure Grant Funding to Upgrade Water and Sewer Infrastructure in the Downtown

Strategy #4: Create and Implement a Downtown Improvement Plan

- The Downtown Improvement Plan could incorporate the above stated strategies as a means for downtown revitalization

Importance: Wadley lost significant business in the downtown area in 2009 when Plantation Patterns closed down. Fortunately, Wadley Holdings LLC kept the Plant in operation, but with substantially less financial and human resources. The downtown needs improvements and incentives in order to maintain existing business and attract new.

Goal #3: Promote and Enhance Residential Development

Objective: Improve Town Housing Conditions

Strategy: Promote and Enhance Quality Affordable Housing throughout the Town

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

Importance: Results of the housing inventory, conducted by EARPDC, showed that approximately 160 housing units (65% of the town's housing stock) was in deteriorating condition and 11 units (4%) dilapidated. Manufactured homes showed considerable need with approximately 34 units (91%) in deteriorating condition and 2 units (5%) dilapidated. Single-family homes also showed significant need for improvements with approximately 112 units (64%) in deteriorating condition and 9 units (5%) dilapidated.

Additional Recommendations: Make provisions for brick and stone masonry in the Wadley Zoning Ordinance. One method for accomplishing this is to introduce new regulations stating that each housing unit in designated residential areas be constructed with a specified percentage of

brick or stone masonry. The town could work with trade associations such as *Brick SouthEast*, a brick manufacturing trade association based in Atlanta, GA, to adopt and implement an optional stone and brick masonry directed zoning ordinance. Create and distribute educational material to developers interested in building quality affordable housing using brick and stone masonry. The town should also designate areas on the *Future Land Use Plan* (Map #11) in the comprehensive plan for quality affordable housing.

Goal #4: Promote and Enhance Community Facilities

Objective #1: Improve Town Government Services

Strategy #1: Establish and Maintain an Official Town Website

Importance: In order to reach and attract outside interests and further promote itself as a positive place to work and live, the town needs to have a suitable presence on the internet.

Strategy #2: Build a New Town Hall

Importance: Currently the Town Hall does not contain enough office space for town administration to provide adequate services to the community.

Strategy #3: Build a Storm Shelter

Importance: According to the US Tornado and Weather Extremes Database, Wadley's Tornado Index (which is an indicator of the tornado level of activity in a region, and is calculated based on historical tornado events) is a 198, which is considerably lower than Alabama at 255, but considerably higher than the US at 136. In addition, the recent tornado damage in the state in 2011 gave heightened awareness for severe weather preparation.

Strategy #4: Build Better Recreation Facilities

Importance: The softball field needs underground lighting utility lines and the park needs updated playground equipment and landscaping.

Strategy #5: Appoint a Full-Time Code Enforcement Officer

Objective #2: Improve Law Enforcement Services

Strategy #1: Hire more Police Officers

Importance: The current ratio of officers to residents is 1 to 75, which is deemed too low. A ratio of 1 officer to 50 residents would more adequately serve the community.

Strategy #2: Purchase a Canine Dog to be used for Illegal Drug Detection

Strategy #3: Purchase New and Better Vehicles

Objective #3: Improve Fire and Rescue Services

Strategy #1: Recruit More Volunteer Fire Fighters

Strategy #2: Improve the Fire Department ISO Rating

Importance: The Wadley's Fire Department ISO rating was a Class 8, indicating considerably poor fire protection. The department could further improve its ISO rating by securing more members, which is currently the department's major need to provide better services to the community. ISO could also be improved by expanding and upgrading water lines and improving fire fighter training. Funding for firefighter training could be obtained through FEMA.

Strategy #3: Reutilize the Fire Station to the South of Downtown

Objective #4: Improve Town Utility Infrastructure

Strategy #1: Improve Water Infrastructure by Securing a Second Water Source or Water Line from Randolph County Water

Importance: Although water infrastructure for Wadley is currently meeting needs, the town needs additional lines and line size upgrades in order to accommodate significant commercial and industrial development. Funding for infrastructure upgrades could be obtained through ADECA or EDA.

Strategy #2: Replace Old Water Meters

Importance: Approximately 50 old water meters need to be replaced, which were not replaced with the water improvement project.

Objective #5: Improve Parks and Recreation

Strategy: Secure More Funding and Recruit More Volunteers to Keep the Town Park Clean and Well Maintained

Importance: Park playground equipment and the gazebo are in need of improvements.

Objective #6: Improve Senior Services

Strategy: Rebuild the Wadley Senior Center

- Secure funds and volunteers to rebuild the Senior Center and bring the facility back into operation.

Goal #5: Promote and Enhance Transportation Infrastructure

Objective: Improve the Town's Road Network

Strategy: Conduct Roadway Re-paving Projects

- Wadley could conduct and implement a roadway improvement plan which would inventory roadway conditions and prioritize projects in order to determine needs.

Importance: Wadley's roads are in considerable need of new pavement surfacing. The town currently has identified a few top priority repaving projects which include a repaving of Ashland Ave. extending from Highland Ave. (by Wadley Cemetery) to North Berry Street (by Plantation Patterns) as well as repaving North Berry Street near Plantation Patterns.

In addition to repaving, the town should close off Cooledge Street to trucks and allow truck transport on Tallapoosa Street, only, in order to access Plantation Patterns. This closing would substantially mitigate unnecessary wear on Cooledge Street. As a result, Tallapoosa Street would wear out significantly faster than Cooledge, however, since there is substantially less roadway from Plantation Patterns along Tallapoosa Street to AL Hwy. 22 than from Plantation Patterns along Cooledge to AL Hwy. 77, project size and cost would be lessened for the town.

Goal #6: Promote and Enhance Land Use and Development

Objective #1: Reserve Land for Industrial Development

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

Objective #2: Reserve Land for Commercial Development

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

Objective #3: Reserve Land for Residential Development

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

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

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

Objective #5: Update Wadley Zoning Ordinance and Subdivision Regulations

Goal#7: Promote and Enhance Historic Preservation

Objective: Protect and Preserve the Wadley Train Depot

Strategy: Secure grant funding from the Alabama Historical Commission to restore and refurbish the Depot

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 Wadley 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 city cannot directly control. Finally, Wadley 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 Wadley has a Mayor and full-time support staff to handle the town's daily administrative needs. The administrative staff can use the comprehensive plan as a general guide for coordinating expansion of the town's public facilities and services to address future growth needs. However, it must be recognized that, due to the town's relatively small size and lack of large, stable sources of revenue, the administrative staff's capacity to fully monitor and implement the plan is somewhat constrained. Support and assistance from every level of town government will be needed to ensure that the policies and programs recommended by this plan are fully implemented. The town can also seek assistance from support agencies—such as the Alabama Department of Economic and Community Affairs, the East Alabama Regional Planning and Development Commission, and USDA Rural Development—for technical assistance in implementing the goals and objectives of the plan.

Codes and Ordinances

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

Zoning

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

Subdivision Regulations

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

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

Building Codes

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

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

Financing

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

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

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

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

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

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

Wadley 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 Wadley'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 Wadley, 2013-2023			
Timeframe	Work Activity/Project	Implementing Agency	Potential Partners/ Funding Sources
2014-2018	Create and Implement Downtown Improvement Plan	Town of Wadley	EARPDC
2016-2020	Create and Implement Housing Improvement Plan	Town of Wadley	USDA/ADECA /EARPDC
2016-2020	Conduct Improvements to Fire-fighter Training	Town of Wadley	FEMA
2016-2020	Create and Implement Road-Repaving Plan	Town of Wadley	ALDOT
2018-2023	Restore the Wadley Train Depot	Town of Wadley	AHC
2018-2023	Build a New Town Hall	Town of Wadley	ALM

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

Plan Adoption and Amendment

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

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

As this provision of Alabama law illustrates, the comprehensive plan is an important document. It serves as a legal support for local zoning authority, and it governs the expansion of public facilities and infrastructure in the community. Therefore, it is important to remember that the adoption of a comprehensive plan document is not the end of the planning process. It is merely the beginning of an ongoing dedicated planning effort. The local government must be committed to a plan monitoring, review, and implementation effort if the plan is to achieve its stated objectives. In addition, the plan should be reviewed and revised periodically in response to growth and changing conditions in the community. While Alabama law does not prescribe a revision schedule for local

government comprehensive plans, communities should update the plan at least once every ten years to incorporate more recent data from the latest U.S. Census. New census data is needed to determine growth and population trends used by the plan. More frequent updates should be conducted if the community experiences rapid growth or change, or if the community proposes to undertake a significant public investment to stimulate future growth or change.

APPENDICES

APPENDIX A: POPULATION STATISTICS

Historical Population Trends

Table P-1. Historic Population Trends: Wadley, Randolph County, Alabama, US								
Year	Wadley	% Change	Randolph Co.	% Change	Alabama	% Change	US	% Change
1910	426	N/A	24,659	NA	2,138,093	NA	92,228,531	N/A
1920	508	19.2%	27,064	9.8%	2,348,174	9.8%	106,021,568	15.0%
1930	527	3.7%	26,861	-0.8%	2,646,248	12.7%	123,202,660	16.2%
1940	493	-6.5%	25,516	-5.0%	2,832,961	7.1%	132,165,129	7.3%
1950	535	8.5%	22,513	-11.8%	3,061,743	8.1%	151,325,798	14.5%
1960	605	13.1%	19,477	-13.5%	3,266,740	6.7%	179,323,175	18.5%
1970	626	3.5%	18,331	-5.9%	3,444,165	5.4%	203,302,031	13.4%
1980	532	-15.0%	20,075	9.5%	3,893,888	13.1%	226,542,199	11.4%
1990	517	-2.8%	19,881	-1.0%	4,040,587	3.8%	248,718,301	9.8%
2000	640	23.8%	22,380	12.6%	4,447,100	10.1%	281,421,906	13.1%
2010	751	17.3%	22,913	2.4%	4,779,736	7.5%	308,745,538	9.7%

Source: Town of Wadley Population and Economy Study, 1965 and US Census of Population 1970, 1980, 1990, 2000, and 2010.

Place of Birth

Table P-2. Place of Birth: Town of Wadley, 2000 to 2010					Change 2000-2010	
Born in	2000	% of Total	2010	% of Total	# Change	% Change
State of Residence	545	84.4%	738	78.5%	193	35.4%
Another State	83	12.8%	160	17.0%	77	92.8%
A Northeastern State	5	6.0%	24	15.0%	19	380.0%
A Midwestern State	18	21.7%	11	6.9%	-7	-38.9%
A Southern State	60	72.3%	125	78.1%	65	108.3%
A Western State	0	0.0%	0	0.0%	0	0.0%
Born outside U.S.	10	1.5%	0	0.0%	-10	-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	10	100.0%	0	0.0%	-10	-100.0%
Foreign-born	8	1.2%	42	4.5%	34	425.0%
Total	646	100.0%	940	100.0%	294	45.5%

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

Place of Residence

Table P-3. Place of Residence: Wadley, AL 2006-2010 ACS		
Residence	Number	Percent
Same house 1 year ago	676	72.2%
Different house 1 year ago	256	27.4%
Same city/town:	73	28.5%
Same county	73	0.0%
Different county (same state)	0	0.0%
Elsewhere:	183	71.5%
Same county	5	2.7%
Different county:	178	97.3%
Same state	168	94.4%
Different state:	10	5.6%
Northeastern state	0	0.0%
Midwestern state	0	0.0%
Southern state	10	100.0%
Western state	0	0.0%
Foreign country	4	0.4%
Total	936	100.0%

Source: American Community Survey 2006-2010.

Age Distribution

Table P-4. Age Distribution: Wadley, AL 2000				
Age Status	Wadley	Randolph Co.	Alabama	US
Under 5	40	1,480	295,992	19,175,798
% of Total	6.3%	6.6%	6.7%	6.8%
5 to 19	202	4,811	960,177	61,297,467
% of Total	31.6%	21.5%	21.6%	21.8%
20 to 24	72	1,280	306,865	18,964,001
% of Total	11.3%	5.7%	6.9%	6.7%
25 to 44	150	5,988	1,288,527	85,040,251
% of Total	23.4%	26.8%	29.0%	30.2%
45 to 64	93	5,257	1,015,741	61,952,636
% of Total	14.5%	23.5%	22.8%	22.0%
65 +	83	3,564	579,798	34,991,753
% of Total	13.0%	15.9%	13.0%	12.4%
Total	640	22,380	4,447,100	281,421,906

Source: US Census of Population 2000 STF 1.

Table P-5. Age Distribution: Wadley, AL 2010				
Age Status	Wadley	Randolph Co.	Alabama	US
Under 5	45	1,385	304,957	20,201,362
% of Total	6.0%	6.0%	6.4%	6.5%
5 to 19	262	4,761	971,355	63,066,194
% of Total	34.9%	20.8%	20.3%	20.4%
20 to 24	87	1,206	335,322	21,585,999
% of Total	11.6%	5.3%	7.0%	7.0%
25 to 44	148	5,246	1,228,423	82,134,554
% of Total	19.7%	22.9%	25.7%	26.6%
45 to 64	129	6,427	1,281,887	81,489,445
% of Total	17.2%	28.0%	26.8%	26.4%
65 +	80	3,888	657,792	40,267,984
% of Total	10.7%	17.0%	13.8%	13.0%
Total	751	22,913	4,779,736	308,745,538

Source: US Census of Population 2010 STF 1.

Marital Status

Table P-6. Marital Status (pop. 15 and older): Wadley, AL 2010								
Marital Status	Wadley		Randolph County		Alabama		US	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Never Married	554	65.6%	4,603	25.0%	1,053,761	27.9%	75,318,217	31.0%
Married (except separated)	189	22.4%	9,529	51.8%	1,901,893	50.3%	122,089,343	50.2%
Separated	8	0.9%	738	4.0%	98,594	2.6%	5,262,846	2.2%
Widowed	28	3.3%	1,573	8.6%	276,247	7.3%	14,902,524	6.1%
Divorced	65	7.7%	1,954	10.6%	451,909	11.9%	25,500,538	10.5%
Total	844	100.0%	18,397	100.0%	3,782,404	100.0%	243,073,468	100.0%

Source: American Community Survey 2005-2009.

Racial Distribution

Table P-7. Racial Distribution: Wadley, AL 2000				
Race	Wadley	Randolph Co.	Alabama	US
White Alone	417	17,094	3,162,808	211,460,626
% of Total	65.2%	76.4%	71.1%	75.1%
Black or African-American	213	4,977	1,155,930	34,658,190
% of Total	33.3%	22.2%	26.0%	12.3%
Some other race	7	171	84,183	28,476,862
% of Total	1.1%	0.8%	1.9%	10.1%
Two or more races	3	138	44,179	6,826,228
% of Total	0.5%	0.6%	1.0%	2.4%
Total	640	22,380	4,447,100	281,421,906

Source: US Census of Population 2000 SF 1.

Table P-8. Racial Distribution: Wadley, AL 2010				
Race	Wadley	Randolph Co.	Alabama	US
White Alone	435	17,532	3,275,394	223,553,265
% of Total	57.9%	76.5%	68.5%	72.4%
Black or African-American	272	4,607	1,251,311	38,929,319
% of Total	36.2%	20.1%	26.2%	12.6%
Some other race	24	513	181,780	37,253,881
% of Total	3.2%	2.2%	3.8%	12.1%
Two or more races	20	261	71,251	9,009,073
% of Total	2.7%	1.1%	1.5%	2.9%
Total	751	22,913	4,779,736	308,745,538

Source: US Census of Population 2010 SF 1.

Gender Distribution

Table P-9. Gender Distribution: Wadley, AL										
Gender	Wadley			Randolph County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Male	288	339	17.7%	10,810	11,104	2.7%	2,144,463	2,320,188	8.2%	151,781,326
% of Total	45.0%	45.1%		48.3%	48.5%		48.2%	48.5%		49.2%
Female	352	412	17.0%	11,570	11,809	2.1%	2,302,637	2,459,548	6.8%	156,964,212
% of Total	55.0%	54.9%		51.7%	51.5%		51.8%	51.5%		50.8%
Total	640	751	17.3%	22,380	22,913	2.4%	4,447,100	4,779,736	7.5%	308,745,538

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

APPENDIX B: ECONOMY STATISTICS

Educational Attainment

Education Level	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	34	11.0%	2,009	13.6%	240,333	8.3%	13,755,477	7.5%
9th to 12th Grade (No Dipolma)	69	22.4%	3,609	24.4%	473,748	16.4%	21,960,148	12.1%
High School Graduate	81	26.3%	4,723	32.0%	877,216	30.4%	52,168,981	28.6%
Some College (No Degree)	46	14.9%	2,336	15.8%	591,055	20.5%	38,351,595	21.0%
Associates Degree	22	7.1%	606	4.1%	155,440	5.4%	11,512,833	6.3%
Bachelor's Degree	28	9.1%	919	6.2%	351,772	12.2%	28,317,792	15.5%
Graduate or Professional Degree	28	9.1%	560	3.8%	197,836	6.9%	16,144,813	8.9%
Total Pop. 25 & older	308	100.0%	14,762	100.0%	2,887,400	100.0%	182,211,639	100.0%
Percent HS or Higher	66.6%		61.9%		75.3%		80.4%	
Percent Bachelor's Degree or Higher	18.2%		10.0%		19.0%		24.4%	

Source: US Census of Population 2000 STF 3.

Education Level	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	24	8.6%	1,687	11.0%	195,519	6.4%	12,550,193	6.4%
9th to 12th Grade (No Dipolma)	57	20.4%	2,743	17.9%	388,689	12.7%	17,894,984	9.1%
High School Graduate	115	41.1%	5,401	35.3%	971,298	31.8%	57,861,698	29.3%
Some College (No Degree)	36	12.9%	2,554	16.7%	631,854	20.7%	40,105,283	20.3%
Associates Degree	18	6.4%	907	5.9%	205,605	6.7%	14,663,437	7.4%
Bachelor's Degree	21	7.5%	1,120	7.3%	418,343	13.7%	34,384,717	17.4%
Graduate or Professional Degree	9	3.2%	880	5.8%	238,355	7.8%	19,980,460	10.1%
Total Pop. 25 and older	280	100.0%	15,292	100.0%	3,049,663	100.0%	197,440,772	100.0%
Percent HS or Higher	71.1%		71.0%		80.8%		84.6%	
Percent Bachelor's Degree or Higher	10.7%		13.1%		21.5%		27.5%	

Source: American Community Survey 2005-2009.

Household Income

Table E-3. Household Income: Wadley, AL 2000								
Income	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	95	42.4%	2,261	26.2%	391,406	22.5%	16,724,255	15.8%
\$15,000 to \$34,999	72	32.1%	2,894	33.5%	494,125	28.4%	27,056,207	25.6%
\$35,000 to \$74,999	35	15.6%	2,790	32.3%	584,959	33.7%	37,986,876	36.0%
\$75,000 to \$149,999	22	9.8%	577	6.7%	220,122	12.7%	18,947,071	18.0%
\$150,000 and Above	0	0.0%	113	1.3%	46,773	2.7%	4,824,713	4.6%
Total	224	100.0%	8,635	100.0%	1,737,385	100.0%	105,539,122	100.0%
Median HH Income	\$17,500		\$28,675		\$34,135		\$41,994	

Source: US Census of Population 2000 SF 3.

Table E-4. Household Income: Wadley, AL 2009								
Income	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	85	46.2%	1,564	20.0%	328,457	18.1%	14,634,799	13.0%
\$15,000 to \$34,999	35	19.0%	2,345	29.9%	460,877	25.3%	24,157,288	21.5%
\$35,000 to \$74,999	31	16.8%	2,618	33.4%	588,724	32.4%	37,117,434	33.0%
\$75,000 to \$149,999	33	17.9%	1,072	13.7%	355,356	19.5%	27,432,508	24.4%
\$150,000 and Above	0	0.0%	235	3.0%	86,027	4.7%	9,269,000	8.2%
Total	184	100.0%	7,834	100.0%	1,819,441	100.0%	112,611,029	100.0%
Median HH Income	\$20,577		\$35,137		\$41,216		\$51,425	

Source: American Community Survey 2005-2009.

Commuting Patterns

Table E-5. Commuting Patterns: Wadley, AL 2000								
Commuting Patterns	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	175	96.2%	6,470	72.1%	1,821,793	95.9%	123,643,704	96.4%
Worked outside State of Residence	7	3.8%	2,508	27.9%	78,296	4.1%	4,635,524	3.6%
Worked in County of Residence	138	75.8%	5,238	58.3%	1,421,356	74.8%	94,042,863	73.3%
Worked outside County of Residence	37	20.3%	1,232	13.7%	400,437	21.1%	29,600,841	23.1%
Total Workers 16 and over	182	100.0%	8,978		1,900,089	100.0%	128,279,228	100.0%
Living in Place	182	100.0%	3,280	100.0%	1,191,758	62.7%	93,374,175	72.8%
Worked in Place of Residence	67	36.8%	1,586	48.4%	569,905	47.8%	39,606,258	42.4%
Worked outside Place of Residence	115	63.2%	1,694	51.6%	621,853	52.2%	53,767,917	57.6%
Not Living in Place	0	0.0%	5,698	63.5%	708,331	37.3%	34,905,053	27.2%
Total Workers 16 and over	182	100.0%	8,978	100.0%	1,900,089	100.0%	128,279,228	100.0%

Source: US Census of Population 2000 SF 3.

Table E-6. Commuting Patterns: Wadley, AL 2009								
Commuting Patterns	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	224	99.1%	6,438	76.6%	1,893,879	95.8%	133,308,529	96.2%
Worked outside State of Residence	2	0.9%	1,963	23.4%	83,639	4.2%	5,232,876	3.8%
Worked in County of Residence	168	74.3%	4,871	58.0%	1,453,006	73.5%	100,613,093	72.6%
Worked outside County of Residence	56	24.8%	1,567	18.7%	440,873	22.3%	32,695,436	23.6%
Total Workers 16 and over	226	100.0%	8,401	100.0%	1,977,518	100.0%	138,541,405	100.0%
Living in Place	226	100.0%	3,268	38.9%	1,271,336	64.3%	101,801,699	73.5%
Worked in Place of Residence	151	66.8%	1,890	57.8%	595,165	46.8%	43,868,361	43.1%
Worked outside Place of Residence	75	33.2%	1,378	42.2%	676,171	53.2%	57,933,338	56.9%
Not Living in Place	0	0.0%	5,133		706,182	35.7%	36,739,706	26.5%
Total Workers 16 and over	226	100.0%	8,401	100.0%	1,977,518	100.0%	138,541,405	100.0%

Source: American Community Survey 2005-2009

Commuting Means

Commuting Means	Wadley		Randolph Co.		Alabama		Nation	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Vehicle (drove alone)	158	86.8%	6,888	76.7%	1,576,882	83.0%	97,102,050	75.7%
Vehicle (carpooled)	17	9.3%	1,680	18.7%	234,020	12.3%	15,634,051	12.2%
Public Transportation (including taxi)	0	0.0%	0	0.0%	9,496	0.5%	6,067,703	4.7%
Walked	4	2.2%	153	1.7%	25,360	1.3%	3,758,982	2.9%
Other means	3	1.6%	70	0.8%	15,028	0.8%	1,532,219	1.2%
Worked at Home	0	0.0%	187	2.1%	39,303	2.1%	4,184,223	3.3%
Total	182	100.0%	8,978	100.0%	1,900,089	100.0%	128,279,228	100.0%
Mean Travel Time to Work (Minutes)	21.1		31.2		24.8		25.5	

Source: US Census of Population 2000 SF 3.

Commuting Means	Wadley		Randolph Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Vehicle (drove alone)	129	57.1%	6,635	79.0%	1,650,966	83.5%	105,185,519	75.9%
Vehicle (carpooled)	33	14.6%	1,263	15.0%	221,529	11.2%	14,577,524	10.5%
Public Transportation (including taxi)	0	0.0%	11	0.1%	9,179	0.5%	6,859,705	5.0%
Walked	39	17.3%	153	1.8%	25,925	1.3%	3,964,813	2.9%
Other means	0	0.0%	123	1.5%	22,255	1.1%	2,378,528	1.7%
Worked at Home	25	11.1%	216	2.6%	47,664	2.4%	5,575,316	4.0%
Total	226	100.0%	8,401	100.0%	1,977,518	100.0%	138,541,405	100.0%
Mean Travel Time to Work (Minutes)	12.1		25.8		23.7		25.2	

Source: American Community Survey 2005-2009.

Labor Force Participation and Unemployment

Labor Force Characteristics	Wadley		Randolph Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
In Labor Force	195	39.1%	9,639	55.8%	2,061,169	59.7%	138,820,935	63.9%
Civilian Labor Force	195	100.0%	9,639	100.0%	2,047,100	99.3%	137,668,798	99.2%
Employed	186	95.4%	9,124	94.7%	1,920,189	93.8%	129,721,512	94.2%
Unemployed	9	4.6%	515	5.3%	126,911	6.2%	7,947,286	5.8%
Armed Forces	0	0.0%	0	0.0%	14,069	0.7%	1,152,137	0.8%
Not in Labor Force	304	60.9%	7,643	44.2%	1,389,373	40.3%	78,347,142	36.1%
Total	499	100.0%	17,282	100.0%	3,450,542	100.0%	217,168,077	100.0%

Source: US Census of Population 2000 SF 3.

Labor Force Characteristics	Wadley		Randolph Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
In Labor Force	283	48.0%	9,957	55.5%	2,202,079	60.5%	153,407,584	65.0%
Civilian Labor Force	283	100.0%	9,953	99.96%	2,183,873	99.2%	152,273,029	99.3%
Employed	230	81.3%	8,792	88.3%	2,013,755	92.2%	141,303,145	92.8%
Unemployed	53	18.7%	1,161	11.7%	170,118	7.8%	10,969,884	7.2%
Armed Forces	0	0.0%	4	0.04%	18,206	0.8%	1,134,555	0.7%
Not in Labor Force	307	52.0%	7,980	44.5%	1,437,307	39.5%	82,464,120	35.0%
Total	590	100.0%	17,937	100.0%	3,639,386	100.0%	235,871,704	100.0%

Source: American Community Survey 2005-2009.

Class of Worker

Class of Worker	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Private wage and salary workers	168	73.0%	6,515	74.1%	1,564,074	77.7%	111,026,318	78.6%
Government workers	58	25.2%	1,642	18.7%	322,539	16.0%	20,640,111	14.6%
Self-employed in own not incorporated business workers	4	1.7%	622	7.1%	123,124	6.1%	9,355,537	6.6%
Unpaid family workers	0	0.0%	13	0.1%	4,018	0.2%	281,179	0.2%
Total	230	100.0%	8,792	100.0%	2,013,755	100.0%	141,303,145	100.0%

Source: American Community Survey 2005-2009.

Occupational Status

Occupation	Wadley		Randolph Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Management/Professional	51	27.4%	1,840	20.2%	566,325	29.5%	43,646,731	33.6%
Service	28	15.1%	1,141	12.5%	259,106	13.5%	19,276,947	14.9%
Sales and Office	33	17.7%	1,731	19.0%	497,262	25.9%	34,621,390	26.7%
Agriculture	11	5.9%	144	1.6%	14,855	0.8%	951,810	0.7%
Construction/Extraction	10	5.4%	1,323	14.5%	217,200	11.3%	12,256,138	9.4%
Production/Transportation	53	28.5%	2,945	32.3%	365,441	19.0%	18,968,496	14.6%
Total	186	100.0%	9,124	100.0%	1,920,189	100.0%	129,721,512	100.0%

Source: US Census of Population SF 3.

Occupation	Wadley		Randolph Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Management/Professional	37	16.1%	1,889	21.5%	622,980	30.9%	49,129,589	34.8%
Service	47	20.4%	1,274	14.5%	311,135	15.5%	23,859,762	16.9%
Sales and Office	47	20.4%	1,994	22.7%	515,001	25.6%	36,203,679	25.6%
Agriculture	0	0.0%	177	2.0%	13,621	0.7%	993,902	0.7%
Construction/Extraction	23	10.0%	924	10.5%	220,860	11.0%	13,383,294	9.5%
Production/Transportation	76	33.0%	2,534	28.8%	330,158	16.4%	17,732,919	12.5%
Total	230	100.0%	8,792	100.0%	2,013,755	100.0%	141,303,145	100.0%

Source: American Community Survey 2005-2009.

Industrial Composition

Industry	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture	11	5.9%	373	4.1%	37,310	1.9%	2,426,053	1.9%
Construction	4	2.2%	879	9.6%	145,809	7.6%	8,801,507	6.8%
Manufacturing	50	26.9%	3,188	34.9%	352,566	18.4%	18,286,005	14.1%
Wholesale Trade	10	5.4%	144	1.6%	70,055	3.6%	4,666,757	3.6%
Retail Trade	18	9.7%	970	10.6%	233,742	12.2%	15,221,716	11.7%
Transportation, Warehousing, and Utilities	14	7.5%	341	3.7%	101,588	5.3%	6,740,102	5.2%
Information	2	1.1%	64	0.7%	42,754	2.2%	3,996,564	3.1%
FIRE	0	0.0%	278	3.0%	110,743	5.8%	8,934,972	6.9%
Services	72	38.7%	2,593	28.4%	726,707	37.8%	54,435,821	42.0%
Public Administration	5	2.7%	294	3.2%	98,915	5.2%	6,212,015	4.8%
Total	186	100.0%	9,124	100.0%	1,920,189	100.0%	129,721,512	100.0%

Source: US Census of Population 2000 SF 3.

Industry	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture	0	0.0%	346	3.9%	36,896	1.8%	2,576,402	1.8%
Construction	11	4.8%	651	7.4%	157,692	7.8%	10,520,876	7.4%
Manufacturing	67	29.1%	2,233	25.4%	299,362	14.9%	15,887,145	11.2%
Wholesale Trade	6	2.6%	186	2.1%	67,062	3.3%	4,516,754	3.2%
Retail Trade	30	13.0%	1,424	16.2%	244,900	12.2%	16,277,681	11.5%
Transportation, Warehousing, and Utilities	25	10.9%	555	6.3%	108,082	5.4%	7,173,048	5.1%
Information	0	0.0%	82	0.9%	38,324	1.9%	3,450,324	2.4%
FIRE	0	0.0%	178	2.0%	118,122	5.9%	10,033,714	7.1%
Services	91	39.6%	2,728	31.0%	836,735	41.6%	64,168,668	45.4%
Public Administration	0	0.0%	409	4.7%	106,580	5.3%	6,698,533	4.7%
Total	230	100.0%	8,792	100.0%	2,013,755	100.0%	141,303,145	100.0%

Source: American Community Survey 2005-2009.

Poverty Status

Table E-16. Family Poverty Status: Wadley, AL 2000								
Poverty Status	Wadley		Randolph Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Family w/ Related Children Under 18 Years	41	39.4%	591	19.5%	113,695	74.3%	5,155,866	77.9%
Family w/ Related Children Under 5 Years	13	39.4%	234	21.4%	51,692	33.8%	2,562,263	38.7%
Total Poverty	45	29.4%	785	12.6%	153,113	12.5%	6,620,945	9.2%
Total Families	153	100.0%	6,208	100.0%	1,223,185	100.0%	72,261,780	100.0%

Source: US Census of Population 2000 SF 3.

Table E-17. Family Poverty Status: Wadley, AL 2009								
Poverty Status	Wadley		Randolph Co.		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Family w/ Related Children Under 18 Years	N/A	36.6%	N/A	25.4%	N/A	20.3%	N/A	15.3%
Family w/ Related Children Under 5 Years	N/A	0.0%	N/A	34.5%	N/A	22.5%	N/A	16.6%
Total Poverty	N/A	34.9%	N/A	19.9%	N/A	12.9%	N/A	9.9%
Total Families	N/A	100.0%	N/A	100.0%	N/A	100.0%	N/A	100.0%

Source: American Community Survey 2005-2009.

APPENDIX C: HOUSING STATISTICS

Units by Type

Table H-1. Housing Unit Types: Wadley, AL										
Housing Types	Wadley			Randolph County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Single-family	173	135	-22.0%	7,244	7,949	9.7%	1,338,832	1,486,000	11.0%	85,899,738
% of Total	62.0%	58.7%		70.4%	74.9%		68.2%	69.4%		67.3%
Multi-family	73	69	-5.5%	484	489	1.0%	300,569	341,633	13.7%	33,057,700
% of Total	26.2%	30.0%		4.7%	4.6%		15.3%	16.0%		25.9%
Mobile home	33	26	-21.2%	2,502	2,173	-13.1%	319,212	310,721	-2.7%	8,639,239
% of Total	11.8%	11.3%		24.3%	20.5%		16.3%	14.5%		6.8%
Other	0	0	0.0%	55	7	-87.3%	5,098	1,616	-68.3%	103,035
% of Total	0.0%	0.0%		0.5%	0.1%		0.3%	0.1%		0.1%
Total Units	279	230	-17.6%	10,285	10,618	3.2%	1,963,711	2,139,970	9.0%	127,699,712

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

Tenure and Occupancy

Table H-2. Housing Occupancy and Tenure: Wadley, AL										
Housing Units	Wadley			Randolph County			Alabama			US
	2000	2010	% Change	2000	2010	% Change	2000	2010	%Change	2010
Occupied	228	229	0.4%	8,642	9,164	6.0%	1,737,080	1,883,791	8.4%	116,716,292
% of Total	82.6%	87.4%		84.0%	76.5%		88.5%	86.7%		88.6%
Owner Occupied	132	104	-21.2%	6,843	6,801	-0.6%	1,258,705	1,312,589	4.3%	75,986,074
% of Total	57.9%	45.4%		79.2%	74.2%		72.5%	69.7%		65.1%
Renter Occupied	96	125	30.2%	1,799	2,363	31.4%	478,375	571,202	19.4%	40,730,218
% of Total	42.1%	54.6%		20.8%	25.8%		27.5%	30.3%		34.9%
Vacant	48	33	-31.3%	1,643	2,818	71.5%	226,631	288,062	27.1%	14,988,438
% of Total	17.4%	12.6%		16.0%	23.5%		11.5%	13.3%		11.4%
Total	276	262	-5.1%	10,285	11,982	16.5%	1,963,711	2,171,853	10.6%	131,704,730

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

Vacancy Status

Table H-3. Vacancy Status: Wadley, AL										
Vacancy Status	Wadley			Randolph County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
For Sale, only	5	1	-80.0%	132	230	74.2%	31,121	35,903	15.4%	1,896,796
% of Total	10.4%	3.0%		8.0%	8.2%		13.7%	12.5%		12.7%
For Rent, only	13	8	-38.5%	223	281	26.0%	64,037	79,265	23.8%	4,137,567
% of Total	27.1%	24.2%		13.6%	10.0%		28.3%	27.5%		27.6%
Rented or Sold, not occupied	0	0	0.0%	118	138	16.9%	18,507	12,988	-29.8%	627,857
% of Total	0.0%	0.0%		7.2%	4.9%		8.2%	4.5%		4.2%
Miscellaneous	2	8	300.0%	568	1,331	134.3%	54,593	63,890	17.0%	4,649,298
% of Total	4.2%	24.2%		34.6%	47.2%		24.1%	22.2%		31.0%
Other Vacant	28	16	-42.9%	602	838	39.2%	58,373	96,016	64.5%	3,676,920
% of Total	58.3%	48.5%		36.6%	29.7%		25.8%	33.3%		24.5%
Total Vacant Units	48	33	-31.3%	1,643	2,818	71.5%	226,631	288,062	27.1%	14,988,438

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

Household Size

Table H-4. Household Size: Wadley, AL										
Household Size	Wadley			Randolph County			Alabama			US
	2000	2010	% Change	2000	2010	% Change	2000	2010	% Change	2010
1 Persons	74	79	6.8%	2,213	2,559	15.6%	453,927	516,696	13.8%	16,453,569
% of Total	32.5%	34.5%		25.6%	27.9%		26.1%	27.4%		21.7%
2 Persons	74	57	-23.0%	2,891	3,182	10.1%	579,355	632,291	9.1%	27,618,605
% of Total	32.5%	24.9%		33.5%	34.7%		33.4%	33.6%		36.3%
3 Persons	39	42	7.7%	1,553	1,466	-5.6%	315,083	322,941	2.5%	12,517,563
% of Total	17.1%	18.3%		18.0%	16.0%		18.1%	17.1%		16.5%
4 Persons	29	31	6.9%	1,235	1,121	-9.2%	245,005	245,326	0.1%	10,998,793
% of Total	12.7%	13.5%		14.3%	12.2%		14.1%	13.0%		14.5%
5 Persons or more	12	20	66.7%	750	836	11.5%	143,710	166,537	15.9%	8,397,544
% of Total	5.3%	8.7%		8.7%	9.1%		8.3%	8.8%		11.1%
Total Persons	228	229	0.4%	8,642	9,164	6.0%	1,737,080	1,883,791	8.4%	75,986,074

Source: US Census of Population SF 1 and American Community Survey 2006-2010.

Housing Stock Age

Housing Stock	Wadley		Randolph County		Alabama		US	
	Number	%Change	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	34	N/A	1,256	N/A	136,806	N/A	18,348,998	N/A
% of Total	12.7%		10.7%		6.4%		14.1%	
1940 to 1959	54	58.8%	1,905	51.7%	316,165	131.1%	22,181,223	20.9%
% of Total	20.1%		16.2%		14.7%		17.1%	
1960 to 1979	86	59.3%	2,955	55.1%	659,668	108.6%	36,162,027	63.0%
% of Total	32.1%		25.2%		30.7%		27.8%	
1980 to 1999	78	-9.3%	4,082	38.1%	743,576	12.7%	36,789,342	1.7%
% of Total	29.1%		34.8%		34.6%		28.3%	
2000 to 2005 or later	16	-79.5%	1,528	-62.6%	290,298	-61.0%	16,556,490	-55.0%
% of Total	6.0%		13.0%		13.5%		12.7%	
Total Units	268		11,726		2,146,513		130,038,080	
Median Year Structure Built	1972		1979		1975		1975	

Source: American Community Survey 2006-2010.

Physical Housing Conditions

Housing Conditions	Single Family		Multi-Family		Manufactured		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound Condition	54	30.9%	18	56.3%	1	2.7%	73	29.9%
Deteriorating	112	64.0%	14	43.8%	34	91.9%	160	65.6%
Dilapidated	9	5.1%	0	0.0%	2	5.4%	11	4.5%
Total	175	100.0%	32	100.0%	37	100.0%	244	100.0%

Source: EARPDC Housing Conditions Inventory 2011.

Selected Physical Housing Conditions

Conditions	Wadley			Randolph County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Lacking Complete Plumbing Facilities	1	2	100.0%	152	118	-22.4%	11,005	8,848	-19.6%	602,324
% of Total	0.4%	0.9%		1.8%	1.4%		0.6%	0.5%		0.5%
Lacking Complete Kitchen Facilities	0	0	0.0%	101	79	-21.8%	9,660	12,054	24.8%	899,189
% of Total	0.0%	0.0%		1.2%	0.9%		0.6%	0.7%		0.8%
Total Occupied Units	279	229	-17.9%	8,642	8,529	-1.3%	1,737,080	1,821,210	4.8%	114,235,996

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

Housing Value

Housing Value	Wadley			Randolph County			Alabama			US
	2000	2010	%Change	2000	2010	%Change	2000	2010	%Change	2010
Less Than \$50 K	46	52	13.0%	1,315	1,854	41.0%	176,187	217,761	23.6%	6,203,294
% of Total	45.1%	40.9%		36.6%	28.6%		19.2%	16.8%		8.2%
\$50 K to \$99,999	49	36	-26.5%	1,587	1,694	6.7%	392,400	335,324	-14.5%	11,301,615
% of Total	48.0%	28.3%		44.2%	26.2%		42.7%	25.9%		14.9%
\$100 K to \$199,999	6	36	500.0%	566	1,817	221.0%	264,879	439,418	65.9%	22,669,355
% of Total	5.9%	28.3%		15.8%	28.1%		28.8%	33.9%		29.8%
\$200 K and above	1	3	200.0%	123	1,109	801.6%	85,104	302,817	255.8%	35,915,386
% of Total	1.0%	2.4%		3.4%	17.1%		9.3%	23.4%		47.2%
Total Units	102	127	24.5%	3,591	6,474	80.3%	918,570	1,295,320	41.0%	76,089,650
Median Value	\$60,000	\$66,800	11.3%	\$63,800	\$88,100	38.1%	\$85,100	\$117,600	38.2%	\$188,400

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

Housing Affordability

Rent Type	Wadley	Randolph Co.	Alabama	US
Median Contract Rent	\$267	\$327	\$452	\$699
Median Gross Rent	\$478	\$519	\$644	\$841

Source: American Community Survey 2006-2010.

Affordability of Owner-occupied Housing

Percent Income	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 20%	32	58.2%	1,270	41.7%	340,071	43.3%	17,447,765	33.9%
Between 20% - 30%	0	0.0%	763	25.0%	212,002	27.0%	14,690,832	28.5%
Above 30%	23	41.8%	1,015	33.3%	233,775	29.7%	19,344,421	37.6%
Total	55	100.0%	3,048	100.0%	785,848	100.0%	51,483,018	100.0%

Source: American Community Survey 2006-2010.

Affordability of Renter-occupied Housing

Table H-11. Gross Rent as a Percentage of Household Income: Wadley, AL 2010								
Percent Income	Wadley		Randolph County		Alabama		US	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 20%	21	21.9%	476	29.5%	119,018	26.4%	8,708,269	24.7%
Between 20% - 30%	20	20.8%	423	26.2%	105,539	23.4%	8,628,023	24.5%
Above 30%	55	57.3%	715	44.3%	225,729	50.1%	17,937,957	50.9%
Total	96	100.0%	1,614	100.0%	450,286	100.0%	35,274,249	100.0%

Source: American Community Survey 2006-2010.

APPENDIX D: 2010 Wadley Community Profile

WADLEY TOWN PROFILE: 2010				
Demographic Area	Wadley	Randolph County	Alabama	US
Population Characteristics				
Total Population	751	22,913	4,779,736	308,745,538
Median Age (years)	22.6	41.2	37.9	37.2
Age Distribution (Percent Age 65+)	10.6%	16.9%	13.8%	13.0%
Age Dist. (Percent Age 45+)	27.8%	45.0%	40.6%	39.4%
Age Dist. (Percent Age 15 to 24)	35.9%	12.7%	14.2%	14.1%
Race Dist. (Percent Caucasian)	57.9%	76.5%	68.5%	72.4%
Race Dist. (Percent Black or African-Am.)	36.2%	20.1%	26.2%	12.6%
Race Dist. (Percent "Other")	3.1%	2.2%	3.8%	12.1%
Housing Characteristics				
Total Housing Units	262	11,982	2,171,853	131,704,730
Occupied Units (Percent occupancy)	87.4%	76.5%	86.7%	88.6%
Vacant Units (Percent vacant)	12.6%	23.5%	13.3%	11.4%
Owner-occupied Units	104	6,801	1,312,589	75,986,074
Owner-occupied (Percent occupancy)	45.4%	74.2%	69.7%	65.1%
Renter-occupied Units	125	2,363	571,202	40,730,218
Renter-occupied (Percent occupancy)	54.6%	25.8%	30.3%	34.9%
Average Household Size	2.44	2.46	2.48	2.58
Economic Characteristics				
In Labor Force	283	9,957	2,202,079	153,407,584
Civilian Labor Force (Percent in Labor Force)	48.0%	55.5%	60.5%	65.0%
Unemployment (Percent Unemployment)	18.7%	11.7%	7.8%	7.2%
Mean Travel Time to Work (Minutes)	12.1	25.8	23.7	25.2
Median Household Income (dollars)	\$20,577	\$35,137	\$41,216	\$51,425
Educational Attainment (%High School or Higher)	71.1%	71.0%	80.8%	84.6%
Educational Attainment (%Bachelors or Higher)	10.7%	13.1%	21.5%	27.5%
Occupation				
Management/Professional	16.1%	21.5%	30.9%	34.8%
Service occupations	20.4%	14.5%	15.5%	16.9%
Sales/Office	20.4%	22.7%	26.6%	25.6%
Agriculture	0.0%	2.0%	0.7%	0.7%
Construction/Extraction	10.0%	10.5%	11.0%	9.5%
Production/Transportation	33.0%	28.8%	16.4%	12.5%
Industry				
Agriculture	0.0%	3.9%	1.8%	1.8%
Construction	4.8%	7.4%	7.8%	7.4%
Manufacturing	29.1%	25.4%	14.9%	11.2%
Wholesale trade	2.6%	2.1%	3.3%	3.2%
Retail trade	13.0%	16.2%	12.2%	11.5%
Trans./warehousing/utilities	10.9%	6.3%	5.4%	5.1%
Information	0.0%	0.9%	1.9%	2.4%
FIRE (Finance, Insurance, Real-estate)	0.0%	2.0%	5.9%	7.1%
Professional/Scientific	3.0%	3.5%	8.4%	10.3%
Educational and Healthcare Services	30.0%	19.2%	20.6%	21.5%
Arts, Entertainment, Recreation	2.6%	4.5%	7.4%	8.8%
Other services, except public administration	3.9%	3.8%	5.1%	4.8%
Public Administration	0.0%	4.7%	5.3%	4.7%

APPENDIX E: RESOLUTIONS

RESOLUTION # 1

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

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

WHEREAS, the Town of Wadley, 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 November 29, 2012 to solicit final public comments on the 2012 Town of Wadley 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 WADLEY, ALABAMA:

SECTION 1. That the 2012 Town of Wadley 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 Town Council of Wadley and to the Randolph County Probate Judge.

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

ADOPTED, this 29th day of November, 2012.



Chair, Wadley Planning Commission

ATTEST:



Secretary, Wadley Planning Commission

RESOLUTION 01-07-2013-2

**TOWN OF WADLEY
COUNTY OF RANDOLPH COUNTY
STATE OF ALABAMA**

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF WADLEY, APPROVING THE 2012 TOWN OF WADLEY 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 Wadley, 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 November 29, 2012 to solicit final public comments on the 2012 Town of Wadley 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 WADLEY, ALABAMA that the 2012 Town of Wadley Comprehensive Plan, and all maps contained therein, are hereby approved as an advisory document to guide the Town in policy formulation and implementation.

ADOPTED, this 7th day of January, 2013.



Jim Dabbs, Mayor

ATTEST:



Lori Hamby, Town Clerk