

# CITY OF ROANOKE

---

## COMPREHENSIVE PLAN

---

2035



*Adopted: February 11, 2025*





**CITY OF ROANOKE  
COMPREHENSIVE PLAN**

**This document was prepared under the direction of the  
CITY OF ROANOKE PLANNING COMMISSION  
by the  
EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT  
COMMISSION**

**For additional information:  
Roanoke City Hall  
809 Main Street  
Roanoke, Alabama 36274**

Reproduction of this document in whole or in part is permitted.

This report was financed by the City of Roanoke and the East Alabama Regional Planning and Development Commission.

For Information Address:

East Alabama Regional Planning and Development Commission

1130 Quintard Avenue, Suite 300

P.O. Box 2186

Anniston, Alabama 36202

Source of Copies:

Roanoke City Hall

809 Main Street

Roanoke, Alabama 36274

Abstract:

This Comprehensive Plan intends to guide the city of Roanoke, Alabama's future growth and development. It will be used as a basis for community policy and land use decisions through 2034. This study presents recommendations on the general location and extent of residential, commercial, and public land uses needed to serve the city's population.

# ACKNOWLEDGEMENTS

City of Roanoke

Mayor Jill Patterson Hicks

## **City Council**

Tammi Holley  
John Frank Houston  
Tim Jacobs  
Mike Parmer  
Kesa Johnston

## **Planning Commission**

Amanda Davis  
Paula Lambert  
Portia Wofford  
Trae Foster  
Tim Jacobs  
Gary Pike  
Sonya Nolan

## **East Alabama Regional Planning and Development Commission**

Shelby Peterson, Senior Planner  
Edwin Harbin, Principal Cartographer  
Michael Brewer, Principal GIS Analyst



## Table of Contents

<b>Chapter 1: Introduction</b> .....	<b>1</b>
Map 1: Base Map .....	13
<b>Chapter 2: Population</b> .....	<b>15</b>
<b>Chapter 3: Environmental Features</b> .....	<b>29</b>
Map 2: Environmental Constraints .....	39
<b>Chapter 4: Land Use and Development</b> .....	<b>41</b>
Map 3: Existing Land Use .....	51
Map 4: Zoning Map .....	53
Map 5: Future Land Use .....	55
Map 6: Future Land Use Vision .....	57
<b>Chapter 5: Transportation</b> .....	<b>59</b>
Map 7: Transportation Network .....	71
<b>Chapter 6: Community Facilities</b> .....	<b>73</b>
Map 8: Community Facilities.....	91
Map 9: Water Facilities .....	93
Map 10: Sewer Utilities .....	95
<b>Chapter 7: Housing</b> .....	<b>97</b>
Map 11: Housing Conditions .....	115
<b>Chapter 8: Economy</b> .....	<b>117</b>
<b>Chapter 9: Strategic Planning</b> .....	<b>133</b>
<b>Chapter 10: Goals and Objectives</b> .....	<b>137</b>
<b>Chapter 11: Implementation &amp; Evaluation</b> .....	<b>144</b>

# CHAPTER 1: INTRODUCTION

## Comprehensive Planning

Comprehensive planning strives to guide city officials and the public in decision-making for their community's future growth and development. The Local Comprehensive Plan, according to the American Planning Association's Growing Smart Legislative Guidebook, is defined as: "The adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public and private development of land and water." The overall intention of comprehensive planning is to determine essential community goals and aspirations and establish a format that considers all community planning aspects, such as transportation, land use, utilities, community facilities, housing, recreation, and economic development, to build a plan for the community. Referencing this plan, local governments may zone, establish policies, and develop their community in accordance with a wide variety of community needs.

Comprehensive planning strives to account for all city components and make goals and plans for each following the community's needs, hence the term comprehensive. In short, comprehensive planning focuses on making communities better places to live. Generally, a comprehensive plan may be organized into five comprehensive planning topic areas. These five areas constitute the following:

- **Land Use and Environmental Preservation**—entails properly using and managing existing land uses such as residential, commercial, industrial, institutional, and open space. Land use needs should be planned for and managed by administering a city's zoning map and ordinance. Environmental preservation should also be considered for areas most suited for open space and wildlife conservation per the comprehensive plan and city zoning.
- **Transportation**—constitutes building, expanding, and repaving improvements to the city's streets and roadways, as well as non-vehicular options like bicycle and pedestrian infrastructure. Other forms of transportation planning could include airports and mass transit such as trains, buses, and subway systems in larger communities. Land use and transportation planning should be considered together due to their close influence and overlap.
- **Community Facilities and Utilities**—includes facilities such as city administration, law enforcement, fire protection, parks and recreation, community centers, libraries, senior centers, educational facilities, and utility services such as water, sewer, and gas. This element plays a crucial role in adequately growing neighborhoods and the city.
- **Housing**—comprises, in general, single-family, multi-family, and manufactured housing; however, other housing types could include R.V. parks and houseboats. A community should plan to provide quality housing and varied housing options to meet the housing needs of a diverse and often changing population.
- **Economic Development**—considers four approaches: education and workforce development, maintaining existing businesses, expanding businesses, and recruiting new businesses.

Economic growth is crucial in planning because a community needs to provide residents with good jobs and employment opportunities. This draws in more population and a steady revenue stream to properly run city government and provide community services.

Figure INTRO-1. Comprehensive Planning Topic Areas shows the five elements and their accompanying aspects of influence.



A comprehensive plan could be formatted and organized into these five topic areas, and plans made for each category; however, when planning for these different areas, there is considerable and common overlap—that is, something that is planned in one area could have various and significant effects on other areas. For example, extending new roads into a residential neighborhood could open opportunities for new housing development and other land uses, resulting in economic growth, improved commuting patterns, new jobs, enhanced infrastructure, and possibly tourism. On the other hand, the closure of a public school could substantially damage nearby land use, housing, parks and recreation, and neighborhood attractiveness. Figure INTRO-2 Comprehensive Planning Overlap illustrates how these topics overlap and influence one another throughout the planning process and implementation.



Land use planning overlaps with transportation as land use needs are impacted by road carrying capacities and vice versa. Community facility needs overlap housing as existing and potential housing developments must receive city services, including public safety, utilities, and waste management.

The overlapping areas furthest inside the circle—tourism, jobs, infrastructure, and neighborhoods—experience growth when the more extensive overlapping services are appropriately provided for or decline when not adequately provided for. For example, neighborhoods may either decline or grow when provided or not provided with nearby parks and community services. In contrast, jobs may decrease or increase as influenced by economic development and commuting patterns.

Planning topics are vital components of the Comprehensive Plan. The Roanoke Comprehensive Plan is formatted as follows:

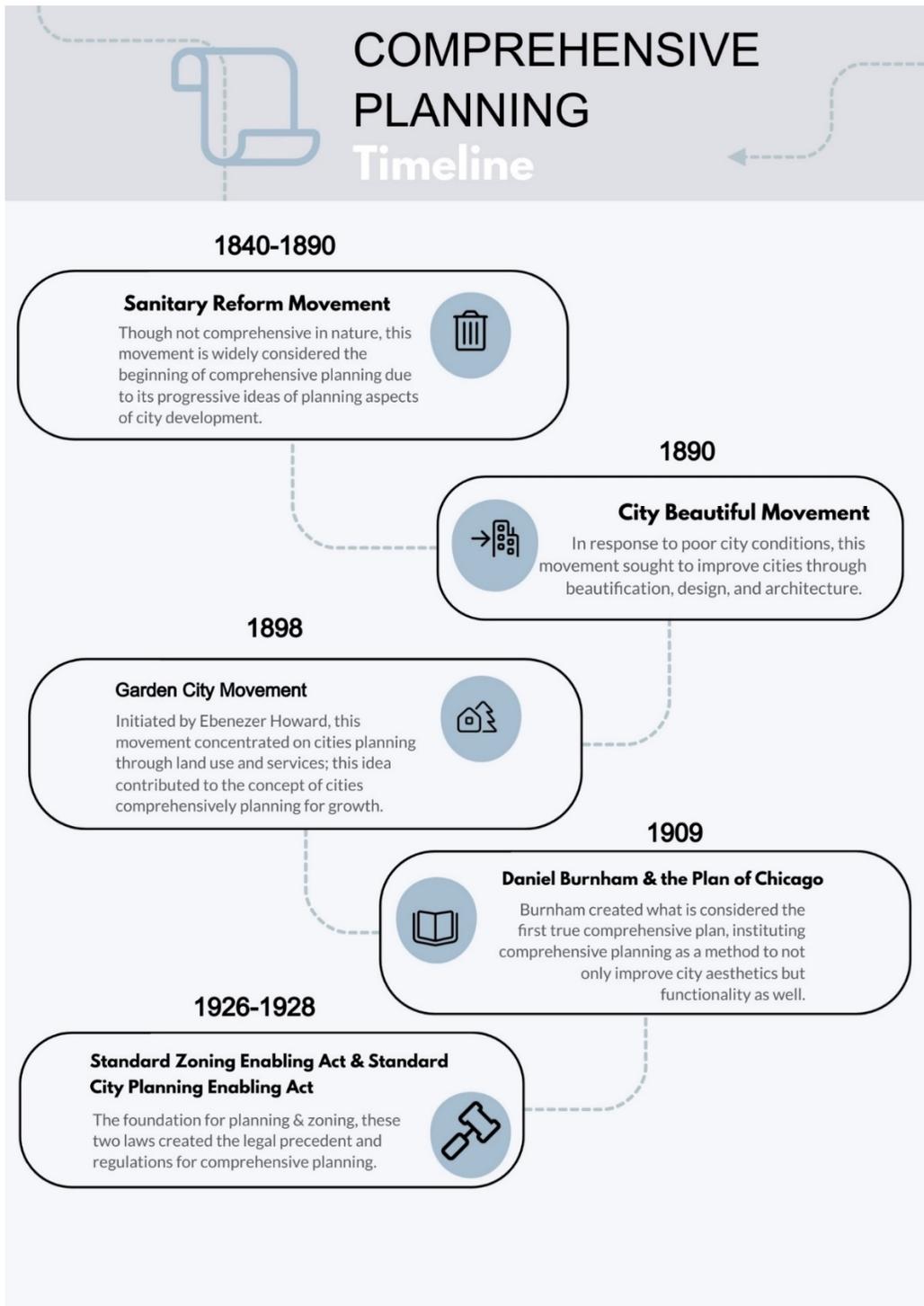
- Demographics—data and analysis of population, economy, and housing.
- Community Facilities—provisions and needs assessment.
- Transportation—examination, analysis, and plan.
- Environmental Constraints—examination and analysis.
- Land Use and Zoning—examination, analysis, and plan.

The following chapters of the plan consider how these topics overlap and make goals, objectives, strategies, and projects for prioritization, implementation, and evaluation.

- Strategic Planning—summary and prioritization of elements.
- Goals and Objectives—listing along with strategies and projects.
- Implementation and Evaluation—puts forth an implementation plan for prioritizing and accomplishing the most important projects and strategies and an evaluation procedure for tracking progress on each project/strategy.

# Planning History

The comprehensive planning process we follow today was developed over many years as practitioners sought to improve conditions and functionality for citizens. The planning timeline illustrates the importance of planning and exploring possibilities to make cities better places to live. Following several reform movements at the turn of the 20<sup>th</sup> century, as cities continued to expand, the American people began to understand the need more fully for local development and growth plans that considered the city as a whole. Diagram 1 shows major milestones in comprehensive planning through the late 19<sup>th</sup> to early 20<sup>th</sup> century.



## Purpose of the Comprehensive Plan

The purpose of the comprehensive plan is to give direction for local public policy and facilitate planning implementation necessary for providing city residents and visitors a prosperous place where people live, work, play, and invest time and resources. This purpose incorporates four basic principles listed as follows:

- Promote the health, safety, and welfare of the public,
- Manage growth, change, and renewal of the community,
- Ensure a high quality of life for residents,
- Balance diverse community goals.

The comprehensive plan, or a master plan, is a roadmap for a community and its development. All other plans, studies, and land use 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:

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

The comprehensive plan aims to:

- 1) to help local officials better understand growth and development trends and community problems; and
- 2) to develop strategies to use available resources effectively when addressing local problems and building capacity for future growth.

If a city's growth and development 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, 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**

Planning can provide many benefits to a community. In looking to the future, the comprehensive plan should strive to anticipate and plan to meet community needs, thus reaping the benefits associated with planning. Benefits of a comprehensive plan may include the following:

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

Although a plan can offer many benefits to a community, it is essential to remember that it is only as good as the information it contains. It 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 ten years to accommodate changes in growth and development patterns and the community's most recent needs and desires.

## 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 Planning Commission adopts the comprehensive plan, it should be the primary guide for formulating local public policy and coordinating the community's future growth and development. Therefore, the community's governing body should be involved in the plan preparation process or be allowed 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. A public hearing must be conducted before the Planning Commission may adopt the plan or any section or portion of it. Alabama law allows the Planning Commission to dispense with the public hearing if the City Council conducts a public hearing on the plan or plan section before its adoption by the Planning Commission. Once the Planning Commission has adopted the comprehensive plan, 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 are desirable for more intensive development after the supporting infrastructure improvements have been completed to allow such development. Conversely, given existing conditions and limitations, zoning should guide land use and development in suitable areas. 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.

Adopting 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 inconsistent with the comprehensive plan, it may disapprove it 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

In September 2022, the City of Roanoke contracted with the East Alabama Regional Planning and Development Commission (EARPDC) to create a comprehensive plan for Roanoke to guide and direct land use and development logically, consistent with the goals and objectives of the city.

Overall, the planning process involved in the Roanoke Comprehensive Plan utilized five elements to gather necessary information and formulate goals, objectives, strategies, and projects to guide the future growth and development of the city in conjunction with community needs and aspirations. These elements are listed and described as follows:

## Inventory and Analysis

To initiate the planning process, a planning commission meeting was held on November 15, 2022, and an initial public hearing was called and conducted on December 13th, 2022, at Roanoke City Hall. The meetings were used to inform the planning commission, city council, and the public on the nature, benefits, and processes involved in creating and using a comprehensive plan for future land use and development. Input for the plan at the inventory and analysis stage was gathered through surveys such as a community survey and a community facilities survey, and feedback and direction were obtained from planning commission meetings.

To facilitate input through the planning process, EARPDC staff conducted regular meetings with the Planning Commission and city staff whenever their field of expertise was needed. Meetings were held in conjunction with regularly scheduled planning commission meetings. Input from inventory and analysis consisted of the following:

- Results and discussion from the community surveys
- Results and discussion from the community facilities surveys
- Input from meetings

## Community Visioning

From the information gathered and discussions conducted through the inventory and analysis portion of the plan, the community began creating a vision statement for the general direction and guidance of the plan in forming goals, objectives, projects, and strategies for the plan. This is where the plan began to utilize input to create output as previously described. Public input was also gathered through a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats). Staff recorded this information for future use throughout the planning process.

Output from the community visioning and work session consisted of the following:

- Vision Statement
- SWOT analysis
- Land Use Visioning Session

## **Goals and Objectives**

The goals and objectives were established from the results and discussions in the previous steps and listed along with their respective projects, strategies, and additional recommendations in Chapter 10: Goals and Objectives.

## **Implementation**

Implementation of the comprehensive plan comprises a list of projects/strategies along with respective implementing agencies, potential partners and funding sources, prioritization, and timeframes for completion. The plan implementation process also acknowledges the means of enforcing planning decisions. The city administered a prioritization survey to gather information from the planning commission and city staff on which projects and strategies should be high and low priorities for implementation.

## **Evaluation**

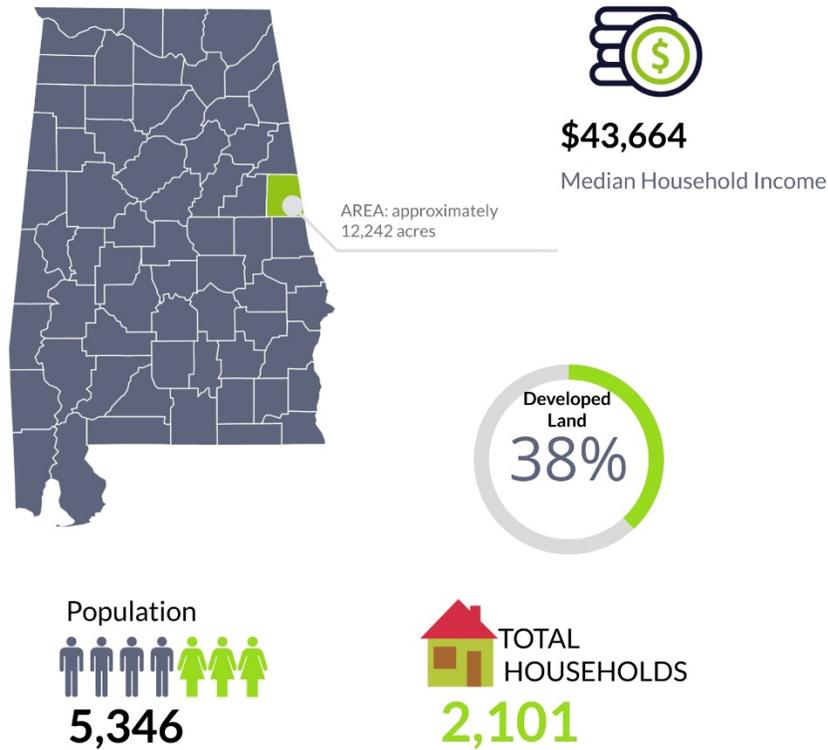
As the final stage of the comprehensive plan, evaluation provides a means of tracking progress on established projects and strategies. However, the evaluation process does not end with the completion of the plan. Still, it should offer a practical and sustainable way to track progress after the plan is finished, at least yearly, to create a seamless updating process until the comprehensive plan needs a complete update, depending on community change.

## Location

The City of Roanoke is in east central Alabama, in the southeast corner of Randolph County. Roanoke's average elevation is 840 feet. Roanoke is home to many bodies of water. These include Town Creek, Roanoke City Lake, High Pine Creek, and Jones Creek in northwest regions of the city; Graves Creek, Bell Lake, and High Pine Creek Lake #3 in north-central Roanoke; Hornyhead Branch and Bonner Davis Pond in east central areas; Gladney Mill Branch in southeast Roanoke; and, Chikasanoxee Creek and Lake Louise in south-central portions of the city. Roanoke has hot, muggy summers and short, wet winters. The city sees approximately 54 inches of rain annually, with average highs of 86 degrees and lows of 39 degrees.

Please see Diagram #2: Community Details for more details on Roanoke's location relative to the county and state.

### DIAGRAM #2 COMMUNITY DETAILS



## Historical Background

The region that would develop into Roanoke, Alabama, was initially occupied by Muscogee Indians until the removal of the Creek Tribes in 1836. The area at that time mainly consisted of old-growth forests. Around this time, the area began being settled, first called High Pine after the local High Pine Creek; the town was burned to the ground in 1836 by Native Americans. In 1840, the city was renamed Chulafinee; the city would later be renamed Roanoke, reflecting the hometown of an early settler of Roanoke, Virginia. The first school building was established in 1848, which brought the beginnings of schools in Roanoke. Roanoke Normal College began construction in 1874 and opened for students in 1875; the school received a charter in 1889 and was, from its beginning, a co-ed school. The Roanoke City Board of Education later took over the school, and it became an elementary school.



Roanoke has a long religious history. The Methodist Church of Roanoke dates back to the region's settlement in 1839, and the First Baptist Church dates back to 1845.

In this period before the Civil War, retail and other businesses were sparse, with a more significant focus on stock raising and cotton farming. Cotton would continue to be an important industry for the city for much of the twentieth century. The Central of Georgia Railroad branch extended from Roanoke to Opelika, and

the addition of the Atlanta, Birmingham, and Atlantic Railroad supported and grew the cotton economy and was a boon for population growth. The city was incorporated in December 1890 and would become a manufacturing hub.

Ella Smith, formerly a teacher at Roanoke Normal College, began her manufacturing operation in Roanoke in 1897. She created dolls, toys, and decor from plaster and gained a national following. The “Alabama Indestructible Baby” or Ella Smith Doll is her most famous creation. It won the award for most innovative toy at the 1904 World’s Fair held in St. Louis, Missouri, and eventually had 11 patents. Her factory operated in Roanoke until 1922.

W.A. Handley Manufacturing Company and the Lowell Mill Village were established in 1901, producing yarn, canvas, and fabric. The mill was the economic bedrock of the community for over 70 years and a good match for a local economy that marked cotton as a leading industry. William Anderson Handley, the namesake of many elements in the city, is an icon of Roanoke history with a far-reaching educational, political, and economic legacy. He was considerably involved in the construction and staffing of Roanoke Normal College. The Handley Schools were named for Mr. Handley because he donated land to the city in 1907 for educational purposes. The closure of the manufacturing company in the 1980s was a severe blow to the local economy and the lives of long-tenured workers residing in the mill village.

In 1930, business enterprises included The Merchants and Farmers Bank, The Roanoke Banking Company, the Handley Manufacturing Company, the Smith Doll Factory, the Cotton Warehouse Company, Cotton Seed Oil Company, Roanoke Fertilizer Company, Roanoke Ice Company, Grist Mill, Planing Mill, A. and P. Stores, China Ware Manufacturing Company, Roanoke Syrup Manufacturing Company, *The Roanoke Leader*, M.L. Awbrey, and several other general supply stores. 1930s schools operating in the city included Roanoke High School, the Knight-Enloe School, and Randolph County Training School. A 62-bed sanitorium, including a training school for nurses, was also operational.

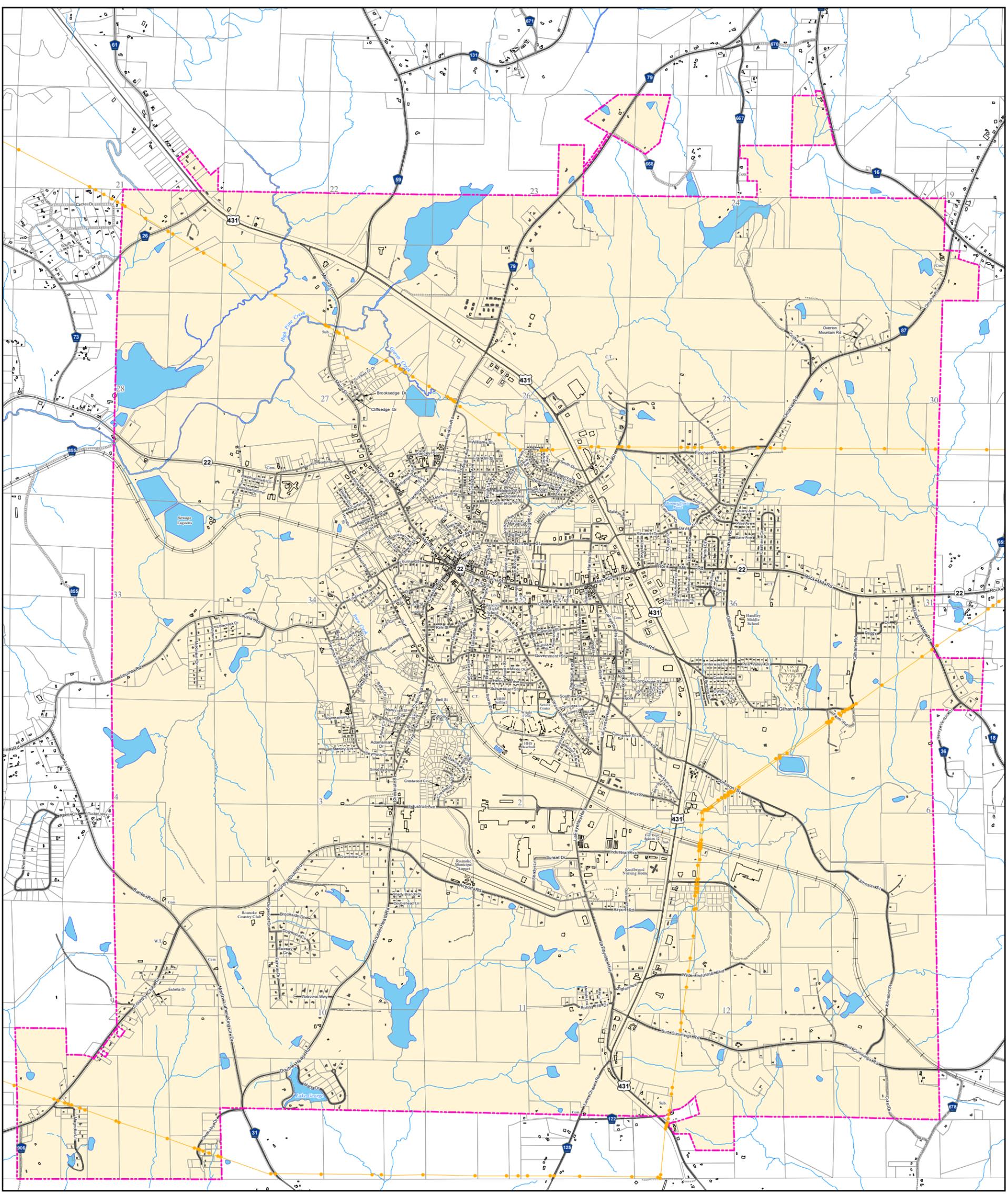
Palm Beach Company was established in 1939. This manufacturing company was a significant employer for Roanoke until it closed in 1984. The building housing Palm Beach had been home to different manufacturing operations since 1918.

The heart of downtown, the Martin Theatre, was constructed in 1941. It was a popular entertainment option until the summer of 1980, when the theater burned, leaving a shell of the building behind. 1978 ushered in new growth in industry with the opening of Amoco Fabric and Fibers. The Highway 431 bypass was also constructed during the 1970s, prompting businesses to move along the route to maintain visibility; this hurt Main Street and the Downtown area. Roanoke's downtown is a historic district, boasting charming buildings dating from the late 19<sup>th</sup> to early 20<sup>th</sup> century and forming the heart of the community. The Main Street Theater Project, started by the Roanoke Rotary Club, set out to renovate and revitalize the once-prosperous movie theater. In 2015, the renovated location opened as an open-air venue.

The Randolph County Hospital, which dated back to 1953, closed in 2011 and majorly impacted local healthcare availability, along with the closure of the Wedowee Hospital. However, the Tanner Medical Center/East Alabama in Wedowee, established in 2018, helps to fill that gap.

Roanoke is a charming historic city with a welcoming, small-town atmosphere and a scenic downtown undergoing successful revitalization efforts.

*Sources: History of Roanoke Alabama by King Davis Owen (1930), City of Roanoke website, South Home Realty blog, Encyclopedia of Alabama*

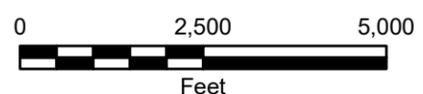


# Map 1 - Base Map

## The City Of

# Roanoke

## Alabama



Prepared By The East Alabama Regional Planning And Development Commission, 2023.  
Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.

## CHAPTER 2: POPULATION

Population characteristics and trends play a pivotal role in the planning effort. The general population distinguishes a city’s identity from other communities. Population changes influence land use decisions, economic spending patterns and employment, public services, and public improvement needs. Furthermore, a clear understanding of population characteristics and trends gives city officials guidance for making the most informed and effective decisions in meeting growth and development needs in a diverse and changing community.

This chapter aims to understand population change and composition in the City of Roanoke, explore decisions, and develop public policies and plans that will best serve its present and future residents. It examines historical population trends, place of birth, and place of residence. Population composition, including age, race, gender distribution, and marital status, is also explored. Finally, an analytical summary of population findings concludes the chapter.

Population information gathered in this section of the plan was obtained, in large part, from the U.S. Census of Population Decennial Census for 2010 and 2020. Decennial Census data helps examine changes in the population for such characteristics as historical population trends, age distribution, race, and gender. This information is collected by the census every ten years. It serves as the most accurate and reliable base information for population patterns and trends due to its collection methodology, utilizing 100% count data of the total population. Total population for the years between decennial collection periods, such as 2018, was obtained from the U.S. Census Bureau’s Population Estimates Program, which is a separate program from the decennial and uses current data on births, deaths, and migration to calculate population change since the most recent decennial census.

Although Decennial Census information gives a dependable snapshot of the nation’s population in 2010 and 2020 for making comparisons over consistent 10-year periods, the Census Bureau, in 2005, realized the limitations and shortcomings in using 10-year information, particularly in the latter years of any given decade, and established the American Community Survey. The American Community Survey (ACS) is a nationwide survey that produces estimates every year instead of every ten years to provide more up-to-date information on such characteristics as age, race, income, commute time to work, home value, and other essential data at the local level. In collecting information and providing these estimates, about 3.5 million addresses of housing units are surveyed annually in the American Community Survey.

The ACS produces both single-year estimates and multi-year estimates. Single-year estimates are made only for geographic areas with a population of 65,000 or more. In

contrast, multi-year—3-year estimates are produced for geographies with 20,000 or more, and 5-year estimates are produced for geographies with less than 20,000. For multi-year estimates, data is collected within the timeframes given yet reported annually.

---

*While the decennial census provides 100% count population data every 10 years, the American Community Survey provides more up-to-date estimate data every year. By using both, a more accurate picture of the city’s population can be understood.*

---

For this plan, the 2018-2022 ACS (5-year estimates) applies since the City of Roanoke has a population of less than 20,000. The 2018-2022 ACS in this chapter on population was used, in addition to the decennial, to gather population information on characteristics such as place of birth, place of residence, age distribution, marital status, race, and gender to provide a more complete and up-to-date picture of the recent population data and change since 2020. Using both decennial data and ACS in conjunction creates and develops a more accurate picture of the community’s population, which may be analyzed and better understood.

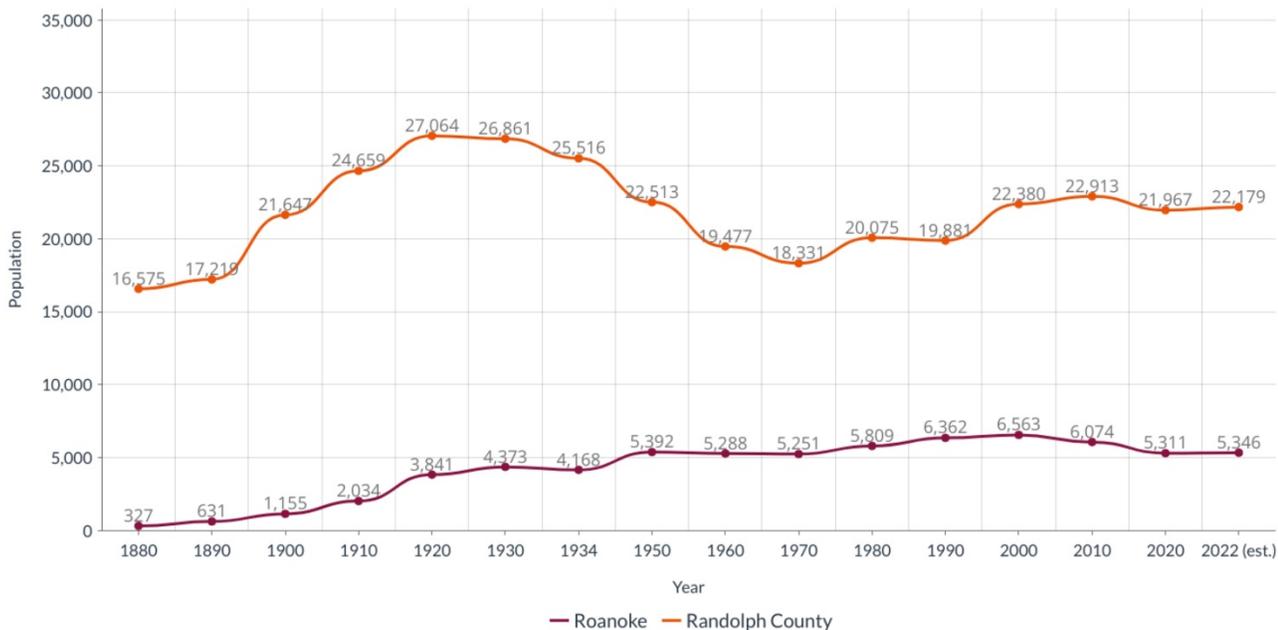
## Population Trends

### Historical Population Trends

All community populations change to some degree over a given period. Historical trends help show the extent to which the population has increased, decreased, or stabilized over a given period. Major trends usually identify and reflect our nation's goals and values and how communities respond to changing times and historical events. Although unfit for predicting the future, this information helps plan by understanding how and why social and cultural history shaped the city, making it what it is today.

Regarding historical population trends, Roanoke has shown, for the most part, patterns of growth followed by mild to moderate decline, with the population dropping from 2000 to the present day. Estimates for 2022 report a minor 0.7% increase from the 2020 population. The Census recorded 327 persons in the city in 1880; in 2022, the city had an estimated population of 5,346. Roanoke’s most significant growth occurred between 1880 and 1890, with a 93% climb. The city also grew substantially from 1910 to 1920, increasing its population by 88%. Such growth could be attributed to success and growth in manufacturing during this time, drawing employment in the area. The railroad extensions and additions in the late 1800s also brought residents and business development to the city. Stagnancy and population loss from 1990 to 2022 could be attributed to the closure of major employers and manufacturers, such as Handley Mills and Palm Beach Company. Figure P-1 illustrates historical population trends for Roanoke and Randolph County from 1880 to 2022.

**P-1: Historical Population, Roanoke, AL**  
Randolph County



In comparison to Roanoke, population trends in Randolph County showed differing patterns. The county grew substantially from 1890 to 1900, peaking in population in 1920 and then experiencing decades of decline. This could be attributed to the county’s initial development for agricultural purposes in the 1880s and the drying up of these opportunities from 1930-1970 as crop diversification led to a much smaller focus on cotton, and the Great Migration created a labor shortage of farm workers. Both Alabama and the U.S., historically, have shown steady and continual increases in population, with the most substantial growth occurring around 1900 to 1920, most likely due to the progressive movement of the 1920s and America’s involvement in WWI, which spurred economic development and job growth for the nation. However, following the 1920s, the Great Depression in 1929 led to a decline in growth, as shown from 1930 to 1940. From 1940 to 1950, the nation resumed substantial growth due to its involvement in WWII.

In more recent years, from 2000 to 2022, Roanoke and Randolph County reported a decline in population, particularly in the city, which dropped by -17.0%. The county fell by -0.8% during this time, while the state showed a 12.7% growth and the nation 29.7%. Table P-1 displays historical population trends for Roanoke, Randolph County, Alabama, and the U.S. from 1880 to 2022.

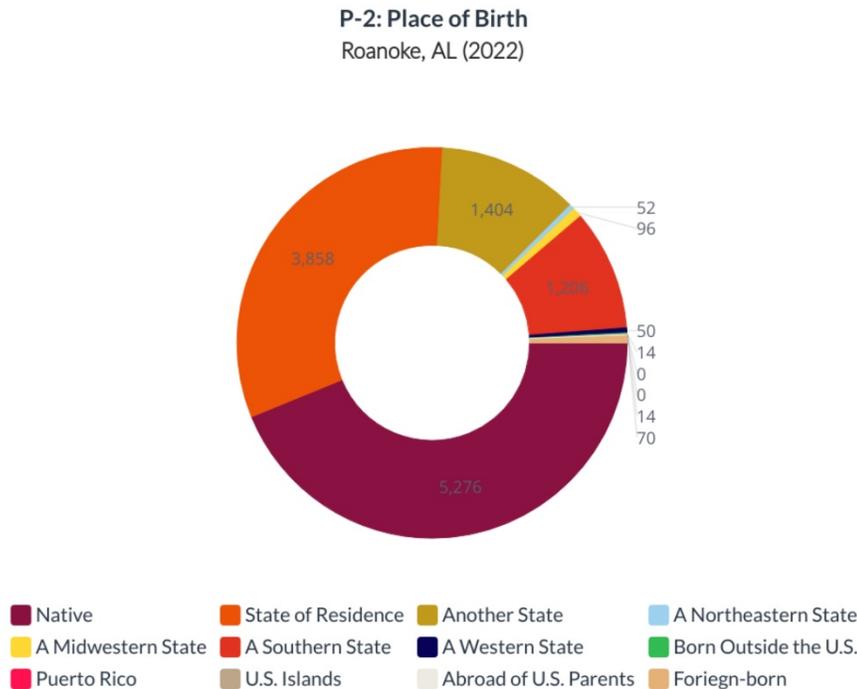
**Table P-1. Historical Population Trends: Roanoke, AL 1880-2022**

Year	Roanoke	% Change	Randolph Co.	% Change	Alabama	% Change	U.S.	% Change
1880	327	N/A	16,575	N/A	1,262,505	N/A	50,189,209	N/A
1890	631	93.0%	17,219	3.9%	1,513,401	19.9%	62,979,766	25.5%
1900	1,155	83.0%	21,647	25.7%	1,828,697	20.8%	76,212,168	21.0%
1910	2,034	76.1%	24,659	13.9%	2,138,093	16.9%	92,228,496	21.0%
1920	3,841	88.8%	27,064	9.8%	2,348,174	9.8%	106,021,537	15.0%
1930	4,373	13.9%	26,861	-0.8%	2,646,248	12.7%	122,775,046	15.8%
1940	4,168	-4.7%	25,516	-5.0%	2,832,961	7.1%	132,164,569	7.6%
1950	5,392	29.4%	22,513	-11.8%	3,061,743	8.1%	151,325,798	14.5%
1960	5,288	-1.9%	19,477	-13.5%	3,266,740	6.7%	179,323,175	18.5%
1970	5,251	-0.7%	18,331	-5.9%	3,444,165	5.4%	203,211,926	13.3%
1980	5,809	10.6%	20,075	9.5%	3,893,888	13.1%	226,545,805	11.5%
1990	6,362	9.5%	19,881	-1.0%	4,040,587	3.8%	248,709,873	9.8%
2000	6,563	3.2%	22,380	12.6%	4,447,100	10.1%	281,421,906	13.2%
2010	6,074	-7.5%	22,913	2.4%	4,779,745	7.5%	308,745,538	9.7%
2020	5,311	-12.6%	21,967	-4.1%	5,024,279	5.1%	331,449,281	7.4%
2022 (est).	5,346	0.7%	22,179	0.97%	5,028,092	0.1%	331,097,593	-0.1%

Source: U.S. Census of Population.

## Place of Birth

Place of birth data helps determine population trends through migration patterns in the city’s population. Examination of this data will show if the community is drawing population from other states and other countries or if the population is predominantly Alabama-born.



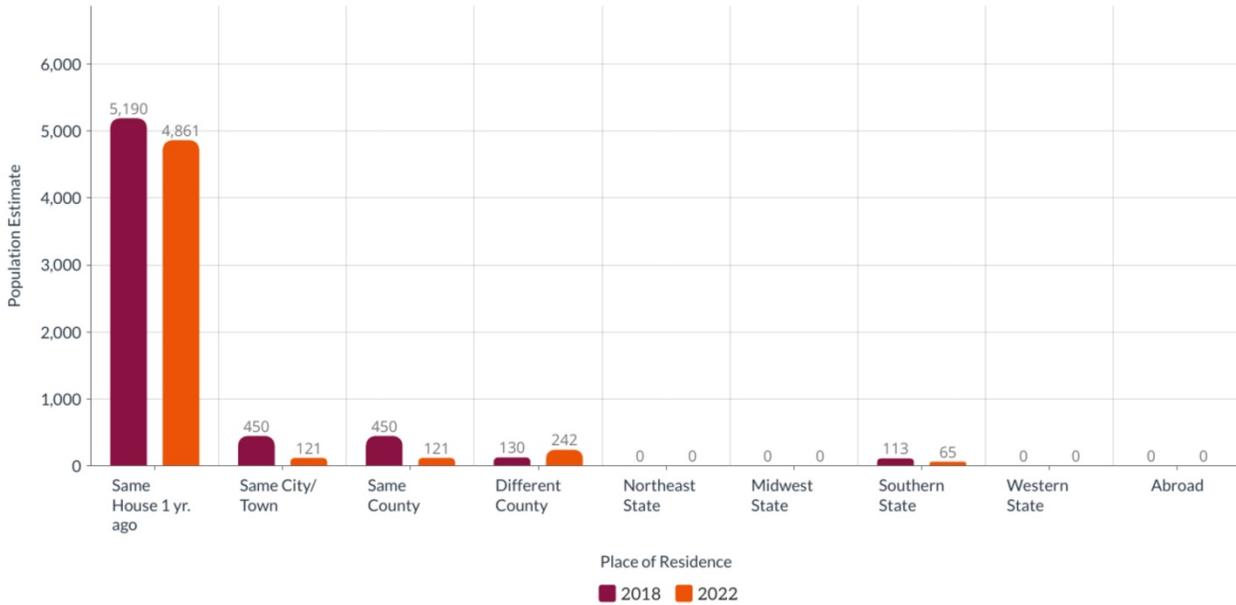
Place of birth patterns show that most Roanoke residents (72.2%) were born in Alabama or a Southern state (22.6%), indicating minor in-migration from other places around the country or another country. The city showed little representation of residents born outside Southern states, with 0.9% migrating from a Western state, 1.8% from a Midwestern state, and 1.0% from a Northeastern state. Foreign-born residents accounted for 1.3% of the population. Figure P-2 illustrates place of birth for the City of Roanoke in 2022. See Table P-2: Place of Birth in the Appendix for more information.

## Place of Residence

Place of residence is defined as the area of residence one year before the reference date of those who reported moving to a different housing unit (U.S. Census Glossary). This data helps determine city migration patterns. Examination of this data will verify whether the city has been gaining or losing population previously living in other states and countries and whether the city’s residents have been relatively stationary or mobile.

According to ACS data, Roanoke residents have been reasonably stationary. Place of residence information shows that in 2018, the considerable majority of residents (88.7%) remained in their same home one year prior. In 2022, that figure grew moderately to 92.5%, indicating more residents remaining in their homes in Roanoke; of those who did move, most moved to another location outside Randolph County, with a decline in in-county migration of 73.1% from 2018 to 2022.

**P-3: Place of Residence**  
 Roanoke, AL (2018-2022)



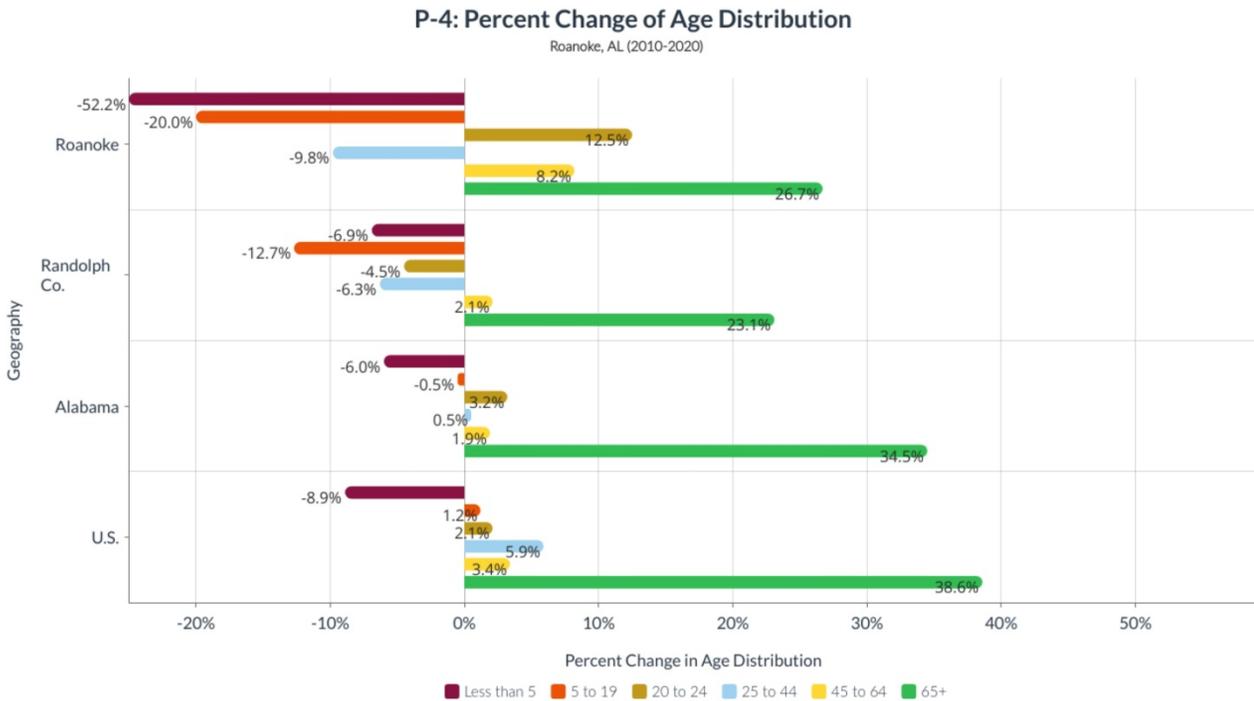
Overall, migratory patterns show minor mobility of residents transitioning to another home from 2018 to 2022. Figure P-3 illustrates place of residence for the City of Roanoke from 2018 to 2022. From the chart, notice the decrease in the portion of residents living in the same home; however, keep in mind that the total population experienced a decline of -10% during this time as well. See Table P-3: Place of Residence in the Appendix for more information.

# Population Composition

## Age Distribution

Age distribution is a critical element in any population study. A community must structure its budget and resources to meet 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 this study, age distributions are classified as follows: 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 (45 to 64), and Senior/Retired (65+).

## Change in Age Distribution

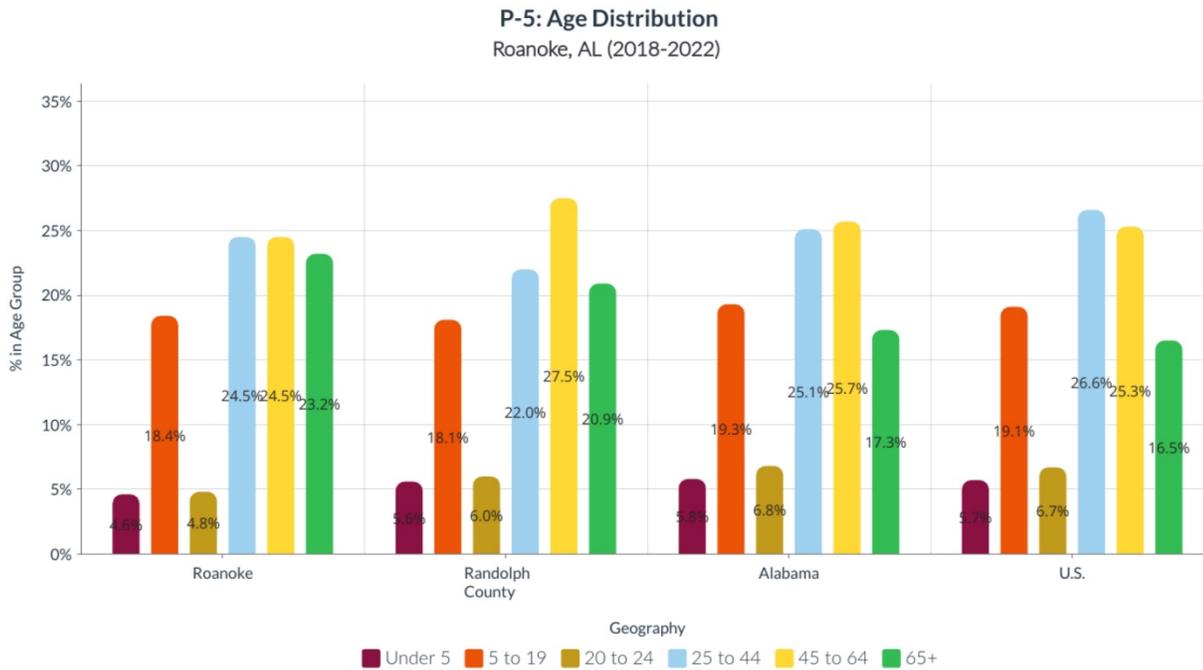


Roanoke showed differing trends in age distribution compared to Randolph County, Alabama, and the U.S. Regarding the change in age distribution between 2010 and 2020, the city’s most significant decline was in youth-aged groups, with Toddler/Pre-School (less than 5) falling by –52.2% and Youth/K-12 (5-19) decreasing by –20%. The only other age group to experience decline was Young Adult/Beginning Worker (25-44), which dropped by –9.8%. All other age groups grew in population, with the single most considerable growth in Senior/Retired (26.7%).

For comparison, Randolph County declined in more than half of the categories, with the most significant loss being in Youth/K-12, which dropped by –12.7%. The County’s most significant growth was in senior/retired, climbing by 23.1%. Similar to Roanoke and Randolph County, Alabama and the U.S. showed the most significant gains in senior/retired with increases of 34.5% and 38.6%, respectively. The county at -10.3%, state (-6.0%), and nation (-8.9%) also declined in toddler/preschool populations, though less substantially than the city. Additionally, the city at 8.2% grew more considerably in Middle Age/Working Adult individuals, as the county (2.1%), state (1.9%), and nation (3.4%) showed slightly less growth.

This information suggests a growth trend in older populations in Roanoke, while the county is experiencing less considerable growth in these categories. However, all areas are experiencing an increase in the number of seniors as the enormous Baby Boomer generation enters the senior/retired age group. Figure P-4 exhibits the percent change in age distribution for Roanoke, Randolph County, Alabama, and the U.S. from 2010 to 2020. The figure shows the substantial growth for the city, county, state, and nation in the senior/retired age category. For more information, see Table P-4: *Age Distribution* in the Appendix.

## Age Distribution



Age distribution for Roanoke in 2022 was also examined in terms of population composition. In 2022, age distribution showed a somewhat similar representation of age groups compared to Randolph County, Alabama, and the U.S. Young Adult/Beginning Worker and Middle age/Working Adults ranked the single largest age groups in the city, with both at 24.5% however, senior/retired showed only slightly lower representation at 23.2%. Together, ages 45-65+ compose nearly half of Roanoke’s population at 47.7%, showing the city to have a higher portion of older age groups. However, this also indicates plenty of older working adults available to the local workforce. The city’s young adult/college age group reported a slightly smaller portion of the population (4.8%) compared to the county at 6% and the state and nation at 7%, suggesting marginally fewer people in college and workforce training in the city. The toddler/preschool population for the city also represented a slightly smaller portion at 4.6%, compared to the county (5.6%), state (5.8%), and nation (5.7%). Overall, the data indicates that the city needs to account for senior needs now and in the coming years. Figure P-5 illustrates the age distribution for Roanoke, Randolph County, Alabama, and the U.S. in 2022. For more information, see Table P-5: *Age Distribution* (2018-2022) in the Appendix, which shows data obtained from the 2018-2022 ACS.

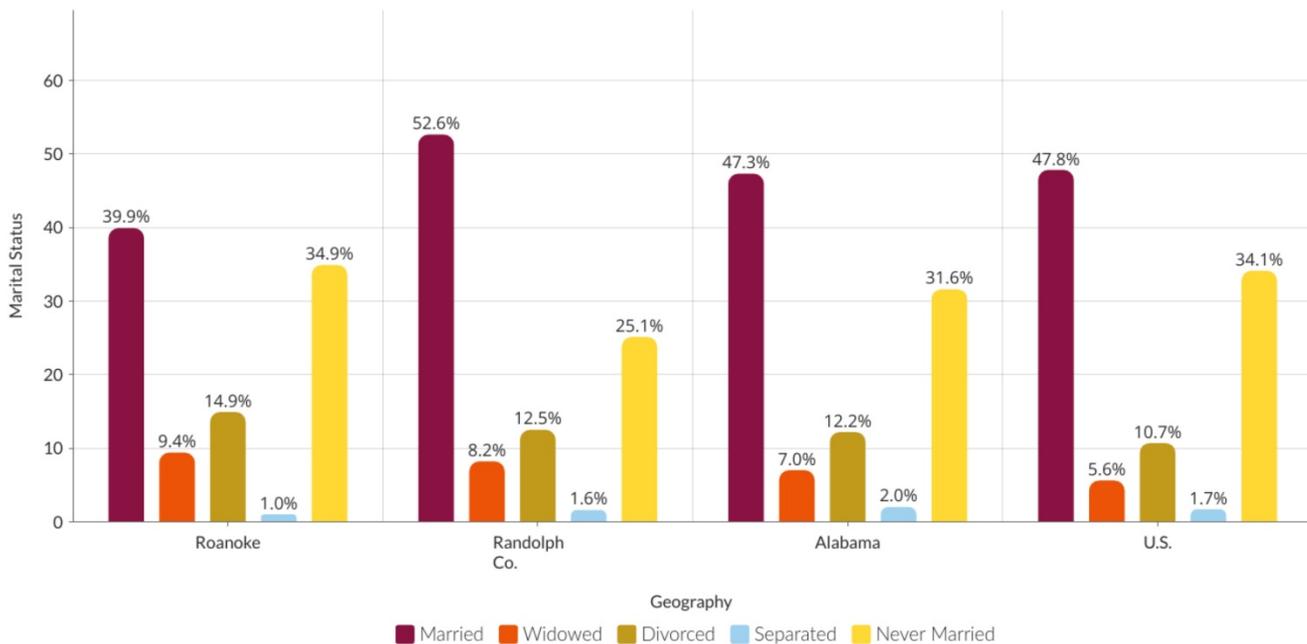
## Median Age

Between 2010 and 2020, the median age for Roanoke changed considerably from 36.9 to 45.8, while the median age for Randolph County grew from 40.0 to 43.6. Alabama’s median age also increased slightly from 37.9 to 39.7, and the U.S. increased from 37.2 to 38.8. Due to the city’s median age growth and the growing population in the middle age/working adult age group, which is transitioning into the senior population, the city needs to consider plans and policies to meet the needs of seniors and retired persons in addition to the younger, workforce ready, age groups.

## Marital Status

Marital status also plays a vital role in demographic studies. A thorough understanding of marital status allows a community to determine family needs and develop programs and policies toward building stronger families. For this study, marital status reports for all persons aged 15 and older are organized into five categories: 1) never married, 2) separated, 3) divorced, 4) widowed, and 5) married (except separated). Separated was pulled from “married” status and placed in a separate category.

**P-6: Marital Status**  
Roanoke, AL (2022)

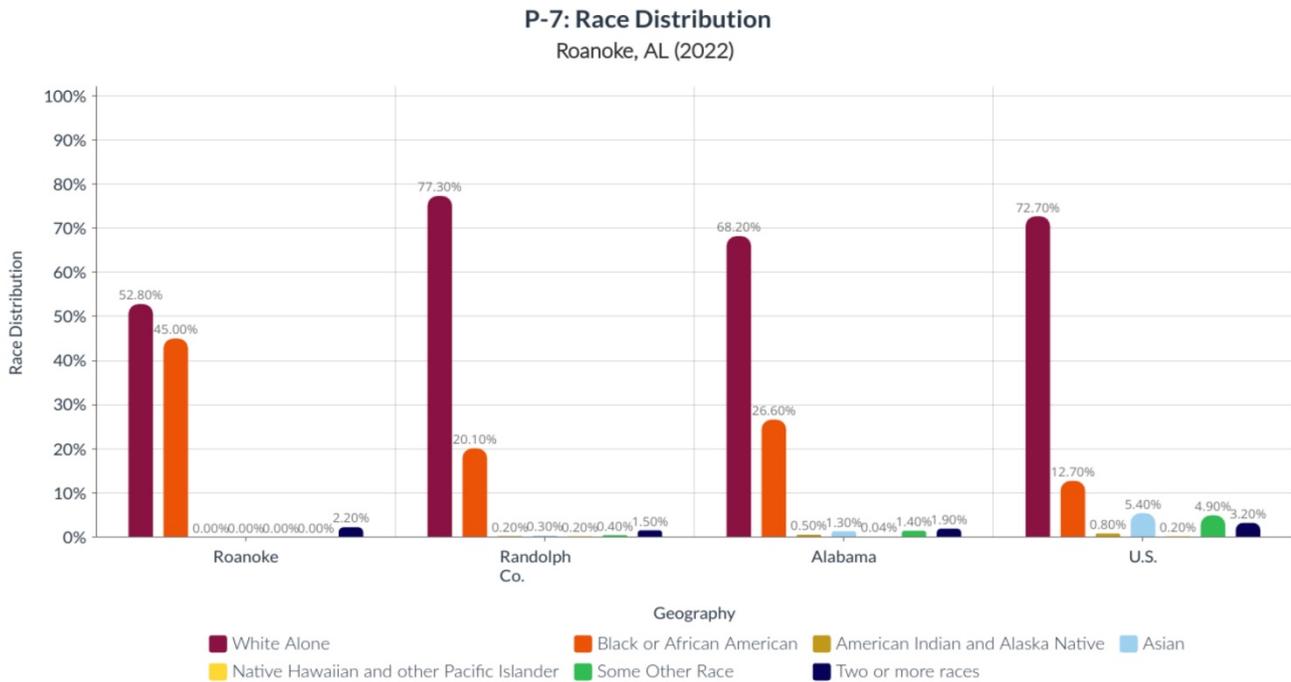


In 2022, Roanoke reported different portions in marital status compared to Randolph County, Alabama, and the U.S. Approximately 39.9% of city residents during this time were married, while the county at 52.6%, the state at 47.3%, and the nation at 47.8% reported a substantially higher portion of married residents. The city also showed a more significant representation of widowed residents at 9.4% compared to the county at 8.2%, the state at 7.0%, and the nation at 5.6%. As previously discussed, this could be attributed to more older adults in the city. The city exhibited a higher representation of residents who were divorced at 14.9% in comparison to the county (12.5%), state (12.2%), and the nation at 10.7%, which could be due to the city's growing adult populations, as discussed in the previous section as well. Figure P-6 shows marital status for Roanoke, Randolph County, Alabama, and the U.S. in 2022.

Notice the city’s higher portion of widowed persons and lower portion of married compared to the county, state, and nation. For more information, see Table P-6: *Marital Status* in the Appendix.

## Race Distribution

A general understanding of racial diversity is necessary for a community to serve its residents better. Communities with varying races tend to have differing cultural and ethnic needs; however, these factors can spur more significant opportunities for growth within the community.



Data from race distribution for Roanoke in 2021 shows the slight majority (52.8%) of residents being white, while 45% were black or African American. Only 2.2% were of two or more races. Roanoke had no representation of American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Asian, or Some Other Race. Randolph County reported different findings, with 77.3% white and 20.1% black or African American. Alabama and the U.S. showed a different race distribution from Roanoke and Randolph County. Roanoke holds the smallest white and largest black populations, and Randolph County has the most prominent white and smallest black populations of all four geographies. The state reported that 68.2% of the population was white, and the U.S. showed 72.7%, while the black population recorded 26.6% and 12.7%, respectively. The nation, in turn, showed a considerably higher portion of other races compared to the city, county, and state, thus indicating more diversity. This information suggests slightly higher race diversity in the city and state, in terms of white and black populations, compared to the county and nation, both of which held higher white populations and lower black populations. The nation showed significantly more diversity in other races than the city, county, and state at this time. Figure P-7 illustrates race distribution for Roanoke, Randolph County, Alabama, and the U.S. in 2022. For more information, see Table P-7 *Race Distribution* in the Appendix.

## Gender Distribution

In typical American communities, females tend to slightly outnumber males due primarily to higher male mortality rates and longer female life expectancy. Roanoke closely followed this pattern, as did Randolph County and Alabama communities. Roanoke's population in 2010 comprised 46.9% males and 53.1% females, and there was very little change in 2020, with 46.6% males and 53.4% females. Randolph County and Alabama reported similar minor changes, with 49.3% male and 50.7% female in 2010 and 49.7% male and 51.5% female in 2020, while Alabama recorded 48% male and 51% female in both years. The U.S. showed a slightly smaller gap, with 49.1% male and 50.9% female in 2020. For more information, consult Table P-8 *Gender Distribution* for Roanoke, Randolph County, and Alabama between 2010 and 2020 and the U.S. in 2020 for comparative purposes in the Appendix.

## Summary of Population Information

Population information for this chapter was obtained from the 2010 and 2020 Decennial Census and the 2014-2018 and 2018-2022 American Community Survey to examine more recent population trends. Historic population trends for Roanoke show that the city has undergone substantial population growth, particularly between 1880 and 1930, which could be attributed to successful employment growth in agriculture and manufacturing, which are historically the city's major industries. Then, from 2000 through the present day, the city reported a population decline and some minor growth in the last couple of years. Between 2000 and 2022, Roanoke shrank by -19.4%, while Randolph County reported a -0.8% drop, which fell substantially short of population growth in Alabama at 12.7% and the U.S. at 17.0%. Such loss and stagnation in population could be due to the decline and closing of manufacturing operations before this period.

In terms of age distribution, Roanoke, between 2010 and 2020, gained in half of the age groups examined, with the most significant growth being in Seniors/Retired (65+), which grew by 26.7%. However, Middle Age/Working Adults and Young Adults/Beginning Workers were still the single largest age groups in the city in 2022. For marital status, the city reported a slightly more significant portion of widowed persons than the county, state, and nation, which could account for the higher portion of older adults in 2022. In race distribution, the city differed from the county, state, and nation where white is the considerable majority and black is a distant second, with comparable black or African American (45.0%) and white (52.8%) populations. Gender distribution for the city reported findings similar to those of the county, state, and nation, with females slightly outnumbering males.

## Analytical Summary

The analytical summary provides a general review of the topics discussed in each chapter, followed by a brief assessment of the information.

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

Regarding historical population trends, Roanoke has shown, for the most part, patterns of growth followed by mild to moderate decline, with the population dropping from 2000 to the present day. Estimates for 2022 report a minor 0.7% increase from the 2020 population. The Census recorded 327 persons in the city in 1880; in 2022, the city had an estimated population of 5,346. Roanoke's most significant growth occurred between 1880 and 1890, with a 93% climb. The city also grew substantially from 1910 to 1920, increasing its population by 88%. Such growth could be attributed to success and growth in manufacturing during this time, drawing employment in the area. The railroad extensions and additions in the late 1800s also brought residents and business development to the city. Stagnancy and population loss from 1990 to 2022 could be attributed to the closure of major employers and manufacturers, such as Handley Mills and Palm Beach Company.

**Assessment:** From Roanoke's early history, between 1880 and 1930, the population grew substantially and consistently, primarily due to employment in agriculture and manufacturing. Then, from the mid-20th century to the present day, the city population leveled off and declined in a few decades, most likely attributed to a decline in the city's most substantial industries.

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

Place of birth patterns show that the majority (72.2%) of Roanoke residents were born in Alabama or a Southern state (22.6%), indicating minor in-migration from other places around the country or another country. The city showed little representation of residents born in different states outside Southern, with 0.9% migrating in from a Western state, 1.8% from a Midwestern state, and 1.0% from a Northeastern state. Foreign-born residents accounted for 1.3% of the population.

**Assessment:** Roanoke reported only minor in-migration from other places in the nation or other countries. The most significant portion of in-migration was in residents born in another southern state.

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

According to ACS data, Roanoke residents have been reasonably stationary. Place of residence information shows that in 2018, the considerable majority of residents (88.7%) remained in their same home one year prior. In 2022, that figure grew moderately to 92.5%, indicating more residents remaining in their homes in Roanoke; of those who did move, most moved to another location outside Randolph County, with a decline in in-county migration of 73.1% from 2018 to 2022.

**Assessment:** Like place of birth, Roanoke reported only minor in-migration based on place of residence patterns.

## ***Age Distribution***

### **Change in Age Distribution:**

Regarding the change in age distribution between 2010 and 2020, the city's most significant decline was in youth-aged groups, with Toddler/Pre-School (less than 5) falling by -52.2% and Youth/K-12 (5-19) decreasing by -20%. The only other age group to experience a decline was Young Adult/Beginning Worker (25-44), which dropped by -9.8%. All other age groups grew in population, with the most significant growth in Senior/Retired (26.7%).

### **Age Distribution:**

In 2022, Young Adult/Beginning Workers and Middle age/Working Adults ranked as the single largest age group in the city, with both at 24.5%; however, senior/retired showed only slightly lower representation at 23.2%. Together, ages 45-65+ compose nearly half of Roanoke's population at 47.7%, showing the city to have a higher portion of older age groups. The city's young adult/college age group reported a slightly smaller portion of the population (4.8%) compared to the county at 6% and the state and nation at 7%, suggesting marginally fewer people in college and workforce training in the city. The Toddler/Pre-School population for the city also represented a slightly smaller portion at 4.6%, compared to the county (5.6%), state (5.8%), and nation (5.7%).

### **Median Age:**

Between 2010 and 2020, the median age for Roanoke increased considerably from 36.9 to 45.8, while the median age for Randolph County grew from 40.0 to 43.6. Alabama's median age also increased slightly from 37.9 to 39.7, and the U.S.'s increased from 37.2 to 38.8.

**Assessment:** Regarding age distribution, Roanoke gained in half the age groups examined between 2010 and 2020. Together, ages 45-65+ compose nearly half of Roanoke's population, 47.7%, showing the city to have a higher portion of older age groups.

## ***Marital Status***

Approximately 39.9% of city residents during this time were married, while the county at 52.6%, state at 47.3%, and nation at 47.8% reported a substantially higher portion of married residents. The city also showed a more significant representation of widowed residents at 9.4% compared to the county at 8.2%, the state at 7.0%, and the nation at 5.6%. The city exhibited a higher representation of residents who were divorced at 14.9% in comparison to the county (12.5%), state (12.2%), and the nation at 10.7%.

**Assessment:** In 2022, the city reported a significantly lower portion of married persons than the county, state, and nation and a slightly higher portion of widowed.

## ***Race Distribution***

Data from race distribution for Roanoke in 2021 shows the slight majority (52.8%) of residents being white, while 45% were black or African American. Only 2.2% were of two or more races. Roanoke had no representation of American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Asian, or Some Other Race.

**Assessment:** In race distribution, the city differed from the county, state, and nation, with white being the slight majority, black or African American a close second, and no representation of other minorities apart from those of two or more races.

### ***Gender Distribution***

Roanoke's population in 2010 comprised 46.9% males and 53.1% females, and there was very little change in 2020, with 46.6% males and 53.4% females. Randolph County and Alabama reported similar minor changes: The county reported 49.3% male and 50.7% female in 2010 and 49.7% male and 51.5% female in 2020, while Alabama recorded 48% male and 51% female in both years. The U.S. showed a slightly smaller gap, with 49.1% male and 50.9% female in 2020.

**Assessment:** Roanoke reported similar gender distribution to Randolph County, Alabama, and the U.S., with females slightly outnumbering males.

This page left intentionally blank.

## CHAPTER 3: ENVIRONMENTAL FEATURES

The natural landscape and its features are essential to any community's development and planned growth. Features such as floodplains, wetlands, threatened or endangered species habitats, steep slopes, and sensitive and rocky soils can hinder development. Other features such as lakes, streams, rivers, mountains, mineral resources, caves, and forests can act as economic catalysts in resource harvesting, recreational opportunities, and eco-tourism. Good planning should recognize these benefits natural amenities provide, utilize them to their full extent, and minimize ecological damage. Misguided and unmitigated development on sensitive lands often results in environmental and economic disasters such as landslides, sinkholes, and increased flooding. Through prior identification of these hazards and proper development guidance, many disasters can be avoided, and community enhancements can be realized. Sensitive lands could be preserved for parks and open spaces, adding amenities and character to the community. It is in Roanoke's best interest to guide and direct the developments most suitable for any area and how much building is feasible. With modern engineering and construction equipment, building in areas once impossible is now possible; however, this is often 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, to identify areas sensitive to development and give general guidance on assessing their feasibility.

### Overview of Natural Resources and Constraints

The City of Roanoke is in the southeast corner of Randolph County, only 9 miles from the Alabama-Georgia line. The city is also near the Piedmont Mountain range, part of the greater Appalachian Mountain range. Most of this area is characterized by slopes and is part of the Piedmont Upland physiographic region.

On the environmental constraints map, Map #2, notice central Roanoke's relative lack of environmental constraints. Also, note the concentration of wetlands on the city outskirts; these lush areas provide a scenic location for recreational activities such as fishing, boating, hiking, and hunting.

According to soil inventory data, Roanoke recorded moderate environmental constraints surrounding the city center, the most prevalent of which were steep slopes, flood-prone areas, and floodplains (100-year). Flood-prone areas, the most significant environmental constraint for the city, comprised approximately 1,518 acres and 12.4% of the land area within the city limits. These areas are typically adjacent to or overlapping floodplains that follow streams and riverbanks. In general, land deemed as floodplains tends to flood more rapidly and excessively than flood-prone areas due to the nature of the soils, low elevations, and proximity to water bodies. Data about floodplain areas have been obtained per FEMA floodplain FIRM (Federal Insurance Rate Maps) maps and flood-prone areas identified by the USDA's National Resources Conservation Service (NRCS) maps. Roanoke's flood-prone areas and floodplains have formed throughout the city in patterns that follow streams, creeks, and lakes, with the highest concentration in the city's northern half. One-hundred-year floodplains constituted approximately 766 acres and 6.3% of the total land within the city, while five-hundred-year floodplains comprised approximately 30 acres and 0.2% of the city's land area.

The city's second most significant environmental constraint was steep slope areas, accounting for approximately 966 acres and 23% of the total land area coverage. These areas consist of rough, dry soils located primarily on the city outskirts, surrounding the city in all directions, most extensively in the northwest corner. Substantial development in steep slope areas should take necessary precautions to prevent erosion and water run-off, which could cause structural instabilities.

Septic restrictive areas (areas requiring sewer) accounted for approximately 47.67 acres and 0.4% of the total land area. These areas consist of soil unfit for septic system percolation and drainage and are in a few small pockets near the city outskirts.

Freshwater pond, freshwater emergent wetlands, lake wetlands, and freshwater forested/shrub covered approximately 509 acres and 4.2% of land within the city limits. Wetlands have numerous definitions; however, the U.S. Fish and Wildlife Service defines wetlands as “lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water.” This definition implies that a wetland is wet for some period but not permanently wet. The National Wetlands Inventory, under the U.S. Fish and Wildlife Service, generally describes freshwater emergent wetlands (Map Code: PEM) as herbaceous marsh, fen, swale, and wet meadow. These wetlands are characterized by erect and rooted herbaceous hydrophytes (plants that grow only in water), excluding moss and lichens, with vegetation present for most of the growing season, usually dominated by perennial plants, which die off each year. Freshwater forested/shrub wetland (Map Code: PFO, PSS) is described as forested swamp or wetland shrub bog or wetland. These wetlands are generally denser in plant life than emergent and provide woody vegetation 6 meters tall or taller. Table EF-1 shows environmental features/constraints and distribution for Roanoke in 2024.

<b>Table EF-1. Environmental Features: Roanoke, 2024</b>		
Environmental Feature/Constraint	Acreage	Percent Distribution
Steep Slope Areas	966.39	7.9%
Septic Restrictive	47.67	0.4%
Pits	0.59	0.005%
Flood Prone Areas	1,518.71	12.4%
Water	249.30	2.0%
Freshwater Emergent Wetland	60.07	0.5%
Freshwater Forested/Shrub Wetland	206.10	1.7%
Freshwater Pond	139.80	1.1%
Lake Wetland	103.92	0.8%
100-year Floodplains	766.22	6.3%
500-year Floodplains	30.52	0.2%
<b>Total City Acreage</b>	<b>12,242.37</b>	<b>100.0%</b>

Source: EARPDC database, 2024.

## Soil Characteristics

Proper knowledge and understanding of soil characteristics help determine environmental constraints and land suitability for specified development intensity. Soil types and classifications are numerous; any given community could discover many 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, flood-prone, septic restrictive (areas requiring sewer), floodplains, and wetlands. Roanoke's most prevalent soil type for the entire city is a Piedmont Upland soil classified as Cecil-Madison-Urban Land Complex—a well-drained soil type consisting of clayey residuum weathered from granite and gneiss. A moderate portion of the city is considered a similar Piedmont Upland soil classified as Cecil Gravelly Clay Loam, ranging from 6-10% to 10-15% slopes, severely eroded —also constitutes well-drained clay soil made up of granite and gneiss. The *Environmental Constraints* Map (Map #2) identifies and locates the city's environmental constraints based on these and other soil classifications to guide and direct land use and development decisions accordingly. Soil information was available through the *Soil Survey of Randolph County, Alabama, 1911*, and the Natural Resource Conservation Service's (USDA) online *Web Soil Survey*.

## 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 accelerates storm-water runoff, as paved ground is less capable of absorbing rain and other water-based elements. Although the 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 6 percent or less grades are desirable for highways that accommodate heavy truck traffic.

### **10 percent**

Generally accepted limit for driveways

### **15 percent**

The 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.

As previously discussed, Roanoke has considerable steep slope coverage, with approximately 966 acres and 7.9% land coverage within the city limits. The city is surrounded by steep slopes, with the most prevalent steep slopes in the northwest corner. Most of this area should be preserved for parks and recreation, with low-density residential development where feasible.

## 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 “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 to redirect water flow into more suitable areas of the floodplain. Generally, floodplain development should be avoided to allow the floodplain to absorb water and recharge groundwater resources. If properly maintained and preserved, floodplains can be a valuable resource. Floodplains are rich in nutrients and are continually cycled through rivers, streams, and lakes, which makes the land primarily suitable for farming and pastureland. The floodplain, secure in its natural state, protects our drinking water, conserves the beauty of our natural resources, and sustains our local ecosystems.

Floodplains are divided into zones determined by the Federal Emergency Management Agency (FEMA). According to FEMA, flood hazard areas recognized on the Flood Insurance Rate Map are Special Flood Hazard Areas (SFHA). SFHA is defined as the area that will be engulfed by a flood event having a 1% chance of being equaled or exceeded in any given year. The 1% annual chance of flooding is called the base or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas are categorized as Zone B or Zone X (shaded) and are the areas between the limits of the base flood and the 0.2% annual chance (or 500-year) flood. The areas with minimal flood hazards outside the SFHA and higher than the elevation with a 0.2% annual flood chance are labeled Zone C or Zone X (unshaded).

Roanoke’s 100-year floodplains are primarily along Jones Creek, High Pine Creek, Graves Creek, Roanoke City Lake, Gladney Mill Branch, Town Creek, and their tributaries. 500-year floodplains in Roanoke are dispersed in the north and northwestern areas of the city, along Graves Creek and Town Creek. Floodplain acreage constitutes approximately 766 acres of 100-year (6.3% of the total land area) and 30 acres of 500-year (0.2%). Flood-prone floodplains and regions are shown on the *Environmental Constraints* Map (Map #2) and may overlap in some areas.

## Water Resources

Water resources serve a variety of positive functions for the community. A clean and beautiful aquatic environment not only benefits residents environmentally but also economically. Eco-tourism adds to local revenue and attracts businesses. Developing in a manner that best utilizes this highly valued resource is in the best interest of any community. Overall, quality water resources enhance the quality of life. The City of Roanoke is flush with small-scale water resources. These include Town Creek, Roanoke City Lake, High Pine Creek, and Jones Creek in northwest regions of the city; Graves Creek, Bell Lake, and High Pine Creek Lake #3 in north-central Roanoke; Hornyhead Branch and Bonner Davis Pond in east central areas; Gladney Mill Branch in southeast Roanoke; and Chikasanoxee Creek and Lake Louise in south-central portions of the city.

The Alabama Environmental Management Act authorizes the Alabama Department of Environmental Management (ADEM) to establish and enforce water quality standards, regulations, and penalties to maintain state and federal water quality provisions. From this authorization, the ADEM Administrative Code prohibits state waters' physical, chemical, or biological contamination 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 feedlot, 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 Clean Waters Act (CWA) passage in 1977, wetland preservation has gained national attention. Over 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 drives up neighboring property values. For this plan, the U.S. Fish and Wildlife Service defines wetlands as “lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water.”

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.

Roanoke determined wetland areas include the following: freshwater pond comprising 139 acres (1.1% of total land area), freshwater emergent wetlands covering 60 acres (0.5%), lake wetlands consisting of 103 acres (0.8%), and freshwater forested/shrub accounting for 206 acres (1.7%). These are in high concentrations around the city, with the highest accumulation in the city's northern half, typically near or overlapping floodplains. For more detail, see Map #2: *Environmental Constraints*.

## Wildlife Habitats

Every year, millions across the U.S. spend time and monetary resources viewing wildlife and enjoying the great outdoors. Nature is an escape and refuge from the busy and congested urban environment. Roanoke should consider identifying lands sensitive to environmental degradation and work with the Georgia-Alabama Land Trust to adequately reserve and manage land for wildlife preservation. The Georgia-Alabama Land Trust is a non-profit 501 (c)(3) conservation organization dedicated to protecting land for present and future generations by helping private landowners protect land through conservation easements and manage their land through Land Protection and Land Stewardship Programs. Conservation easements allow landowners to set aside or protect areas from encroaching development, protecting valuable farms and forestland, ecologically significant areas, water sources, and natural view sheds. As of 2022, the Georgia-Alabama Land Trust has safeguarded more than 400,000 acres of open space throughout Alabama and Georgia, making the Land Trust the leader in land protection in the southeastern U.S.

Opportunity exists for wildlife habitat preservation in Roanoke. As a planning consideration, Roanoke should promote and encourage land and wildlife preservation to enhance the city's natural beauty and wildlife viability. Wildlife preservation could be promoted by the designation of conservation easements in floodplains, steep slopes, and other areas where development is already substantially limited. Although easements reduce property values and decrease its market value, resource conservation, even on private land, is considered a charitable donation by the IRS and qualifies landowners to take an income tax deduction for as much as the total value of the donation, limited to 50% of the donor's adjusted gross income, over 15 years. The conservation value of a particular property depends on its character and the landowner's needs. An example of such value may include any one or more of the following (according to the Georgia-Alabama Land Trust):

- Maintain and improve water quality
- Perpetuate and foster the growth of healthy forest
- Maintain and improve wildlife habitat and migration corridors
- Protect scenic vistas visible from roads and other public areas
- Ensure that lands are managed so that they are always available for sustainable agriculture and forestry

## 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. According to the ESA, endangered species are defined as: "any species which is in danger of extinction throughout all or a significant portion of its range." Threatened species are "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 criteria: (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) enforces ESA regulations. Although most forest and lake-related activities would not affect endangered species, developers, loggers, and other landowners 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 many threatened and endangered species. Only the States of California at 291 and Hawaii (490) have more plants and animals than Alabama (148) 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 have been listed as follows:

**Birds**—The Red-cockaded Woodpecker *Picoides borealis* is endangered in Randolph County.

**Flowering Plants**—Flowering plants reported as threatened in Randolph County included Georgia Rockcress *Arabis gerogiana*, Little Amphianthus *Amphianthus pusillus*, and the White Fringeless Orchid *Platanthera integrilabia*.

**Clams**—Clams listed as endangered consisted of the Southern Pigtoe *Pleurobema georgianum*. The Fine-lined Pocketbook mussel *Lampsilis attilis* was listed as threatened.

**Mammals**—Mammals listed as endangered included the Northern Long-Eared Bat *Myotis septentrionalis* and the Indiana Bat *Myotis sodalis*.

Illustrated in Figure EF-1 are a few of the threatened and endangered species in Randolph County.

Figure EF-1. Threatened and Endangered Species in Randolph County



As a part of the policy to preserve the natural environment and inherent species diversity, the city should implement best management practices for forestry, maintained and updated by the Alabama Forestry Commission, taking the species mentioned above into account. These management practices are not regulations but general guidelines for development and construction that best manage 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***

Roanoke has considerable steep slope coverage, with approximately 966 acres and 7.9% land coverage within the city limits. The city is surrounded by steep slopes, with the most prevalent steep slopes in the northwest corner. Most of this area should be preserved for parks and recreation, with low-density residential development where feasible.

### ***Floodplains***

Roanoke's 100-year floodplains are primarily along Jones Creek, High Pine Creek, Graves Creek, Roanoke City Lake, Gladney Mill Branch, Town Creek, and their tributaries. 500-year floodplains in Roanoke are dispersed in the north and northwestern areas of the city, along Graves Creek and Town Creek. Floodplain acreage constitutes approximately 766 acres of 100-year (6.3% of the total land area) and 30 acres of 500-year (0.2% of the total land area).

### ***Flood Prone Areas***

Flood-prone areas, the city's most significant environmental constraint, comprised approximately 1,518 acres and 12.4% of the land area in the city limits. These areas are typically located adjacent to or overlapping floodplains that follow streams and riverbanks.

### ***Septic-Restrictive Areas (Areas Requiring Sewer)***

Septic restrictive areas (areas requiring sewer) accounted for approximately 47.67 acres and 0.4% of the total land area. These areas consist of soil unfit for septic system percolation and drainage and are in a few small pockets near the city outskirts.

### ***Water Resources***

The City of Roanoke is flush with small-scale water resources. These include Town Creek, Roanoke City Lake, High Pine Creek, and Jones Creek in the northwest regions of the city; Graves Creek, Bell Lake, and High Pine Creek Lake #3 in north-central Roanoke; Hornyhead Branch and Bonner Davis Pond in east-central areas; Gladney Mill Branch in southeast Roanoke; and Chikasanoxee Creek and Lake Louise in south-central portions of the city.

### ***Wetlands***

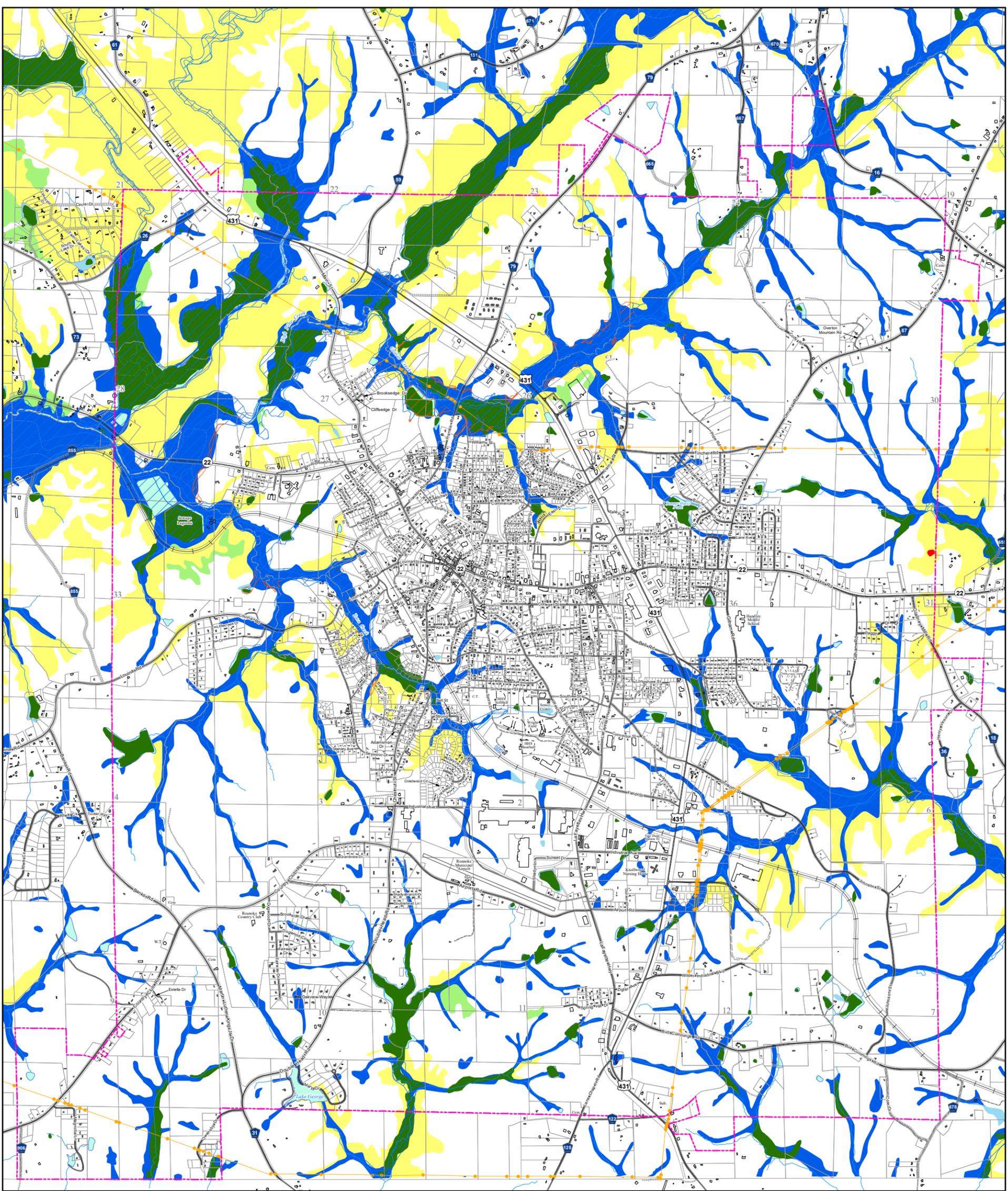
Roanoke determined wetland areas include the following: freshwater pond comprising 139 acres (1.1% of total land area), freshwater emergent wetlands covering 60 acres (0.5%), lake wetlands consisting of 103 acres (0.8%), and freshwater forested/shrub accounting for 206 acres (1.7%). These are located in high concentrations around the city, with the highest accumulation in the city's northern half, typically near or overlapping floodplains.

## ***Wildlife Habitats***

Opportunity exists for wildlife habitat preservation in Roanoke. As a planning consideration, Roanoke should promote and encourage land and wildlife preservation to enhance the city's natural beauty and wildlife viability. Wildlife preservation could be promoted by the designation of conservation easements in floodplains, steep slopes, and other areas where development is already substantially limited.

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

Eight threatened and endangered species call Randolph County home. As a planning consideration, to protect and maintain plant and animal species, Roanoke 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 2 - Environmental Constraints

# The City Of Roanoke Alabama

### Environmental Constraints

 100-Year Flood Hazard (FEMA NFHL)

 500-Year Flood Hazard (FEMA NFHL)

 Wetlands (National Wetlands Inventory)

### Soil Limitations (National Soil Survey)

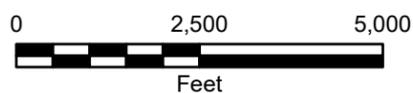
 Flood Prone Areas

 Pits

 Areas Requiring Sewer

 Steep Slope Areas

 Water (from Soil Survey)



Prepared By The East Alabama Regional Planning And Development Commission, 2024.  
Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.

## CHAPTER 4: LAND USE AND DEVELOPMENT

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

This chapter aims to guide and direct development to sustain orderly and coordinated development following changing needs, presently and in the future. This chapter examines existing land use and zoning patterns, compares the two, and proposes a future land use plan that gives recommendations for coordinating better land use within the city. The future land use plan and accompanying *Future Land Use Map* (Map #5) is a conceptual plan for guiding zoning and development decisions. It is not intended as a zoning map or to reflect similarities to districts on the *Zoning Map* (Map #4); instead, it is used as a conceptual vision for the community's future.

### Definitions

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

#### ***Single-Family Residential***

Areas intended for a detached residential dwelling unit, other than a mobile home, designed for and occupied by one family only.

#### ***Multi-Family Residential***

Areas intended for detached residential units containing two or more dwelling units, such as duplexes, townhomes, condominiums, dormitories, and apartments.

#### ***Commercial***

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

#### ***Industrial***

Areas intended for manufacturing and research and development facilities.

#### ***Public and Semi-Public***

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

#### ***Parks and Recreation***

Public areas for recreational use include 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. This category comprises roadway, railroad, 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 city 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 city limits. Roanoke has approximately 12,242 total acres within the city limits, which includes rights-of-way and bodies of water, and 11,198 land use acres, which does not include rights-of-way and water. Approximately 6,540 acres in the city are undeveloped, leaving room for development as environmental constraints allow. For more details on existing land use, see Map #3: *Existing Land Use*. Table LU-1 shows existing land use acreage for the City of Roanoke in 2024.

<b>Table LU-1. Existing Land Use Acreage: City of Roanoke, 2024</b>			
Land Use Category	Acres in City	% of Total Land Area	% of Developed Land Area
Agricultural	2,077.57	17.0%	44.6%
Commercial	234.76	1.9%	5.0%
Industrial	353.48	2.9%	7.6%
Single-Family Residential	1,510.75	12.3%	32.4%
Multi-Family Residential	40.57	0.3%	0.9%
Parks and Recreation	108.37	0.9%	2.3%
Public/Semi-Public	331.94	2.7%	7.1%
Undeveloped/Vacant	6,540.78	53.4%	N/A
Total Land Use Area (minus water & ROW)	11,198.22	91.5%	N/A
Total Developed Land	4,657.44	38.0%	100.0%
Total City Acreage	12,242.37	100.0%	N/A

Source: EARPDC database, 2024.

## **Agriculture**

Agriculture is the city's most prevalent developed land use, with 2,077 acres (17% of the total city land area and 44.6% of developed land within the city limits). Much of the agricultural land is on the city's outskirts, following various water sources.

## **Commercial**

234 acres (1.9% of the total land area and 5% of the total developed areas) in Roanoke are dedicated to commercial development. Much of this land is downtown and along Highway 431, State Route 22, and Main Street. A significant goal for Roanoke is to promote and encourage the adaptive reuse of abandoned or unused structures for commercial areas and revitalize the downtown area.

## **Industrial**

Roanoke utilizes about 353 acres for industrial development (2.9% of the total land area and 7.6% of the total developed). The City of Roanoke provides a prime environment in terms of available transportation and infrastructure to support its thriving industrial sector. Most industrial areas are concentrated in south-central Roanoke, such as Classic Linc, Relintless, Corelinc, Mohawk Industries, ANCI Inc, Candlewick Yarns, Webb Ready Mix Concrete, Harlin Trucking, J Par Trucking, Fiberglass Unlimited, Y.E. Tech Alabama Corp, MecTech, LLC, and SteelFab. There are pockets of other industrial areas scattered in the city, such as EquipLinc, LLC, and Roanoke Electronic Controls. As a goal, the city should continue to promote and enhance industrial development in areas on the outskirts, with convenient access to major highways and railways for transporting goods and services.

## **Residential**

Residential land use in single-family housing is spread throughout the city, with the largest concentrations in central Roanoke. Single-family residential is the second most developed land use, with approximately 1,510 acres in the city (12.3% of the total land use area and 32.4% of the developed). Multi-family residential comprises a much smaller land use area with 40 acres in the city (0.3% of total land use area and 0.9% developed) and occupies pockets from north to south-central Roanoke.

## **Parks and Recreation**

Ample Parks and Recreation lands can tremendously impact citizens' health and quality of life. The City of Roanoke offers 108 acres for parks and recreation, accounting for 0.9% of the total land area and 2.3% of the developed land area in the city. Parks and Recreation land uses are in central Roanoke.

## **Public/Semi-Public**

The provision of public lands plays a vital role in community services. Roanoke's public/semi-public land is moderately represented in the city, accounting for 331 acres (2.7% of total land use and 7.1% of the developed). The land is spread throughout, most of it serving the city cemeteries, public service facilities, churches, and schools, among other parcels in the city's central area.

## **Undeveloped**

The city's most dominant land use is undeveloped, comprising 6,540 acres and over half (53.4%) of the total land area. Much of this land is located along septic-restricted and flood-prone areas surrounding developed portions of the city. Some of this land could be considered for industrial and commercial expansion, agriculture, and woodland.

## Zoning Patterns

Zoning plays a significant role in the growth and development of the city. 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 with the comprehensive plan and its goals and objectives for the city. An adequately 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 city’s zoning ordinance and zoning map (Map #4: *Zoning*) should be periodically updated to ensure they represent the goals, objectives, and policies best suited for the future growth and development of the community. Table LU-2 shows city zoning classifications and the amount of acreage used for each zone in 2024.

<b>Table LU-2. Zoning Acreage: City of Roanoke, 2024</b>					
Zoning	District Classification	Acres Zoned	% of Total	Acres Zoned	% of Total
<b>Regular Districts</b>					
A-1	Agricultural	7,052.98	61.3%	7,052.98	61.3%
R-1	Low-Density Residential District	1,062.38	9.2%	2,731.43	23.7%
R-2	Medium-Density Residential District	1,008.43	8.8%		
R-3	High-Density Residential District	229.23	2.0%		
MHTP	Manufactured and Tiny Home Park	431.39	3.7%	765.03	6.6%
B-1	Neighborhood Business District	9.42	0.1%		
B-2	General Business District	643.67	5.6%		
DBD	Downtown Business District	111.94	1.0%		
IND	Industrial District	959.10	8.3%	959.10	8.3%
<b>Total Zoning</b>		<b>11,508.55</b>	<b>100.0%</b>	<b>11,508.55</b>	<b>100.0%</b>
<b>Special Districts</b>					
FHA	Flood Hazard Area	766.22	100.0%	766.22	100.0%
PD	Planned Development District	0	0.0%	0	0.0%
<b>Total Zoning</b>		<b>766.22</b>	<b>100.0%</b>	<b>766.22</b>	<b>100.0%</b>

*Source: EARPDC database, 2024.*

Roanoke provides about 11,508 acres of regular zoning, including rights-of-way but not bodies of water, and about 766 acres of special district zoning. The most dominant zoning district in the city is Agricultural, with approximately 7,052 acres, accounting for over 60% of the total zoning acreage. Agricultural areas surround the city in large swatches. Residential zoning for the city covers the next most extensive acreage and includes Low-Density Residential, Medium-Density Residential, and High-Density Residential, comprising 2,731 acres and 23.7% of all zoned areas.

Business zoning classifications include Neighborhood Business, Downtown Business, and General Business, constituting 765 acres and 6.6% of total zoning. Business-zoned land in the city is located along Highway 431, State Route 22, and Main Street, with additional concentrations at and around the city center.

Industrial zoning covers approximately 959 acres (8.3% of the total zoned land) and is concentrated in southeast Roanoke.

## 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 city. Comparing these plan elements based on land use acreage totals and total acreage of land zoned for specific purposes helps determine current development patterns. It directs how the city should grow, namely how much land is available for any land use expansion and how much more land should be zoned or rezoned to accommodate expanding land use while factoring in environmental constraints such as steep slopes, floodplains, wetlands, and septic restrictive areas.

According to the EARPDC land use database and city zoning acreage, Roanoke shows abundant land available, through zoning, for land use expansion, particularly with agricultural, commercial, and industrial uses. East-central Roanoke could be explored for commercial expansion along the existing commercial nodes. Also, residential expansion would be attractive and well-suited to the northeast and southwest corners of the city, as environmental constraints and city services allow. Much of the land (53.4%) in the city is undeveloped, which could be partially attributed to the coverage of environmental constraints. Most commercial land use is along major transportation routes and could be expanded in these areas; however, floodplains should be considered. Without constraints, the city could consider unzoned land in the north, east, and west regions for annexation, thus opening additional expansion opportunities; agriculture and undeveloped land cover a substantial portion outside the city limits. Most of the land within the city limits in these regions is zoned for agricultural use. Table LU-3 compares land use acreage for each land use type with acreage total for each zoning district related to their corresponding land use. Notice the more significant amount of zoning compared to the land use acreage. This information shows there is land available for expansion with agriculture, residential, commercial, and industrial uses; however, environmental constraints, such as steep slopes, floodplains, and septic restrictive areas, must be taken into consideration and carefully planned for in terms of land use expansion and future development.

**Table LU-3. Existing Land Use Acreage: City of Roanoke, 2024**

Land Use Category	Acres in City	% of Developed Land Area	Zoning Classification	Acres Zoned	% of Total Zoned
Residential (Single-Family and Multi-Family)	1,551.32	33.3%	Residential (R-1-MHTP)	2,731.43	23.7%
Commercial	234.76	5.0%	Commercial (B-1-DBD)	765.03	6.6%
Industrial	353.48	7.6%	Industrial (IND)	959.10	8.3%
Total	2,139.56	N/A	N/A	4,455.56	N/A

*Source: EARPDC database, 2024.*

# Land Use Plan

As a community grows and expands, a plan for land use and development is critical for guiding the city in a manner that logically and efficiently meets goals and objectives. The City of Roanoke desires to grow in a manner that effectively and efficiently utilizes land and community resources. The future land use plan and accompanying map (See Map #5: *Future Land Use*) provide general guidance in this directive. This land use plan offers guidance and direction for land use planning based on land use types and gives specific recommendations for improving land use in the city.

Roanoke citizens participated in a land use visioning session. This workshop was designed to gather input on identifying the improvements the public would like to see in residential neighborhoods. Citizens were asked to identify areas as the following:

- Evolve: adapt into an improved version
- Maintain: areas of stability
- Transform: areas of significant change

For more information, please see Map #6: Land Use Vision.

## Planning for Land Use by Type

The following highlights offer general guidance for each land use type regarding land use planning and development in the city:

- **Low-Density and Medium-Density:** Single-family residential should be promoted as the major residential use. The city should use potential infill in established neighborhoods, outside wetlands, floodplains, and septic restrictive areas to protect development and increase housing values. Ideally, single-family should be developed near and have substantial access to major roadways to enhance traffic circulation and highway access. New single-family developments should include sidewalks along one side of the street to provide walkable and safe neighborhood transport for residents and visitors on foot.
- **High-Density:** Multi-family should be encouraged to locate downtown and expand in areas where development is more intensive and the accompanying infrastructure—such as roads and water—can sustain higher population densities and traffic volumes. Multi-family developments could be promoted as potential infill near established or potential commercial areas to provide an increased customer base for local businesses in central Roanoke.
- **Commercial:** Compact commercial development and small business establishments should be promoted in the central and downtown area with more extensive and intensive commercial establishments on major highways such as Highway 431.
- **Industrial:** Industrial development should be promoted and encouraged through land use planning, with locations on the city outskirts and in the industrial park. Industrial areas should also be located

near major highways to provide industries convenient access to the transportation infrastructure needed to deliver large-scale goods and services effectively and efficiently.

- **Public and Semi-public:** Adequate expansion land should be reserved for essential community facilities such as schools and other city service buildings. Parks and recreation uses are an ideal and necessary option for expansion throughout the city; such a strategy can have a far-reaching impact on citizens' physical and mental health and sense of well-being and community.
- **Environmental Constraints:** Accommodations for environmental constraints must be considered in a land use plan. Steep slopes and flood-prone areas should be reserved for parks and recreation and, where feasible, low-density residential.

## Land Use Recommendations

The following is a specific recommendation for improving land use and development in the City of Roanoke:

- **Annexations:** Consider annexing various spots of unincorporated land into the city in the eastern and northern sections. Incorporation of these areas will grow the city and provide more areas for needed residences and public and recreational facilities. Such areas should be considered for single-family residential or compliant with current use.

Future annexations for the city should only be considered for areas where proper service provisions such as water and garbage collection can be extended.

## General Recommendations

Clarence Perry's "Neighborhood Unit" philosophy lends itself well to Roanoke's future land use goals. Perry's ideas value community centers, walkability, and neighborhood connectivity throughout the city.

Neighborhoods are a city's fundamental building block. When growth draws several neighborhoods bound tightly together, a city is established. Ideal neighborhood development has five crucial ingredients.

### 1. Identifiable Center & Edge

There should be a "heart" to each neighborhood: an essential public space such as a park, square, or landmark. This provides a space for the community to unite and instills a sense of pride. Edges may vary and take the shape of a mixed-use street, trail corridor, or similar feature.

### 2. Limited in Size

The neighborhood should be easily walkable, approximately 5 minutes from the edge to the center. This makes the neighborhood easily navigable, even without driving, which enables familiarity and the opportunity to get to know one's neighbors.

### **3. Mix of Land Uses, Building Types, Housing Types, & Prices**

A variety of this type allows citizens to satisfy many of their daily needs within their neighborhoods. It welcomes a broader range of income levels and household types, blending generations, increasing inclusion, and avoiding potentially socially harmful poverty concentrations. This is a common city feature potential residents look for when researching homes.

### **4. Integrated Network of Walkable Streets**

Physical activity, utilization of public facilities, and added value to real estate can be fostered by connected, beautiful, and walkable streets.

### **5. Reserved Sites for Civic Purposes**

Neighborhoods should prioritize public and semipublic places that unite the community, such as public buildings, places of worship, parks, and gathering places. Shared places like these can serve as a center or bring character and meaning to a community. Anchors like public buildings can bring certainty to communities, as they tend to be more permanent than residences or commercial locations.

#### References:

Dover, V. (2020, May 17). *Every Neighborhood Should Have These Five Things*. Dover, Kohl & Partners.

<https://www.doverkohl.com/blog/2020/5/10/every-neighborhood-should-have-these-five-things>

Perry, C. (1929) *The Neighborhood Unit*. The Regional Plan of New York and its Environs.

# Analytical Summary

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

## **Agriculture**

Agriculture is the city's most prevalent developed land use, with 2,077 acres (17% of the total city land area and 44.6% of developed land within the city limits). Much of the agricultural land is on the city's outskirts, following various water sources.

## **Commercial**

234 acres (1.9% of the total land area and 5% of the total developed areas) in Roanoke are dedicated to commercial development. Much of this land is downtown and along Highway 431, State Route 22, and Main Street. A significant goal for Roanoke is to promote and encourage the adaptive reuse of abandoned or unused structures for commercial areas and revitalize the downtown area.

## **Industrial**

Roanoke utilizes about 353 acres for industrial development (2.9% of the total land area and 7.6% of the total developed). The City of Roanoke provides a prime environment in terms of available transportation and infrastructure to support its thriving industrial sector. Most industrial areas are concentrated in south-central Roanoke, such as Classic Linc, Relintless, Corelinc, Mohawk Industries, ANCI Inc, Candlewick Yarns, Webb Ready Mix Concrete, Harlin Trucking, J Par Trucking, Fiberglass Unlimited, Y.E. Tech Alabama Corp, MecTech, LLC, and SteelFab. There are pockets of other industrial areas scattered in the city, such as EquipLinc, LLC, and Roanoke Electronic Controls. As a goal, the city should continue to promote and enhance industrial development in areas on the outskirts, with convenient access to major highways and railways for transporting goods and services.

## **Residential**

Residential land use in single-family housing is spread throughout the city, with the largest concentrations in central Roanoke. Single-family residential is the second most developed land use, with approximately 1,510 acres in the city (12.3% of the total land use area and 32.4% of the developed). Multi-family residential comprises a much smaller land use area with 40 acres in the city (0.3% of total land use area and 0.9% developed) and occupies pockets from north to south-central Roanoke.

## **Parks and Recreation**

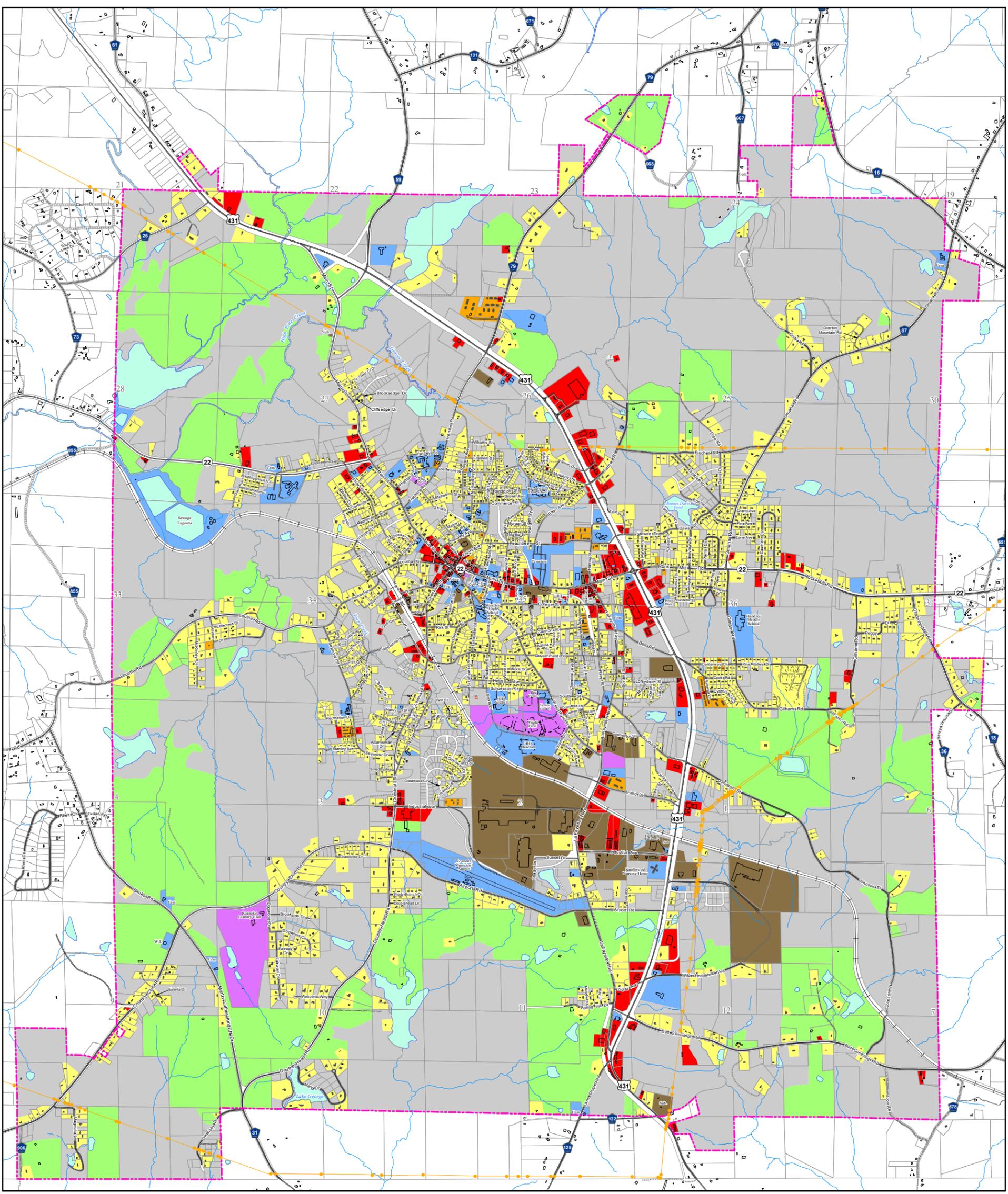
Ample Parks and Recreation lands can tremendously impact citizens' health and quality of life. The City of Roanoke offers 108 acres for parks and recreation, accounting for 0.9% of the total land area and 2.3% of the developed land area in the city. Parks and Recreation land uses are in central Roanoke.

## **Public/Semi-Public**

The provision of public lands plays a vital role in community services. Roanoke's public/semi-public land is moderately represented in the city, accounting for 331 acres (2.7% of total land use and 7.1% of the developed). The land is spread throughout, with most of it serving the city cemeteries, public service facilities, churches, and schools, among other parcels in the city's central area.

## **Undeveloped**

The city's most dominant land use is undeveloped, comprising 6,540 acres and over half (53.4%) of the total land area. Much of this land is located along septic-restricted and flood-prone areas surrounding developed portions of the city. Some of this land could be considered for industrial and commercial expansion, agriculture, and woodland.



# Map 3 - Existing Land Use

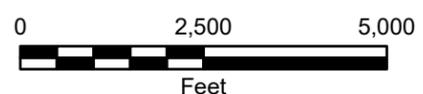
## The City Of

# Roanoke

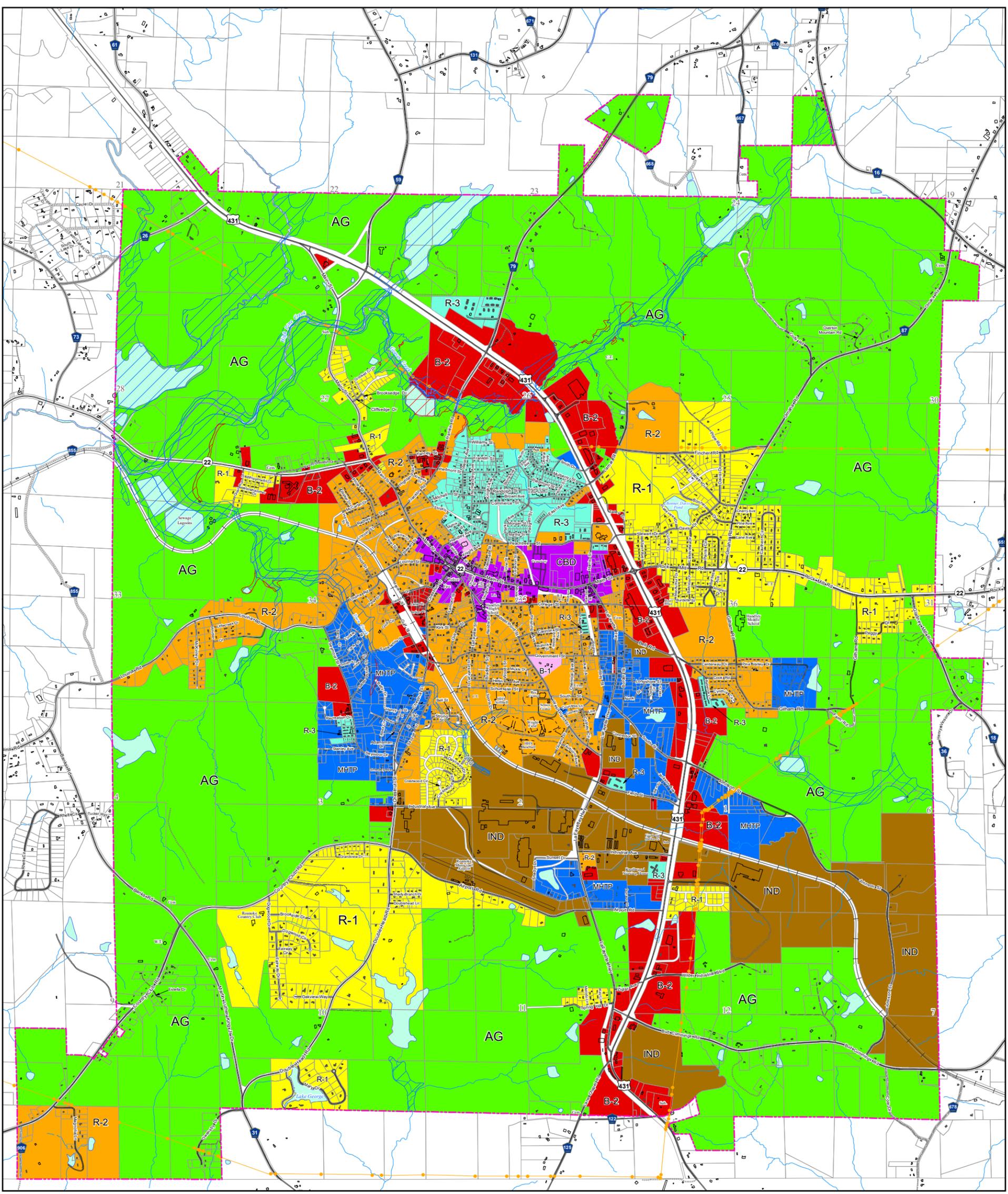
## Alabama

### Existing Land Use

- Agricultural
- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation
- Public/Semi-Public
- Single Family Residential
- Undeveloped



Prepared By The East Alabama Regional Planning And Development Commission, 2024.  
 Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.



# Map 4 - Zoning Map

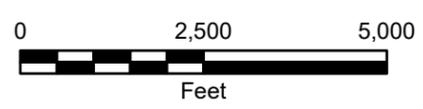
## The City Of

# Roanoke

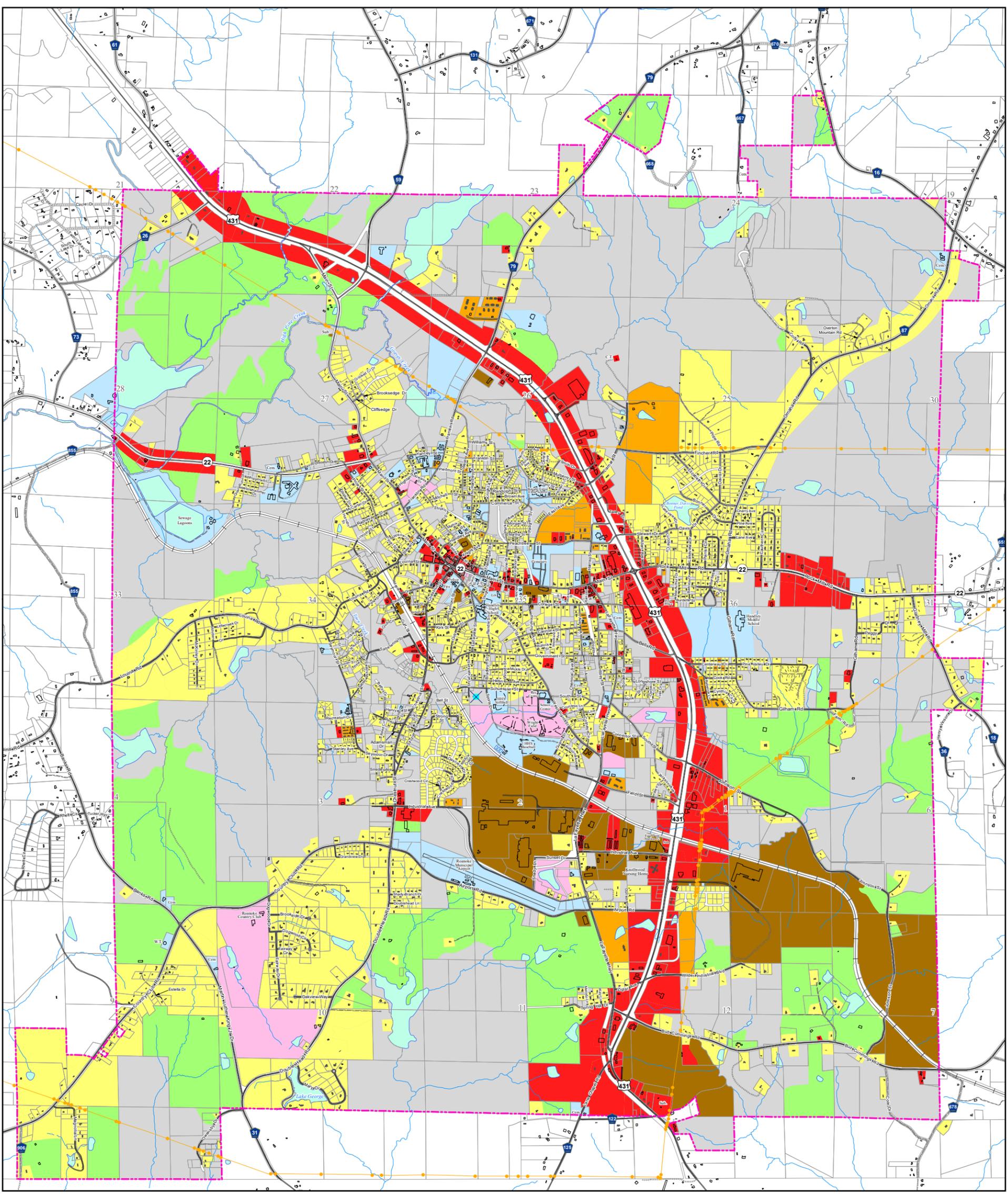
## Alabama

- Zoning Districts**
- AG Agricultural
  - R-1 Low Density Residential District
  - R-2 Medium Density Residential District
  - R-3 High Density Residential District
  - MHTP Manufactured and Tiny Home Park District
  - B-1 Neighborhood Business District
  - B-2 General Business District
  - CBD Central Business District
  - IND Industrial

- Special Districts**
- FHA Flood Hazard Area (100 Year)
  - FHA Flood Hazard Area (500 Year)



Prepared By The East Alabama Regional Planning And Development Commission, 2024.  
 Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.



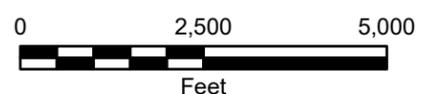
# Map 5 - Future Land Use

## The City Of

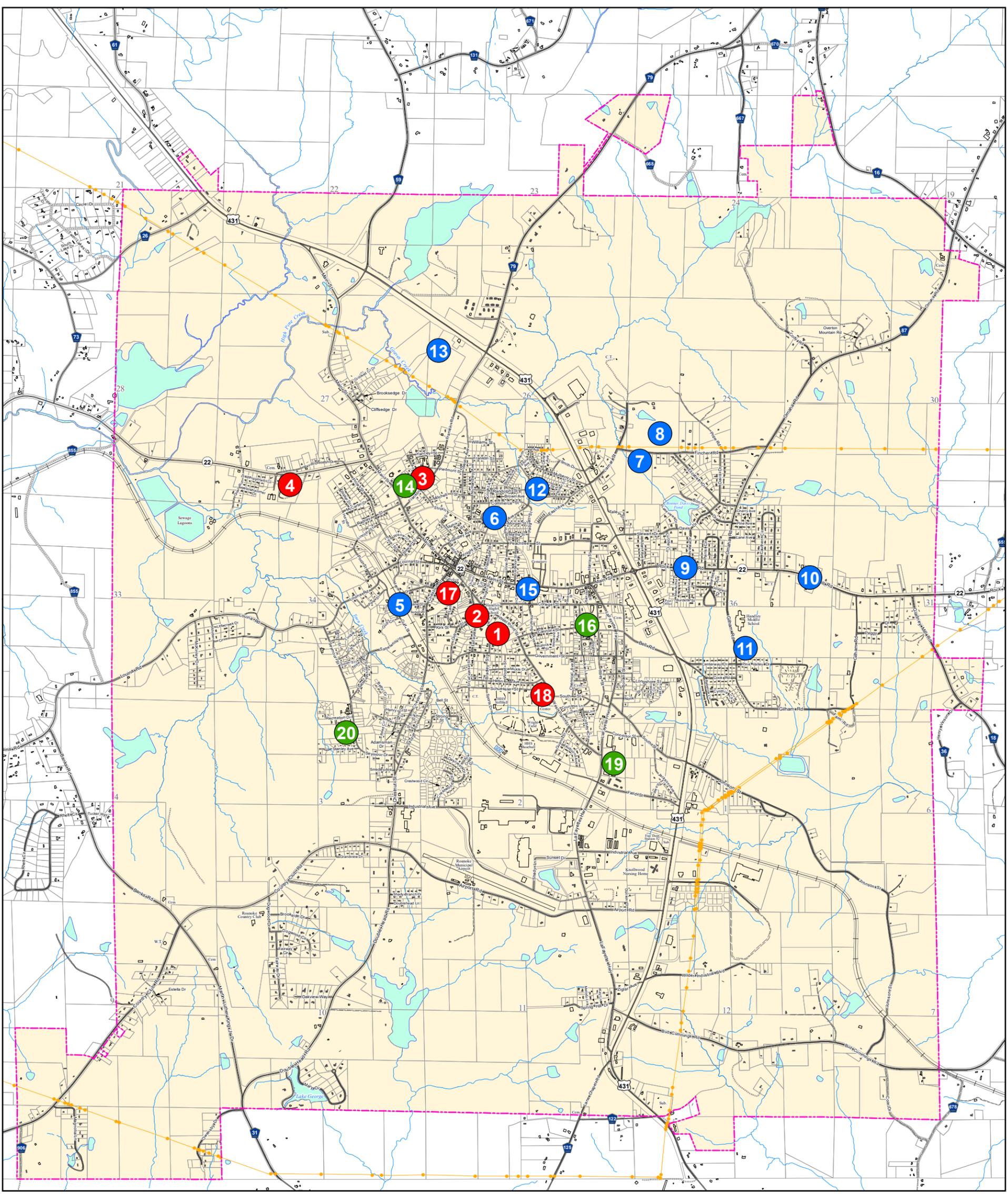
# Roanoke

## Alabama

- Future Land Use**
- Agricultural
  - Commercial
  - Industrial
  - Multi-Family Residential
  - Park/Recreation
  - Public/Semi-Public
  - Single Family Residential
  - Undeveloped



Prepared By The East Alabama Regional Planning And Development Commission, 2024.  
 Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.



# Map 6 - Land Use Vision Map

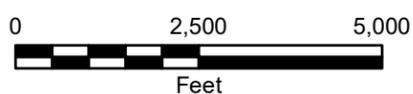
## The City Of

# Roanoke

## Alabama

### Legend

- Transform - Areas of change (Major changes)
- Maintain - Areas of stability (Minor fixes)
- Evolve - Adapt into Improved Version/Intended desire of change? (Infill, reinvestment)



ID	Info
1	Park
2	Park
3	Park
4	Find Better Use For Former Hospital
5	Old Depot Buildings
6	Transform Mill Development
7	R1 Only
8	Change to R1
9	B1 Commercial - Prepare Hwy 22 and Hwy 431 For Business
10	B1 Commercial - Prepare Hwy 22 and Hwy 431 For Business
11	Public Park
12	New Knight Enloe Elementary School
13	Hotel
14	Maintain Upgrades
15	Veteran's Park
16	Update Section 8
17	Develop Old Police Dept.
18	Recreation Center
19	Acquire Ball Field For City Sports
20	Update Section 8 Housing

Prepared By The East Alabama Regional Planning And Development Commission, 2024.  
Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.

## CHAPTER 5: TRANSPORTATION

Transportation is essential to a city's well-being and must be carefully planned and developed to best meet the community's needs. As the population of America continues to grow and more people rely on vehicular travel, transportation planning for the automobile will continue to be necessary. Traffic flow and mobility influence the economic welfare and overall quality of life within a community. Routes with high traffic concentrations should be identified and properly planned 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 their suppliers tend to be located along major traffic routes. A well-planned transportation system should save businesses and the general population time and money by allowing users to deliver goods, services, and other resources as efficiently and safely as possible. Therefore, it is crucial to analyze a city's existing transportation infrastructure and outline efforts for improving its local transportation network.

This chapter provides information on existing traffic conditions and recommends actions to enhance the transportation infrastructure within the City of Roanoke. Traffic volumes along two major routes through the city, U.S. Hwy. 431 and AL State Route 22, have been used to calculate maximum capacity and future growth projections to prioritize roadway improvement projects on these routes. Roanoke plans to maintain and improve the city's streets and sidewalks to promote and enhance this alternative form of transportation throughout the community.

### Definitions

When studying road transportation, it is helpful to classify roads and streets according to their function. Road classifications can be used to identify road characteristics and whether 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 Alabama Department of Transportation describes the following roadway definitions of road and street functional classifications.

#### ***Interstates***

Interstates are divided highways with complete 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 City of Roanoke is located with distant access to interstate freeway systems. Interstate 85, the section traveling to and from Montgomery and Atlanta, is accessible within 30 miles to the southeast. Interstate 20, running locally from Atlanta to Birmingham, is accessible within 45 miles to the north.

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

Arterial streets are designed to handle large volumes of traffic. Arterials serve primarily as feeders to the interstate system and are significant 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 access to adjacent property. A curb lane for parking, loading, and unloading should not be permitted due to interference with traffic flow.

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. The primary federal principal arterial highway traversing through Roanoke is U.S. Hwy. 431, while State Route 22 is the major state principal arterial highway.

### ***Collector Streets***

Collector streets collect and distribute traffic from local streets to arterials. With a suggested lane width of twelve feet, collectors are essential for serving adjacent property and loading and unloading goods. Typically, collectors have lower traffic volumes to accommodate shorter-distance trips.

### ***Local Streets***

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

## **Administrative Street Classification**

Streets are classified not only by function but also by the entity that owns and maintains them. Governments can identify which entity is responsible for a particular roadway through an administrative street classification system and designate project funding accordingly. The Administrative Street classification categories are as follows:

### ***Federal Highways***

Federal highways are owned and funded by the U.S. Department of Transportation, and the State Department of Transportation coordinates improvements on these roadways. U.S. Hwy. 431 is the federal highway traveling through Roanoke.

### ***State Highways***

State Highways are owned and maintained by the State Department of Transportation in unincorporated portions of a county and within municipal corporate boundaries. State Route 22 is the state route passing through Roanoke.

### ***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 with county agreement.

### ***Municipal Streets***

Municipal streets consist of all other public roads inside city boundaries (excludes private roads). All public roads in Roanoke that are not listed in the different classifications fall into this category.

## ***Private Roads***

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

## **Traffic Volumes and Capacity**

Traffic volumes help determine traffic flow throughout a community, identifying areas of high, medium, and low traffic volumes and how traffic flow has 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. Traffic volume data was collected from strategically placed traffic counters, identified by their mile marker positions. These positions measure traffic volumes from Annual Average Daily Traffic (AADT) counts. Annual Average Daily Traffic indicates the number of vehicles traveling on a particular section of roadway on any day for a given year.

After AADT is determined, it is compared to the practical capacity to check whether present volumes can adequately serve the public. Capacities are calculated by ALDOT using three data inputs: functional classification, number of lanes, and type of developments adjacent to the roadway. The Randolph County Transportation Plan, released each fiscal year, provides additional roadway information.

To determine how many 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, capacity is adequate for that road, and improvements are not mandatory. However, if the ratio is one or higher, capacity surpasses or has surpassed the maximum number of vehicles the road is designed to serve properly. For example, a rural principal arterial in an undeveloped area may adequately serve up to 32,500 cars daily. Should the AADT be 25,000, then  $V/C$  would be calculated as 0.76. Next:  $100 - 0.76 = 0.24\%$  capacity available.

Another method to determine if present volumes are adequate is to compare traffic volumes along a road type with the 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

The ideal traffic flow is Service Level A, but B and C permit adequate traffic flow. Service level D is high-density, stable traffic flow. Plans to accommodate higher traffic volumes should be considered when traffic volumes reach level D. Plans to accommodate more traffic are mandatory should traffic volumes meet or exceed levels E and F.

Traffic conditions in Roanoke indicate LOS A on U.S. Hwy. 431 as it approaches the city from Wedowee and drops down to LOS C-B at the center of its route. State Route 22 shows LOS A-B continuously throughout its run.

## U.S. Hwy. 431

U.S. Highway 431 is a significant roadway extending southeast through Roanoke, connecting the community to the Cities of Anniston and Oxford and the Town of Wedowee to the northwest, and the Town of Five Points and the Cities of Lafayette and Opelika to the south. The Federal Highway Administration classifies routes that pass through communities with a population of 5,000 or more as urban (FHWA Functional Classification Guidelines, Section II). Roanoke satisfies this requirement, and U.S. 431 is therefore classified as a 3-lane undivided urban principal arterial through much of its length. However, it narrows to 2-lanes at the city's outskirts from Station 2 onward. Table T-1 shows AADT volumes for U.S. Hwy. 431 in the City of Roanoke and the periphery from 2016 to 2022, 2022 Level of Service, and traffic count stations. (For more information, see Map 7: *Transportation Network*.)

Station	Location of Traffic Count	2016	2017	2018	2019	2020	2021	2022	# Change	% Change	LOS
804	Northwest of City Limits	5,270	5,260	5,330	5,385	4,750	5,079	5,231	-39	-0.74%	A
503	West of Main Street	7,060	7,050	7,128	7,201	6,249	6,682	6,975	-85	-1.2%	A
803	East of CR 59	7,070	7,090	7,165	7,239	5,969	6,383	6,957	-113	-1.6%	A
802	North of Smith Drive	13,330	13,640	13,571	13,711	11,306	12,038	13,635	305	2.3%	C
801	North of Bell Road	10,510	10,710	10,621	10,730	7,568	8,020	9,817	-693	-6.6%	B
2	North of Jackson Avenue	8,810	8,690	8,714	8,804	6,577	6,969	7,127	-1,683	-19.1%	B
502	South of Ziglar Blvd.	6,440	6,680	6,614	6,682	4,992	5,290	6,036	-404	-6.3%	A
501	Southeast of CR 122	6,280	6,400	6,431	6,497	6,072	6,405	7,308	1,028	16.4%	B
812	South of City Limits	6,280	6,280	5,545	6,268	5,907	5,907	6,065	-215	-3.4%	A

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

According to the Alabama Department of Transportation approved roadway capacities, the maximum capacity for a 2-lane undivided principal arterial highway is set at 17,800 AADT, indicating that present traffic volumes between 5,231 and 13,365 AADT are somewhat nearing capacity in portions of the route located in major commercial areas. However, all but two traffic volumes along this portion of U.S. Hwy. 431 indicate a decline since 2016. U.S. Hwy. 431 in the traffic count location north of Smith Drive shows minor growth at 2.3% and LOS C with an AADT count of 13,635, indicating this section might reach high-density flow soon. Although traffic counts are somewhat high in a few areas, traffic congestion along U.S. Highway 431 does not appear to be a significant concern for the city, and, therefore, substantial improvements do not need consideration for the near future.

## State Route 22

State Route 22 runs from the Georgia state line, near Roanoke, to Safford, Alabama. The route is classified as a 2-lane undivided principal arterial throughout its length in the city. The route also links the city to the Towns of Wadley and New Site and the City of Alexander City. Table T-2 shows AADT volumes for State Route 22 in the City of Roanoke and the periphery from 2016 to 2022 and accompanying LOS for each station location.

Station	Location of Traffic Count	2016	2017	2018	2019	2020	2021	2022	# Change	% Change	LOS
1	West of CR 91	3,180	2,980	3,069	3,015	2,744	2,762	2,839	-341	-10.7%	A
528	East of Midway Full Gospel Church	3,590	3,590	3,597	3,533	3,212	3,264	3,442	-148	-4.1%	A
819	East of city limits	4,400	4,090	4,044	3,972	3,554	3,611	3,425	-975	-22.2%	A
3	East of Couthen Circle	4,850	4,310	4,314	4,238	4,048	4,113	4,140	-710	-14.6%	A
818	East of U.S. 431	6,470	6,060	6,259	6,148	5,916	6,012	6,271	-199	-3.1%	A
817	West of Jackson Street	8,620	8,680	8,680	8,526	8,247	8,459	8,440	-180	-2.1%	B
816	South of Franklin Road	5,110	5,120	5,150	5,059	4,728	4,944	4,030	-1,080	-21.1%	A
815	South of Waller Mill Road	2,870	2,730	2,824	2,774	2,623	2,795	2,886	16	0.56%	A
814	West of High Pine Creek	2,640	2,480	2,559	2,514	2,332	2,478	2,559	-81	-3.1%	A
527	East of CR 35	2,260	1,980	1,908	1,874	1,985	2,103	1,942	-318	-14.1%	A

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

According to ALDOT traffic counts for State Route 22 in Roanoke, traffic volumes declined across the route, apart from Station 815 as the route exits the city with a slight growth of 0.56%. The maximum capacity for a 2-lane undivided principal arterial is 17,800 AADT, which means that with traffic counts in the city ranging from 1,942 AADT to 8,440 AADT, traffic volumes could double before capacities would be reached. Given the decline in traffic volumes and the considerable volume increase needed to achieve maximum capacity, State Route 22 should not require significant improvements in Roanoke soon. The route through the city shows LOS A or B, which is free to stable traffic flow, further indicating that substantial improvements should not be necessary soon.

## Traffic Projections

Traffic projections indicate future traffic counts given current conditions occurring at the same rate for the same period. 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 five years is shown below:

1. Calculate the difference between the traffic volumes in the past five years.

2022 AADT is 6,271 - 2017 AADT is 6,060.  $6,271 - 6,060 = 211$ .

2. Second, the difference is divided by the earliest AADT examined 2017 data.

The difference is  $211 / \text{AADT } 2017$ , which is 6,060.  $211 / 6,060 = .0348$ , or 3.5%, which is the growth rate for five years.

3. Third, the growth rate is multiplied by the traffic volume of the most recent year.

The growth rate is  $3.5\% \times 6,271 \text{ AADT } 2022$ .  $.0348 \times 6,271 = 218$ . This calculation produces the estimated increase over the next five years, which is 218.

4. The estimated increase and the most recent AADT are summed.

Estimated increase  $218 + 6,271 \text{ AADT } 2022$ .  $218 + 6,271 = 6,489$ . This calculation gives us the projected traffic count on this section of road for 2027, which is 6,489.

Roanoke traffic projections from 2017 to 2033 show primarily minor changes in traffic volumes. Most traffic count locations project LOS A, free flow traffic, and most count stations reported a loss in traffic volumes, indicating no need for significant roadway improvements soon. U.S. Hwy. 431 at the location southeast of County Road 122 showed substantial growth in projected traffic volumes, therefore increasing the Level of Service from LOS B in 2022 to LOS C in 2033, suggesting less free flow traffic in the future. Table T-3 displays AADT along Roanoke’s major routes from 2017 to 2022, projects traffic volumes for 2027 and 2033, and calculates LOS for 2033.

<b>Table T-3. City of Roanoke: Traffic Volume Projections, 2017-2033</b>						
Roadway	Location of Traffic Count	2017	2022	2027	2033	LOS
<b>U.S. Hwy. 431</b>	Northwest of City Limits	5,260	5,231	5,202	5,173	A
	West of Main Street	7,050	6,975	6,901	6,828	A
	East of CR 59	7,090	6,957	6,826	6,697	A
	North of Smith Drive	13,640	13,635	13,630	13,625	C
	North of Bell Road	10,710	9,817	8,998	8,247	B
	North of Jackson Avenue	8,690	7,127	5,845	4,794	A
	South of Ziglar Blvd.	6,680	6,036	5,454	4,928	A
	Southeast of CR 122	6,280	7,308	8,504	9,896	C
	South of City Limits	6,280	6,065	5,857	5,656	A
<b>AL 22</b>	West of CR 91	2,980	2,839	2,705	2,577	A
	East of Midway Full Gospel Church	3,590	3,442	3,300	3,164	A
	East of City Limits	4,090	3,425	2,868	2,402	A
	East of Couthen Circle	4,310	4,140	3,977	3,820	A
	East of U.S. 431	6,060	6,271	6,489	6,715	B
	West of Jackson Street	8,680	8,440	8,207	7,980	B
	South of Franklin Road	5,120	4,030	3,172	2,497	A
	South of Waller Mill Road	2,730	2,886	3,051	3,225	A
	West of High Pine Creek	2,480	2,559	2,641	2,726	A
	East of CR 35	1,980	1,942	1,905	1,869	A

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

# Highway Access Management

Highway access management plays a vital role in transportation efficiency, management, and safety. Deficient access management standards are a common issue for communities, resulting in mismanaged and unnecessary traffic congestion and gridlock at major intersections. To improve transportation throughout the city, Roanoke should consider facilitating improved access management. As development continues along Roanoke's major roadways, substantial benefits could be realized by following practical highway access management guidelines, such as easing access and enhancing traffic flow at important intersections and other access points along the city's major roadways.

Implementing ALDOT's highway access management principles can promote efficient traffic flow, right-of-way maintenance, and increased safety for all roadway users. Cultivating a relationship with ALDOT can help the city achieve these benefits. ALDOT defines access management as "a tool that provides safe and efficient traffic mobility while allowing reasonable accessibility to adjacent property; good access management is the application of proper roadway design principles and traffic engineering practices". Proper access management aims for early destination identification and ease of vehicle maneuvering to reach the said destination, exit the roadway, and enter parking areas promptly. According to the Federal Highway Administration, corridor access management can reduce crashes along urban and suburban arterials by up to 25-31%.

Local governments can target the following areas to facilitate improved access management:

- shared access
- cross access
- lot width requirements
- driveway throat length
- internal street circulation
- general thoroughfare planning.

Highway access management aims to improve traffic flow along the highway while maintaining efficient, adequate, and safe vehicular accessibility. Highway access management guidelines included herein must not be enforced as law but help provide direction and guidance in establishing practical and effective highway access. These guidelines, selected from the Alabama Department of Transportation Access Management Manual, are listed as follows: 1) Driveway Reconfiguration, 2) Median Installation, and 3) Alternative Intersection Design.

## Driveway Reconfiguration

Rearranging or consolidating driveways is a valuable strategy for simplifying transportation decisions along a roadway. Driveways are often constructed in suboptimal locations, so existing driveways should be carefully examined when redevelopment or roadway projects occur.

## **Median Installation**

Median installation represents an access management strategy that can considerably impact safety. ALDOT predicts that raised medians will reduce urban area crashes by over 40 percent and rural area crashes by over 60 percent; in addition, raised medians provide additional protection for pedestrians, improve traffic flow, and reduce travel time.

## **Alternative Intersection Design**

Conventional intersection design can sometimes be inadequate to handle traffic safely, alleviate congestion issues, and even exacerbate the problem. Alternative intersection designs could be appropriate and offer additional benefits than traditional designs, such as safety and capacity improvements. One alternative design that citizens are likely already familiar with is the roundabout. Roundabouts are appropriate designs for intersections struggling with several conflict points and can improve safety by lowering vehicle movements across traffic.

# Transportation Plan

As a growing and thriving community, the City of Roanoke strives to plan for effective and efficient transportation. The primary form of transportation throughout the City of Roanoke is personal vehicular, with most traffic generation along two main routes, U.S. Hwy. 431 and State Route 22. According to ALDOT traffic counts, U.S. Hwy. 431 reported declining traffic volumes across much of its length in the city. State Route 22 showed considerable traffic volume loss at the city periphery and some growth toward the end of its run.

Although, as shown in traffic volume information, there is little need for street widening improvements in the immediate future, Roanoke should create and implement a plan to improve and enhance roadways that are not owned and maintained through state or federal jurisdiction, namely local and collector streets.

## **Paving/Repaving Projects**

As part of Roanoke's transportation plan, the city should consider maintaining existing roadways through properly planned paving and re-paving projects. To properly preserve existing roadway infrastructure, the city's paving projects should be considered, identified, and prioritized. In a survey of the citizens of Roanoke, several respondents reported poor existing roadway conditions. During the SWOT analysis, citizens also identified road safety on U.S. Hwy. 431 as a potential threat to the city.

## **New Road Projects**

In addition to re-paving, a city needs efficient and effective traffic circulation on its roadway network. Although significant improvements to the road system should not be required in the immediate future, the city should consider linking its roadways to increase road access, thus opening more areas to development and improving traffic flow.

## Analytical Summary

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

### Traffic Volumes and Capacity

#### *U.S. Hwy. 431*

##### **Traffic Capacity and Assessment:**

According to the Alabama Department of Transportation-approved roadway capacities, the maximum capacity for a 2-lane undivided principal arterial highway is set at 17,800 AADT, indicating that present traffic volumes between 5,231 and 13,365 AADT are somewhat nearing capacity in portions of the route located in major commercial areas. However, all but two traffic volumes along this portion of U.S. Hwy. 431 indicate a decline since 2016.

**Recommendations:** The city should remain aware of road conditions and plan for future improvements.

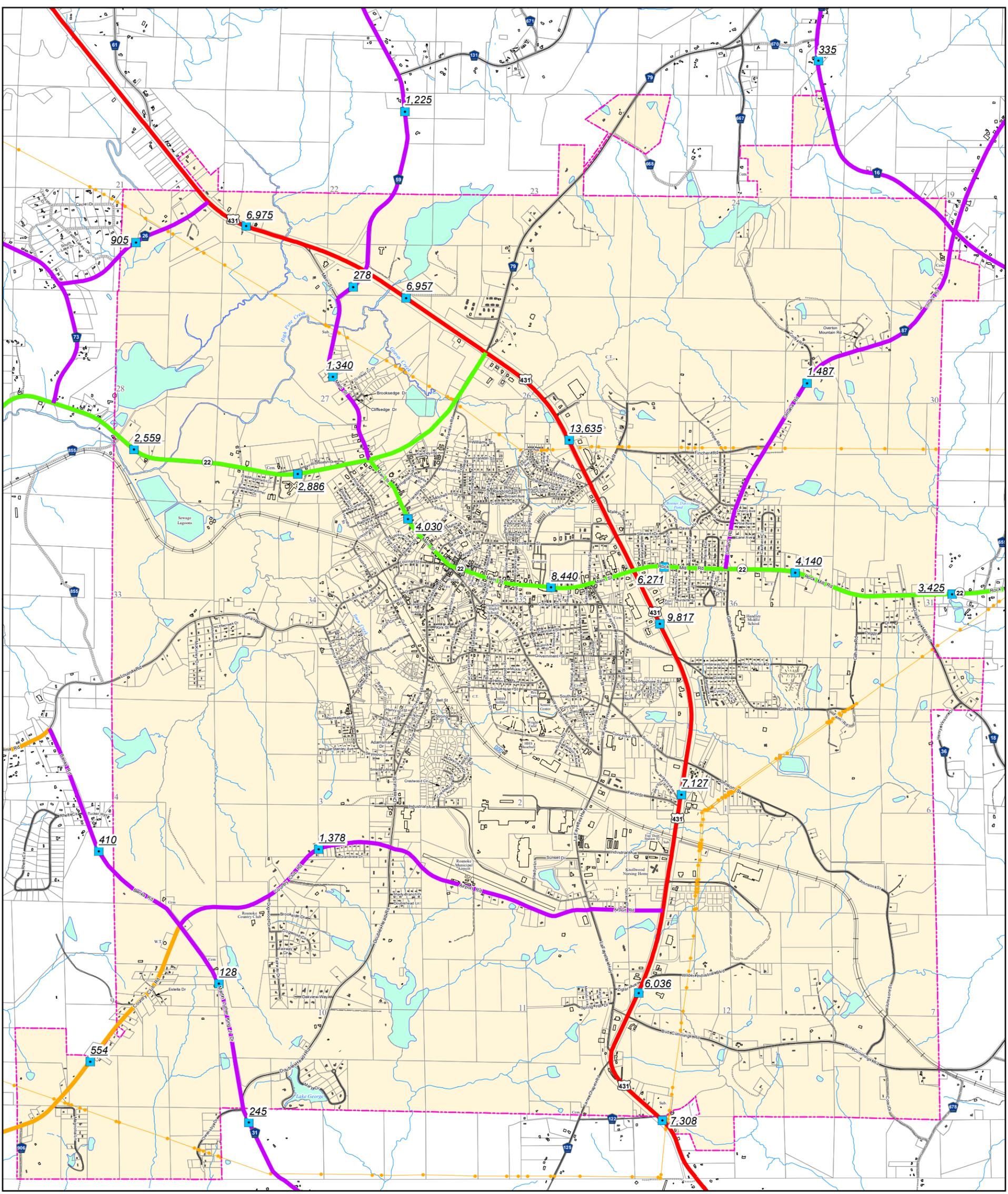
#### *State Route 22*

##### **Traffic Capacity and Assessment:**

The maximum capacity for a 2-lane undivided principal arterial is 17,800 AADT, which means that with traffic counts in the city ranging from 1,942 AADT to 8,440 AADT, traffic volumes could double before capacities would be reached.

**Recommendations:** No improvements are needed soon.

This page left intentionally blank.



# Map 7 - Transportation Network

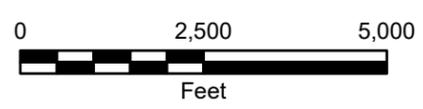
## The City Of

# Roanoke

## Alabama

### Legend

- ALDOT Traffic Counts (AADT 2022)
- Highway Functional Classification (ALDOT)
- Interstate
- Principal Arterial - Other Freeways and Expressways
- Principal Arterial -
- Minor
- Major Collector
- Minor Collector
- Local Road



Prepared By The East Alabama Regional Planning And Development Commission, 2024.  
 Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.

## CHAPTER 6: COMMUNITY FACILITIES

Community facilities are crucial to the planning effort, affecting growth and development throughout the city. Accessibility to community facilities and how much they serve the community directly influences land use patterns and development trends within the city. Properties with direct access to utilities such as municipal water, sewer, and gas can develop at reduced costs and safely support greater developments than properties in more remote and unserviceable areas. Also, a city creates additional opportunities for growth and development by upgrading and extending its services to unserved areas. Community facilities must have plans for conducting continued maintenance while ensuring quality service and meeting the needs of a diverse and changing population. Ten community facilities have been identified and discussed in this chapter. These include city administration, law enforcement, fire department, education, public library, parks and recreation, housing authority, senior center, street and sanitation, and utilities such as water, sewer, gas, and internet.

The purpose of this chapter is to inventory existing community facilities and services, assess their capacity to serve existing and future needs and suggest improvements and expansions for meeting these needs. To determine current community facility goals and needs, surveys were distributed to facility and department leaders and collected by the Roanoke City Administration. These findings are reviewed in context and as a needs summation in the analytical summary at the end of the chapter.

### City Administration

The Roanoke City Administration oversees the daily tasks and functions needed to operate and maintain city-owned public facilities and services throughout the community. Offices located in Roanoke City Hall include the following:

- Mayor
- City Clerk
- Zoning
- Revenue/Purchasing
- Court Clerk

City Hall is used for various city functions, such as Planning Commission meetings, City Council meetings and work sessions, public hearings, and special meetings. Various other board and commission meetings are also held here. The City Hall is adequate for the city's needs; the city has received grant funding for needed improvements to the interior and parking.

### City Council

Roanoke's city government consists of five council members and the mayor. Elected officials serve 4-year terms, not staggered. The City Council's regular monthly meetings are held on the 1st and 3rd Monday of each month in the Council Chambers at Roanoke City Hall.

## **Planning Commission**

Roanoke's Planning Commission serves the community by promoting and guiding development following city policy and plans. Commission representation consists of nine (9) members, seven (7) of which are appointed by the mayor and approved by the City Council, one (1) City Council member, and the Mayor or the Mayor's designee. Terms are served in staggered duration. 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 Commission meets on the second Tuesday of each month at City Hall.

## **Housing Authority Board**

The Roanoke Housing Authority Board meets quarterly at the Roanoke Housing Authority on Avenue A. The board consists of five members who serve staggered five-year terms and are appointed by the mayor.

## **Roanoke City School Board**

The Roanoke City School Board comprises 5 members appointed by the City Council.

## **Zoning Board of Adjustment**

The Zoning Board of Adjustment is a quasi-judicial body authorized by state statutes to hear applications from the requirements of the zoning ordinance. The board consists of seven members who serve 3-year staggered terms.

## **Library Board**

The Library Board comprises 5 members appointed by the City Council and serving staggered 4-year terms. Meetings are held quarterly at Annie L. Awbrey Public Library.

## **City Administration Needs**

Roanoke City Administration identified 3 needs to help better serve the community:

- ❖ Funding for infrastructure through grants and economic development
- ❖ Funding for community spaces and facilities through grants and economic development
- ❖ Participation from community members for boards, commissions, and committees through better outreach (social media, public interaction, etc.)

# Public Safety

## Law Enforcement

The mission of the Roanoke Police Department is to protect and serve the community of Roanoke by upholding the law, promoting public safety, and fostering positive relationships with all residents. The department is committed to integrity, professionalism, and accountability in its actions, striving to create a safe and inclusive environment where all individuals can thrive. Through proactive policing strategies, community engagement, and collaboration with other agencies, the department aims to reduce crime, enhance quality of life, and build trust within the community.

The police department is located at 30 West Point Street, and detainees are housed at the police department jail. Department staff comprises 25 full-time officers, 4 dispatchers, 4 supervisors, and 4 administrators. The current ratio of residents to officers is approximately 1 officer per 212 residents. The national average for cities with fewer than 10,000 residents is 3.5 officers per 1,000, which places Roanoke at slightly above average. However, in the department's professional opinion, 1:185 would be an attainable and adequate ratio of police officers to residents.

Roanoke's police jurisdiction is within the corporate limits. There are no plans to expand it.

The crime most frequently seen in Roanoke is theft. The department has increased patrol to have a more visible presence in the community; however, the increased patrol has not been in effect long enough to calculate a result.

Community programs offered by the department include the following:

- The Explorer Program
  - The Roanoke Police Department is the sponsor of the Law Enforcement Explorer Program. Its purpose is to give young adults in grades 7-12 a realistic view of careers in Law Enforcement by interacting with and learning from the entire staff of the Roanoke Police Department. The program helps to bridge the gap between kids and police officers, and it is in its 10<sup>th</sup> year.
- Notifications System
  - The Roanoke Police Department has implemented a community notification program. This program is designed to send text messages to individuals regarding things that happen in the community; the system alerts citizens of traffic problems, fires, criminal activity, weather, and much more.

The Roanoke Police Department currently owns and maintains the following vehicles:

- 11-2019 Dodge Durango
- 4-2022 Ford F-150
- 2-2016 Chevy Impala
- 1-2015 Chevy Impala

The city plans to purchase 3 new F-150 trucks, and the department plans to upgrade firearms in the next year.

The Roanoke Police Department identified three needs to help provide better protection and services to the community, which include:

- ❖ Community cameras (grant)
- ❖ Updated radio system (grant)
- ❖ Hire more officers (Council approval of funds)

## **Fire and Rescue**

The Roanoke Volunteer Fire Department is comprised of 30 firefighters, enough personnel to serve the community adequately.

Emergency calls are dispatched to the Roanoke Police Department or routed through 911. The fire department's jurisdiction encompasses the city limits of Roanoke. Still, as the department owns the only ladder truck in the county, it responds to calls within the county when necessary.

Current vehicles and equipment used by the Roanoke Volunteer Fire Department include:

- 1-Ladder Truck
- 1-Pumper Truck
- 2-Ford F-150
- 1-International Fire Truck
- 1-Pierce Fire Truck
- 1-Emergency One Fire Truck
- 30-Turn-out gear sets
- 1-Jaws-of-life

The Roanoke Volunteer Fire Department has received a federal grant for 30 sets of turn-out gear and a new set of jaws-of-life; the department is also pursuing a federal grant for a new ladder truck.

The fire department should work with the city to improve fire protection and prevention efficiency and effectiveness based on criteria and classified into a rating system developed by the International Standards Organization's (ISO) Public Protection Classification Program (PPCP). This rating system ranks about 44,000 fire department jurisdictions nationwide, 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. The ISO defines any property within 1,000 feet of a hydrant as "city" and any property further than 1,000 feet from a hydrant as "rural". Thus, a dual rating is assigned, with the first rating being the city rating (area with hydrants) and the second the rural rating (area without hydrants). ISO criteria are based on three major evaluated categories, which include:

- Fire alarms—communications center, telephone service, emergency listings in the 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, water supply system components such as pumps, storage, filtration, water flow rate, fire hydrant condition, maintenance, and distribution.

Through the PPCP, these ISO measures give communities an objective approach to evaluating fire suppression services by establishing national standards that help their 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 the community through reduced insurance premiums for homeowners and businesses, savings of taxpayer dollars, and the enhancement of an overall prestige component for the community and its fire department. Roanoke’s Fire Department ISO rating was 5. In the department’s professional opinion, the ISO rating could be improved if the city could increase revenue to fund a paid fire department.

The Roanoke Volunteer Fire Department identified improvements needed to provide better services to the community. This includes:

- ❖ Funding to upgrade equipment- The City and fire department consistently apply for grants to purchase new equipment.

### Educational Facilities

Educational facilities and services play a significant role in community development by preparing and training individuals and youth for the competitive workforce and continued education.

Roanoke City Schools began as Roanoke Normal College in 1874 and was eventually taken over by the City Board of Education. In 1907, the land and buildings were given over to the city. Roanoke City Schools have the following mission and philosophy: “Roanoke...Together...Educating with Excellence, Challenging for Success, Inspiring Learners for Life.” The Roanoke City Schools employees, students, parents, and community strive to create an environment where we use this mission to drive instruction for students to graduate from high school.

In overview, Roanoke City Schools provides three schools within Roanoke—Knight-Enloe Elementary, Handley Middle School, and Handley High School. Table CF-1 displays educational facilities for Roanoke City Schools in 2023.

<b>Table CF-1. Educational Facilities: Roanoke City Schools, Roanoke, AL, 2023</b>							
School District	Teachers Available	Average Daily Membership	# of Classrooms	Gymnasiums	Band Rooms	Libraries	STEM Rooms
Roanoke City Schools	115	1,432	89	3	2	3	3

Special school-wide programs include MTSS Cohort (Multi-tiered Systems of Support), AMSTI, ARI, Title I District, and CHAMPS. The current student-to-teacher ratio is 1:17 for elementary, 1:24 for middle school, and 1:24 for high school; Roanoke City Schools is pleased with these ratios. Cognia accredits the school system.

The school system would like to relocate the elementary school, but there is a lack of funding; all facilities are in fair shape. Planned expansions include constructing a new STEM lab at Handley Middle School.

Roanoke City Schools identified three improvements needed to provide better educational services to the community. These are listed as follows:

- ❖ We would love to have our career technology center so that kids do not miss instructional time while being bussed to Wedowee, and needs could be tailored to our students.
- ❖ Scholarships for dual enrollment courses would enable more participation and help students prepare for college.
- ❖ Expanding AG Program- We want to expand resources at the outdoor education center. The RRCTC has worked with us this year to construct a pole barn. We hope to add livestock soon.

## **Annie L. Awbrey Public Library**

The Annie L. Awbrey Public Library was founded in 1922 as a project of the Roanoke Literary Club; it was incorporated into the city's budget in February 1941. In 1972, the library moved into its current residence, and in 1992, the building was remodeled, adding a new meeting room and wall-to-wall windows. The purpose of the Annie L. Awbrey Public Library is to provide quality library service to all citizens of Roanoke and Randolph County through the development of the library's collection, public relations, effective staffing, and cooperation with the Cheaha Regional Library and the Alabama Public Library.

The library is part of the Cheaha Regional Library system. It is largely funded through local, state, and donation funds, as well as fundraising for the Summer Reading and Lunch & Learn programs. The library serves the residents of the City of Roanoke and Randolph County. The library staff currently consists of 2 full-time workers, 2 part-time workers, and 2 volunteers.

The library collection offers approximately 29,882 volumes, 1 newspaper, 197 books on CD, and 108 DVDs. In addition, the library's electronic catalog includes 10,260 audiobooks, 50,917 electronic books, and 735 videos. The average monthly circulation is 7,485, which includes all material types listed above, in addition to computers, Wi-fi users, Wi-fi hotspot checkouts, early learning kits, copies, faxes, genealogy requests, conference room guests, and reference materials. Presently, the library serves 5,763 registered/active cardholders; the library has a stable membership, but inaccurate cardholder information has recently pushed 3,000 cards to inactive status.

Programs and services offered by the library include the following:

- Adult and Young Adult Program
  - Twice weekly Computer Class (Monday & Tuesday at 9:00-10:00 and 10:00-11:00)
  - Monthly art classes (Last Friday of the month from 1-3)
  - Monthly raft Classes (Second Wednesday from 1:00-3:00)
  - Weekly Lego Club (Wednesdays 4:00-5:00)
  - Monthly Book Club (Third Thursday from 10-11:30)
  - Quarterly Lunch-n-Learn (For example, this quarter covers Black History Celebration, next quarter is Planning (usually financial), August is Archaeology, and October is Folklore or Folklife)

- Juvenile and Early Readers Programs
  - Numerous school field trips to the library, approximately 6-7 through the year
  - Storytime outreach to various daycares as requested or when foot traffic is low
  - Weekly Story Time (Friday 10:00-12:00)
  - Weekly Lego Club (Wednesdays 4:00-5:00)
  - Annually, a 2-month Summer Reading Program consisting of 2 activities per day each day of the week; the first activity includes a local daycare group session, and the second is the public session. (Activities include science experiments, story time, Lego, board games, arts and crafts, Movie Day, Field Day with a water source, coloring contest, essay contest, professional children’s entertainers including Raptor Center, Amphibian and Reptile Show, Bands, Magicians, and various performing artists.)
  
- Home-bound Residents
  - Delivery of large print magazines and books to Knollwood, Roanoke Healthcare, and Traylor’s Nursing Home every Wednesday before feeding time
  
- Meeting Room Programs
  - Kids-n-Kin twice monthly (2<sup>nd</sup> and 4<sup>th</sup> Tuesdays at 9:30)
  - BCBS Emergency Medicaid Caregiver Assessments every Thursday from 9:00-5:00
  - Pilot Club monthly (2<sup>nd</sup> Monday of the month at 5:00)
  - Roanoke Garden Club monthly (3<sup>rd</sup> Thursday of the month at 3:30)
  - Crepe Myrtle and Magnolia Garden Clubs meet occasionally (usually 3<sup>rd</sup> Wednesday at 3:30)
  - Randolph County Democrats monthly (last Thursday of the month at 6:00)
  - Roanoke Literary Club monthly (last Tuesday of every month at 4:00)
  - Voter Registration annually with SOS Office
  - Medicare Open Enrollment quarterly
  - 1-2 depositions per year
  - 20+ proctored tests yearly

The Annie L. Awbrey Public Library identified improvements needed to provide better library services to the community. These are listed as follows:

- ❖ Purchasing materials that cover issues outside of the status quo
- ❖ Diversification of workforce
- ❖ Encouraging readers to broaden their horizons
- ❖ Create a space designated for youth and technology: create a secondary space, a place to go when one does not want to go home; a secondary space should include engaging activities, such as a maker space or media lab; comfortable, modern furniture with charging ports; Purchase a code club portal subscription, such as Prenda, which is an extracurricular activity to help young people learn computer coding language through projects, to create games, animations, and web pages using Scratch, Python, or HTML/CSS; employ a high school or college student with interest in technology to work in the “youth and technology” area
- ❖ Expanding the collection outside of just books and computers to include other forms of media (i.e. movies, music, hobby materials)

- ❖ Provide greater access to the library’s facility and resources by doing the following: The library will exist not just as a building or infrastructure but also as a place to exist and be a part of the community; creating spaces with furnishings that encourage and allow for appreciation of arts, humanities, and sciences; delivering spaces that are comfortable and secondary to being at home; delivering spaces with a push-to-open, handicap-friendly doorway and flooring that is easily navigated in a wheelchair; improving library lighting with updated, economic figures.

## Parks and Recreation

It is the goal of the Roanoke Recreation Department to provide children with sports activities to keep them healthy and teach teamwork. The City of Roanoke offers the following facilities and services to the community:

- Recreation Center
- Five fields utilized for baseball, softball, basketball, soccer, football, and cheerleading
- Kidstown Park

Event space is an important community offering for the public. Roanoke offers the Kidstown Clubhouse, Charles M. Clack Community Center, Recreation Center, and Library Meeting Room for rentals.

The present staff consists of 5 employees: a Recreation Director, an Assistant Director, and 3 Recreation Workers. The city’s parks system needs expansion, but none is currently planned. The Recreation Center will receive a paint job and a new gym floor in 2024.

Parks and Recreation programs include youth basketball, baseball, softball, soccer, football, and cheerleading. The department also offers adult softball, basketball, and an exercise room.

Roanoke owns and maintains 3 city parks and recreation facilities, listed as follows:

- **Roanoke Recreation Center**—located on West Point Street, offering a gymnasium, little league field, basketball court, and exercise room.
- **Kidstown Park**—situated on Kiwanis Drive, providing a playground, picnic pavilion, and Clubhouse.
- **Sports Drive Fields**—located along Sports Drive and Guano Road, offering a Senior League field, t-ball field, and upper and lower softball fields

The Roanoke Parks and Recreation Department identified three improvements needed to provide better recreational services to the community. These are listed as follows:

- ❖ New Recreation Center
- ❖ T-ball field
- ❖ Soccer Field

The only way to meet these goals is by grants or establishing a 5–10-year plan.

## Housing Authority

The Roanoke Housing Authority was established in 1953. The mission of the housing authority is to provide safe, decent, and sanitary housing conditions for individuals and families. The Housing Authority's objective is to provide personal, economic, and social upward mobility to provide individuals and families the opportunity to make the transition from subsidized to non-subsidized housing. There is a waiting list of 212 applicants; approximately 50% of applicants are single mothers.

Roanoke offers two housing project options, listed as follows:

- **Avenue A**—established in 1953, comprises 26 units
- **Seymour**—contains 24 units

No total renovations have occurred; however, some units have been renovated. The units need modernization; however, adequate funding is not available for complete modernization.

Regardless, improvements will be made to the units based on the 20-year physical needs assessment.

The Roanoke Housing Authority identified three items needed to provide better services to the public. These include the following:

- ❖ Unit modernization
  - Additional funding at the local, state, and/or federal level
- ❖ Increase security
  - Phase 1 of surveillance camera installation is underway, but additional cameras are needed. Additional funding would help expedite installation, benefiting our residents and the city.
  - Chief Caldwell has been very generous with his time to identify security needs at Avenue A and Seymour and to develop a plan for improvements. Residents have security concerns regarding the neighboring trailer park at the Seymour site. Additional police patrol is greatly needed at the Seymour site.
- ❖ Broadband/Internet access
  - Funding is needed to address the digital divide for the Avenue A and Seymour sites. RHA would be open to working with the City of Roanoke to apply for Community Development Block Grant (CDBG) funds and other funding sources to address the abovementioned needs.

## Senior Center

Located on West Point Street, the Roanoke Senior Center aims to provide services to the elderly and disabled in the community.

The center provides hot meals to seniors Monday through Friday; seniors must be 65 or older. After being shut down due to COVID-19, the center has worked to increase the number of congregate meals enjoyed by seniors; there are currently 8 seniors served at the center. The city also delivers hot meals to seniors Monday through Friday. The Senior Center serves 54 homebound meals at no cost to the participant. There is currently a waiting list to join this program.

Various weekly activities and health-related information are sponsored by local healthcare offices, civic groups, and churches.

The Roanoke Senior Center identified improvements needed to provide better recreational services to the community. These are listed as follows:

- ❖ The center would benefit from greater participation at the center location. Due to COVID-19, seniors have started receiving meals at home, and getting them to return to the center has been challenging.

## **Street Department**

The City of Roanoke Street Department maintains and repairs all city streets, rights of way, stormwater drains, and sidewalks. It also conducts all street cleaning and maintenance. The city provides free pick-up of limbs and yard debris. However, there is a charge for picking up construction and demolition debris, or citizens may dump it at a convenience station for a fee. Citizens can also schedule pickup, for a fee, of larger waste items such as furniture and appliances.

City maintenance also falls under the Street Department. The Roanoke Maintenance Department was established to care for all city buildings and property and the city's fleet of vehicles. The department comprises three employees with a wide range of skills.

The Roanoke Street Department identified these items needed to serve the community better, which are listed as follows:

- ❖ The city has worked with an engineering firm to complete an assessment of all city streets and created a paving plan. The city began implementing this plan in 2023 by paving ten streets with state and local funds.
- ❖ The city is trying to replace outdated equipment and vehicles and implement a schedule for when the equipment will be rotated to prevent the problem of working with outdated equipment that frequently needs repairs.
- ❖ The city is also seeking grants to help with the repair and maintenance of the many stormwater drains that are currently in need of repairs.

## Sanitation Department

The City of Roanoke established its current Sanitation Department in April 2023. This decision came after subpar services from the company contracted to perform the service previously. Waste is taken to the Randolph County Transfer Station in Wedowee.

### Utilities

The Roanoke Utility Board provides water, sewer, and natural gas service for customers within the city limits of Roanoke. The board was established on October 6<sup>th</sup>, 1948, to provide quality drinking water to the City.

#### Water Utilities

Roanoke water utilities provide water services to about 43 commercial establishments, 4 industries, and 2,901 residential customers. Crystal Lake, Jones Creek, and Randolph County Water are the water sources serving the city. These sources have a capacity of approximately 2,000,000 gallons per day, which is adequate to meet demand.

The city's water system has been determined to provide adequate service to sustain 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. In comparison, water lines 8 inches or larger are usually required in multi-family and commercial areas. Twelve inches diameter is generally the minimum size required for light industrial and 16 inches for heavy industry. Water piping for the city's system consists of about 397,562 linear feet, ranging from 2-inch to 12-inch diameter lines, spread out in a wide array throughout the city as needed. There are no plans for expansion beyond additional taps made for customers as needed. A new clear well was recently built, and filters were replaced, funded by a USDA loan. Table CF-2 displays water line size and distribution for Roanoke in 2024. Water line size and locations are shown on Map#8: *Water Utilities*.

Water Line Size (Inches Diameter)	Linear Distance (Feet)
2-inch	7,676
4-inch	21,380
6-inch	177,280
8-inch	154,684
10-inch	5,893
12-inch	30,650
Total	397,562

Source: EARPDC Database, 2024.

The city's water treatment plant uses a chlorine and chlorine dioxide system to prepare potable water for customers. The average daily water system use is around 1,000,000-2,000,000 gallons per day during peak season. The water rate minimum is set at \$30.

The rate has increased in the past 5 years due to power rates, gas, chemicals, testing, wage increases, and meeting ADEM and EPA requirements. When costs rise, they must be passed on to keep a debt ratio with the USD due to loans. Storage capacity is 200,000 gallons at College Street, 250,000 gallons at Candlewick, 3,200,000 at the Country Club, and 790,000 gallons at Clear Well, providing adequate public storage. In terms of fire protection, the city has installed 372 fire hydrants throughout the community, covering 5,490 housing units, thus giving adequate protection to residents.

## Sewer Utilities

The Roanoke Utility Board provides sewer services to approximately 1,787 residential customers, 4 industries, and 32 commercial establishments. The current plant began operations in May 2014.

Roanoke’s sewer system comprises approximately 224,194 linear feet of sewer lines sized 10 to 15 inches in diameter, extending throughout the city. A sewer line size of 6 inches is the generally accepted minimum standard diameter for private land use. Eight-inch lines are acceptable for public land use, while 12 inches and above should support light to moderate industry. Heavy industry may require a 16-inch diameter line. Roanoke’s sewer system consists of 10 inches or larger mains, which means the city provides adequate sewer service throughout the community. There are currently no proposed expansions to the sewer system. Table CF-2 displays sewer line size and distribution for Roanoke in 2024. Map #9: Sewer Utilities shows sewer line size and location.

Table CF-3. Roanoke: Sewer Line Size and Distribution 2024	
Sewer Line Size (Inches Diameter)	Linear Distance (Feet)
10-inch	16,573
12-inch	10,808
15-inch	4,961
Unknown Size	191,851
Total	224,194

Source: EARPDC Database, 2024.

Roanoke’s sewage utilities provide adequate service to the community. Capacity is 1.5 million gallons per day with an average daily flow of 450,000 gallons as of 2022, deemed acceptable to meet needs. The plant functions as a 1.5 SBR-activated sludge plant to treat effluent. The average monthly residential sewer bill has increased over the past five years.

Effluent is treated and discharged into High Pine Creek, and the water is tested twice weekly to ensure the water quality is within acceptable limits. The plant's storage capacity is 1.5 million gallons per day, which is adequate to meet needs. The treatment plant complies with ADEM (Alabama Department of Environmental Management) standards for sewage treatment and discharge, with no issues since the plant began operation. Currently, the plant is sufficient to provide all the needs of the City of Roanoke. The Utility Board continues to provide top-tier training for continued education and all resources needed for repairs and preventative maintenance.

The staff is comprised of 2 full-time staff members: a Waste Plant Supervisor and Operator (who oversees plant operations, process control, and general maintenance and keeps all records under ADEM) and a Waste Plant Operator (who is also a lab manager and assists in daily plant operations and maintenance).

The Roanoke Utility Board identified improvements needed to provide the community with better water and sewer services. These include the following:

- ❖ Replace older sewer lines as needed when funds are available
- ❖ Continue to replace older water lines

## Gas Utilities

The Roanoke Utility Board provides natural gas services for residents inside the city limits. The city's gas system serves approximately 672 residential customers. No expansions to the system are planned now, but mandatory cast iron replacement is due within the next four years. The board has applied for the gas grant in the past year and hopes to get approval for the grant to replace the cast iron.

The Roanoke Utility Board identified improvements needed to provide better gas services to the community. These improvements are listed as follows:

- ❖ Gas utilities are inspected by the Public Service Commission yearly and have always passed inspections. Replacing the last cast iron in the system would help provide better gas service.
- ❖ Extend gas lines outside city limits when funding is available

## Internet Utilities

As domestic and world companies advance in technology and communications, internet utilities and infrastructure, serving public and private entities, play an increasingly vital role in planning and development. Roanoke seeks to maintain and expand infrastructure and advance effective and efficient internet service for present and future users. Internet infrastructure and service are provided to the community through bandwidth, the data transfer rate in bits per second, and the maximum amount of information an internet connection can transfer under ideal conditions. Roanoke Telephone Company, Inc. dba TEC is an internet provider in the Roanoke City limits and in the rural areas of Randolph and Chambers Counties.

Currently, TEC provides 135,056 feet of Fiber Gigabit 940/940 bandwidth extending throughout the city as needed to local customers. Most residential customers require no more than 100 Mbps for adequate bandwidth coverage on multiple devices such as TV, tablets, and cell phones throughout their home; however, major businesses and industries operating multiple and complex computing and/or digital devices, for example, advanced surveillance, telecommunications, and digital information storage and dissemination, might require more than 100 Mbps up to 150 Mbps. Bandwidth of more than 150 Mbps or up to 1Gbps would only be needed by the most advanced digital and technological companies today. Customers presently served by TEC with internet service comprise 215 businesses, 741 residences, and 2 industries. RTC constantly evaluates fiber expansion and copper overbuild projects and applies for funding; there are also plans to upgrade bandwidth in certain areas and expand the network into unserved or underserved areas. TEC always strives to provide the best price offerings to its customers; current rates are 20%-50% lower than the broadband services benchmark rate set by the Wireline Competition Bureau. TEC provides the following services to customers:

**Service Level Agreement**—TEC has Telecommunications Service Priority; critical infrastructure sectors, governments, and nonprofits critical to national security may qualify for TSP. This rating is not solely for

telecommunications but also extends to broadband infrastructure. High-priority customers will have their service restored sooner, but there is no guarantee of a level of uptime.

**Option of Dedicated Connection**—TEC customers are also offered the option of a dedicated connection. A dedicated connection is a direct connection (D.I.A or Direct Internet Access) to the Internet service and the service provider used, which means customers do not share a connection with other customers; therefore, eliminating an oversubscribed network prone to bog down and bottleneck, slowing down connection at critical times. These connections are based on the tariff rates calculated on a traffic-sensitive cost basis.

**Symmetric Upload and Download Speeds**—TEC provides customers with symmetric upload and download speeds, allowing users to upload content from their files to the internet and download files to their computers at equal speeds. Usually, download speeds are higher than upload because most internet users pull more content from the internet than they put online; however, businesses that use cloud applications, share large files, or use the internet to support telecommunications may require equal speeds to conduct operations in the most efficient and effective means possible. TEC offers these services at no additional cost, and these are products offered to businesses at a set rate; this rate is well under the benchmark rate set by the Wireline Competition Bureau.

**Static IP Address**—Static Internet Protocol address is a permanent number assigned to a computer by an Internet Service Provider. Like a street address given to a delivery location, an IP address identifies computers on the Internet, and network devices use IP addresses to communicate. When a device is assigned a static IP address, the address does not change. Most devices use dynamic IP addresses assigned by the network when connected but change over time. Since a static IP address does not change, it won't need to reset itself, causing the server to go offline. Many businesses, particularly those that sell products or services online, need a static IP address to avoid conflicts with customers' online purchases and an SSL certificate that allows the acceptance of customer credit card information. TEC offers this service to businesses at \$9.95 for one, \$29.95 for three, and \$49.95 for five.

TEC is involved with the community by joining the Chamber of Commerce and participating in community and other club meetings such as Rotary. RTC also works with many programs to improve and enhance public services, including schools, libraries, and the ABC Student program. TEC also offers free public access Wi-Fi for students who may need internet access but lack sufficient financial resources to have personal broadband and has a digital literacy program that provides training online, in the library, and in schools.

TEC identified improvements needed to provide better internet services to the community. These improvements are listed as follows:

- ❖ Funding for fiber expansion opportunities
- ❖ Community support and input for fiber projects

# Analytical Summary

This analytical summary outlines the top needs determined by each community facility department/organization in the City of Roanoke in 2023. Results were based on the 2023 Community Facilities Survey distributed and collected by the Roanoke City Administration.

## ***City Administration***

- ❖ Funding for infrastructure through grants and economic development
- ❖ Funding for community spaces and facilities through grants and economic development
- ❖ Participation from community members for boards, commissions, and committees through better outreach (social media, public interaction, etc.)

## ***Law Enforcement***

- ❖ Community cameras (grant)
- ❖ Updated radio system (grant)
- ❖ Hire more officers (Council approval of funds)

## ***Roanoke Volunteer Fire Department***

- ❖ Funding to upgrade equipment- The City and fire department consistently apply for grants to purchase new equipment.

## ***Education***

- ❖ We would love to have our own career technology center so that kids do not miss instructional time while being bussed to Wedowee, and needs could be tailored to our students.
- ❖ Scholarships for dual enrollment courses would increase participation and help students prepare for college.
- ❖ Expanding Ag Program- We want to expand resources at the outdoor education center. The RRCTC has worked with us this year to construct a pole barn. We hope to add livestock soon.

## ***Annie L. Awbrey Public Library***

- ❖ Purchasing materials that cover issues outside of the status quo
- ❖ Diversification of workforce
- ❖ Encouraging readers to broaden their horizons
- ❖ Create a space designated for youth and technology: create a secondary space, a place to go when one does not want to go home; a secondary space should include engaging activities, such as a maker space or media lab; comfortable, modern furniture with charging ports; Purchase a code club portal subscription, such as Prenda, which is an extracurricular activity to help young people learn computer coding language through projects, to create games, animations, and web pages using Scratch, Python, or HTML/CSS; employ a high school or college student with interest in technology to work in the “youth and technology” area
- ❖ Expanding the collection outside of just books and computers to include other forms of media (i.e. movies, music, hobby materials)

- ❖ Provide greater access to the library’s facility and resources by doing the following: The library will exist not just as a building or infrastructure but also as a place to exist and be a part of the community; creating spaces with furnishings that encourage and allow for appreciation of arts, humanities, and sciences; delivering spaces that are comfortable and secondary to being at home; delivering spaces with a push-to-open, handicap-friendly doorway and flooring that is easily navigated in a wheelchair; improving library lighting with updated, economic figures.

### ***Parks and Recreation***

- ❖ New Recreation Center
- ❖ T-ball field
- ❖ Soccer Field

The only way to meet these goals is by grants or establishing a 5-10-year plan.

### ***Street and Sanitation***

- ❖ The city has worked with an engineering firm to complete an assessment of all city streets and created a paving plan. The city began implementing this plan in 2023 by paving ten streets with state and local funds.
- ❖ The city is trying to replace outdated equipment and vehicles and implement a schedule for when the equipment will be rotated to prevent the problem of working with outdated equipment that frequently needs repairs.
- ❖ The city is also seeking grants to help with the repair and maintenance of the many stormwater drains that are currently in need of repair.

### ***Housing Authority***

- ❖ Unit modernization
  - Additional funding at the local, state, and/or federal level
- ❖ Increase security
  - Phase 1 of surveillance camera installation is underway but additional cameras are needed. Additional funding would assist in expediting installation which would benefit our residents and the city as a whole.
  - Chief Caldwell has been very generous with his time to identify security needs at Avenue A and Seymour and to develop a plan for improvements. Residents have security concerns regarding the neighboring trailer park at the Seymour site. Additional police patrol is greatly needed at the Seymour site.
- ❖ Broadband/Internet access
  - Funding is needed to address the digital divide for the Avenue A and Seymour sites. RHA would be open to working with the City of Roanoke to apply for Community Development Block Grant (CDBG) funds and other funding sources to address the abovementioned needs.

### ***Senior Center***

- ❖ The center would benefit from greater participation at the center location. Due to COVID-19, seniors have started receiving meals at home, and getting them to return to the center has been challenging.

## ***Utilities***

### ***Water and Sewer Utilities***

- ❖ Replace older sewer lines as needed when funds are available
- ❖ Continue to replace older water lines

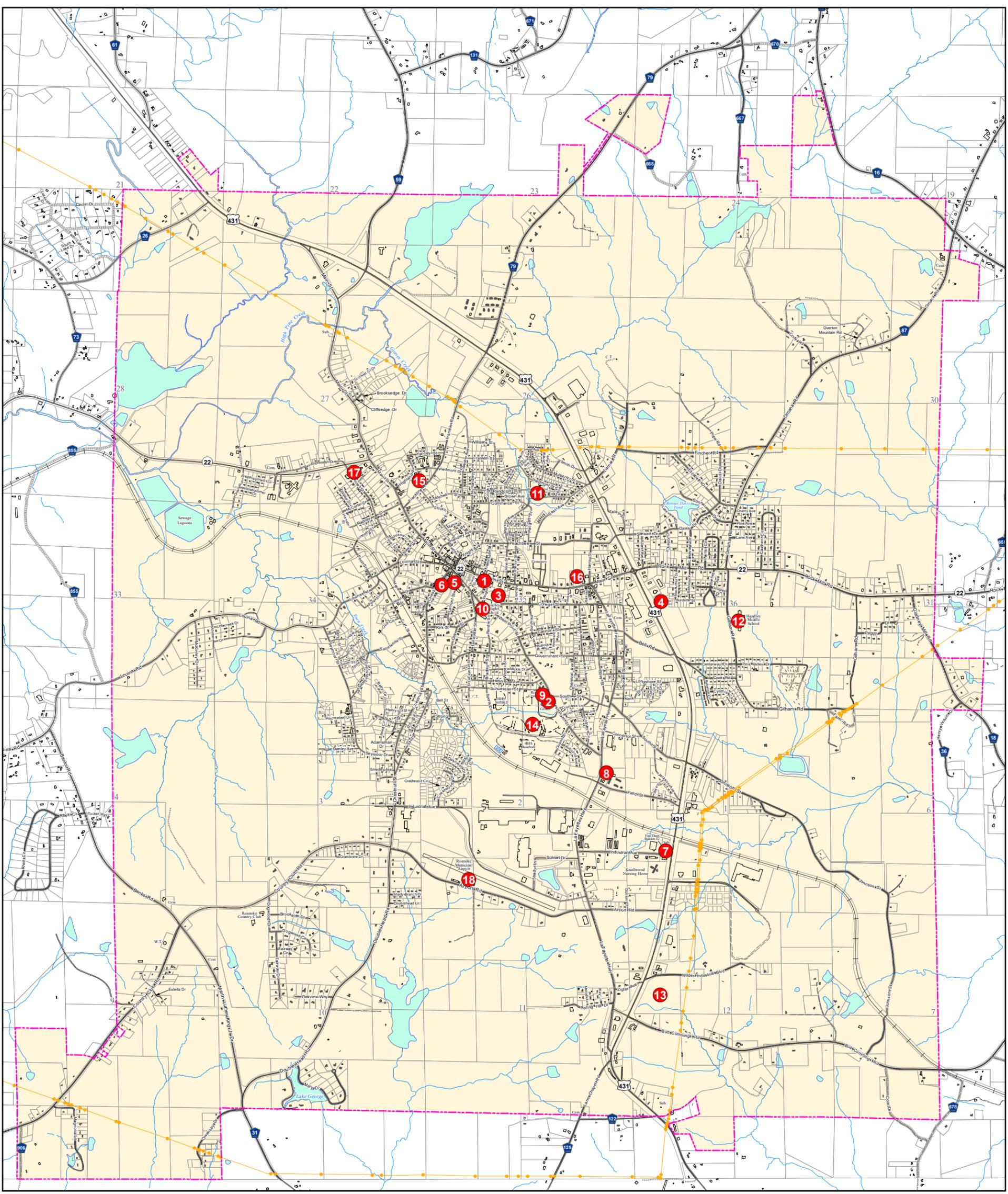
### ***Gas Utilities***

- ❖ Gas utilities are inspected by the Public Service Commission yearly and have always passed inspections. Replacing the last cast iron in the system would help provide better gas service.
- ❖ Extend gas lines outside city limits when funding is available

### ***Internet Utilities***

- ❖ Funding for fiber expansion opportunities
- ❖ Community support and input for fiber projects

This page left intentionally blank.

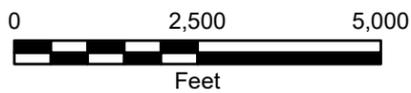


**Legend**

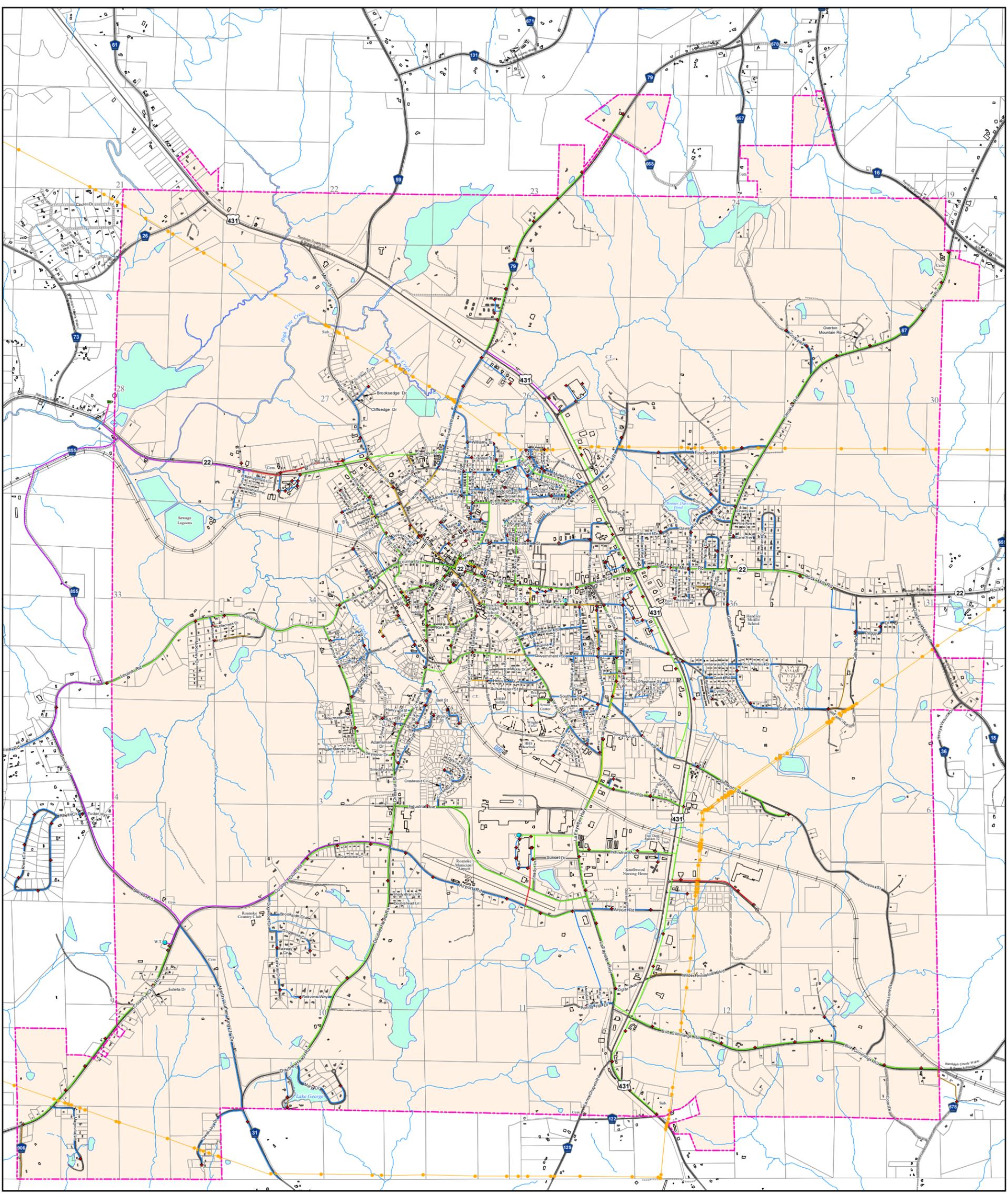
- 1 City Hall
- 2 Senior Center
- 3 Public Library
- 4 Post Office
- 5 Police Department
- 6 Fire Department
- 7 Fire Department Station #2
- 8 Street Department
- 9 Recreation Center
- 10 Handley High School
- 11 Knight Enloe Elementary School
- 12 Handley Middle School
- 13 Faith Christian Academy
- 14 Wright Field (Sports Complex)
- 15 Kid's Town Park
- 16 Randolph County Health Department
- 17 Boys & Girls Club
- 18 Roanoke Municipal Airport

# Map 8 - Community Facilities

## The City Of Roanoke Alabama



Prepared By The East Alabama Regional Planning And Development Commission, 2024.  
Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.



# Map 9 - Water System

## The City Of

# Roanoke

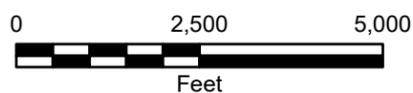
## Alabama

### Water Lines (Diameter)

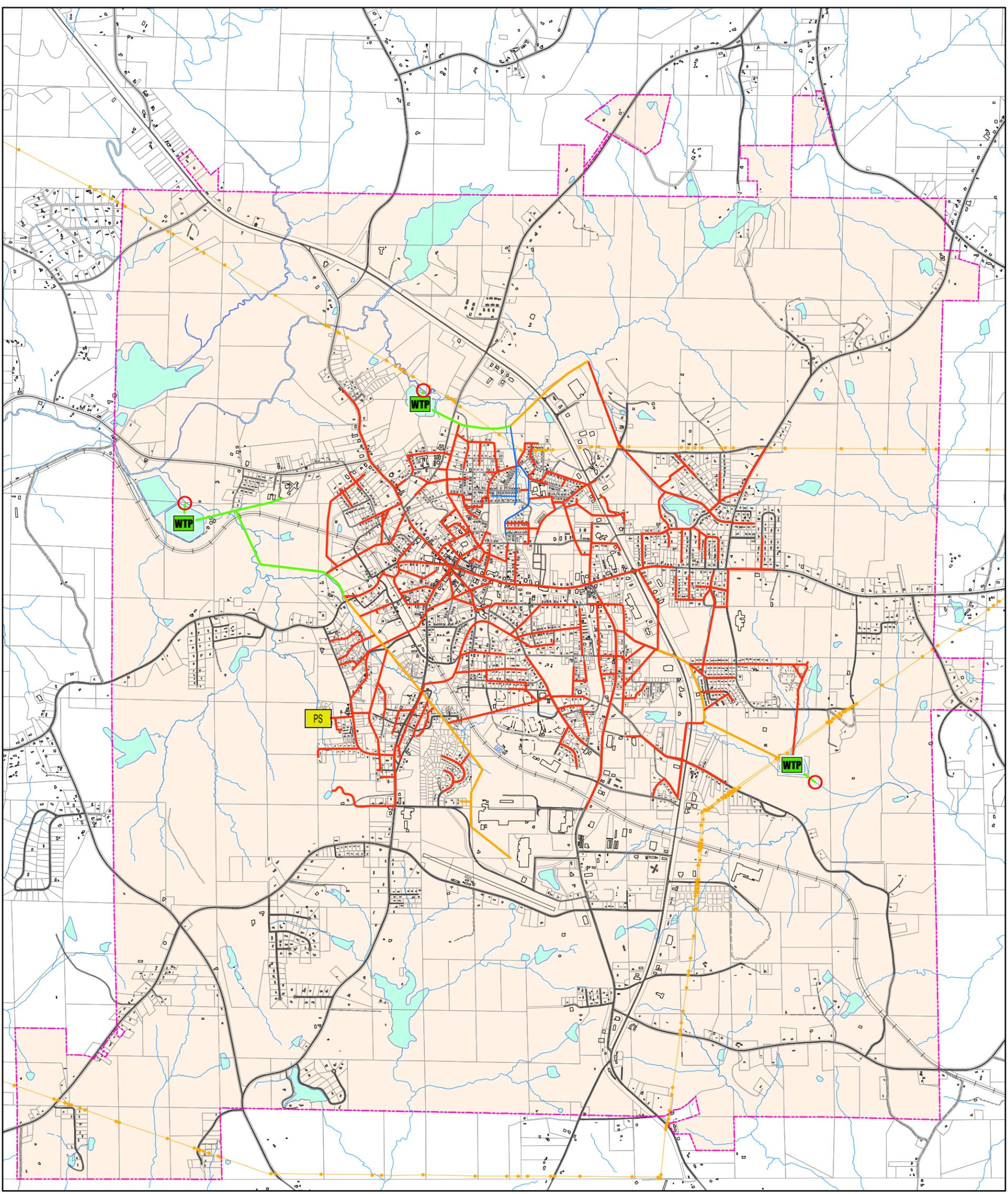
- 14"
- 12"
- 10"
- 8"
- 6"
- 4"
- 2"
- Other Systems

### Water System

- ♦ Hydrant
- Valve
- Water Tank
- Production Well
- Pump Station
- Storage Basin
- Water Treatment Facility



Prepared By The East Alabama Regional Planning And Development Commission, 2024.  
 Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.



# Map 10 - Sewer System

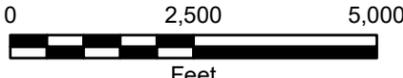
## The City Of

# Roanoke

## Alabama

### Sewer Lines (Diameter)

- Unknown Size
- 10 inch
- 12 inch
- 15 inch



### Sewer System

- Sewage Outfall Point
- PS Sewage Pump Station
- WTP Sewage Treatment Facility

Prepared By The East Alabama Regional Planning And Development Commission, 2024.  
 Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.

## CHAPTER 7: HOUSING

Housing is one of the most fundamental community needs affecting quality of life. A diverse and adequate supply of quality housing must be available for a community to grow and prosper. A housing examination helps identify housing types, existing housing conditions, availability, and affordability to determine and meet housing needs. As a community grows and develops, the need for quality, safe, and affordable housing increases, along with the need for various housing types to meet the demands of residents in different stages of life and with changing preferences.

Some benefits and impacts of properly planned housing improvements and development include the following:

- ❖ **Economic Impact**—Economic developers and workforce employers seek communities with a readily available workforce. Employment from new home construction and improved housing creates economic ripples throughout the community. According to the National Association of Home Builders (NAHB), in their analysis of the broad impact of new construction, the building of 1,000 average single-family homes generates approximately:
  - 2,970 full-time jobs
  - \$162 million in wages
  - \$118 million in business income, and
  - \$111 million in taxes and revenue for state, local, and federal governments.
  
- ❖ **Community Health**—We spend most of our lives at home. For most Americans, the home represents a place of safety, security, and shelter where families come together. According to the Environmental Protection Agency (EPA), most Americans spend about 90% of their time indoors. Potential health risks associated with poor housing conditions must be properly assessed and addressed in neighborhoods of concern.
  
- ❖ **Reductions in Foreclosure**—According to the U.S. Department of Housing and Urban Development, households who pay more than 30% of their annual income on housing costs are considered cost-burdened and might have substantial difficulty affording necessities such as food, clothing, transportation, and medical care. HUD estimates that approximately 12 million renter and homeowner households pay more than 50% of their annual income on housing costs. To ease housing burdens, HUD grants states and local governments funding for building, buying, and rehabilitating housing for rent or ownership, and it provides direct rental assistance to low-income families who qualify. Reducing foreclosures by providing affordable housing and housing assistance in a community will, in effect:
  - Stabilize neighborhood housing value,
  - Enhance tax collections,
  - Increase utility revenues,
  - Mitigate health and security hazards in association with empty structures,

- Lessen court and legal expenses in connection with demolition and
  - Provide for more attractive and enduring housing developments
- ❖ **Environmental Conservation**—Quality housing with increased energy efficiency preserves the environment by driving down demand for energy from power plants and other power facilities, thus lessening the waste byproduct generated from power production. According to the EPA, about 39% of the total energy production in the U.S. is used to generate electricity. At the same time, the U.S. Energy Information Administration estimated that 16% of electrical consumption was used in the residential sector as of December 2020.

The City of Roanoke recognizes the benefits of quality, safe, and affordable housing and is addressing concerns. This chapter examines the city’s housing inventory in terms of units by type, tenure and occupancy status, vacancy status, and household size. It also examines housing conditions, including housing stock age and physical conditions. An analysis of housing value and affordability and an analytical summary round out the study.

Housing information was collected and examined using the 2014-2018 and 2018-2022 American Community Survey (ACS). American Community Survey data was analyzed for tenure and occupancy, vacancy status, household size, housing value, rental costs, housing unit type, housing stock age, owner-occupied affordability, and renter-occupied affordability. The city’s physical housing conditions were obtained from a special EARPDC observational survey conducted in 2024.

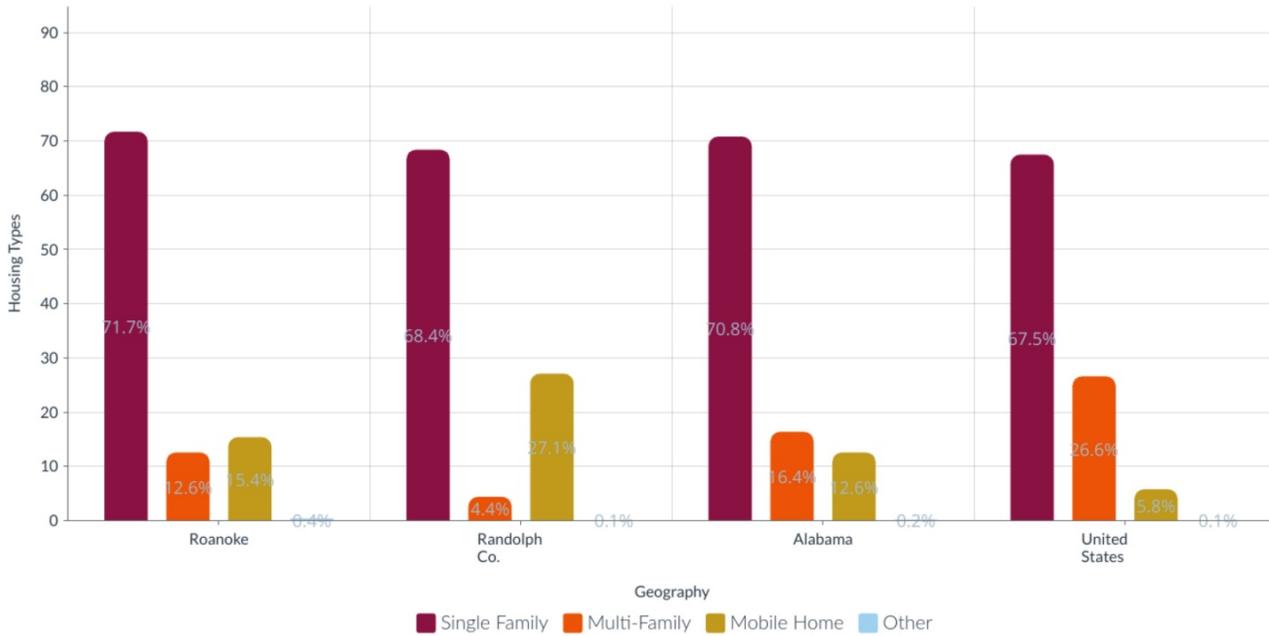
## **Housing Inventory**

### **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, thus attracting more people. An examination of unit types reveals the most common and least common housing options available, expressing trends in housing development. Roanoke 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, townhomes, and duplexes, 3) Mobile home—a transportable structure which is two hundred fifty-six 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.

Roanoke showed contrasting trends in housing unit types compared to Randolph County, Alabama, and the U.S. Between 2018 and 2022, the city decreased in single-family homes by a moderate –6.5% while the county declined less considerably by –0.3%, and both the state and nation grew by 3%. During this time, both Roanoke (16.9%) and Randolph County (18.6%) reported an increase in mobile homes, while the state (-3.2%) and nation (-4.5%) declined in this category. The city decreased in multi-family units by a substantial –34.2%, while the county reported a similar loss of –20.1% in this housing category. The state and nation both showed minor growth, at 2.2% and 4.9%, respectively. This information indicates a city and county trend away from multi-family housing and toward manufactured housing.

**H-1: Housing Unit Types**  
Roanoke, AL (2022)



Most housing units in Roanoke in 2022 were single-family, accounting for 71.7% of all units, which was more than Randolph County, recording 68.4%, Alabama 70.8%, and the U.S. at 67.5%. Also, in 2022, the city reported a moderate portion of multi-family units at 12.6%, compared to the county at 4.4%. However, the state and nation showed more multi-family units at 16.4% and 26.6%, respectively. This information indicates that Roanoke held higher than average representation in multi-family housing compared to Randolph County. Though the city had grown in the portion of mobile homes from 2018-2022, Roanoke held a smaller portion of mobile homes at 15.4% compared to the county (27.1%). However, the city had higher portions of mobile homes than the state (12.6%) and considerably higher amounts compared to the nation at 5.8%. Figure H-1 illustrates housing unit types for Roanoke, Randolph County, Alabama, and the U.S. in 2022 per the 2018-2022 American Community Survey. The figure shows the city with a more significant portion of single-family compared to the county, state, and nation and a smaller representation of multi-family compared to the state and nation. In the Appendix, consult Tables H-1: Housing Unit Types for the 2014-2018 and 2018-2022 ACS.

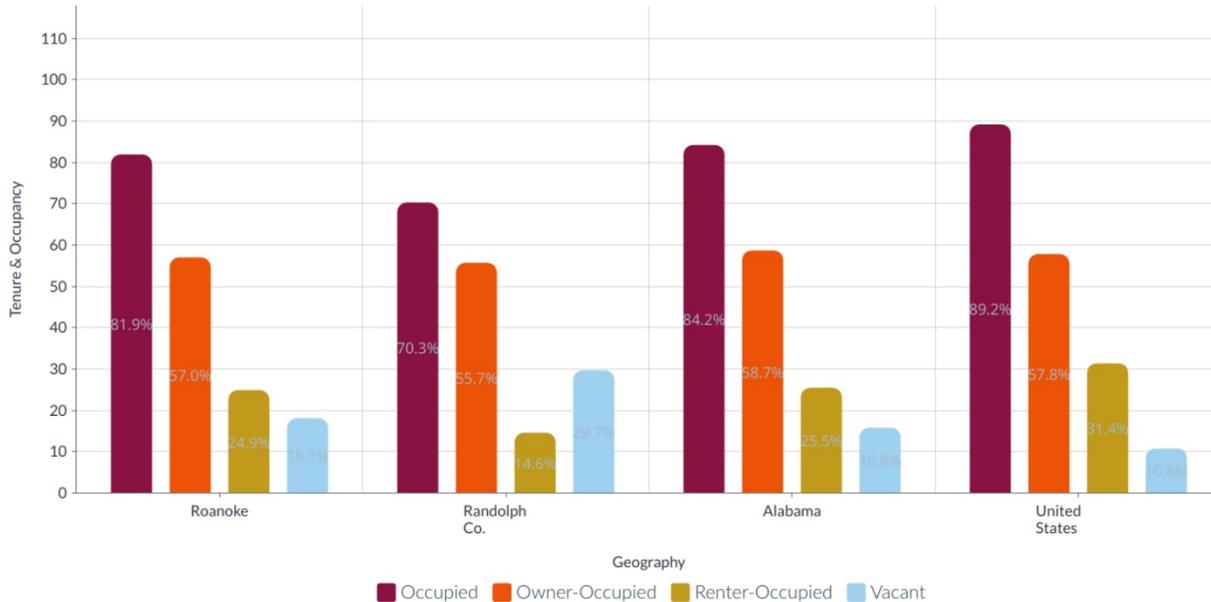
## Tenure and Occupancy Status

Housing occupancy and ownership patterns change due to the housing market and population changes. A study of housing ownership patterns helps analyze housing needs and guide policies toward better housing development. The Census Bureau recognizes tenure as the distinction between owner-occupied and renter-occupied housing units. At the same time, occupancy is defined as a housing unit classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration—that is, when the Census counts were made. A housing unit is vacant if no one lives in it at the time of enumeration unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also considered vacant.

Tenure and occupancy for Roanoke showed somewhat differing trends compared to Randolph County, Alabama, and the U.S. Between 2018 and 2022, the city decreased in half the examined categories. Occupied units declined by -10.7%, while the county grew by 1.0%, the state increased by 3.9%, and the nation by 5.3% in occupancy.

Vacancies for Roanoke, during this time, increased by 4.7%, while Randolph County showed growth of 7.9%. Alabama and the U.S. declined in vacancies from 2018-2022, seeing losses of -5.3% and -8.7%, respectively. Also, at this time, the city declined substantially in renter-occupied housing by -29.4%, while the county (-21.1%) also dropped in this category. Still, the state (0.1%) and nation (2.2%) grew slightly in this tenure, indicating a city and county trend away from renter-occupied housing, as previously discussed regarding housing unit types.

**H-2: Tenure and Occupancy**  
Roanoke, AL (2022)



Roanoke showed similar portions in tenure compared to Randolph County, Alabama, and the U.S. In 2022, owner-occupied housing comprised approximately 57.0% of the city’s housing stock, while the county reported 55.7%, the state 58.7%, and the nation 57.8%. Renter-occupied housing in the city, at 24.9%, constituted higher representation than the county (14.6%) but lower than the state at 25.5% and the nation at 31.4%. This information indicates that, in 2022, renter-occupancy was more popular as a tenure option in the state and nation than in the city and county. Figure H-2 displays tenure and occupancy for Roanoke, Randolph County, Alabama, and the U.S. in 2022. For more information, see Tables H-2-3: *Tenure and Occupancy* (Decennial Census and American Community Survey) in the Appendix.

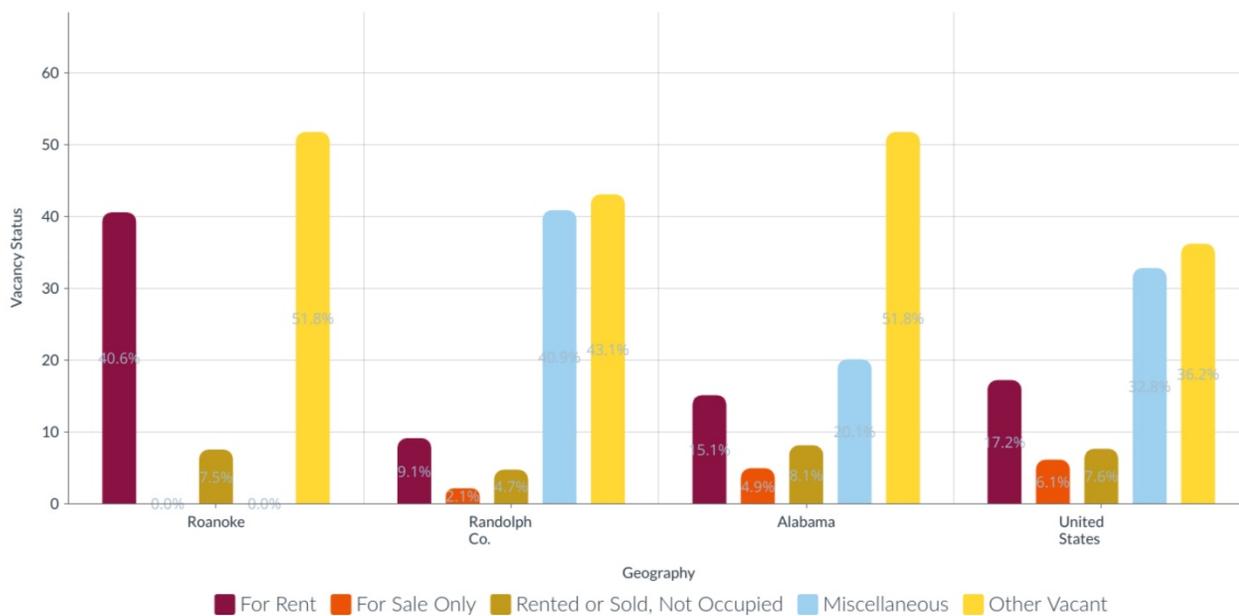
## Vacancy Status

Vacancy status helps determine how vacant housing has been utilized. A housing unit is vacant if no one lives there during enumeration unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also considered vacant. Occupants classified as having a “usual residence elsewhere” are counted at the address of their regular place of residence. Therefore, vacancies can be occupied houses for rent, sale, or seasonal or recreational use only.

Five categories were selected to identify how vacant housing was being used. These include: 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, Roanoke exhibited significantly different trends compared to Randolph County, Alabama, and the U.S. From 2018 to 2022, the city grew overall in vacancies by 4.7%, which was somewhat less growth than the county (7.9%), while the state (-5.3%) and nation (-8.7%) experienced a decline in vacancies. Of these vacancies, the city increased the number of homes for rent only by a staggering 600%, while the county also grew substantially by 197.3%; the state and nation experienced moderate decline by -19.3% and -7.0%, respectively. Roanoke decreased in vacant homes used for other purposes by -29.5%, as Randolph County (-3.0%) and the U.S. (-4.3%) showed a less significant loss, and Alabama grew slightly by 2.8% in this vacancy status. Furthermore, the city decreased in vacant homes used for rent only considerably, by -100.0%, which was more loss than the county, which fell by -34.2%. The state and nation fell in this category by -34.6% and -28.6%, respectively. This information indicates a trend of more growth in city homes available for rent only and loss of for sale only than in the county, state, and nation during this time.

H-3: Housing Vacancy Status  
Roanoke, Alabama (2022)



Roanoke also displayed considerably different patterns in vacancy status compared to Randolph County, Alabama, and the U.S. In 2022, the city’s most prevalent vacancy status was other vacant at 51.8%, which was comparable to the state also at 51.8% and higher than the county (43.1%) and the nation at 36.2%. Lining up with the trends in vacancy status discussed above, Roanoke held a higher portion of for rent only (40.6%) and no representation of for sale only, in contrast to Randolph County at 9.1% and 2.1%, Alabama at

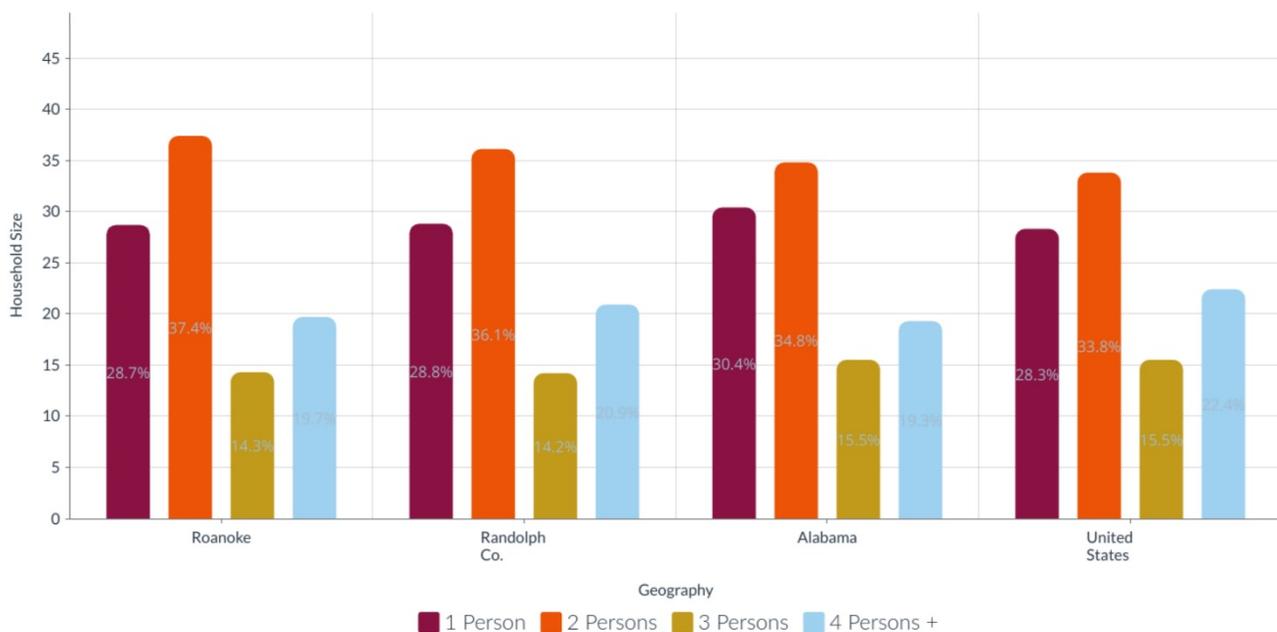
15.1% and 4.9%, and the U.S. at 17.2% and 6.1%, respectively. This information indicates proportionately more city homes available for rent only and fewer vacancies used for sale-only purposes compared to the county, state, and nation. This could be attributed to the popularity of owner-occupied housing and the city’s trend away from rental housing. Figure H-3 displays the vacancy status for Roanoke, Randolph County, Alabama, and the U.S. in 2022. The figure illustrates the city’s more significant portion of for rent only vacancies and lack of for sale or miscellaneous uses in contrast to the county, state, and nation. For more information, see Tables H-4-5: Vacancy Status (Decennial Census and American Community Survey 2014-2018 & 2018-2022) in the Appendix.

## Household Size

Household size is a useful measure in determining how housing is being utilized and in assessing household needs. Generally, a community with fewer individuals per household could best meet housing needs by building smaller or more compact housing than one with larger households and vice versa. For this household size study, four household sizes were examined, including 1-person households, 2-person households, 3-person households, and households occupied by 4 or more persons.

Roanoke reported contrasting trends in household size compared to Randolph County, Alabama, and the U.S. Between 2018 and 2022, the city declined in all but one household size. During this time, 1-person households fell by –13.1%, while the county (1.1%), state (7.0%), and nation (7.0%) all grew in this category. The city experienced a more considerable decline in households with 3 persons, falling by –29.4%, while the county declined by –15.0%, and the state and nation grew in this household size by 1.6% and 3.7%, respectively. The city also minorly declined in households with 2 persons, falling by –12.3%, as the county dropped by –6.4%, and the state (2.7%) and nation (4.9%) grew in this category. The city grew in households with 4 persons or more by 22.2%, the county increased by 37.0%, and the state and nation grew less substantially by 3.3% and 3.6%, respectively. Such a growth trend in the most significant household size could be attributed to the city holding a high portion of single-family and owner-occupied housing, as previously discussed.

**H-4: Household Size**  
Roanoke, Alabama (2022)



Representation in household size showed comparable results to the county, state, and nation. In 2022, Roanoke’s single most prevalent household size was 2-person, accounting for 37.4% of all households, which was slightly higher than Randolph County (36.1%), Alabama (34.8%), and the U.S. (33.8%). Roanoke and Randolph County reported 29% of households with one person, while Alabama recorded 30.4% and the U.S. 28.3%. This information indicates that the city, county, state, and nation had smaller households as the majority. Furthermore, the city surpassed the county, state, and nation in households with 1 or 2 persons, indicating smaller households at the city level. Figure H-4 illustrates household size for Roanoke, Randolph County, Alabama, and the U.S. in 2022. For more information from the American Community Survey, see Table H-6-7 *Household Size* (Decennial Census and ACS 2018 & 2022 in the Appendix).

The average household size for Roanoke in 2022, 2.46, indicates the city has slightly fewer households than Randolph County, 2.47, Alabama, 2.53, and the U.S., 2.57. For more information from the American Community Survey, see Table H-7 *Household Size* (ACS 2018 & 2022) in the Appendix.

## **Housing Conditions**

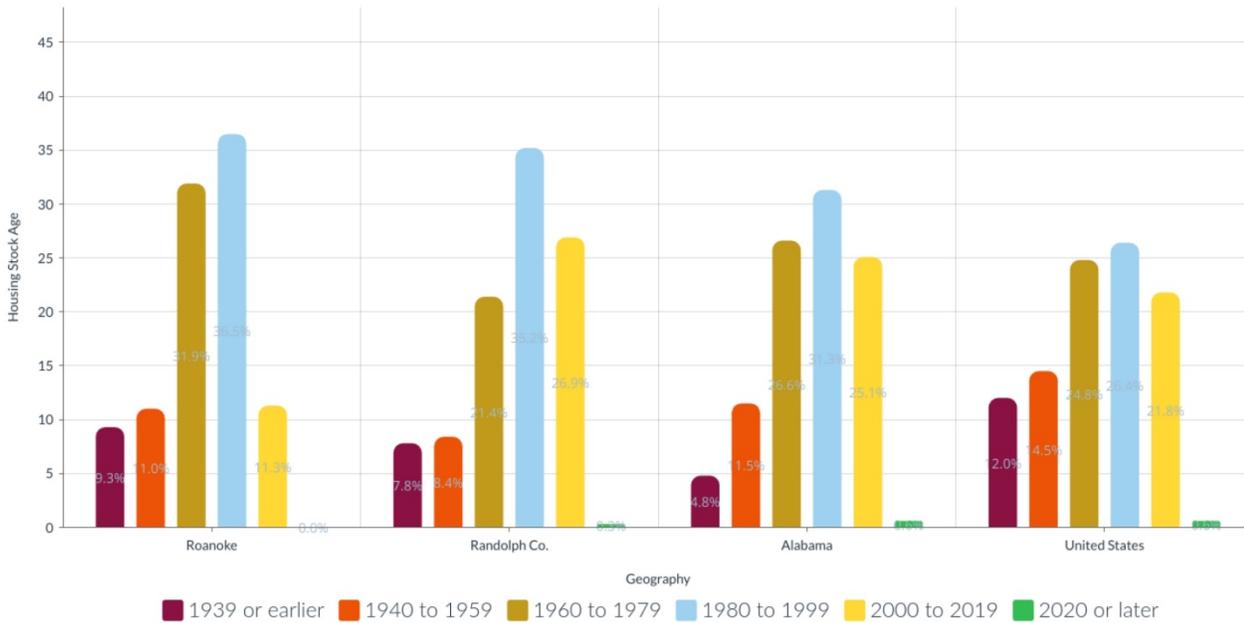
### **Housing Stock Age**

The housing stock age is a good indicator of current housing conditions and needs. A thorough examination of housing age can be used to assess probable housing conditions and needs for improvements within the community. Generally, older homes aged 40 years or older show signs of wear, and more significant improvements might be needed to provide adequate living conditions for occupants. Therefore, homes predating 1980 should require considerable attention, and homes built before 1960 should receive special attention. Newer homes have been identified as homes built post-1999. The 2018-2022 American Community Survey was used to obtain information on housing stock age.

Roanoke is a historic city established in the late 1800s. As such, the city holds a more significant portion of older homes compared to other communities in Randolph County and Alabama and a similar portion compared to the U.S. According to the 2018-2022 American Community Survey, both Roanoke and the U.S. had a median year structure built of 1979, while Randolph County reported 1988, and Alabama 1985. In terms of housing stock age, the American Community Survey recorded approximately 52.2% of city homes built before 1980, as the county (37.7%) reported smaller portions, and the state (42.9%) and nation (51.3%) recorded somewhat less. In addition, approximately 20.3% of city homes were built before 1960, and while the nation showed similar portions (26.5%), the county (16.3%) and state (16.4%) held somewhat fewer homes constructed pre-1960. The city reported approximately 11.3% of homes built post-1999. At the same time, the county, state, and nation exhibited a more significant portion of newer homes at 27.2% for the county, 25.7% for the state, and 22.3% for the nation. Figure H-5 illustrates the housing stock age for

Roanoke, Randolph County, Alabama, and the U.S. in 2022.

H-5: Housing Stock Age  
Roanoke, Alabama (2018-2022)



Notice on the chart that a more significant portion of city homes were built between 1960 and 1979 compared to the county, state, and nation. Also, notice the significantly smaller portion of city homes built in 2000 or later compared to the county, state, and nation. This can be attributed to Roanoke’s booming manufacturing sector in the early to mid-twentieth century, with more homes built around that period. Because older homes tend to require more renovations and general maintenance, the city could, as a planning consideration, conduct a housing assessment and explore means of improving and preserving housing. Such planning would seek to provide quality housing in older neighborhoods and other areas throughout the community where housing improvements might be needed. See Table H-8: Housing Stock Age in the Appendix for more information.

### Physical Housing Conditions

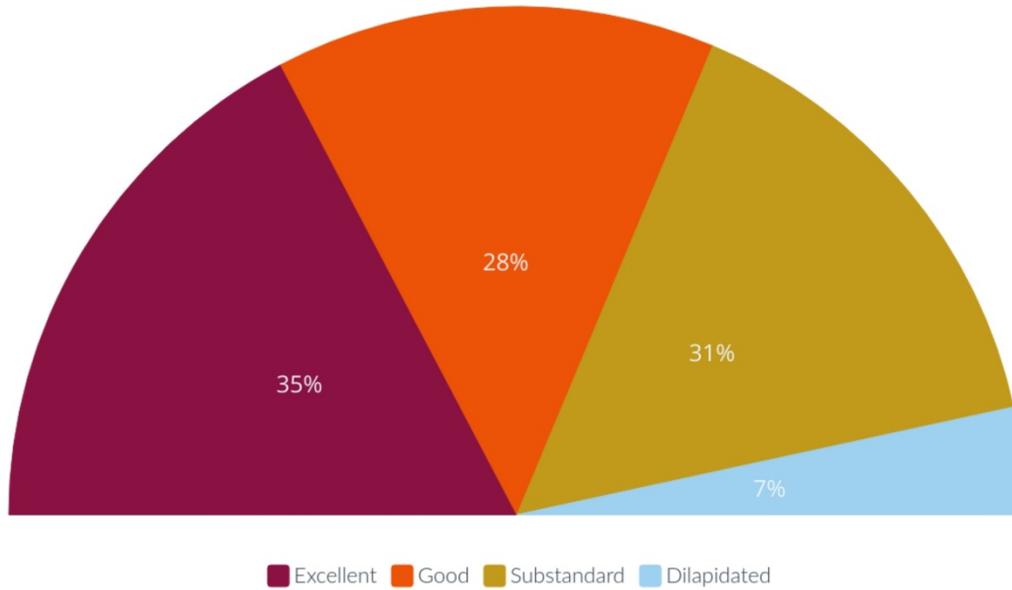
Quality physical housing conditions are essential in serving the general population and attracting new people to the community. This plan section examines physical housing conditions based on outside physical aesthetic appearance and apparent structural stability. In 2024, EARPCD cartography staff surveyed the city to inventory housing improvement needs (See Map 11: *Housing Conditions*) based on four pre-determined criteria: 1) excellent condition, 2) good condition, 3) substandard condition, and 4) dilapidated condition. These criteria are described as follows:

- Excellent conditions- overall quality and workmanship are above average. The units exhibit highly maintained features.
- Good conditions—units need no work, all painted areas are painted, the 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 are in place, and the shingles are in good condition. No rotten or missing shutters. All doors are in good shape. Foundations are complete and not cracked or sagging.
- Substandard 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, and cluttered appearances. These units range 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 could be deemed “unlivable” and not habitable.

Disclaimer: The results of the housing conditions survey have been based solely on a general “visibility” survey conducted by EARPDC cartography staff for use in this Comprehensive Plan. Therefore, the information and findings of this survey cannot be considered an actual and completely accurate assessment of city housing conditions. Additional assessment of homes, conducted by a professionally trained and certified building inspector, would be necessary to determine conformance to the City Code. Instead, this information is meant to be used as a “foundational” first step in identifying individual homes, neighborhoods, and other areas of the city that may require further and more detailed assessment of housing condition improvements and needs. Please note that multi-family is examined by unit, not by structure.

According to the EARPDC housing conditions survey conducted in 2024, Roanoke had 2,622 home units surveyed, of which 1,961 (75%) were single-family, 378 (14%) were multi-family, 278 (11%) were manufactured, and 5 (0.2%) were Recreational Vehicles (RVs). The survey showed approximately 35% of the total units in excellent condition, 28% in good condition, 31% (nearly a third) in substandard condition, and 7% dilapidated. Manufactured units reported the most need for improvements, with 176 (63%) units in substandard condition and 25 (9%) dilapidated. Single-family homes also recorded need, with 30% in substandard condition. Table H-1 displays housing conditions in Roanoke based on the 2024 EARPDC survey. As a planning consideration, the city should examine a more detailed assessment of housing conditions and make improvement plans accordingly. For more information, see Table H-9: *Physical Housing Conditions* in the Appendix and Map 11: *Housing Conditions* at the end of this chapter.

**H-6: Physical Housing Conditions**  
Roanoke, Alabama (2024)



**Table H-10. Physical Housing Conditions: Roanoke, AL 2024**

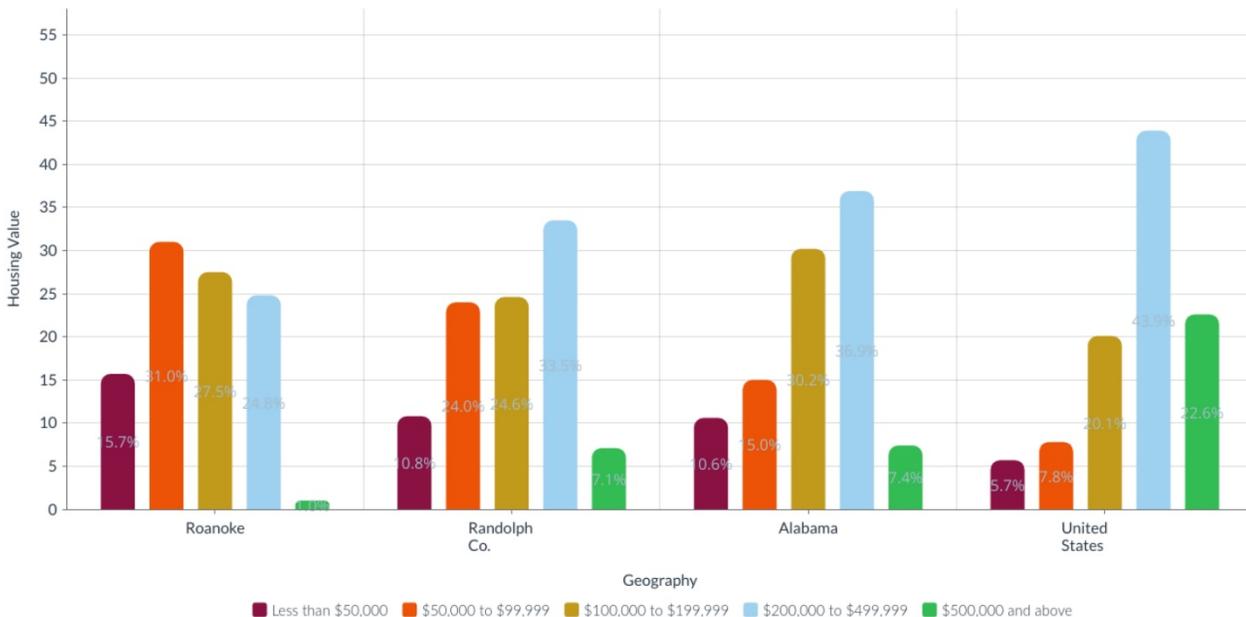
Housing Conditions	Single-Family		Multi-Family		Manufactured		RV		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Excellent	674	34.4%	208	55.0%	26	9.4%	0	0.0%	908	34.6%
Good	567	28.9%	114	30.2%	51	18.3%	2	40.0%	734	28.0%
Substandard	578	29.5%	46	12.2%	176	63.3%	3	60.0%	803	30.6%
Dilapidated	142	7.2%	10	2.6%	25	9.0%	0	0.0%	177	6.8%
<b>Total</b>	<b>1,961</b>	<b>100%</b>	<b>378</b>	<b>100%</b>	<b>278</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	<b>2,622</b>	<b>100%</b>

# 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 the value of owner-occupied housing, the primary form of housing in the community. Roanoke recognizes the need to promote and encourage quality housing development and has actively prepared for such growth.

Roanoke showed contrasting housing value trends compared to Randolph County, Alabama, and the U.S. From 2018 to 2022, the city declined in homes valued at less than \$50K by -40.6% and the county by -49.1%, while the state (-20.6%), and nation (-21.0%) declined less significantly in this value category. Also, during this time, the city experienced substantial growth (185%) in homes valued at \$200,000-\$499,999 as the county grew by 120.4%, the state by 51.3%, and the nation by 25.2%. The city’s most significant decline occurred in the \$500,000 and above category, with a drop of -75%, as the county (99.6%), state (103.2%), and nation (76.2%) all grew significantly in this housing value. This information indicates that, in terms of housing value, the city declined in homes with higher value more considerably than homes with a lower value.

**H-7: Housing Value (Owner-Occupied)**  
Roanoke, Alabama (2022)



Representation of housing values in Roanoke differed from Randolph County, Alabama, and the U.S. Roanoke and Randolph County held higher portions of homes valued at less than \$99,999 at 46.7% and 34.8%, respectively, compared to Alabama at 25.5% and the nation at 13.4%. In 2022, Roanoke exhibited fair representation of homes of high value, with approximately 25.8% being valued at \$200,000 or above, which was a moderately lower portion than Randolph County at 40.6% yet considerably lower representation than Alabama at 44.3% and the U.S. at 66.5%. This information indicates that the city fell short of the county, state, and nation in the portion of high-value homes. Figure H-7 exhibits housing value for Roanoke, Randolph County, Alabama, and the U.S. in 2022. See from the chart that the city’s higher portion of homes with low to moderate value. For more information, see Table H-10: *Housing Value of Owner-occupied Units (2014-2018 & 2018-2022 American Community Survey)* in the Appendix.

Median housing value (MHV) was also examined. Between 2018 and 2022, Roanoke’s MHV grew from \$78,900 to \$111,000, which was lower than Randolph County’s growth, with an increase from \$88,700 to \$155,000. Roanoke’s MHV was considerably lower than Alabama which climbed from \$137,200 to \$179,400, and substantially lower than the U.S., which grew from \$204,900 to \$281,900. Such an increase in housing value in the U.S. could be attributed to a national housing market recovery since 2009.

## **Housing Affordability**

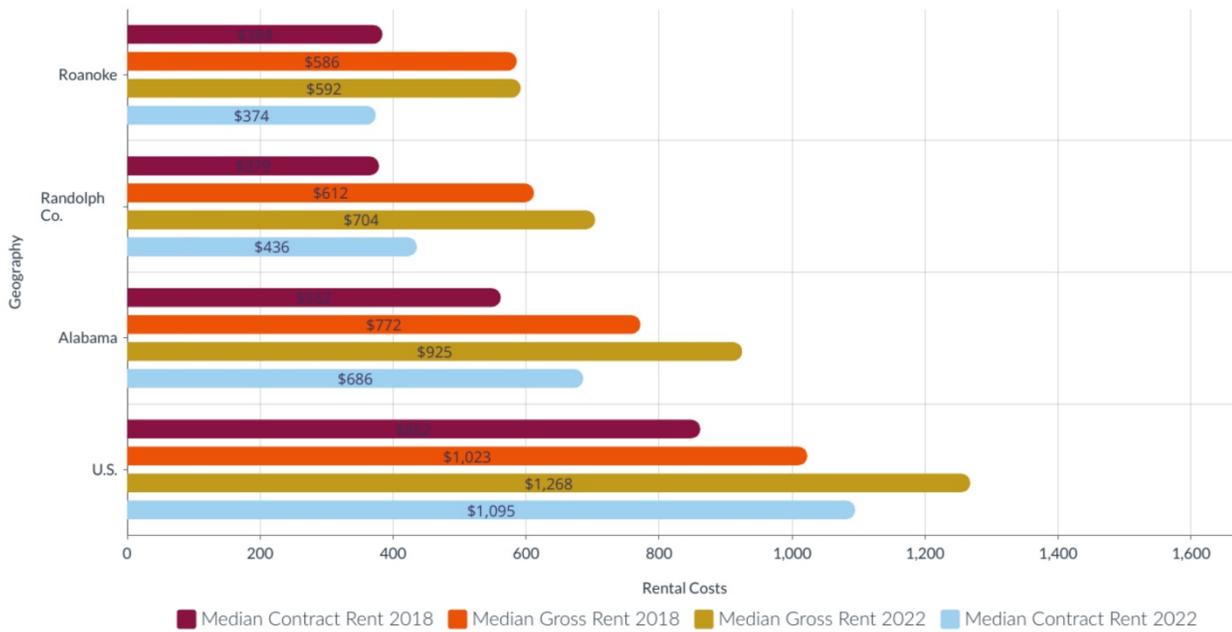
Roanoke recognizes the need to establish and maintain affordable and suitable housing for residents. According to the Alabama Housing Finance Authority, the generally accepted affordability standard for housing costs is at most 30 percent of household income. The city’s owner-occupied housing satisfies this requirement, but the city rates poorly in renter-occupied affordability. Housing affordability is examined through contract rent, gross rent, and housing value changes. Contract rent is, as described in the 2010 Census, “monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included”. Gross rent is also defined in the 2010 Census as “the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.)”.

Housing affordability is also determined through owner-occupied and renter-occupied monthly owner costs as a percentage of household income, which this section on affordability also examines.

### **Rental Costs**

Examining rental costs plays an important role in determining affordability for renters in a community. Rental cost information for this section was collected and analyzed using American Community Survey figures for median contract rent and gross rent. The information gathered shows that Roanoke displayed lower rental costs than Randolph County, Alabama, and the U.S.

**H-8: Rental Costs**  
Roanoke, AL (2018 & 2022)



Regarding contract rent, between 2018 and 2022, the city declined from \$384 to \$374, while the county grew from \$379 to \$436. The state increased median contract rent from \$562 to \$686, and the nation grew substantially from \$862 to \$1,095. For gross rent, between 2018 and 2022, the city increased slightly from \$586 to \$592, while the county climbed from \$612 to \$704. The state increased from \$772 to \$925, and the nation from \$1,023 to \$1,268. This information indicates that overall city rental costs were moderately lower than those in the county and considerably lower than in the state and nation. Figure H-8 illustrates the median contract and gross rent for Roanoke, Randolph County, Alabama, and the U.S. in 2018 and 2022. Notice in the chart that rental costs for the city and county are somewhat comparable, but the state and nation show substantially higher costs in 2018 and 2022. Such low rental costs for the city and county compared to the state and nation could be attributed to city and county households holding a higher percentage of rural areas and a lower percentage of multi-family housing than state and nation households with more densely populated urban areas. For more information, see Table H-11: *Rental Costs* in Appendix C.

### Affordability of Owner-occupied Housing

The affordability of owner-occupied housing is vital to 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 goal, communities should strive to make housing more affordable without sacrificing structural quality, working facilities, and aesthetic appeal.

**H-9: Housing Affordability- Monthly Owner Costs as a Percentage of Household Income**  
 Roanoke, Alabama (2022)



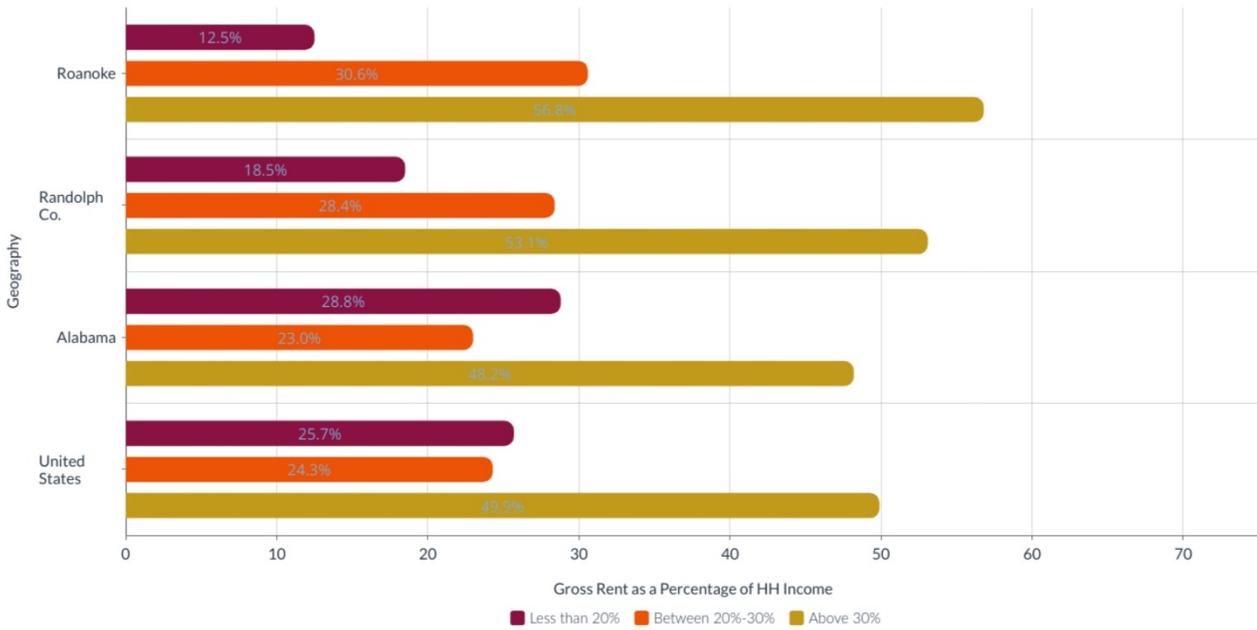
Although housing value ranked deficiently, Roanoke's affordability of owner-occupied homes rated well compared to Randolph County, Alabama, and the U.S. In 2022, approximately 86.9% of city households with a mortgage spent less than 30% of their household income on housing costs, as the county reported less affordability at 75.9%. The state reported 77.0% and the nation 72.7% in this category. Furthermore, the city ranked well in owner costs without a mortgage, with approximately 92.0% of households spending less than 20% of their household income on housing costs. In comparison, the county and state reported 81% and the nation 75.9%. This information indicates that in 2022, Roanoke's owner-occupied housing was more affordable than in the county, state, or nation. Figure H-9 illustrates monthly owner costs as a percentage of household income for those with and without a mortgage for Roanoke, Randolph County, Alabama, and the U.S. in 2022. For more information, see Table H-12: *Selected Monthly Owner Costs as a Percentage of Household Income* in the Appendix.

### Affordability of Renter-occupied Housing

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

H-10: Housing Affordability- Gross Rent as a Percentage of Household Income

Roanoke, Alabama (2022)



Roanoke showed less renter-occupied housing affordability than Randolph County and considerably less affordability than Alabama and the U.S. In 2022, the city recorded approximately 43.1% of renter-occupied households spending less than 30% of their household income on housing costs, while the county (46.9%) reported slightly more. The state (51.8%) and nation (50.0%) reported moderately more affordability. Furthermore, in 2022, approximately 56.8% of renter-occupied households in the city spent 30% or more of their household income on housing costs, as the county reported 53.1%, the state 48.2%, and the nation 49.9%. As discussed in the previous chapter, Roanoke’s renter-occupied housing affordability could be impacted by higher low to moderate incomes than in the county, state, and nation. Figure H-10 examines gross rent as a percentage of household income for Roanoke, Randolph County, Alabama, and the U.S. in 2022. For more information, see Table H-13: *Gross Rent as a Percentage of Household Income* in the Appendix.

## Analytical Summary

The analytical summary provides a statistical review of the information discussed in each chapter and analyzes the data through a general assessment.

### ***Units by Type***

Most housing units in Roanoke in 2022 were single-family, accounting for 71.7% of all units, more than Randolph County, showing 68.4%, Alabama at 70.8%, and the U.S. at 67.5%. Also, in 2022, the city reported a moderate portion of multi-family units at 12.6%, compared to the county at 4.4%. However, the state and nation showed more multi-family units at 16.4% and 26.6%, respectively. This information indicates that Roanoke held higher than average representation in multi-family housing compared to Randolph County. Though the city had grown in the portion of mobile homes from 2018-2022, Roanoke held a smaller portion of mobile homes at 15.4% compared to the county (27.1%). However, the city had more mobile homes than the state (12.6%) and considerably higher amounts than the nation at 5.8%.

**Assessment:** Roanoke exhibited a considerable portion of single-family homes and a small representation of multi-family housing and “other” housing types compared to Randolph County, Alabama, and the U.S.

### ***Tenure and Occupancy***

Roanoke showed similar portions in tenure compared to Randolph County, Alabama, and the U.S. In 2022, owner-occupied housing comprised approximately 57.0% of the city’s housing stock, while the county reported 55.7%, the state 58.7%, and the nation 57.8%. Renter-occupied housing in the city, at 24.9%, constituted higher representation than the county (14.6%) but lower than the state at 25.5% and the nation at 31.4%.

**Assessment:** Roanoke reported a comparable portion of owner-occupied housing to the county, state, and nation, and Roanoke and Randolph County recorded a lower portion of renter-occupied housing compared to the state and nation.

### ***Vacancy Status***

In 2022, the city’s most prevalent vacancy status was other vacant at 51.8%, which was comparable to the state also at 51.8% and higher than the county (43.1%) and the nation at 36.2%. Lining up with the trends in vacancy status discussed above, Roanoke held a higher portion of for rent only (40.6%) and no representation of for sale only, in contrast to Randolph County at 9.1% and 2.1%, Alabama at 15.1% and 4.9%, and the U.S. at 17.2% and 6.1%, respectively.

**Assessment:** Roanoke reported no vacant homes for sale only and a high portion for rent only, compared to Randolph County, Alabama, and the U.S.

### ***Household Size***

In 2022, Roanoke’s single most prevalent household size was 2-person, accounting for 37.4% of all households, which was slightly higher than Randolph County (36.1%), Alabama (34.8%), and the U.S. (33.8%). Both Roanoke and Randolph County reported 29% of households with 1 person, while Alabama recorded 30.4% and the U.S. 28.3%

**Assessment:** Roanoke recorded a higher percentage of smaller households than in Randolph County, Alabama, and the United States.

### ***Housing Stock Age***

In terms of housing stock age, the American Community Survey showed that approximately 52.2% of homes in the city were built before 1980, as the county (37.7%) reported smaller portions, and the state (42.9%) and nation (51.3%) recorded somewhat less. In addition, approximately 20.3% of city homes were built before 1960, and while the nation showed similar portions (26.5%), the county (16.3%) and state (16.4%) held somewhat fewer homes constructed pre-1960. The city reported approximately 11.3% of homes built post-1999. At the same time, the county, state, and nation exhibited a more significant portion of newer homes at 27.2% for the county, 25.7% for the state, and 22.3% for the nation.

**Assessment:** In 2022, Roanoke had more homes built before 1980 than the county, state, or nation.

### ***Physical Conditions***

According to the EARPDC housing conditions survey conducted in 2024, Roanoke had 2,622 home units surveyed, of which 1,961 (75%) were single-family, 378 (14%) were multi-family, 278 (11%) were manufactured, and 5 (0.2%) were Recreational Vehicles (RVs). The survey showed approximately 35% of the total units in excellent condition, 28% in good condition, 31% (nearly a third) in substandard condition, and 7% dilapidated. Manufactured units reported the most need for improvements, with 176 (63%) units in substandard condition and 25 (9%) dilapidated. Single-family homes also recorded need, with 30% in substandard condition.

**Assessment:** The EARPDC housing conditions survey results show over a third of Roanoke’s housing units in various states of deterioration, with manufactured homes displaying the greatest need for improvements.

### ***Housing Value***

Roanoke and Randolph County held higher portions of homes valued at less than \$99,999 at 46.7% and 34.8%, respectively, compared to Alabama at 25.5% and the nation at 13.4%. In 2022, Roanoke exhibited fair representation of homes of high value, with approximately 25.8% being valued at \$200,000 or above, which was a moderately lower portion than Randolph County at 40.6% yet considerably lower representation than Alabama at 44.3% and the U.S. at 66.5%.

**Assessment:** Roanoke showed lower housing values than Randolph County, Alabama, and the U.S.

### ***Rental Costs***

In terms of contract rent, between 2018 and 2022, the city decreased in median contract rent from \$384 to \$374, while the county grew from \$379 to \$436. The state increased median contract rent from \$562 to \$686, and the nation grew substantially from \$862 to \$1,095. For gross rent, between 2018 and 2022, the city increased slightly from \$586 to \$592, while the county climbed from \$612 to \$704. The state increased from \$772 to \$925, and the nation from \$1,023 to \$1,268.

**Assessment:** In 2022, Roanoke reported lower gross and contract rent costs than Randolph County, Alabama, and the U.S.

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

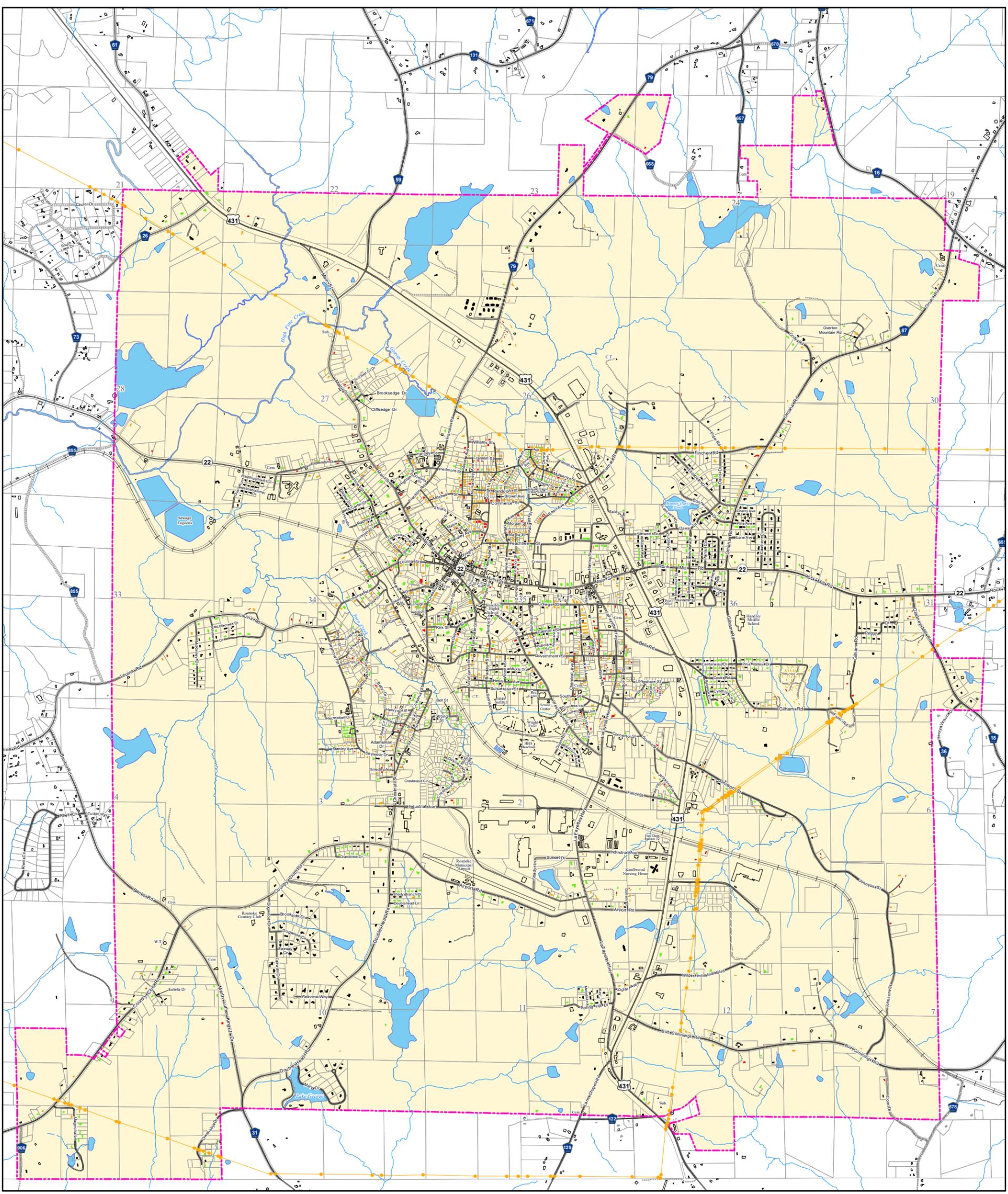
In 2022, approximately 86.9% of city households with a mortgage spent less than 30% of their household income on housing costs, as the county reported less affordability at 75.9%. The state reported 77.0% and the nation 72.7% in this category. Furthermore, the city ranked well in owner costs without a mortgage, with approximately 92.0% of households spending less than 20% of their household income on housing costs. In comparison, the county and state reported 81% and the nation 75.9%.

**Assessment:** Roanoke showed higher owner-occupied affordability than Randolph County, Alabama, and the U.S. in 2022.

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

In 2022, the city recorded approximately 43.1% of renter-occupied households spending less than 30% of their household income on housing costs, while the county (46.9%) reported slightly more. The state (51.8%) and nation (50.0%) reported moderately more affordability. Furthermore, in 2022, approximately 56.8% of renter-occupied households in the city spent 30% or more of their household income on housing costs, as the county reported 53.1%, the state 48.2%, and the nation 49.9%.

**Assessment:** Roanoke showed less renter-occupied affordability than Randolph County, Alabama, and the U.S. in 2022.



# Map 11 - Housing Conditions

## The City Of

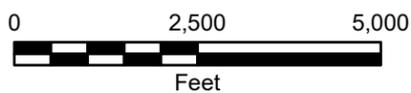
# Roanoke

## Alabama

### Legend

#### Housing Condition (Within City Limits)

- Excellent Residential Structure
- Good Residential Structure
- Deteriorating Residential Structure
- Dilapidated Residential Structure



Prepared By The East Alabama Regional Planning And Development Commission, 2023.  
Base Map Data (in part) Was Obtained From The Randolph County Revenue Department.

## CHAPTER 8: ECONOMY

The economy directly affects a community's growth and prosperity. The state of the local economy, i.e., how well it creates and maintains employment opportunities, handles production and distributes goods and services, dramatically influences population, housing, transportation, and land use. Therefore, a clear understanding of the local economy is vital for community growth and development and a sustainable, comprehensive planning effort. The City of Roanoke desires to grow and prosper economically, drawing in new small businesses while maintaining and expanding present business establishments.

This comprehensive plan chapter examines the following economy-related characteristics: educational attainment, income, commuting patterns, labor force participation and unemployment, occupational status, industrial composition, and poverty. These city characteristics shall be compared to those of the county, state, and nation to establish a foundation for comparison. Economic information for this chapter has been obtained entirely from the 2014-2018 and 2018-2022 American Community Survey, which has been used to provide economic trend information and analysis. The previous chapter on population introduces and discusses the American Community Survey—how and when data is collected and its uses for the plan. An analytical economic information summary is included at this chapter's end.

### Education

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 more significant earning potential, allowing more money to be reinvested into the community and building the local economy.

#### Educational Attainment

Roanoke reported similar educational attainment to Randolph County but differing educational attainment compared to Alabama and the U.S. Between 2018 and 2022, the city declined in all educational levels apart from high school graduates. Roanoke decreased the most considerably in higher educational categories as recipients of a bachelor's degree fell by -6.5%, recipients of an associate degree by -23.2%, and graduate or professional degree recipients dropped by -40.7%. However, during this time, the city also declined significantly in the percentage of residents who completed less than a 9th-grade education by -51.2%.

Meanwhile, Randolph County also decreased the number of residents in this category by -33.5%, as did Alabama by -14.7% and the U.S. by -6.8%. In addition, the city, county, state, and nation all experienced mild to moderate decline in those who completed the 9th to 12th grades but did not earn a diploma. In contrast, Roanoke was above par in the change in residents who received a high school diploma from 2018-2022, with 9.5% growth, while Randolph County, at -4.8%, Alabama, at 2.1%, and the U.S., at 0.8%, showed considerably less or no growth.

### E-1: Percent Change in Education Attainment

Roanoke, AL (2018-2022)

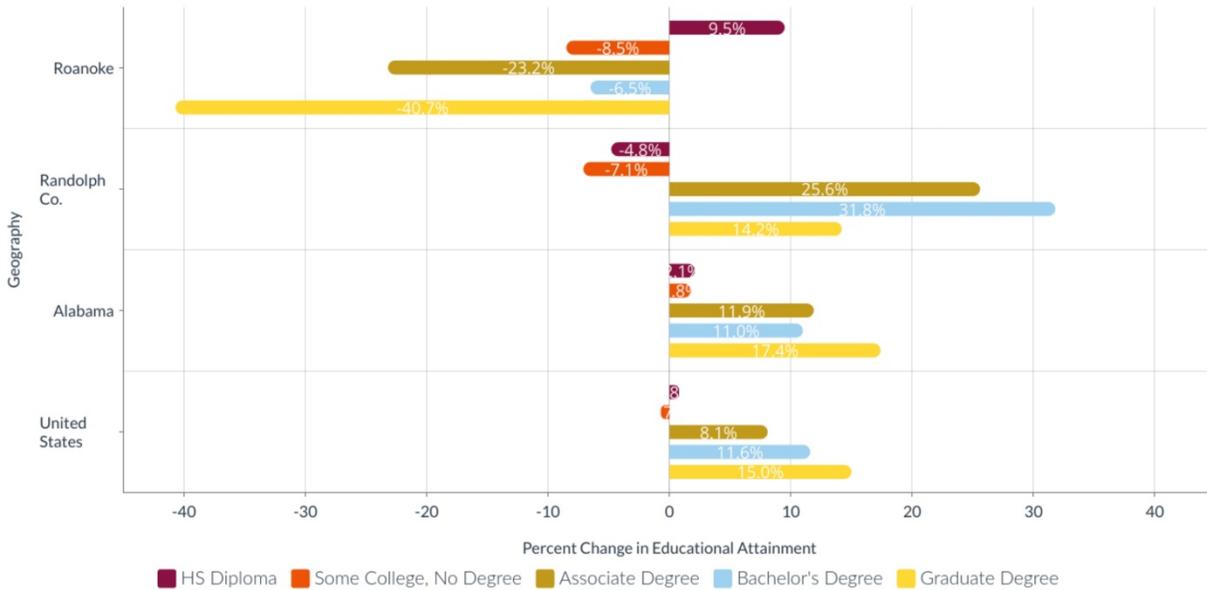


Figure E-1 illustrates the percent change in educational attainment for Roanoke, Randolph County, Alabama, and the U.S. from 2018 to 2022. Notice in the chart that the city declined in the high attainment categories while the county, state, and nation grew moderately. For more information, see Table E-1: *Educational Attainment* in the Appendix.

Trends from this information indicate growth in persons having received secondary educational attainment, such as 9<sup>th</sup>-12<sup>th</sup> grade, and a substantial decrease in recipients of higher attainment, such as an associate, bachelor, or graduate degree, suggesting that many people with higher attainment could be leaving the community to find employment elsewhere while people with lower attainment may be remaining in the city more often. As a planning consideration, local businesses should work with schools and regional colleges to ensure that when students graduate, they have employment opportunities in the community and can be placed in jobs immediately after graduation.

# Income

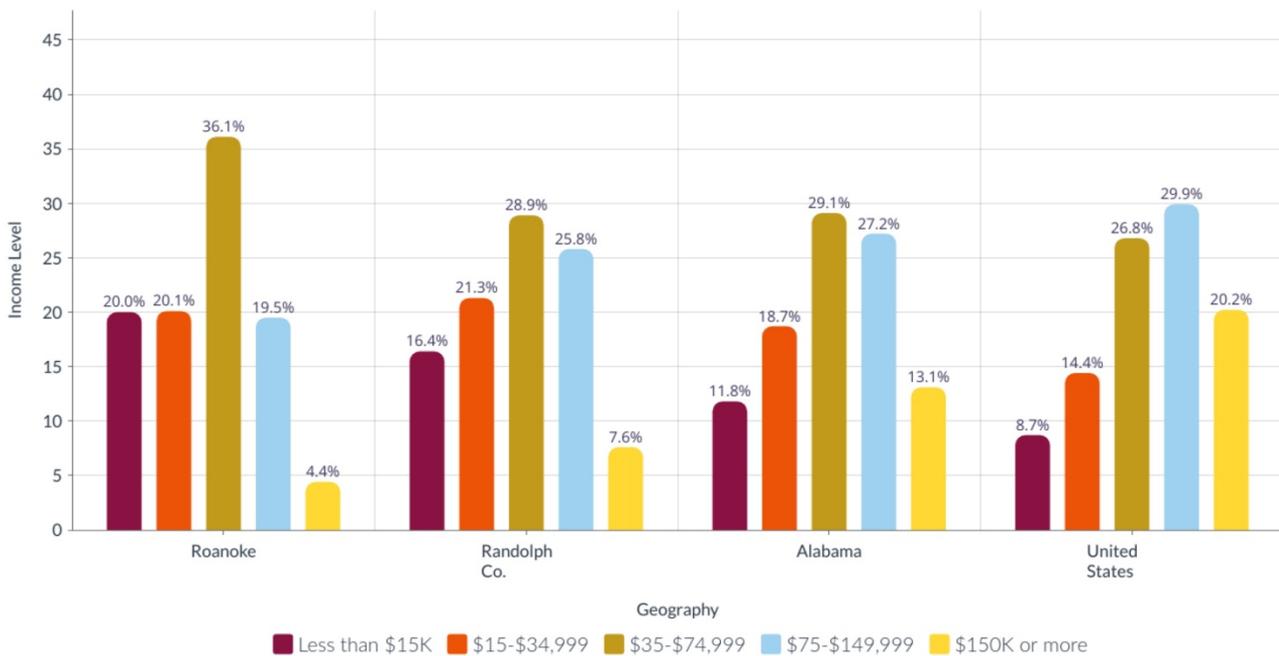
Monetary income is a primary factor in determining a community’s wealth and prosperity. Higher incomes promote a higher standard of living and more return investment into the community, while lower incomes suggest lower standards and less investment. Therefore, a comprehensive economic study requires 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 where one or more individuals live. Therefore, household income is the sum of all income generated within a specified household. Median household income (MHI), characterized as the exact middle (median) point of household incomes collected, has been examined as the primary focal point.

Roanoke, with household income, ranked deficiently compared to Randolph County, Alabama, and the U.S. Between 2018 and 2022, the city decreased in all household income levels apart from \$75,000-149,999. Roanoke households earning less than \$15,000 K declined by –7.1%, while the county dropped more substantially in this category by –17.0%, the state by –18.5%, and the nation by –16.5%. However, Roanoke increased moderately in households earning \$75,000-149,999 by 16.5%, as did the U.S. by 15.7%, while Randolph County (52.7%) and Alabama (20.7%) grew more considerably. Significantly, households earning \$75-150 K showed a decline of –6.1% in Roanoke, while Randolph County (95.3%), Alabama (71.8%), and the U.S. (60.2%) all reported strong growth. This information indicates that Roanoke showed patterns of decline across the board, with its most significant loss in lower-income households yet dropping in the highest-income level category, differentiating the city from the county, state, and nation.

**E-2: Household Income**  
Roanoke, AL (2022)



In 2022, the city showed nearly half of households at 40.1% earning less than \$35 K per year, while the county reported 37.7%. Meanwhile, the state showed 30.5% earning less than \$35 K in 2022, as the nation reported 23.1%. Similarly, in 2022, Alabama (40.3%) and the U.S. (50.1%) reported more significant portions of households in higher earning brackets than Roanoke and Randolph County, with the city showing 23.8% and the county 33.4% in this category. Figure E-2 displays household income for Roanoke, Randolph County, Alabama, and the U.S. in 2022. Notice from the chart that the city held a slightly higher portion of lower-income households than the state or nation and similar portions to the county.

Furthermore, the median household income reflects Roanoke households with a similar income to that of Randolph County. Still, moderately lower than Alabama and considerably lower than the U.S. Between 2018 and 2022, Roanoke's median household income increased from \$37,298 to \$43,664, as did Randolph County, growing from \$41,449 to \$49,879. Such income growth could be attributed to an increase in households with moderate incomes, as previously discussed. Meanwhile, Alabama increased its median household income from \$48,486 to \$59,609, and the U.S. reported a climb from \$60,293 to \$75,149. See Table E-2: Household Income Distribution in the Appendix for more details.

As a planning consideration and a means of increasing income, Roanoke should strive to attract businesses and schools by marketing its room for growth to such companies and institutions, which would, in turn, bring in high-paying jobs and grow the local economy. Additionally, the city holds significant potential for new firms with its location convenient to major roadways and railroads and reasonable proximity to major cities and metro areas such as Opelika, West Point, and Lagrange.

## **Commuting Patterns**

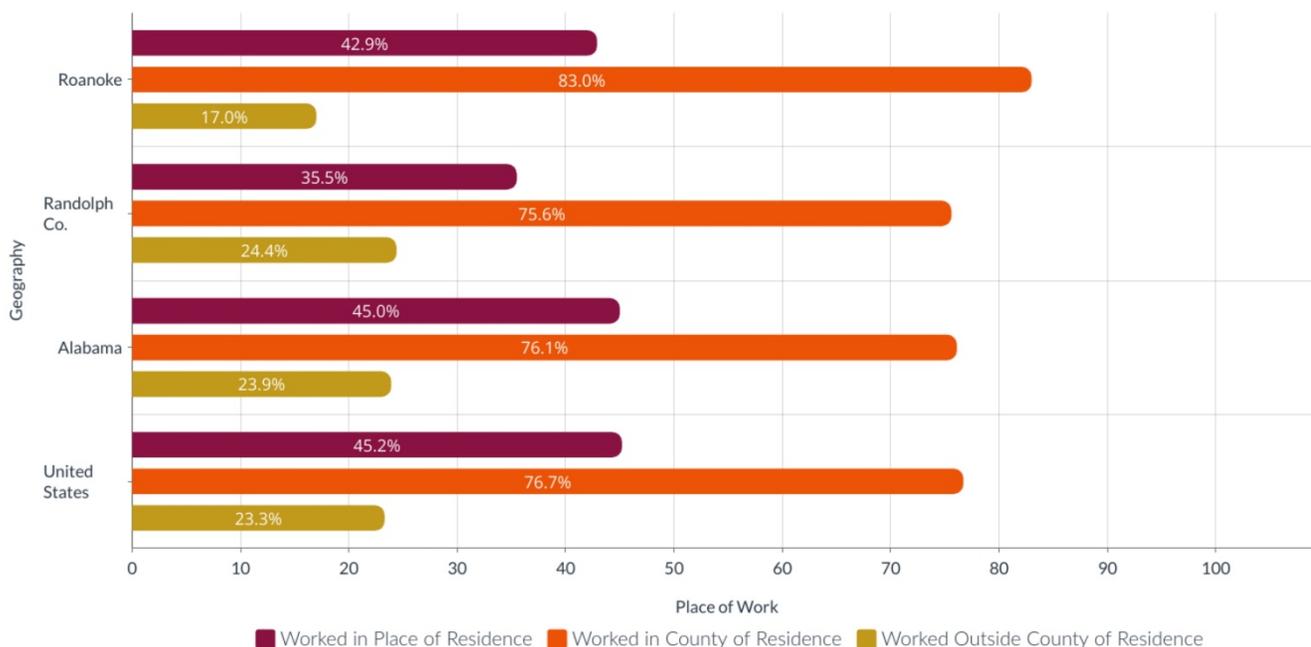
Commuting patterns can be used to gauge how far away people in a community live from their place of work and how much time was spent in transition to and from home and the workplace. These patterns help recognize job development and retention areas and alleviate long commuting times and travel distances in the city and its surrounding municipalities, thus advancing the local economy. This section of the economy chapter will examine information such as place of work, travel time, and means of transportation to give a complete picture of commuting within the City of Roanoke and provide suggestions for improving travel to and from work.

### **Place of Work**

Place of work was the major component in understanding commuting patterns. The two variables examined were those residents (workers 16 and older) who live in their place of residence (city) and work in their respective city and those who live in the city but commute outside the city to work, whether their work is in the same county or outside the county.

### E-3: Commuting Patterns

Roanoke, AL (2022)

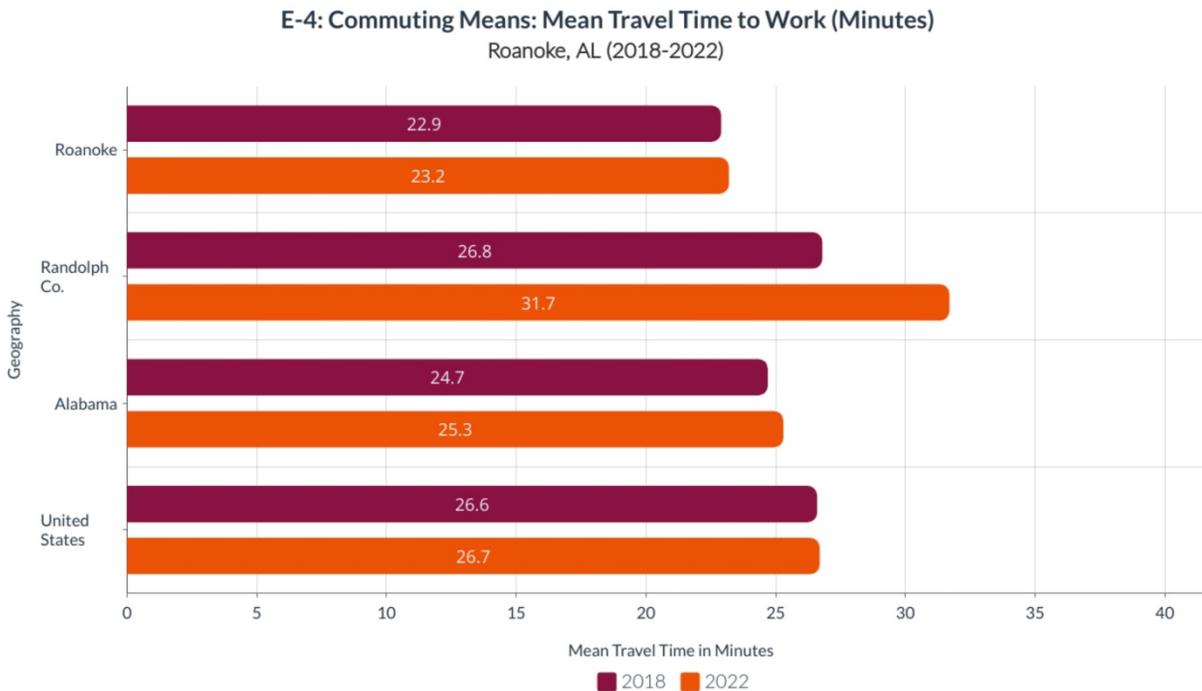


Regarding commuting patterns, Roanoke slightly surpassed Randolph County and rated similarly to Alabama and the U.S. In 2022, Roanoke had a moderate portion of commuters living and working in the city at 42.9%, showing a more significant portion of commuters working in their residence compared to the county at 35.5%. The state and nation held a similar portion to the city at 45%. Roanoke also showed a higher portion (83.0%) of commuters who live and work in the city or Randolph County compared to those who live somewhere else in the county and work and live in their respective community or elsewhere in the same county at 57.2%. Alabama, at 76.1%, and the U.S., at 76.7%, also reported lower county commuting trends than Roanoke in 2022. This information indicates that proportionately more commuters in Roanoke seek employment opportunities in-county than those in Randolph County, Alabama, and the U.S. This suggests the city has been adequately providing jobs for resident workers. Figure E-3 displays commuting patterns in the form of work in place of residence for Roanoke, Randolph County, Alabama, and the U.S. in 2022. Notice from the chart that the city had a higher percentage of commuters working inside their county of residence. In contrast, the county, state, and nation showed more commuters working outside their respective counties. For more information, see Table E-3 *Commuting Patterns* in the Appendix.

### Travel Time to Work

Travel time to work is an essential factor in determining commuting patterns. The amount of time a typical driver spends on the road gives some indication of access to employment opportunities from any given community. Roanoke commuters reported slightly lower commute times compared to Randolph County, Alabama, and the U.S. Mean travel time to work information for Roanoke, between 2018 and 2022, records average travel time increasing slightly from 22.9 minutes to 23.2 minutes while Randolph County grew from 26.8 minutes to 31.7 minutes, and Alabama climbed somewhat from 24.7 to 25.3. The U.S. reported a minor increase from 26.6 minutes to 26.7 for comparison. This information further indicates slightly longer distances traveled for county and nation commuters than for the average commuter in the city and state.

Figure E-4 displays commuting means in the form of mean travel time to work in minutes for Roanoke, Randolph County, Alabama, and the U.S. in 2018 and 2022. The chart shows the city’s low commute times compared to the county, state, and nation. As a planning consideration, Roanoke should continue to promote and encourage new small businesses to locate in the community and expand existing ones to spur economic development and provide commuters with more opportunities to live and work in the city, thus strengthening the local economy.



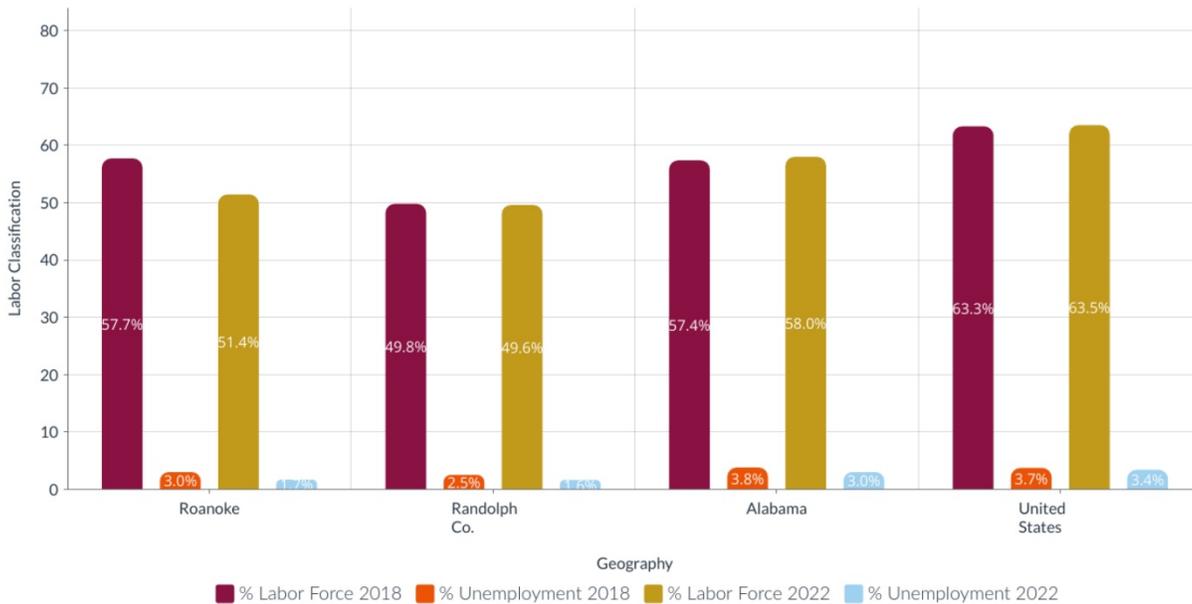
## Labor Force Participation and Unemployment

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

While labor force participation examines the total number of people aged 16 and older available in the workforce, unemployment focuses on those eligible yet not employed in the civilian workforce. For this study, unemployment trends are not based on the unemployment rate since the armed forces are not accounted for but on the portion of persons ready for civilian labor force work. This information helps express the city’s employment patterns concerning county, state, and national trends and establish community employment priorities.

# Labor Force Participation

E-5: Labor Force Participation and Unemployment  
Roanoke, AL (2018-2022)



Concerning Roanoke’s labor force, the city ranked comparably to Randolph County but somewhat deficiently compared to Alabama and the U.S. Between 2018 and 2022, the portion of the city’s population, age 16 and older, in the labor force decreased from 57.7% to 51.4% while the county dropped slightly from 49.8% to 49.6%, the state grew from 57.4% to 58.0%, as did the nation from 63.3% to 63.5%. This information indicates that the city remained competitive and on par with labor force participation in the county but fell short of the state and nation. Figure E-5 illustrates labor force participation and unemployment for Roanoke, Randolph County, Alabama, and the U.S. in 2018 and 2022. The chart shows that the city decreased substantially in labor force participation.

## Unemployment

Roanoke ranked well in unemployment in comparison to Randolph County, Alabama, and the U.S. From 2018 to 2022, Roanoke decreased in the portion of unemployed people in the civilian labor force from 3.0% to 1.7%, as Randolph County fell from 2.5% to 1.6%, and Alabama and the U.S. from 4% to 3%. This information indicates that the city, at this time, held a similar portion of unemployed persons in the labor force to the county but a smaller portion than the state and nation. For more information, see Table E-4 *Labor Force Participation* in the Appendix.

## Occupational Status

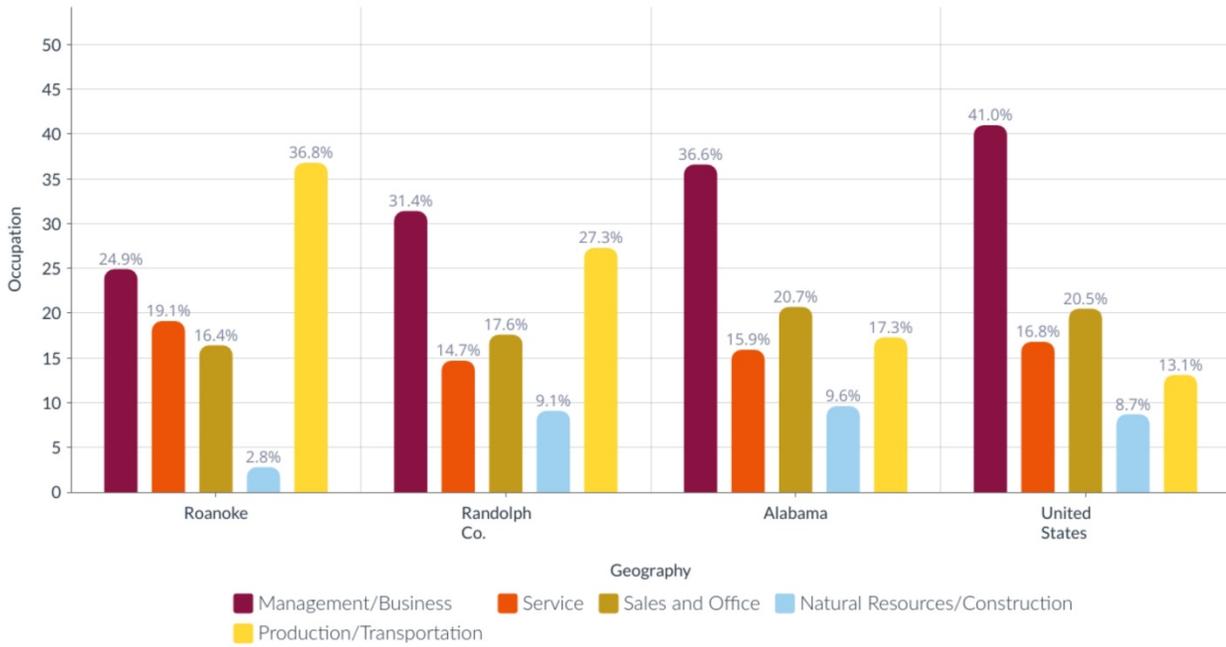
Every economically viable community has a variety of occupations through which services are performed, and money is circulated. A study of occupational status shows what kind of labor is utilized in a community. This information helps determine where job opportunities exist and where job growth is most or least likely to occur. Occupation describes the kind of work a person does on the job. For people working two or more occupations, when data was collected, the occupation where the employee worked the most hours was accounted as the person's occupation.

To categorize occupations, occupational status has been divided into five categories, which include: 1) Management / Business 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) Natural Resources / Construction—which includes fishing, farming, and forestry operations, construction trade workers, extraction workers, and supervisors, 5) Production / Transportation—production occupations, transportation, and moving occupations, aircraft and traffic control operations, motor vehicle operators, rail, water, and other transportation-related occupations.

Roanoke showed vastly differing trends in occupational status compared to Randolph County, Alabama, and the U.S. Between 2018 and 2022, the city's most significant increase in occupations was in Service occupations, which grew by 25.3% while the county and state increased less considerably in Service occupations by 3.2% each. The nation declined in this occupation by -2.3%. The city reported a substantial decline in Natural Resource/Construction-related professions at -65.4%, and the county reported -22.2%. The state and nation showed slight increases at 6.0% and 1.6%, respectively. This information indicates a subtle transition into Service occupations and a decline in Natural resources/Construction-related jobs.

In 2022, Roanoke also reported differing occupation status with Randolph County, Alabama, and the U.S. At this time, the city exceeded the county, state, and nation in the portion of Production/Transportation-related jobs at 36.8% compared to Randolph County (27.3%), Alabama (17.3%), and the U.S. at 13.1%. Roanoke showed a slightly higher portion of Service professions at 19.1% than Randolph County (14.7%), Alabama at 15.9%, and the U.S. at 16.8%.

**E-6: Occupational Status**  
Roanoke, AL (2022)



Additionally, Roanoke showed considerably lower portions of Management/Business-related jobs at 24.9% compared to the county (31.4%), state (36.6%), and nation (41.0%). Figure E-6 displays occupational status for Roanoke, Randolph County, Alabama, and the U.S. in 2022. Notice from the chart that the city and county have a more significant portion of Production/Transportation-related professions and a significantly smaller representation of Management/Business than the state and nation. For more information, see Table E-5 *Occupational Status* in the Appendix.

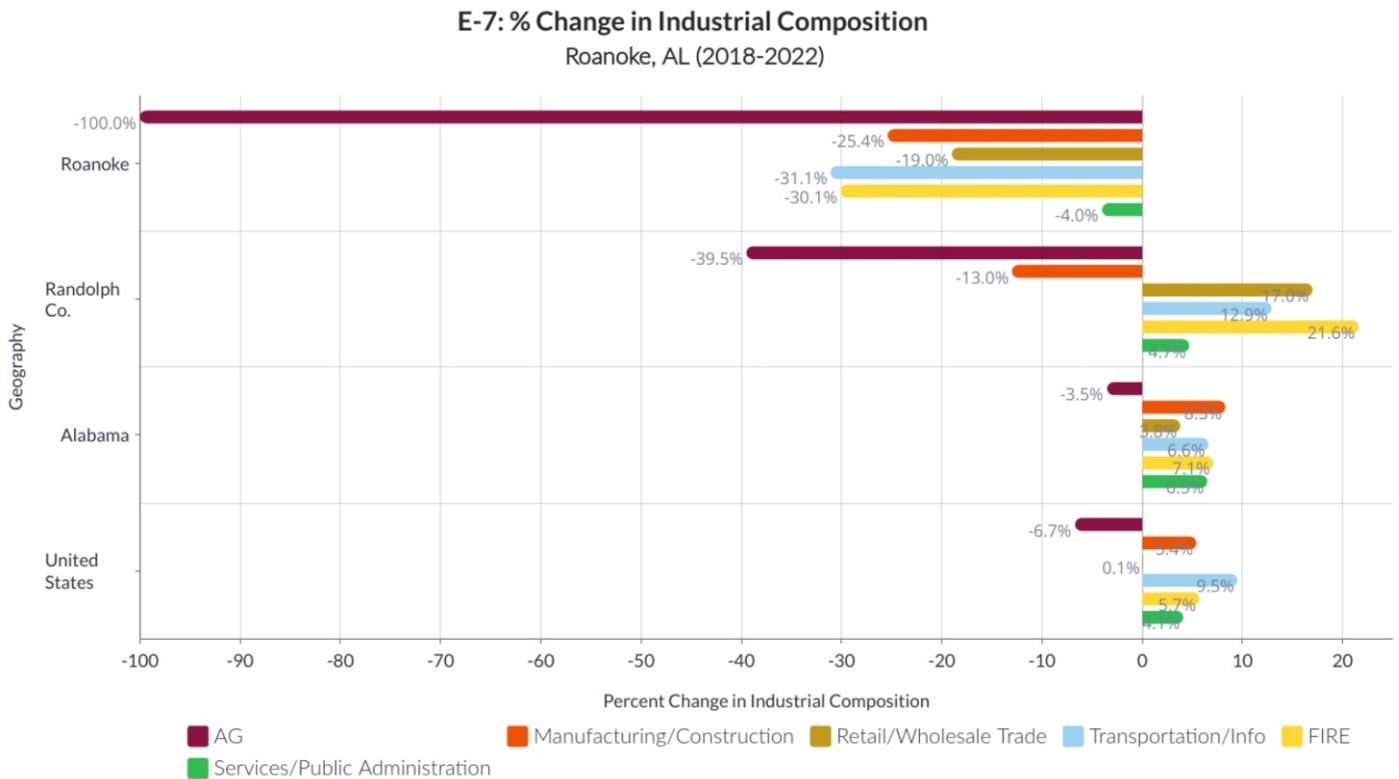
## Industrial Composition

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

For categorization purposes, industries have been separated into six industrial sectors, which include: 1) Agriculture—consisting of such industries as agriculture, forestry, fishing, hunting, and mining, 2) Manufacturing/Construction, 3) Retail and Wholesale Trade, 4) Transportation/Information—including warehousing, utilities, and communications 5) FIRE (Finance, Insurance, Real-Estate), 6) Services/Public Administration—which entails professional, scientific, administrative, waste management, arts, education, healthcare and social assistance, food accommodation, and other services.

## Change in Industry

According to the American Community Survey, Roanoke recorded meaningful changes in industry. From 2018 to 2022, the city declined in all industrial sectors, with the greatest loss being in Agriculture, with no agricultural industries reported in the city for 2022. Comparatively, the county also experienced a substantial decline in this sector by  $-39.5\%$ , while the state and nation dropped less considerably, by  $-3.5\%$  and  $-6.7\%$ , respectively.



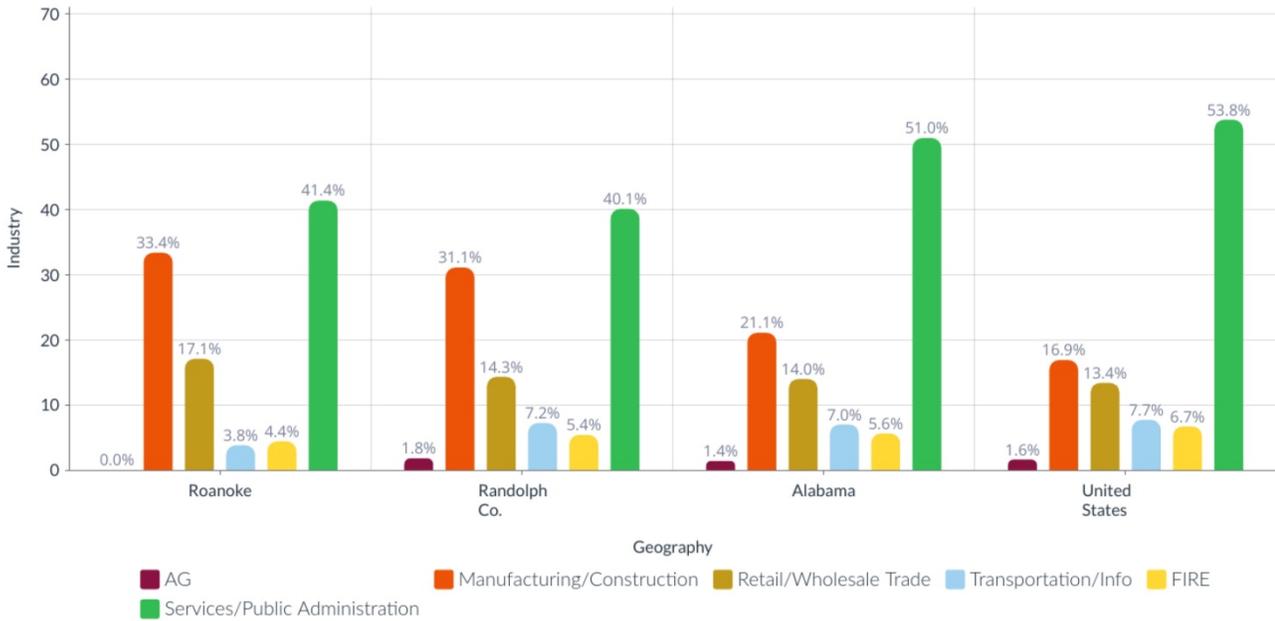
Roanoke also declined significantly in Transportation/Information, which decreased by  $-31.1\%$ , while Randolph County ( $12.9\%$ ), Alabama ( $6.6\%$ ), and the U.S. ( $9.5\%$ ) all grew in this category. During this time, Roanoke and Randolph County decreased in industry by  $-17.8\%$  and  $-0.1\%$ , respectively, while Alabama, at  $6.4\%$ , and the U.S., at  $4.0\%$ , showed slightly smaller growth than the city and county. Figure E-7 displays the percent change in industry for Roanoke, Randolph County, Alabama, and the U.S. between 2018 and 2022. Notice in the chart that the city lost more employment than it gained, with its most significant loss in Agriculture. Also, note the county, state, and nation are showing more growth than the city across the board.

## Industrial Composition

Regarding industrial composition, Roanoke showed differing portions than the county, state, and nation. In 2022, the city's single largest industrial sector was in Services/Public Administration, accounting for nearly half ( $41.4\%$ ) of the economy, while the county ( $40.1\%$ ), state ( $51.0\%$ ), and nation ( $53.8\%$ ) reported similar representation. Roanoke's second most prevalent industry was in Manufacturing/Construction, comprising  $33.4\%$  of the city's industry, slightly larger than Randolph County's portion at  $31.1\%$  and somewhat substantially more significant than Alabama and the U.S. at  $21.1\%$  and  $16.9\%$ , respectively.

### E-8: Industrial Composition

Roanoke, AL (2022)



This information indicates that the city and county have fewer white-collar and more blue-collar jobs than the state and nation. Figure E-8 illustrates the industrial composition of Roanoke, Randolph County, Alabama, and the U.S. in 2022. Notice from the chart that there is a significantly more significant portion of Manufacturing/Construction-related industries than in the county, state, and nation. Also, the absence of agriculture-related jobs in the city is noticeable compared to the county, state, and nation. For more information, see Table E-6 *Industrial Composition* in the Appendix.

## 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 by monetary income, excluding capital gains or losses, taxes, non-cash benefits, and whether a person lives in a family or non-family household, compared to the selected poverty threshold, which varies based on family size and composition. 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. The Census Bureau Poverty Thresholds for 2023 are in the table below.

Size of family unit	Related children under 18 years								
	None	One	Two	Three	Four	Five	Six	Seven	Eight or more
One person (unrelated individual):									
Under 65 years.....	15,852								
65 years and over.....	14,614								
Two people:									
Householder under 65 years.....	20,404	21,002							
Householder 65 years and over.....	18,418	20,923							
Three people.....	23,834	24,526	24,549						
Four people.....	31,428	31,942	30,900	31,008					
Five people.....	37,901	38,452	37,275	36,363	35,807				
Six people.....	43,593	43,766	42,864	41,999	40,714	39,952			
Seven people.....	50,159	50,472	49,393	48,640	47,238	45,602	43,808		
Eight people.....	56,099	56,594	55,575	54,683	53,416	51,809	50,136	49,710	
Nine people or more.....	67,483	67,810	66,908	66,151	64,908	63,198	61,651	61,268	58,907

Source: U.S. Census Bureau, 2024.

In terms of poverty, Roanoke rated somewhat similarly compared to Randolph County and relatively deficiently compared to Alabama and the U.S. Between 2018 and 2022, the city declined in individual poverty from 18.0% of the total population to 16.8%, while the county grew slightly from 17.7% to 19.9%, the state dropped from 17.5% to 15.7%, and the nation from 14.1% to 12.5%.

**E-9: Poverty Status**  
 Roanoke, AL (2018-2022)



The city also showed a decline in family poverty during this time, dropping from 14.7% to 9.7%, as the county grew from 14.3% to 16.2%. The state fell from 13.0% to 11.3%, and the nation from 10.1% to 8.8%. This information indicates that the city held higher individual poverty rates than the state and nation and lower family poverty rates than the county and state, yet slightly higher than the nation. Figure E-9 displays the poverty status for individuals in Roanoke, Randolph County, Alabama, and the U.S. in 2018 and 2022. Notice from the chart the city’s decline in the portion of individuals in poverty, yet the higher percentage of individual poverty compared to the state and nation. Also note the county’s growth in poverty and higher percentages in both categories than the city, state, and nation. For more information, see Table E-7- *Poverty Status* in the Appendix.

## 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.

### Education—Educational Attainment

Between 2018 and 2022, the city declined in all educational levels apart from high school graduates. Roanoke decreased the most considerably in higher educational categories as recipients of a bachelor's degree fell by –6.5%, recipients of an associate degree by –23.2%, and graduate or professional degree recipients dropped by –40.7%. However, during this time, the city also declined significantly in the percentage of residents who completed less than a 9th-grade education by –51.2%. In addition, the city, county, state, and nation all experienced mild to moderate decline in those who completed the 9th to 12th grades but did not earn a diploma. In contrast, Roanoke was above par in the change in residents who received a high school diploma from 2018-2022 at 9.5% growth, while Randolph County at –4.8%, Alabama at 2.1%, and the U.S. at 0.8% showed considerably less or no growth.

**Assessment:** Roanoke reported slightly deficient educational attainment compared to Randolph County, Alabama, and the U.S.

### Income—Household Income

Between 2018 and 2022, the city decreased all household income levels, apart from \$75,000-149,999. Roanoke households earning less than \$15,000 K declined by –7.1%, while the county dropped more substantially in this category by –17.0%, the state by –18.5%, and the nation by –16.5%. However, Roanoke increased moderately in households earning \$75,000-149,999 by 16.5%, as did the U.S. by 15.7%, while Randolph County (52.7%) and Alabama (20.7%) grew more considerably. Significantly, households earning \$75-150 K showed a decline of –6.1% in Roanoke, while Randolph County (95.3%), Alabama (71.8%), and the U.S. (60.2%) all reported strong growth.

#### Median Household Income:

Between 2018 and 2022, Roanoke's median household income increased from \$37,298 to \$43,664, and Randolph County's from \$41,449 to \$49,879. Such income growth could be attributed to an increase in households with moderate incomes, as previously discussed. Meanwhile, Alabama's median household income increased from \$48,486 to \$59,609, and the U.S. reported a climb from \$60,293 to \$75,149.

**Assessment:** Household income in Roanoke was slightly lower than in Randolph County and Alabama and moderately lower than in the U.S.

### Commuting Patterns

#### Place of Work:

In 2022, Roanoke had a moderate portion of commuters living and working in the city at 42.9%, showing a more significant portion of commuters working in their residence compared to the county at 35.5%. The state and nation held a similar portion to the city at 45%. Roanoke also showed a higher portion (83.0%) of commuters who live and work in the city or Randolph County in contrast to those who live somewhere else in the county and work and live in their respective community or elsewhere in the same county at 57.2%.

### **Travel Time to Work:**

Mean travel time to work information for Roanoke between 2018 and 2022 records the average travel time increasing slightly from 22.9 minutes to 23.2 minutes, Randolph County grew from 26.8 minutes to 31.7 minutes, and Alabama climbed slightly from 24.7 to 25.3. The U.S. reported a minor increase from 26.6 minutes to 26.7 for comparison.

**Assessment:** Roanoke ranked higher than Randolph County in commuting and slightly lower compared to the state and the nation, reporting a relatively similar number of commuters living and working in their residence compared to commuters in Alabama and the U.S.

## **Labor Force Participation and Unemployment**

### **Labor Force Participation:**

Between 2018 and 2022, the portion of the city's population, age 16 and older, in the labor force decreased from 57.7% to 51.4%. The county dropped slightly from 49.8% to 49.6%. The state grew from 57.4% to 58.0%, as did the nation, from 63.3% to 63.5%.

### **Unemployment:**

From 2018 to 2022, Roanoke's percentage of unemployed people in the civilian labor force decreased from 3.0% to 1.7%, Randolph County fell from 2.5% to 1.6%, and Alabama and the U.S. declined from 4% to 3%.

**Assessment:** Roanoke's labor force participation ranked similarly with Randolph County but deficiently with Alabama and the U.S. Concerning unemployment, Roanoke ranked comparatively with the county and slightly higher than the state and nation.

## **Occupational Status**

In 2022, the city exceeded the county, state, and nation in the portion of Production/Transportation-related jobs at 36.8% compared to Randolph County (27.3%), Alabama (17.3%), and the U.S. at 13.1%. Roanoke showed a slightly higher portion of Service professions at 19.1% than Randolph County (14.7%), Alabama at 15.9%, and the U.S. at 16.8%. Additionally, Roanoke showed considerably lower portions of Management/Business-related jobs at 24.9% compared to the county (31.4%), state (36.6%), and nation (41.0%).

**Assessment:** Both Roanoke and Randolph County reported higher portions of Production and transportation-related occupations and lower portions of Management/Business occupations than Alabama and the U.S., indicating more blue-collar occupations than white-collar occupations.

## **Industrial Composition**

### **Change in Industry (2018-2022):**

From 2018 to 2022, the city declined in all industrial sectors, with the most significant loss being in Agriculture, with no agricultural industries reported in the city for 2022. Comparatively, the county also experienced a substantial decline in this sector by -39.5%, while the state and nation dropped less considerably, by -3.5% and -6.7%, respectively.

Roanoke also declined significantly in Transportation/Information, which decreased by –31.1%, while Randolph County (12.9%), Alabama (6.6%), and the U.S. (9.5%) all grew in this category. During this time, Roanoke and Randolph County decreased in industry by –17.8% and –0.1%, respectively, while Alabama, at 6.4%, and the U.S., at 4.0%, showed slightly smaller growth than the city and county.

### **Industrial Composition 2022:**

In 2022, the city’s single largest industrial sector was in Services/Public Administration, accounting for nearly half (41.4%) of the economy, while the county (40.1%), state (51.0%), and nation (53.8%) reported similar representation. Roanoke’s second most prevalent industry was in Manufacturing/Construction, comprising 33.4% of the city’s industry, slightly larger than Randolph County’s portion at 31.1% and somewhat substantially more significant than Alabama and the U.S. at 21.1% and 16.9%, respectively.

**Assessment:** Roanoke and Randolph County showed higher portions of manufacturing-related professions and less FIRE and Services/Public Administration compared to Alabama and the U.S., indicating more blue-collar jobs and fewer white-collar jobs than the state and nation.

### **Poverty Status**

#### **Individual Poverty:**

Between 2018 and 2022, the city's poverty rate declined from 18.0% of the total population to 16.8%, while the county grew slightly from 17.7% to 19.9%, the state dropped from 17.5% to 15.7%, and the nation dropped from 14.1% to 12.5%.

**Family Poverty:** Roanoke showed a decline in family poverty during 2018-2022, dropping from 14.7% to 9.7%, as the county grew from 14.3% to 16.2%. The state fell from 13.0% to 11.3%, and the nation from 10.1% to 8.8%.

**Assessment:** Roanoke reported lower poverty levels than Randolph County, yet slightly higher than Alabama and the U.S.

## CHAPTER 9: STRATEGIC PLANNING

Strategic planning can be defined and applied in many ways. It is utilized by a broad range of organizational fields to formulate the goals, objectives, strategies, and projects needed to achieve a desired result or state. It emphasizes a skilled planning and management process conducted through a series of steps that build upon each other.

### History of Modern Government Strategic Planning

In the late 1950s and early 1960s, strategic planning commenced in the public sector as the U.S. Department of Defense sought more efficient and effective means to plan for long-term needs while achieving cost savings. The result was the advent of the Planning-Programming-Budgeting-System (PPBS), which used strategic planning to improve federal government operations by establishing long-range planning goals and objectives regarding projected budgets and appropriations. Many states and local governments followed this new strategic planning approach to consistently create a long-term plan to guide city improvements, growth, and development with a clearly defined mission and accompanying goals, objectives, and strategies. In 1997, the Council of State Governments examined models of state-wide strategic planning efforts in Utah, Oregon, Minnesota, Florida, Texas, Connecticut, Pennsylvania, Kentucky, and Michigan and found that each state's strategic planning process contained unique characteristics. For example, in 1989, Oregon created a model called "Oregon Benchmarks" through a process involving hundreds of citizens and policymakers to develop a multi-year strategic plan along with an Oregon Progress Board to maintain, revise, and oversee the implementation of the plan in the future. Additionally, Minnesota produced a 30-year state-wide strategic plan in 1991 titled "Minnesota Milestones", involving input from thousands of citizens and monitored by the Minnesota Planning Division. The plan contained a vision for the state along with goals and milestones to measure progress; the plan is based on realistic ideas such as: "1) What gets measured tends to get done, 2) If you don't measure results, you can't tell success from failure, 3) If you can't recognize success, you can't reward it, and 4) If you can't recognize failure you can't learn from it".

Today, strategic planning is conducted for many organizations, agencies, companies, and levels of government. The Oxford University Press defines strategic planning as "how a firm will adapt to take advantage of opportunities in its constantly changing environment, to maintain a strategic fit between its goals and capabilities and these market opportunities". The strategic planning process must provide a framework in which to work. Still, it also must be flexible enough to adequately respond to and accommodate changes in ideas, opportunities, or functionality that may occur.

## Strategic Planning Process

This chapter provides guidance and direction regarding the strategic planning process. The comprehensive planning process used strategic planning to formulate the goals, objectives, strategies, and projects needed to achieve the community's vision and the city's desired future, described in the subsequent chapters. The strategic planning process is organized into a series of five steps, which include the following:

- 1) **Inventory and Analysis**—Assembling census data and a city profile on population, economy, and housing information; conducting community surveys and mapping; and receiving public views and opinions on assets and issues affecting community growth and development.
- 2) **Visioning Process**—Establishment of a community-approved “Mission Statement.” The mission statement is a conceptual ideal of a community's future state.
- 3) **Goals and Objectives**—Establishment of goals, objectives, strategies, and projects that agree with, support, and advance the community's vision and mission.
- 4) **Implementation**—Establishment of implementation tables that list specific projects and strategies and their respective completion timeframes. The implementation portion also identifies implementing agencies, potential partners, and funding sources. Project prioritization should also be conducted at this stage.
- 5) **Evaluation**—Establishment of action plan/evaluation tables listing projects and strategies, along with their respective completion status. Evaluation should be conducted during planning and updated periodically after completion.

Along with the stages involved, the strategic planning process acknowledges the need to ask the right questions to determine needs and focus efforts. Therefore, specific questions have been posed at each stage, tailored to gather the information and ideas needed at every process step. The following lists the stages of the strategic planning process, along with questions posed at each stage:

1. Inventory and Analysis—Where Are We Now?
2. Visioning Process—Where Do We Want to Be?
3. Goals and Objectives—How Will We Get There?
4. Implementation—How Will We Get There? (Same as Goals and Objectives)
5. Evaluation—How Will We Measure Progress?

Figure SPP-1 displays the strategic planning process stages and the tasks involved at each stage; notice how these stages build upon each other. Below is a review of the information collected and analyzed in the Inventory and Analysis stage, including a discussion of the most significant findings in the community via the SWOT analysis.



It should be noted that nonsequential planning may also provide flexibility for ideas and functionality. For example, a community may have established some community projects and strategies before creating its goals, objectives, and mission statements. This is acceptable, but the goals, objectives, strategies, and projects must agree with and serve to advance the vision and mission statements established by the city. Ideally, the strategic planning process should be conducted sequentially along the stages given, but the final product of the strategic plan is what counts, not necessarily the process itself.

## Inventory and Analysis

The purpose of the inventory and analysis stage is to collect and analyze data and community input to establish a foundation for making informed decisions for goals, objectives, strategies, and projects and to form benchmarks to measure community progress. Products of this phase include the following:

- SWOT Analysis
- Significant Findings from the U.S. Census and ACS
- Roanoke 2023 Community Facilities Survey
- Roanoke Land Use Visioning Session
- City of Roanoke Community Survey
- Summary of Community Survey Results (Available in Appendices)

### SWOT Analysis

The Roanoke SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis was conducted in Planning Commission meetings and at a public hearing in December 2022. The Planning Commission and residents were in attendance to offer their views and opinions on the city’s strengths, weaknesses, opportunities, and threats. Figure SP-2 shows the results of the SWOT analysis from these meetings.

The significant strengths and opportunities identified included the city’s proximity to several natural attractions, such as West Point, Lake Martin, Lake Wedowee, Mount Cheaha, and Lake Harding. Roanoke’s location near major natural attractions could be a boon to economic development and business within the city. Quality schools were also rated as a significant strength. Housing diversification was specified as an area of opportunity for the city. Overall, participants in the SWOT analysis expressed a major strength being Main Street and the Downtown area.

In addition, the mill village was cited as an important opportunity moving forward; revitalization efforts could spark opportunities to renovate the entire area and attract new residents and neighborhood businesses.

Weaknesses and threats to Roanoke were also discussed. Participants in the SWOT felt that housing conditions and availability were considerable weaknesses. The mill village was noted as a concerning weakness. Drug crimes and usage in the city were cited as threats. Other threats to the community were perceived as a declining population, lack of diversity, lack of higher-income jobs, and road safety on Highway 431.

 <b>THE CITY OF ROANOKE</b> <i>Preserving Our Past, Building Our Future</i>		<b>City of Roanoke</b> Comprehensive Plan SWOT Analysis 2022		
Strengths	Weaknesses	Opportunities	Threats	
<ul style="list-style-type: none"> <li>- Schools</li> <li>- Walmart</li> <li>- Main Street/Downtown</li> <li>- Industry</li> <li>- Job availability</li> <li>- Small community</li> <li>- Decreased crime rates</li> <li>- Resource availability</li> <li>- Religious community</li> <li>- ER local to community</li> <li>- Inviting</li> <li>- Central location to natural attractions (West Point, Martin, Wedowee, Hardin, Mt. Cheaha)</li> <li>- Long-term residents</li> </ul>	<ul style="list-style-type: none"> <li>- Mill Village</li> <li>- Lack of diversity</li> <li>- Small community</li> <li>- Beautification</li> <li>- Workforce</li> <li>- Housing and affordable housing</li> <li>- Apartment availability outside low income/middle income multi-family</li> </ul>	<ul style="list-style-type: none"> <li>- Beautification</li> <li>- Community participation</li> <li>- Diversify housing options</li> <li>- Mill village</li> <li>- Transportation (public, walkability, etc.)</li> <li>- Senior services</li> <li>- Central location to natural attractions</li> </ul>	<ul style="list-style-type: none"> <li>- Lack of diversity</li> <li>- Drug usage</li> <li>- Declining population</li> <li>- Young people migrating out</li> <li>- Higher income jobs elsewhere</li> <li>- Road safety on 431</li> </ul>	

# CHAPTER 10: GOALS AND OBJECTIVES

## Mission Statement

A vision for the future should exist for any community to thrive and prosper. The mission statement describes what the city is doing to attain its established vision and why. Roanoke's mission statement reads as follows:

"The City of Roanoke strives to be a hospitable, accountable, and diverse city while keeping community close to home and bringing the best quality of life to all its citizens, making Roanoke a premier place to live, work, and thrive."

Personal citizen mission statements were also collected as a part of the visioning process:

- "...hospitality, unity, growth, entertainment..."
- "Comfort, home, Roanoke Living"
- "...integrity, honor, pride, accountability, diversity..."
- "Keeping community close to home... cost-effective..."
- "...home, opportunity, growth..."
- "The City of Roanoke's mission is to bring the best quality of life to all its citizens and to make Roanoke a premier place to live, work, and thrive."

To achieve its mission, Roanoke should establish appropriate goals and objectives, a means of attaining them, and a methodology to evaluate progress. This chapter identifies goals, objectives, strategies, and projects for planning and guiding city improvements, growth, and expansion. Since the city possesses limited resources for improvements, only some goals, objectives, strategies, and projects in this chapter may be accomplished. Instead, the overall purpose of this chapter is to describe practical and achievable planning guidance for properly maintaining city resources and preparing the community for future growth and development. The following implementation chapter lists and explains specific projects and strategies that the city plans to pursue and accomplish within given timeframes for completion, along with a discussion of implementing agencies, potential partners, and funding sources for further assistance.

## Goal-Setting Process

In November 2022, the East Alabama Regional Planning and Development Commission (EARPDC) and the Roanoke Planning Commission began work on the Roanoke Comprehensive Plan with a kickoff meeting. The first public hearing was conducted in December 2022, in which the planning process was introduced, and the public SWOT was performed. From this analysis, the EARPDC and the Planning Commission formed a basis to identify community needs and determine goals and objectives. The EARPDC and the Planning Commission then met monthly to bi-monthly as needed to establish and prioritize goals and objectives, determine projects for implementation, and generate a future land use plan and map to guide land use and development.

## Definitions

### Goals

The goals in this chapter were identified as promoting community vision through broad-based perspectives. Businessdictionary.com defines a goal as “an observable and measurable result having one or more objectives to be achieved with a more or less fixed timeframe.”

### Objectives

Objectives define, in more specific terms, how goals are to be accomplished. The definition of objectives, as described by businessdictionary.com, is “a specific result that a person or system aims to achieve within a time frame and with available resources.” Generally, objectives are essential tools that underlie all planning and strategic activities and serve as a basis for creating policy and evaluating performance. While goals are often broad-based, objectives are more specific and measurable. Goals usually have long-term and possibly continuous timeframes, while objectives function as a series of smaller, shorter-term steps needed along the way toward goal completion and continuation. For example, a common goal in planning might be to enhance economic development throughout the community, while an objective for this goal may be to redevelop the downtown. Although downtown redevelopment alone will not improve economic growth throughout the community, it does make progress toward enhancing economic development on a community-wide scale. Goals express broad actions directed at the community level, while objectives express more specific actions directed at places, organizations, or other entities within the city. In other words, goals answer what will be done, while objectives answer who will do it and how. Objectives may also address where and when the goal should be accomplished, if applicable.

### Projects/Strategies

These actions are precisely defined, applicable, practical, and measurable steps to be performed or activated through the implementation process. Such projects/strategies are viable actions for goal attainment and are substantially more specific than goals and objectives. Projects are defined as actual and tangible “on-the-ground” activities, such as conducting a road repaving project, planting trees downtown, installing new water lines, or building/expanding a city hall. At the same time, strategies are specific and measurable tasks, such as hiring a new position on city staff, conducting a survey, purchasing equipment, or creating a downtown revitalization plan. Projects and strategies have been listed in this chapter, along with the goals and objectives they support and serve as candidates for consideration and prioritization.

## Rationale

The rationale or importance for any given goals, objectives, strategies, and projects is explained under the subheading for each goal. The rationale can be justified through significant findings in statistical analysis, community surveys, or as an established community priority.

Goals and objectives are listed below, in no order of priority, as well as their respective strategies and projects established by the City of Roanoke. However, due to limited human and financial resources, the city acknowledges that only some of the goals, objectives, projects, and strategies listed in this section may be realized and implemented but could if circumstances permit. The next chapter on implementation will draw from this chapter the projects and strategies the city submits to plan for and implement.

## Land Use

---

To promote planning, Roanoke should utilize the appropriate city departments and local groups to identify existing residential, commercial, and industrial areas with substantial maintenance needs and plan to provide the proper support. The city should also utilize the appropriate departments and groups to determine growth policies, recognize associated opportunities, and direct new development on a course beneficial to the city.

### **Goal 1:** Revitalize the Downtown Area

Objective 1: Strengthen community identity by rehabilitating Main Street and enforcing zoning standards

Objective 2: Establish a downtown entertainment district

Objective 3: Utilize complete streets principles

### **Goal 2:** Redevelop and renovate in areas of need

Objective 1: Pursue the adaptive reuse of unused commercial or industrial structures

Objective 2: Maintain and rehabilitate appropriate existing residential, commercial, and industrial structures

### **Goal 3:** Promote and enhance land use by developing underutilized land served by existing infrastructure

Objective 1: Promote high-quality in-fill development

Objective 2: Encourage mixed-use development connecting to existing development

## **Transportation**

---

To promote and enhance transportation, Roanoke should maintain existing streets and highways. The city should plan for and prioritize road maintenance projects throughout the community following needs and available funding.

**Goal 1:** Improve Roanoke Transportation by Maintaining and Improving Existing Roadways

Objective 1: Enhance Road Conditions Through Paving and Repaving Projects

Objective 2: Implement an Infrastructure Maintenance Schedule to include a Paving Plan for the City

Objective 3: Institute a Clean Streets Initiative and Engage Citizens in Cleanup Efforts

**Goal 2:** Enhance Traffic Flow and Safety Across the City

Objective 1: Identify Safety Concerns and Issues

Objective 2: Improve Signage and Educate Citizens

Objective 3: Replace Stormwater Drains Throughout the City

**Goal 3:** Establish and Improve Alternative Modes of Transportation, including Walking, Biking, and Public Transit

Objective 1: Improve or Install Sidewalks Where Needed to Improve Connectivity

Objective 2: Install Bike Lanes and Bike Racks to Facilitate Bicycle Transportation

Objective 3: Provide Transport Options for those Unable to Drive

Strategy 1: Examine the feasibility of providing a shuttle or similar service

Strategy 2: Explore financing options (ex. public finance, public subsidy, raised revenue, private investment, grants)

## Community Facilities | Parks and Recreation

---

The City of Roanoke strives to provide quality community facilities and services for residents and visitors. To promote and enhance these facilities and services, the city should determine service needs, meet priority maintenance for existing facilities, and identify future priority facilities and services needed for growth and expansion.

### **Goal 1:** Enhance the Quality of Life

Objective 1: Enhance the Assets that make the City of Roanoke a Unique and Desirable Place to Live while Solidifying its Identity

Strategy 1: Renovate City Hall to include ADA-compliant bathrooms, parking lot and sidewalk refurbishments, and building painting

### **Goal 2:** Enhance Recreation and Entertainment

Objective 1: Provide Social and Recreational Programs for all Age Groups of the City's Population

Objective 2: Improve Quality of Health and Health Services in the Community

Objective 3: Provide more Recreational Options to Roanoke Neighborhoods

**Goal 3:** Promote and Enhance Community Facilities and Services in a Manner that Maintains Existing Facilities and Services and Prepares the City for Future Growth and Expansion while Preserving and Protecting the Community's Small-town Character

Objective 1: Improve and Enhance City Administration

Strategy 1: Provide more parks throughout the city along with funding and volunteers to offer development and maintenance

Objective 2: Improve and Enhance Public Safety

Objective 3: Improve and Enhance Parks and Recreation

Objective 4: Improve and Enhance Senior Citizen Facilities and Programs

Objective 5: Improve and Enhance Healthcare Services

Objective 6: Identify Underutilized Buildings and Facilities Within the City that could be used for Recreational and Social Programming

## Housing

Housing is vital in every community to meet residents' needs. A well-planned community will have a substantial variety of housing choices, such as single-family, multi-family, well-maintained manufactured homes, and quality affordable housing. The city should make plans and policies to preserve housing values and increase housing stock in appropriate residential areas.

**Goal 1:** Support and Enhance Housing Production and Preservation to Increase Housing Affordability and Availability

Objective 1: Rehabilitate the Mill Village

Strategy 1: Create tax relief programs to accommodate the housing needs of low-income households, seniors, and those with disabilities

Strategy 2: Target abandoned or dilapidated housing for demolition throughout the city

Objective 2: Incentivize Housing Rehabilitation

Strategy 1: Home improvement program that provides tax exemptions as an incentive for residents to renovate or expand the size of their residences

**Goal 2:** Renovate, Rehabilitate, and/or Expand Existing Housing to Provide More and Better Housing Options

Objective 1: Renovate and Expand Section 8 Housing

Objective 2: Enhance Rental Housing Conditions

Objective 3: Rehabilitate Public Areas Associated with Dilapidated Housing Conditions

**Goal 3:** Prioritize and Encourage New Housing Development to Address Missing Middle Housing and Other Underrepresented Housing Categories

Objective 1: Encourage the Creation of Senior Housing Options

Objective 2: Promote More Diverse Rental Housing Choices

**Goal 4:** Use Sustainability Concepts

Objective 1: Facilitate Walkability, Bikeability, and Availability of Local Commerce for Neighborhoods and Housing Developments

Objective 2: Encourage Sustainable Housing Principles, such as LEED, to Lower Costs and Facilitate Longer Lasting Quality Housing

# **Economic Development**

---

The City of Roanoke desires economic growth and prosperity and aims to strengthen existing businesses while attracting new businesses to the community. The city strives to grow economically and promote and enhance development in the downtown area and along major roadways.

## **Goal 1: Attract and Recruit New Business to Roanoke**

### Objective 1: Market Roanoke’s Ideal Business Environment

Strategy 1: Develop a web page with relevant and convenient information for business owners and investors

Strategy 2: Encourage entrepreneurship

### Objective 2: Incentivize New Business via Tax Breaks or Discounted Fees and Permits

### Objective 3: Develop the Airport Through Improvements to be an Economic Driver for the Area

Strategy 1: Reconstruction of the end of the runway, along with the addition of a parallel taxi lane and new hangars

## **Goal 2: Maintain a Healthy and Responsive Business Environment**

### Objective 1: Support and Encourage the Growth of the City’s Existing Businesses

Strategy 1: Improve infrastructure across the city

### Objective 2: Utilize Multi-use Facilities to Capitalize on City Assets

Strategy 1: Organize community events and workshops at Main Street Theater, teaming up with local businesses to promote downtown and drive foot traffic

### Objective 3: Promote and Enhance Workforce Development

Strategy 1: Engage with providers to promote and increase access to training offerings

Strategy 2: Increase communication and outreach about training opportunities

## **Goal 3: Cultivate Tourism**

### Objective 1: Promote Local Culture, Leveraging Historical City Assets

Strategy 1: Develop branding for the community and downtown, coordinating across the website and social media

Strategy 2: Transform the former Post Office into the Randolph County Historical Museum

Strategy 3: Engage in refurbishment and beautification around the city

## **CHAPTER 11: IMPLEMENTATION & EVALUATION**

The previous chapter presented goals, objectives, and strategies as planning guidance and for consideration in forming public policy and plans for the next ten years. Goals, objectives, strategies, and projects originate from sound planning principles and practices; however, due to the community's limited resources and time constraints, not every goal and objective, along with their respective projects and strategies, will be implemented and realized. Therefore, implementation strives to prioritize and identify appropriate timeframes for goals and objectives to be effectively accomplished. The tables in this chapter list the projects and strategies the city plans to implement, along with timeframes within which the city plans to conduct and complete each project/strategy. These timeframes are as follows: Immediate, Short-term, Mid-term, Long-term, and Future Consideration. The tables also show the years each timeframe encompasses.

This chapter aims to identify some strategies and resources available to local governments to implement this plan's recommendations. The proposed implementation schedules are 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 methodologies, as may be dictated by financial constraints or competing needs and priorities.

Successful implementation involves many people's efforts. It often 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. To some degree, these impediments are relevant to comprehensive planning implementation.

This comprehensive plan acknowledges that the City of Roanoke has limited resources and competing planning priorities. However, city administration has sufficient technical expertise and capacity to react quickly to the city's complex issues. This plan also recognizes that the city must depend on the cooperation of other independent boards and agencies to implement the plan's aspects that the city cannot directly control. Roanoke must respond to a wide range of changing needs, all of which must be considered when determining priorities for local action. Foreseeing the critical issues that will arise tomorrow is difficult, but the comprehensive plan helps guide and direct policy toward a more sustainable community. The city must retain the ability to establish its priorities in any given year to satisfy its needs. As a result, full implementation of this plan will not happen quickly and may take longer to achieve than initially expected.

### **City Administration**

The City of Roanoke has a full-time Mayor and support staff to handle the city's daily administrative needs. The administrative staff can utilize the comprehensive plan as a general guide for coordinating expanding the city's public facilities and services to address future growth needs. However, it must be recognized that due to the city's size and lack of significant, stable sources of revenue, the administrative staff's capacity to monitor and implement the plan entirely is somewhat constrained. Support and assistance from every city government level will be needed to implement the policies and programs the plan recommends.

The city can also seek help 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 critical 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 the development codes municipalities can adopt and enforce under existing state law.

### **Zoning**

Local governments adopt zoning ordinances 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 effectively implements land use and development recommendations in the comprehensive plan. Generally, 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 how 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, regulations should also be developed to 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 implement 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 exercise their extraterritorial subdivision powers 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 minimum construction standards for buildings, including homes and commercial and industrial buildings. A building code aims to ensure quality development and protect public safety. Local governments can require developers and contractors to secure building permits by adopting building codes before undertaking construction activities.

Building permit applicants must also provide evidence that they have received County Health Department approval for on-site septic systems. This provides 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 adopted by the Alabama Building Commission.

## **Partnerships, Financing, and other Resources**

Financial constraints and planning assistance can be the most significant obstacles to plan implementation in communities. Many communities must wait for funding to become available before a plan or project can be implemented and have no expertise or guidance in planning. Roanoke must actively continue its efforts to secure outside financial support and assistance for plan implementation to meet its goals and objectives and to promote its community vision for the future. Several financial assistance and partnership sources exist to help communities plan and develop. The most significant sources are listed as follows:

- 1. Alabama Department of Economic and Community Affairs (ADECA):** The Alabama Department of Economic and Community Affairs was created in 1983 by the Alabama Legislature as an arm of the Governor's Office to streamline and professionalize the management of a few federally funded programs administered by the state. Consolidating many agencies into one department reduced administrative costs and ensured more effective and efficient implementation and enforcement of federal monitoring, reporting, and auditing requirements. ADECA is composed of seven divisions and various support sections, including—1) Communications and Information, 2) Community and Economic Development, 3) Energy, 4) Law Enforcement and Traffic Safety, 5) Office of Water Resources, 6) Surplus Property, and 7) Support Sections. Community and Economic Development is one of the most widely used ADECA divisions by communities. The Community and Economic Development Division provides the following program areas:
  - Community Development Programs—probably the most well-known program is the Community Development Block Grant Program (CDBG), which provides funding to improve communities in various areas through the following funds:
    - Competitive Fund—which provides funding for projects such as water and sewer line rehabilitation and extension, housing rehabilitation, neighborhood and downtown revitalization, and street and drainage improvements.
    - Community Enhancement Fund—funding assistance for fire protection, senior citizen centers, community centers, Boys' and girls' clubs, and recreational facilities.
    - Planning Fund—provides funding to eligible communities to conduct planning activities to promote orderly growth, regional development, and revitalization efforts.
    - Economic Development Fund—provides funding to all eligible communities for projects that support creating and retaining jobs.
    - Note: Communities seeking funding assistance through the CDBG Programs should demonstrate 51% low to moderate income (LMI) in the community for planning grants and 51% LMI for project areas pertaining to proposed projects.

- Community Service Block Grants—assists low-income Alabama residents in gaining employment, education, and many other skills.
  - Appalachian Regional Commission (ARC)—seeks to fund projects and programs to create new jobs, spur economic development, build roads and infrastructure, advance education, and promote wellness in central and north Alabama
  - Community Stabilization Program—established to provide funding assistance to stabilize communities that have suffered from foreclosures and abandonment.
  - Disaster Recovery—funds that may be allocated after federally declared disasters and used for activities such as replacing or repairing infrastructure and housing damage resulting from the declared disaster.
  - Alabama Enterprise Zones—provides tax incentives to corporations, partnerships, and proprietorships that locate or expand within designated Enterprise Zones.
  - The Recreational Trails Program (RTP) provides funding assistance to federal agencies, states, local governments, and nonprofit organizations for the development and improvement of recreational trails.
  - Alabama Advantage—provides information for people looking to relocate or retire in Alabama.
  - Emergency Shelter Grant Program—grant funding is used to upgrade existing homeless facilities and domestic abuse shelters.
  - Land & Water Conservation Fund (LWCF)—administers grants funding walking and exercise trails, playgrounds, tennis and basketball courts, soccer fields, baseball and softball diamonds, and other outdoor areas that improve communities.
- 2.** Grant opportunities for the advancement and financing of telecommunication infrastructure and technology include:
- USDA’s Rural Utilities Service—which provides programs to finance rural America’s telecommunications infrastructure.
  - The Distance Learning and Telemedicine Program (DLT)—which utilizes loans and grants and loan/grant combinations to meet educational and health care needs in rural areas throughout the country.
  - The Community Connect Grant Program—offers financial assistance to eligible applicants to install and expand broadband in unserved areas to enhance public safety services and foster economic growth.
- 3.** **Alabama Power Company Economic and Community Development:** Alabama Power provides reliable electricity supply, at competitive prices, to approximately 1.4 million homes, businesses, and industries in the southern two-thirds of Alabama. The Alabama Power Company, through its Department of Economic and Community Development, provides services for economic development in the following areas: 1) Building and Site Evaluation, 2) Labor Force Analysis, 3) Electrical Services, 4) Transportation/Logistics Analysis, and 5) Alabama Tax and Incentive Analysis. The department also offers services in community development through the following programs: 1) Advantage Site Program, 2) Industrial Site Development Program (ISDP), 3)

Speculative Building Program, and 4) ACE (Alabama Communities of Excellence) Program, which uses strategic community planning in forming goals and plans for the community's future.

- 4. The Economic Development Administration (EDA):** The 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, the EDA operates on the principle that distressed communities must be empowered to develop and implement their economic development strategies. The EDA recognizes the communities in the East Alabama Region as part of an Economic Development District, which enables them to receive EDA grant funding for infrastructure improvements, which support projects to create new local jobs. Investment programs provided by the 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, and the Trade Adjustment Assistance for Firms Program.
- 5. The East Alabama Regional Planning and Development Commission (EARPDC):** EARPDC offers revolving loan funds to provide gap financing for local businesses. The Commission provides matching funds to member governments that use the commission's services for planning projects, such as preparing comprehensive plans, strategic plans, land use plans, housing studies, zoning ordinances, subdivision regulations, and mapping services. The Commission also offers grant writing and administration services to member governments to secure funding for various community projects and community planning.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. The Small Business Administration (SBA):** which provides technical assistance to entrepreneurs in rural areas through the local Small Business Development Centers.
- 10. U.S. 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.
- 11.** 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.
- 12.** The local **Chambers of Commerce and Industrial Development Authorities (IDA)**, which sponsor and finance economic development efforts and initiatives within their jurisdictions.

- 13. 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.
- 14. The Environmental Protection Agency (EPA):** offers grant and technical assistance to small communities through various environmental preservation, protection, 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 various 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, Urban Areas Security Initiative (UASI) Non-profit Security Grant Program.
- 16. Alabama Clean Water Partnership (ACWP):** Alabama has more rivers, lakes, and groundwater than anywhere in the country and is the richest state in the U.S. regarding water. Approximately 10% of all water in the U.S. flows within the state’s borders. The Alabama Clean Water Partnership is a statewide 501 (c) (3) non-profit organization comprised of a diverse and inclusive coalition of public-private interest groups and individuals working together to improve, protect, and preserve the state's water resources and aquatic ecosystems. The primary purpose of the ACWP is to “make connections” in linking individuals, companies, organizations, and governing bodies to educate the public about the importance of clean water and to assist in projects to protect and preserve Alabama’s water resources and aquatic ecosystems. This purpose is accomplished through efforts to improve communication and information sharing and appropriate coordination and collaboration. The ACWP, on their website, inquires, “Do you know of a stream that needs help?”; this link brings up an ACWP Stream Nomination Form through which an applicant may submit a stream for consideration. Each nomination is added to a priority list that will help direct attention and resources to Alabama watersheds. The ACWP also provides the services of one statewide coordinator and facilitator for each of the ten river basins in the state. Each facilitator coordinates basin meetings and projects in their respective basins while the coordinator supports the facilitators and transfers information between them.
- 17. The U.S. Census Bureau:** The Census provides substantial statistical information to communities, counties, states, and the nation. The most significant and widely used data tools provided by the Census Bureau are the Decennial Census—which provides 100% count information and is updated every ten years—and the American Community Survey, which offers estimate information and is updated with a one-year survey period for each municipality with population over 65 K in population, three years for municipalities with between 20 K and 65 K, and a 5 year period for all other cities in the nation. Another significant tool the Census offers is the Census Business Builder: Small Business Edition.

The Builder is an interactive tool that allows small business owners to easily navigate and use key demographic and economic data to help guide research into opening a new business or expanding their existing. Key features of the Census Business Builder include:

- Easy-to-use menus to select the owner's type of business and potential business location
- An interactive map that allows the selection of the area to explore for business opportunities, including comparisons to neighboring areas.
- Dynamically generated business county and city-level reports (including trend charts) that can be easily incorporated into a business plan and used for further research.

**18. 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

Roanoke should continue to explore project-financing opportunities with applicable entities when undertaking projects to implement this comprehensive plan. The city should also consider developing public-private partnerships. Of course, outside financing usually will not cover all the costs associated with a project. The city must be prepared to provide local matching funds to leverage outside grants, cost share with private partnerships, and undertake projects outside sources cannot fund.

## Implementation Schedule

As previously mentioned, not all the goals, objectives, strategies, and projects outlined in this plan shall be realized due to limited resources and time constraints. Therefore, the city must effectively prioritize the most important, impactful, and feasible projects and strategies established in Chapter 10 and then incorporate them into an implementation plan. One way to form an implementation plan is to create an implementation schedule. The implementation schedule lists strategies and projects to be undertaken as Immediate (1-2 years), Short-term (3-5 years), Mid-term (6-9 years), Long-term (10 to 20 years), and Future Consideration (over 20 years). The schedule formulates a specified timeframe for each project and strategy, establishes which local entity is responsible for carrying out the activity, and identifies potential partners and funding resources in implementing respective strategies and projects. Although these projects are primarily assigned to Roanoke, the city should consult and work with outside entities to secure funding and guidance with planning and implementation efforts. Implementation schedules have been created for land use, transportation, housing, economic development, and community facility-related projects and strategies listed as follows:

#	Action	Page #	Priority	Time Frame	Potential Partners
<b>Land Use</b>					
Goal 1: Revitalize the Downtown Area					
1	Strengthen Community Identity by Rehabilitating Main Street and Enforcing Zoning Standards	139	High	Immediate	Planning Commission, City Council, Police Department, Street Department, ALDOT
2	Establish a Downtown Entertainment District	139	Medium	Short-term	Planning Commission, City Council, County Commission
3	Utilize Complete Street Principles	139	Medium	Short-term	Planning Commission, ALDOT, Street Department, City Council
Goal 2: Redevelop and Renovate in Areas of Need					
1	Pursue the Adaptive Reuse of Unused Commercial or Industrial Structures	139	Medium	Mid-term	Planning Commission, City Council, EPA, ADEM
2	Maintain and Rehabilitate Appropriate Existing Residential, Commercial, and Industrial Structures	139	Medium	Short-term	City Council, ADEM, RCEDA
Goal 3: Promote and Enhance Land Use by Developing Underutilized Land Served by Existing Infrastructure					
1	Promote High-Quality In-fill Development	139	Medium	Mid-term	Planning Commission, City Council, County Commission, RCEDA
2	Encourage Mixed-Use Development Connecting to Existing Development	139	Medium	Long-term	Planning Commission, City Council
<b>Transportation</b>					
Goal 1: Improve Roanoke Transportation by Maintaining and Improving Existing Roadways					
1	Enhance Road Conditions Through Paving and Repaving Projects	140	Medium	Immediate	Planning Commission, City Council, Street Department, ALDOT, County Commission
2	Implement an Infrastructure Maintenance Schedule, to include a Paving Plan for City Streets	140	High	Immediate	Planning Commission, City Council, Street Department, ALDOT, County Commission
3	Institute a Clean Streets Initiative and Engage Citizens in Cleanup Efforts	140	High	Short-term	Planning Commission, City Council, Street Department, Public Safety

#	Action	Page #	Priority	Time Frame	Potential Partners
<b>Goal 2: Enhance Traffic Flow and Safety Across the City</b>					
1	Identify Safety Concerns and Issues	140	High	Short-term	Planning Commission, City Council, ALDOT, Police Department
2	Improve Signage and Educate Citizens	140	Medium	Short-term	City Council, Street Department, ALDOT
3	Replace Stormwater Drains throughout the City	140	High	Immediate	City Council, Street Department
<b>Goal 3: Establish and Improve Alternative Modes of Transportation, including Walking, Biking, and Public Transit</b>					
1	Improve and/or Install Sidewalks Where Needed to Improve Connectivity.	140	High	Short-term	Planning Commission, City Council, Street Department, ADECA
2	Install Bike Lanes and Bike Racks to Facilitate Bicycle Transportation	140	Medium	Mid-term	Planning Commission, City Council, Street Department, ALDOT
3	Provide Transport Options for those Unable to Drive	140	Medium	Mid-term	City Council, EARPDC
3a	Examine the Feasibility of Providing a Shuttle or Similar Service	140	Medium	Long-term	City Council, EARPDC
3b	Explore Financing Options (Ex. Public finance, public subsidy, raised revenue, private investment, grants)	140	Medium	Mid-term	City Council
<b>Community Facilities   Parks and Recreation</b>					
<b>Goal 1: Enhance the Quality of Life.</b>					
1	Enhance the Assets that make the City of Roanoke a Unique and Desirable Place to Live while Solidifying the Identity of the City	141	Medium	Short-term	Planning Commission, City Council
1a	Renovate City Hall to include ADA-compliant Bathrooms, Parking Lot and Sidewalk Refurbishments, and Building Painting	141	Medium	Short-term	Planning Commission, City Council
<b>Goal 2: Enhance Recreation and Entertainment</b>					
1	Provide Social and Recreational Programs for all Age Groups of the City's Population.	141	High	Mid-term	Parks and Recreation, City Council

#	Action	Page #	Priority	Time Frame	Potential Partners
2	Improve Quality of Health and Health Services in the Community	141	High	Mid-term	City Council, Randolph County Extension Office
3	Provide more Recreational Options to Roanoke Neighborhoods	141	Low	Mid-term	City Council, Parks and Recreation, ADECA, USDA
<b>Goal 3: Promote and Enhance Community Facilities and Services in a Manner which Maintains Existing Facilities and Services and Prepares the City for Future Growth and Expansion while Preserving and Protecting the Community's Small-town Character</b>					
1	Improve and Enhance City Administration	141	Medium	Short-term	Parks & Recreation, Planning Commission, City Council, Alabama League of Municipalities
1a	Provide More Parks Throughout the City along with Funding and Volunteers to Offer Development and Maintenance	141	Low	Long-term	City Council, Parks & Recreation
2	Improve and Enhance Public Safety	141	High	Short-term	City Council, Police Department, Fire Department
3	Improve and Enhance Parks and Recreation	141	Medium	Mid-term	City Council, Parks and Recreation
4	Improve and Enhance Senior Citizen Facilities and Programs	141	Medium	Mid-term	Senior Center, City Council, EARPCD
5	Improve and Enhance Healthcare Services	141	Medium	Mid-term	City Council
6	Identify Underutilized Buildings and Facilities within the City that could be used for Recreational and Social Programming	141	Medium	Mid-term	City Council, Planning Commission, Parks and Recreation
<b>Housing</b>					

#	Action	Page #	Priority	Time Frame	Potential Partners
<b>Goal 1: Support and Enhance Housing Production and Preservation to Increase Housing Affordability and Availability</b>					
1	Rehabilitate the Mill Village	142	High	Short-term	Planning Commission, City Council, Habitat for Humanity
1a	Create Tax Relief Programs to Accommodate the Housing Needs of Low-Income Households, Seniors, and those with Disabilities	142	Medium	Mid-term	City Council
1b	Target Abandoned or Dilapidated Housing for Demolition Throughout the City	142	Medium	Short-term	City Council, HUD
2	Incentivize Housing Rehabilitation	142	Medium	Mid-term	City Council
2a	Home Improvement Program that provides Tax Exemptions as an Incentive for Residents to Renovate or Expand the Size of their Residences	142	High	Mid-term	City Council
<b>Goal 2: Renovate, Rehabilitate, or Expand Existing Housing to Provide More and Better Housing Options</b>					
1	Renovate and Expand Section 8 Housing	142	Low	Mid-term	Planning Commission, City Council, County Commission, HUD, Housing Authority Board
2	Enhance Rental Housing Conditions	142	High	Immediate	Habitat for Humanity, City Council
3	Rehabilitate Public Areas Associated with Dilapidated Housing Conditions	142	Medium	Mid-term	Planning Commission, City Council
<b>Goal 3: Prioritize and Encourage New Housing Development to Address Missing Middle Housing and Other Underrepresented Housing Categories</b>					

#	Action	Page #	Priority	Time Frame	Potential Partners
1	Encourage the Creation of Senior Housing Options	142	Medium	Mid-term	Planning Commission, City Council, RCEDA
2	Promote More Diverse Rental Housing Choices	142	High	Short-term	City Council
<b>Goal 4: Utilize Sustainability Concepts</b>					
1	Facilitate Walkability, Bikeability, and Availability of Local Commerce for Neighborhoods and Housing Developments	142	Medium	Short-term	Planning Commission, City Council, Street Department, ALDOT
2	Encourage Sustainable Housing principles, such as LEED, to Lower Costs and Facilitate Longer Lasting Quality Housing	142	High	Short-term	City Council
<b>Economic Development</b>					
<b>Goal 1: Attract and Recruit New Business to Roanoke</b>					
1	Market Roanoke's Ideal Business Environment	143	Medium	Short-term	Planning Commission, City Council, Alabama League of Municipalities, RCEDA, Chamber of Commerce
1a	Develop a Web Page with Relevant and Convenient Information for Business Owners and Investors	143	Medium	Mid-term	City Council
1b	Encourage Entrepreneurship	143	High	Mid-term	EDA, Chamber of Commerce, RCEDA
2	Incentivize New Business via Tax Breaks or Discounted Fees and Permits	143	High	Short-term	EDA, City Council
3	Develop the Airport through Improvements to be an Economic Driver for the Area	143	High	Immediate	FAA, ALDOT
3a	Reconstruction of the end of the Runway and the Addition of a Parallel Taxi Lane and New Hangars	143	High	Immediate	FAA, ALDOT

#	Action	Page #	Priority	Time Frame	Potential Partners
<b>Goal 2: Maintain a Healthy and Responsive Business Environment</b>					
1	Support and Encourage the Growth of the City's Existing Businesses	143	High	Immediate	Planning Commission, City Council, RCEDA, Chamber of Commerce
1a	Improve Infrastructure across the City	143	High	Immediate	City Council, Street Department, ADECA, ALDOT, County Commission
2	Utilize Multi-Use Facilities to Capitalize on City Assets	143	Medium	Mid-term	City Council
2a	Organize Community Events and Workshops at Main Street Theater, teaming up with Local Businesses to Promote Downtown and Drive Foot Traffic	143	High	Short-term	City Council, RCEDA, Chamber of Commerce
3	Promote and Enhance Workforce Development	143	High	Short-term	City Council, RCEDA, Chamber of Commerce, Randolph County Extension Office
3a	Engage with Providers to Promote and Increase Access to Training Offerings	143	Medium	Short-term	City Council, RCEDA, Chamber of Commerce, Randolph County Extension Office, Southern Union State Community College
3b	Increase Communication and Outreach about Training Opportunities	143	Medium	Mid-term	City Council, RCEDA, Chamber of Commerce, Randolph County Extension Office, County Commission
<b>Goal 3: Cultivate Tourism</b>					
1	Promote Local Culture, Leveraging Historical City Assets	143	Medium	Short-term	Chamber of Commerce, Planning Commission, City Council, RCEDA
1a	Develop Branding for the Community and Downtown, Coordinating Across the Website and Social Media	143	Medium	Mid-term	High School Graphic Arts Classes
2a	Transform the former Post Office into the Randolph County Historical Museum	143	Low	Short-term	ADECA, Historical Commission
3a	Engage in Refurbishment and Beautification Around the City	143	Medium	Short-term	City Council, Planning Commission



## **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 successive chapters, as provided in Title 11, Chapter 52, section 10 of the Code of Alabama, 1975. However, before the 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 notify or conduct the required public hearing. However, the hearing should be notified and performed following the standard procedures used by the Planning Commission or City Council, as may be applicable.

Once the plan is adopted according to state law, the Planning Commission can assume additional administrative authority. 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 inconsistent with the plan, it may disapprove it. A two-thirds majority vote of all city council members can overturn such a vote.

As this provision of Alabama law illustrates, the comprehensive plan is an important document. It serves as legal support for local zoning authority and governs the expansion of public facilities and infrastructure in the community. Therefore, it is essential to remember that adopting 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 planned 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 data from the latest U.S. Census. More frequent updates should be conducted if the community experiences rapid growth or change or proposes a significant public investment to stimulate future growth or change.

# Appendix

# Roanoke Population

## Historic Population Trends

Table P-1. Historic Population Trends: Roanoke, AL 1880-2022								
Year	Roanoke	% Change	Randolph Co.	% Change	Alabama	% Change	U.S.	% Change
1880	327	N/A	16,575	N/A	1,262,505	N/A	50,189,209	N/A
1890	631	93.0%	17,219	3.9%	1,513,401	19.9%	62,979,766	25.5%
1900	1,155	83.0%	21,647	25.7%	1,828,697	20.8%	76,212,168	21.0%
1910	2,034	76.1%	24,659	13.9%	2,138,093	16.9%	92,228,496	21.0%
1920	3,841	88.8%	27,064	9.8%	2,348,174	9.8%	106,021,537	15.0%
1930	4,373	13.9%	26,861	-0.8%	2,646,248	12.7%	122,775,046	15.8%
1940	4,168	-4.7%	25,516	-5.0%	2,832,961	7.1%	132,164,569	7.6%
1950	5,392	29.4%	22,513	-11.8%	3,061,743	8.1%	151,325,798	14.5%
1960	5,288	-1.9%	19,477	-13.5%	3,266,740	6.7%	179,323,175	18.5%
1970	5,251	-0.7%	18,331	-5.9%	3,444,165	5.4%	203,211,926	13.3%
1980	5,809	10.6%	20,075	9.5%	3,893,888	13.1%	226,545,805	11.5%
1990	6,362	9.5%	19,881	-1.0%	4,040,587	3.8%	248,709,873	9.8%
2000	6,563	3.2%	22,380	12.6%	4,447,100	10.1%	281,421,906	13.2%
2010	6,074	-7.5%	22,913	2.4%	4,779,745	7.5%	308,745,538	9.7%
2020	5,311	-12.6%	21,967	-4.1%	5,024,279	5.1%	331,449,281	7.4%
2022 (Est.)	5,346	0.7%	22,179	0.97%	5,028,092	0.1%	331,097,593	-0.1%

Source: U.S. Census of Population

## Place of Birth

<b>Table P-2. Place of Birth: City of Roanoke, 2022 ACS</b>		
Born in	2022	% of Total
Native	5,276	98.7%
State of Residence	3,858	72.2%
Another State	1,404	26.3%
A Northeastern State	52	1.0%
A Midwestern State	96	1.8%
A Southern State	1,206	22.6%
A Western State	50	0.9%
Born outside U.S.	14	0.3%
Puerto Rico	0	0%
U.S. Islands	0	0%
Abroad of U.S. Parents	14	0.3%
Foreign-born	70	1.3%
Total	5,346	100.0%

Source: 2018-2022 ACS

## Place of Residence

<b>Table P-3. Place of Residence: City of Roanoke, AL</b>						
<b>Resided in</b>	<b>2018</b>	<b>% of Total</b>	<b>2022</b>	<b>% of Total</b>	<b>#Change</b>	<b>%Change</b>
Same house 1 year ago	5,190	88.7%	4,861	91.3%	-329	-6.3%
Different house in U.S. 1 year ago	664	11.3%	464	8.7%	-200	-30.1%
Same city or town:	450	7.7%	121	2.3%	-329	-73.1%
Same county	450	7.7%	121	2.3%	-329	-73.1%
Different county (same state)	0	0.0%	0	0.0%	0	0.0%
Elsewhere:	214	32.2%	343	73.9%	129	60.3%
Same county	84	39.3%	101	29.4%	17	20.2%
Different county:	130	60.7%	242	70.6%	112	86.2%
Same state	17	13.1%	177	73.1%	160	941.2%
Different state:	113	86.9%	65	26.9%	-48	-42.5%
Northeast	0	0.0%	0	0.0%	0	0.0%
Midwest	0	0.0%	0	0.0%	0	0.0%
South	113	100.0%	65	100.0%	-48	-42.5%
West	0	0.0%	0	0.0%	0	0.0%
Abroad 1 year ago	0	0.0%	0	0.0%	0	0.0%
Puerto Rico	0	0.0%	0	0.0%	0	0.0%
U.S. Island Areas	0	0.0%	0	0.0%	0	0.0%
Foreign country	0	0.0%	0	0.0%	0	0.0%
<b>Total</b>	<b>5,854</b>	<b>100.0%</b>	<b>5,325</b>	<b>100.0%</b>	<b>-529</b>	<b>-9.0%</b>

Source: 2014-2018 and 2018-2022 American Community Survey

## Age Distribution

**Table P-4. Age Distribution: Roanoke, Randolph County, Alabama, U.S.**

Age Group	Roanoke			Randolph County			Alabama			U.S.		
	2010	2020	% Change	2010	2020	% Change	2010	2020	%Change	2010	2020	% Change
Less than 5	494	236	-52.2%	1,411	1,314	-6.9%	304,957	286,529	-6.0%	20,201,362	18,400,235	-8.9%
% of Total	8.0%	4.0%		6.2%	5.8%		6.4%	5.7%		6.5%	5.6%	
5 to 19	1,335	1,068	-20.0%	4,753	4,151	-12.7%	971,355	966,143	-0.5%	63,066,194	63,794,329	1.2%
% of Total	21.7%	18.0%		20.8%	18.3%		20.3%	19.2%		20.4%	19.2%	
20 to 24	320	360	12.5%	1,334	1,274	-4.5%	335,322	345,931	3.2%	21,585,999	22,036,076	2.1%
% of Total	5.2%	6.1%		5.8%	5.6%		7.0%	6.9%		7.0%	6.6%	
25 to 44	1,402	1,265	-9.8%	5,314	4,977	-6.3%	1,228,423	1,234,325	0.5%	82,134,554	87,018,803	5.9%
% of Total	22.8%	21.3%		23.3%	21.9%		25.7%	24.6%		26.6%	26.3%	
45 to 64	1,594	1,724	8.2%	6,192	6,324	2.1%	1,281,887	1,306,628	1.9%	81,489,445	84,277,214	3.4%
% of Total	25.9%	29.1%		27.1%	27.8%		26.8%	26.0%		26.4%	25.4%	
65+	1,009	1,278	26.7%	3,813	4,692	23.1%	657,792	884,723	34.5%	40,267,984	55,792,501	38.6%
% of Total	16.4%	21.5%		16.7%	20.6%		13.8%	17.6%		13.0%	16.8%	
Total	6,154	5,931	-3.6%	22,817	22,732	-0.4%	4,779,736	5,024,279	5.1%	308,745,538	331,449,281	7.4%
Median Age	36.9	45.8	24.1%	40	43.6	9.0%	37.9	39.7	4.7%	37.2	38.8	4.3%

Source: U.S. Census of Population

**Table P-5. Age Distribution: Roanoke, AL (2018-2022 ACS)**

Age Status	Roanoke	Randolph Co.	Alabama	U.S.
Under 5	4.6%	5.6%	5.8%	5.7%
5 to 19	18.4%	18.1%	19.3%	19.1%
20 to 24	4.8%	6.0%	6.8%	6.7%
25 to 44	24.5%	22.0%	25.1%	26.6%
45 to 64	24.5%	27.5%	25.7%	25.3%
65 +	23.2%	20.9%	17.3%	16.5%

Source: 2018-2022 American Community Survey

## Marital Status

Table P-6. Marital Status (pop. 15 and over): Roanoke, AL								
Marital Status	Roanoke		Randolph County		Alabama		U.S.	
	2018	2022	2018	2022	2018	2022	2018	2022
Married (except separated)	38.2%	39.9%	49.6%	52.6%	47.8%	47.3%	48.1%	47.8%
Widowed	14.8%	9.4%	9.6%	8.2%	7.0%	7.0%	5.8%	5.6%
Divorced	15.7%	14.9%	12.0%	12.5%	12.3%	12.2%	10.8%	10.7%
Separated	3.2%	1.0%	2.0%	1.6%	2.4%	2.0%	2.0%	1.7%
Never Married	28.1%	34.9%	26.8%	25.1%	30.5%	31.6%	33.3%	34.1%

Source: 2014-2018 and 2018-2022 American Community Survey

## Race Distribution

Table P-7. Race Distribution: Roanoke, AL 2018-2022 ACS				
Race	Roanoke	Randolph Co.	Alabama	U.S.
White Alone	3,136	17,443	3,317,453	234,904,818
% of Total	52.8%	77.3%	68.2%	72.7%
Black or African American	2,673	4,547	1,293,186	40,916,113
% of Total	45.0%	20.1%	26.6%	12.7%
American Indian and Alaska Native	0	51	25,576	2,699,073
% of Total	0.0%	0.2%	0.5%	0.8%
Asian	0	68	64,609	17,574,550
% of Total	0.0%	0.3%	1.3%	5.4%
Native Hawaiian and Other Pacific Islander	0	51	2,182	582,718
% of Total	0.0%	0.2%	0.04%	0.2%
Some other race	0	84	70,055	15,789,961
% of Total	0.0%	0.4%	1.4%	4.9%
Two or more races	132	330	91,619	10,435,797
% of Total	2.2%	1.5%	1.9%	3.2%
Totals	5,941	22,574	4,864,680	322,903,030

Source: 2018-2022 American Community Survey

## Gender Distribution

<b>Table P-8. Gender Distribution: Roanoke, AL</b>										
Gender	Roanoke			Randolph, County			Alabama			U.S.
	2010	2020	%Change	2010	2020	%Change	2010	2020	%Change	2020
Male	2,884	2,762	-4.2%	11,254	11,301	0.4%	2,320,188	2,426,844	4.6%	162,685,811
% of Total	46.9%	46.6%		49.3%	49.7%		48.5%	48.3%		49.1%
Female	3,270	3,169	-3.09%	11,563	11,701	1.2%	2,459,548	2,597,435	5.6%	168,763,470
% of Total	53.1%	53.4%		50.7%	51.5%		51.5%	51.7%		50.9%
Total	6,154	5,931	-3.6%	22,817	22,732	-0.4%	4,779,736	5,024,279	5.1%	331,449,281

Source: U.S. Census of Population

# Roanoke Housing

## Housing Unit Types

Table H-1. Housing Unit Types: Roanoke, AL (American Community Survey)												
Housing Types	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change
Single-family	1,968	1,840	-6.5%	8,517	8,494	-0.3%	1,574,225	1,626,204	3.3%	92,030,200	95,177,053	3.4%
% of Total	70.4%	71.7%		70.6%	68.4%		70.1%	70.8%		67.5%	67.5%	
Multi-family	491	323	-34.2%	687	549	-20.1%	369,623	377,640	2.2%	35,722,117	37,475,941	4.9%
% of Total	17.6%	12.6%		5.7%	4.4%		16.5%	16.4%		26.2%	26.6%	
Mobile home	337	394	16.9%	2,832	3,360	18.6%	298,206	288,749	-3.2%	8,512,218	8,130,605	-4.5%
% of Total	12.1%	15.4%		23.5%	27.1%		13.3%	12.6%		6.2%	5.8%	
Other	0	9	100.0%	20	9	-55.0%	2,408	4,327	79.7%	119,757	160,014	33.6%
% of Total	0.0%	0.4%		0.17%	0.1%		0.1%	0.2%		0.1%	0.1%	
Total Units	2,796	2,566	-8.2%	12,056	12,412	3.0%	2,244,462	2,296,920	2.3%	136,384,292	140,943,613	3.3%

Source: 2018-2022 American Community Survey

Table H-1. Housing Unit Types: Roanoke, AL 2022								
Housing Types	Roanoke		Randolph Co.		Alabama		U.S.	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Single-family	1,840	71.7%	8,494	68.4%	1,626,204	70.8%	95,177,053	67.5%
Multi-family	323	12.6%	549	4.4%	377,640	16.4%	37,475,941	26.6%
Mobile home	394	15.4%	3,360	27.1%	288,749	12.6%	8,130,605	5.8%
Other	9	0.4%	9	0.1%	4,327	0.2%	160,014	0.1%
Total Units	2,566	100.0%	12,412	100.0%	2,296,920	100.0%	140,943,613	100.0%

Source: 2018-2022 American Community Survey

## Tenure and Occupancy

**Table H-2. Tenure and Occupancy: Roanoke, AL (U.S. Census 2010-2020)**

Tenure & Occupancy	Roanoke			Randolph County			Alabama			U.S.
	2010	2020	%Change	2010	2020	%Change	2010	2020	%Change	2020
Occupied	2,409	2,145	-11.0%	9,164	8,931	-2.5%	1,883,791	2,011,947	6.8%	126,817,580
% of Total	85.5%	78.8%		76.5%	72.0%		86.7%	87.9%		90.3%
Owner-occupied	1,424	1,275	-10.5%	6,801	6,702	-1.5%	1,312,589	1,361,628	3.7%	80,051,358
% of Total	50.6%	46.8%		56.8%	54.0%		69.7%	67.7%		63.1%
Renter-occupied	985	870	-11.7%	2,363	2,229	-5.7%	571,202	650,319	13.9%	46,766,222
% of Total	35.0%	32.0%		19.7%	18.0%		30.3%	32.3%		36.9%
Vacant	408	578	41.7%	2,818	3,469	23.1%	288,062	276,383	-4.1%	13,681,156
	14.5%	21.2%		23.5%	28.0%		13.3%	12.1%		9.7%
Total Units	2,817	2723	-3.3%	11,982	12,400	3.5%	2,171,853	2,288,330	5.4%	140,498,736

Source: 2010-2020 Decennial Census

**Table H-3. Tenure and Occupancy: Roanoke, AL (2018-2022 American Community Survey)**

Tenure & Occupancy	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	%Change	2018	2022	%Change	2018	2022	%Change	2018	2022	%Change
Occupied	2,352	2,101	-10.7%	8,643	8,729	1.0%	1,860,269	1,933,150	3.9%	119,384,292	125,736,353	5.3%
% of Total	84.1%	81.9%		71.7%	70.3%		82.9%	84.2%		87.5%	89.2%	
Owner-occupied	1,447	1,462	1.0%	6,345	6,917	9.0%	1,275,223	1,347,792	5.7%	76,444,810	81,497,760	6.6%
% of Total	51.8%	57.0%		52.6%	55.7%		56.8%	58.7%		56.1%	57.8%	
Renter-occupied	905	639	-29.4%	2,298	1,812	-21.1%	585,046	585,358	0.1%	43,285,318	44,238,593	2.2%
% of Total	32.4%	24.9%		19.1%	14.6%		26.1%	25.5%		31.7%	31.4%	
Vacant	444	465	4.7%	3,413	3,683	7.9%	384,193	363,770	-5.3%	16,654,164	15,207,260	-8.7%
% of Total	15.9%	18.1%		28.3%	29.7%		17.1%	15.8%		12.2%	10.8%	
Total Units	2,796	2,566	-8.2%	12,056	12,412	3.0%	2,244,462	2,296,920	2.3%	136,384,292	140,943,613	3.3%

Source: 2018-2022 American Community Survey

## Vacancy Status

<b>Table H-4. Housing Vacancy: Roanoke, AL (U.S. Census 2010 &amp; 2020)</b>										
Vacancy Status	Roanoke			Randolph County			Alabama			U.S.
	2010	2020	% Change	2010	2020	% Change	2010	2020	% Change	2020
For rent, only	81	288	255.6%	281	582	107.1%	79,265	71,571	-9.7%	3,785,976
% of Total	19.9%	49.8%		10.0%	16.8%		27.5%	25.9%		27.7%
For sale, only	36	38	5.6%	230	124	-46.1%	35,903	22,588	-37.1%	1,204,536
% of Total	8.8%	6.6%		8.2%	3.6%		12.5%	8.2%		8.8%
Rented or sold, not occupied	15	22	46.7%	138	92	-33.3%	12,988	18,688	43.9%	941,318
% of Total	3.7%	3.8%		4.9%	2.7%		4.5%	6.8%		6.9%
Miscellaneous	20	23	15.0%	1,331	1,534	15.3%	64,128	57,491	-10.3%	4,386,156
% of Total	4.9%	4.0%		47.2%	44.2%		22.3%	20.8%		32.1%
Other Vacant	256	207	-19.1%	838	1,137	35.7%	95,778	106,045	10.7%	3,363,170
% of Total	62.7%	35.8%		29.7%	32.8%		33.2%	38.4%		24.6%
<b>Total Vacant</b>	<b>408</b>	<b>578</b>	<b>41.7%</b>	<b>2,818</b>	<b>3,469</b>	<b>23.1%</b>	<b>288,062</b>	<b>276,383</b>	<b>-4.1%</b>	<b>13,681,156</b>

Source: 2010-2020 Decennial Census

<b>Table H-5. Housing Vacancy: Roanoke, AL (American Community Survey 2018-2022)</b>												
Vacancy Status	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change
For rent, only	27	189	600.0%	113	336	197.3%	67,917	54,803	-19.3%	2,822,053	2,623,236	-7.0%
% of Total	6.1%	40.6%		3.3%	9.1%		17.7%	15.1%		16.9%	17.2%	
For sale, only	49	0	-100.0%	120	79	-34.2%	27,231	17,803	-34.6%	1,304,850	931,393	-28.6%
% of Total	11.0%	0.0%		3.5%	2.1%		7.1%	4.9%		7.8%	6.1%	
Rented or sold, not occupied	26	35	34.6%	116	173	49.1%	27,419	29,395	7.2%	1,269,332	1,155,307	-9.0%
% of Total	5.9%	7.5%		3.4%	4.7%		7.1%	8.1%		7.6%	7.6%	
Miscellaneous	0	0	-	1,426	1,506	5.6%	78,252	73,255	-6.4%	5,502,736	4,992,076	-9.3%
% of Total	0.0%	0.0%		41.8%	40.9%		20.4%	20.1%		33.0%	32.8%	
Other Vacant	342	241	-29.5%	1,638	1,589	-3.0%	183,374	188,514	2.8%	5,755,193	5,505,248	-4.3%
% of Total	77.0%	51.8%		48.0%	43.1%		47.7%	51.8%		34.6%	36.2%	
<b>Total Vacant</b>	<b>444</b>	<b>465</b>	<b>4.7%</b>	<b>3,413</b>	<b>3,683</b>	<b>7.9%</b>	<b>384,193</b>	<b>363,770</b>	<b>-5.3%</b>	<b>16,654,164</b>	<b>15,207,260</b>	<b>-8.7%</b>

Source: 2018-2022 American Community Survey

## Household Size

**Table H-6. Household Size: Roanoke, AL (2010 and 2020 Decennial Census)**

Household Size	Roanoke			Randolph County			Alabama			U.S.
	2010	2020	% Change	2010	2020	% Change	2010	2020	% Change	2020
1 Person	797	707	-11.3%	2,559	2,578	0.7%	516,696	593,219	14.8%	35,016,835
% of Total	33.1%	33.0%		27.9%	28.9%		27.4%	29.5%		27.6%
2 Persons	675	652	-3.4%	3,182	3,202	0.6%	632,291	670,453	6.0%	41,694,098
% of Total	28.0%	30.4%		34.7%	35.9%		33.6%	33.3%		32.9%
3 Persons	395	336	-14.9%	1,466	1,287	-12.2%	322,941	323,223	0.1%	19,742,302
% of Total	16.4%	15.7%		16.0%	14.4%		17.1%	16.1%		15.6%
4 Persons	303	237	-21.8%	1,121	1,054	-6.0%	245,326	245,419	0.0%	16,548,099
% of Total	12.6%	11.0%		12.2%	11.8%		13.0%	12.2%		13.0%
5 Persons or more	239	213	-10.9%	836	510	-39.0%	166,537	179,633	7.9%	13,816,246
% of Total	9.9%	9.9%		9.1%	5.7%		8.8%	8.9%		10.9%
Total Households	2,409	2,145	-11.0%	9,164	8,931	-2.5%	1,883,791	2,011,947	6.8%	126,817,580

Source: 2010-2020 Decennial Census

**Table H-7. Household Size: Roanoke, AL (2018-2022 American Community Survey)**

Household Size	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change
1 Person	694	603	-13.1%	2,483	2,511	1.1%	548,612	587,279	7.0%	33,212,256	35,550,232	7.0%
% of Total	29.5%	28.7%		28.7%	28.8%		29.5%	30.4%		27.7%	28.3%	
2 Persons	895	785	-12.3%	3,369	3,153	-6.4%	654,752	672,267	2.7%	40,570,302	42,558,406	4.9%
% of Total	38.1%	37.4%		39.0%	36.1%		35.2%	34.8%		33.9%	33.8%	
3 Persons	425	300	-29.4%	1,458	1,239	-15.0%	295,731	300,470	1.6%	18,759,684	19,451,108	3.7%
% of Total	18.1%	14.3%		16.9%	14.2%		15.9%	15.5%		15.7%	15.5%	
4 Persons or more	338	413	22.2%	1,333	1,826	37.0%	361,174	373,134	3.3%	27,187,886	28,176,607	3.6%
% of Total	14.4%	19.7%		15.4%	20.9%		19.4%	19.3%		22.7%	22.4%	
Total Households	2,352	2,101	-10.7%	8,643	8,729	1.0%	1,860,269	1,933,150	3.9%	119,730,128	125,736,353	5.0%
Average HH Size	2.46	2.46	N/A	2.56	2.47	N/A	2.55	2.53	N/A	2.63	2.57	N/A

Source: 2018-2022 American Community Survey

## Housing Stock Age

Table H-8. Housing Stock Age: Roanoke, AL 2022								
Housing Stock	Roanoke		Randolph County		Alabama		U.S.	
	Number	%Change	Number	%Change	Number	%Change	Number	%Change
1939 or earlier	239	N/A	969	N/A	111,194	N/A	16,976,512	N/A
% of Total	9.3%		7.8%		4.8%		12.0%	
1940 to 1959	282	18.0%	1,048	8.2%	265,018	138.3%	20,404,018	20.2%
% of Total	11.0%		8.4%		11.5%		14.5%	
1960 to 1979	818	190.1%	2,657	153.5%	609,966	130.2%	34,964,964	71.4%
% of Total	31.9%		21.4%		26.6%		24.8%	
1980 to 1999	937	14.5%	4,366	64.3%	720,046	18.0%	37,139,637	6.2%
% of Total	36.5%		35.2%		31.3%		26.4%	
2000 to 2019	290	-69.1%	3,334	-23.6%	576,816	-19.9%	30,671,956	-17.4%
% of Total	11.3%		26.9%		25.1%		21.8%	
2020 or later	0	N/A	38	N/A	13,880	N/A	786,526	N/A
% of Total	0.0%		0.3%		0.6%		0.6%	
Total Units	2,566		12,412		2,296,920		140,943,613	
Median Year Structure Built	1979		1988		1985		1979	

Source: 2018-2022 American Community Survey

## Physical Housing Conditions

Table H-9. Physical Housing Conditions: Roanoke, AL 2024										
Housing Conditions	Single Family		Multi-Family		Manufactured		RV		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Excellent	674	34.4%	208	55.0%	26	9.4%	0	0.0%	908	34.6%
Good	567	28.9%	114	30.2%	51	18.3%	2	40.0%	734	28.0%
Substandard	578	29.5%	46	12.2%	176	63.3%	3	60.0%	803	30.6%
Dilapidated	142	7.2%	10	2.6%	25	9.0%	0	0.0%	177	6.8%
Total	1,961	100%	378	100%	278	100%	5	100%	2,622	100%

Source: EARPDC Observational Study, 2024

## Housing Value

Housing Value	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	%Change	2018	2022	%Change	2018	2022	%Change	2018	2022	%Change
Less Than \$50,000	387	230	-40.6%	1,467	747	-49.1%	179,782	142,775	-20.6%	5,836,494	4,608,049	-21.0%
% of Total	26.7%	15.7%		23.1%	10.8%		14.1%	10.6%		7.6%	5.7%	
\$50,000 to \$99,999	468	453	-3.2%	2,055	1,663	-19.1%	276,449	201,535	-27.1%	9,925,573	6,319,475	-36.3%
% of Total	32.3%	31.0%		32.4%	24.0%		21.7%	15.0%		13.0%	7.8%	
\$100,000 to \$199,999	405	402	-0.7%	1,526	1,700	11.4%	441,329	406,540	-7.9%	21,668,235	16,359,221	-24.5%
% of Total	28.0%	27.5%		24.1%	24.6%		34.6%	30.2%		28.3%	20.1%	
\$200,000 to \$499,999	127	362	185.0%	1,051	2,316	120.4%	328,482	496,982	51.3%	28,609,624	35,816,485	25.2%
% of Total	8.8%	24.8%		16.6%	33.5%		25.8%	36.9%		37.4%	43.9%	
\$500,000 and above	60	15	-75.0%	246	491	99.6%	49,181	99,960	103.2%	10,404,884	18,394,530	76.8%
% of Total	4.1%	1.0%		3.9%	7.1%		3.9%	7.4%		13.6%	22.6%	
Total Units	1,447	1,462	1.0%	6,345	6,917	9.0%	1,275,223	1,347,792	5.7%	76,444,810	81,497,760	6.6%
Median Value (dollars)	\$78,900	\$111,000	40.7%	\$88,700	\$155,000	74.7%	\$137,200	\$179,400	30.8%	\$204,900	\$281,900	37.6%

Source: 2018-2022 American Community Survey

Housing Value	Roanoke		Randolph County		Alabama		US	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Less Than \$50,000	230	15.7%	747	10.8%	142,775	10.6%	4,608,049	5.7%
\$50,000 to \$99,999	453	31.0%	1,663	24.0%	201,535	15.0%	6,319,475	7.8%
\$100,000 to \$199,999	402	27.5%	1,700	24.6%	406,540	30.2%	16,359,221	20.1%
\$200,000 to \$499,999	362	24.8%	2,316	33.5%	496,982	36.9%	35,816,485	43.9%
\$500,000 and above	15	1.0%	491	7.1%	99,960	7.4%	18,394,530	22.6%
Total Units	1,462	100.0%	6,917	100.0%	1,347,792	100.0%	81,497,760	100.0%
Median Value (dollars)	\$111,000		\$155,000		\$179,400		\$281,900	

Source: 2018-2022 American Community Survey

## Rental Costs

<b>Table H-11. Rental Costs: Roanoke, AL 2018 &amp; 2022</b>								
Ownership Status	Roanoke		Randolph County		Alabama		U.S.	
	2018	2022	2018	2022	2018	2022	2018	2022
Median Contract Rent	\$384	\$374	\$379	\$436	\$562	\$686	\$862	\$1,095
Median Gross Rent	\$586	\$592	\$612	\$704	\$772	\$925	\$1,023	\$1,268

Source: 2018-2022 American Community Survey

## Owner-occupied Housing Affordability

<b>Table H-12. Selected Monthly Owner Costs as a Percentage of Household Income: Roanoke, AL 2022</b>								
Percent of Income	Roanoke		Randolph Co.		Alabama		U.S.	
	With a Mortgage	Without a mortgage						
Less than 20%	33.0%	92.0%	43.6%	81.8%	54.7%	80.9%	47.3%	75.9%
Between 20% - 30%	53.9%	1.7%	32.3%	10.1%	22.3%	8.7%	25.4%	10.6%
30% and above	13.2%	6.3%	24.0%	8.1%	22.9%	10.4%	27.3%	13.6%

Source: 2018-2022 American Community Survey

## Renter-occupied Housing Affordability

<b>Table H-13. Gross Rent as a Percentage of Household Income: Roanoke, AL 2022</b>				
Percent of Income	Roanoke	Randolph Co.	Alabama	U.S.
Less than 20%	12.5%	18.5%	28.8%	25.7%
Between 20% - 29%	30.6%	28.4%	23.0%	24.3%
30% and Above	56.8%	53.1%	48.2%	49.9%

Source: 2018-2022 American Community Survey

<b>ST. Summary Table: Housing Information, Roanoke, AL (2018-2022 ACS)</b>				
Geography	Roanoke	Randolph Co.	Alabama	U.S.
% Occupied units	81.9%	70.3%	84.2%	89.2%
% Owner-occupied	57.0%	55.7%	58.7%	57.8%
% Renter-occupied	24.9%	14.6%	25.5%	31.4%
% Vacant units	18.1%	29.7%	15.8%	10.8%
Homeowner vacancy rate	0.0%	2.1%	4.9%	6.1%
Rental vacancy rate	40.6%	9.1%	15.1%	17.2%
% homes built prior 1980	52.2%	37.7%	42.9%	51.3%
% homes built post 2000	11.3%	27.2%	25.7%	22.3%
Median value (dollars)	\$111,000	\$155,000	\$179,400	\$281,900
Median monthly owner costs (dollars)	\$605	\$565	\$856	\$1,282
Median gross rent (dollars)	\$592	\$704	\$925	\$1,268
Affordability Owner-occ. Below 30% (with a mortgage)	86.9%	75.9%	77.0%	72.7%
Affordability Renter-occ. Below 30%	43.1%	46.9%	51.8%	50.0%

**LEGEND (Compared to City)**

Higher than 10% or \$10,000 above	means the city does not meet par
Between 10% and -10% or +\$0-\$9,999	means the city meets par
Lower than 10% or -\$10,000 below	means the city exceeds par

Note: Homes built before 1980 are marked in red because the city has considerably more older homes than the county or state, which means potentially more needs for improvements.

Note: The homeowner vacancy rate is marked in red because the city has zero availability.

Note: Median monthly owner costs and gross rent are based on the city being either plus or minus \$100 in comparison.

# Roanoke Economy

## Educational Attainment

Table E-1. Educational Attainment: Roanoke, AL 2018-2022												
Educational Level	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change
Less Than 9th Grade	385	188	-51.2%	1,420	945	-33.5%	149,392	127,375	-14.7%	11,521,575	10,742,781	-6.8%
% of Total Pop. 25 Years +	9.1%	4.9%		9.0%	6.1%		4.5%	3.7%		5.3%	4.7%	
9th to 12th Grade, No Diploma	516	500	-3.1%	1,920	1,863	-3.0%	320,651	293,805	-8.4%	15,426,482	13,856,917	-10.2%
% of Total Pop. 25 Years +	12.1%	13.0%		12.2%	11.9%		9.7%	8.6%		7.1%	6.1%	
High School Graduate	1,341	1,468	9.5%	5,719	5,443	-4.8%	1,020,172	1,041,725	2.1%	59,265,308	59,741,825	0.8%
% of Total Pop. 25 Years +	31.5%	38.0%		36.3%	34.9%		30.9%	30.4%		27.1%	26.4%	
Some College, No Degree	933	854	-8.5%	3,091	2,872	-7.1%	713,655	726,749	1.8%	45,027,332	44,692,390	-0.7%
% of Total Pop. 25 Years +	21.9%	22.1%		19.6%	18.4%		21.6%	21.2%		20.6%	19.7%	
Associate Degree	426	327	-23.2%	1,238	1,555	25.6%	273,493	306,021	11.9%	18,338,323	19,815,732	8.1%
% of Total Pop. 25 Years +	10.0%	8.5%		7.9%	10.0%		8.3%	8.9%		8.4%	8.7%	
Bachelors Degree	398	372	-6.5%	1,436	1,892	31.8%	515,443	572,252	11.0%	42,470,927	47,391,673	11.6%
% of Total Pop. 25 Years +	9.4%	9.6%		9.1%	12.1%		15.6%	16.7%		19.4%	20.9%	
Graduate or Professional	253	150	-40.7%	914	1,044	14.2%	307,152	360,593	17.4%	26,396,124	30,359,674	15.0%
% of Total Pop. 25 Years +	6.0%	3.9%		5.8%	6.7%		9.3%	10.5%		12.1%	13.4%	
Number of Persons 25 Years and Over	4,252	3,859	-9.2%	15,738	15,614	-0.8%	3,299,958	3,428,520	3.9%	218,446,071	226,600,992	3.7%
% of Persons 25 Years and Over	71.6%	72.2%	0.9%	69.7%	70.4%	1.0%	67.8%	68.2%	0.5%	67.7%	68.4%	1.2%

Source: 2014-2018 and 2018-2022 American Community Survey

## Household Income

**Table E-2. Household Income Distribution: Roanoke, AL**

Income Level	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change
Less than \$15 K	452	420	-7.1%	1,722	1,430	-17.0%	280,941	229,037	-18.5%	13,091,356	10,935,790	-16.5%
% of Total	19.2%	20.0%		19.9%	16.4%		15.1%	11.8%		10.9%	8.7%	
\$15 - \$34,999	610	422	-30.8%	2,091	1,859	-11.1%	421,476	361,025	-14.3%	22,264,395	18,132,514	-18.6%
% of Total	25.9%	20.1%		24.2%	21.3%		22.7%	18.7%		18.6%	14.4%	
\$35 - \$74,999	841	758	-9.9%	3,015	2,524	-16.3%	574,530	563,336	-1.9%	36,035,043	33,692,340	-6.5%
% of Total	35.8%	36.1%		34.9%	28.9%		30.9%	29.1%		30.1%	26.8%	
\$75 - 149,999	351	409	16.5%	1,476	2,254	52.7%	435,366	525,597	20.7%	32,470,455	37,552,226	15.7%
% of Total	14.9%	19.5%		17.1%	25.8%		23.4%	27.2%		27.1%	29.9%	
\$150,000 or more	98	92	-6.1%	339	662	95.3%	147,956	254,155	71.8%	15,868,879	25,423,483	60.2%
% of Total	4.2%	4.4%		3.9%	7.6%		8.0%	13.1%		13.3%	20.2%	
Total Households	2,352	2,101	-10.7%	8,643	8,729	1.0%	1,860,269	1,933,150	4%	119,730,128	125,736,353	5.0%
Median HH Income	\$37,298	\$43,664	17.1%	\$41,449	\$49,879	20.3%	\$48,486	\$59,609	23%	\$60,293	\$75,149	24.6%

Source: 2014-2018 and 2018-2022 American Community Survey

## Commuting Means

**Table E-3. Commuting Means (pop. 16 years and over): Roanoke, AL 2018**

Commuting Means	Roanoke		Randolph County		Alabama		U.S.	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Vehicle (drove alone)	2,421	93.1%	7,264	85.3%	1,760,140	85.8%	115,036,278	76.4%
Vehicle (carpooled)	143	5.5%	869	10.2%	174,373	8.5%	13,701,965	9.1%
Public Transportation (excluding taxi cab)	0	0.0%	9	0.1%	6,154	0.3%	7,528,552	5.0%
Walked	0	0.0%	9	0.1%	22,566	1.1%	4,065,418	2.7%
Other means (including taxi cab)	0	0.0%	51	0.6%	20,515	1.0%	2,710,280	1.8%
Worked at Home	36	1.4%	315	3.7%	67,698	3.3%	7,377,982	4.9%
Total	2,600	100.0%	8,516	100.0%	2,051,445	100.0%	150,571,044	100.0%
Mean Travel Time to Work (Minutes)	22.9	x	26.8	x	24.7	x	26.6	x

Source: 2014-2018 American Community Survey

**Table E-4. Commuting Means (pop. 16 years and over): Roanoke, AL 2022**

Commuting Means	Roanoke		Randolph County		Alabama		U.S.	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Vehicle (drove alone)	1,851	85.9%	7,128	84.3%	1,808,085	82.8%	112,356,498	71.7%
Vehicle (carpooled)	168	7.8%	550	6.5%	176,878	8.1%	13,319,808	8.5%
Public Transportation (excluding taxi cab)	0	0.0%	93	1.1%	6,551	0.3%	5,954,738	3.8%
Walked	0	0.0%	93	1.1%	24,020	1.1%	3,760,887	2.4%
Other means (including taxi cab)	78	3.6%	118	1.4%	21,837	1.0%	2,977,369	1.9%
Worked at Home	56	2.6%	474	5.6%	146,306	6.7%	18,334,324	11.7%
Total	2,155	100.0%	8,456	100.0%	2,183,677	100.0%	156,703,623	100.0%
Mean Travel Time to Work (Minutes)	23.2	x	31.7	x	25.3	x	26.7	x

Source: 2018-2022 American Community Survey

## Place of Work

**Table E-3. Commuting Patterns: Commuting (pop. 16 and over) Roanoke, AL**

Commuting Patterns	Roanoke		Randolph County		Alabama		U.S.	
	2018	2022	2018	2022	2018	2022	2018	2022
Worked in Place of Res.	1,416	924	1,553	1,123	600,721	661,643	47,355,541	53,981,852
% of Total	54.5%	42.9%	47.1%	35.5%	44.0%	45.0%	41.8%	45.2%
Worked outside Place of Res.	1,184	1,231	1,747	2,040	765,977	809,461	65,861,766	65,323,745
% of Total	45.5%	57.1%	52.9%	64.5%	56.0%	55.0%	58.2%	54.8%
Total	2,600	2,155	3,300	3,163	1,366,698	1,471,104	113,217,307	119,305,597
Worked in County of Res.	1,647	1,347	4,991	4,838	1,486,676	1,592,241	108,881,476	116,221,876
% of Total	87.2%	83.0%	78.9%	75.6%	75.9%	76.1%	75.1%	76.7%
Worked outside County of Res.	242	276	1,337	1,559	471,981	500,494	36,096,815	35,267,413
% of Total	12.8%	17.0%	21.1%	24.4%	24.1%	23.9%	24.9%	23.3%
Total	1,889	1,623	6,328	6,397	1,958,657	2,092,735	144,978,291	151,489,289
Mean Travel Time to Work	22.9	23.2	26.8	31.7	24.7	25.3	26.6	26.7

Source: 2014-2018 and 2018-2022 American Community Survey

## Labor Force Participation and Unemployment

<b>Table E-4. Labor Force Participation (Population 16 and over): Roanoke, AL</b>												
Labor Classification	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	%Change	2018	2022	%Change	2018	2022	%Change	2018	2022	%Change
Total Persons 16+	4,843	4,390	-9.4%	18,218	17,952	-1.5%	3,894,696	4,046,614	3.9%	257,754,872	266,411,973	3.4%
In Labor Force	2,794	2,255	-19.3%	9,079	8,905	-1.9%	2,237,164	2,345,086	4.8%	163,276,329	169,093,585	3.6%
% in Labor Force	57.7%	51.4%	-10.9%	49.8%	49.6%	-0.4%	57.4%	58.0%	1.0%	63.3%	63.5%	0.3%
Armed Forces	0	0	0.0%	0	3	100.0%	12,558	15,390	22.6%	1,028,133	1,236,378	20.3%
% in Armed Forces	0.0%	0.0%	0.0%	0.00%	0.03%	-1.9%	0.3%	0.4%	33.3%	0.4%	0.5%	25.0%
Civilian Labor Force	2,794	2,255	-19.3%	9,079	8,902	-1.9%	2,224,606	2,329,696	4.7%	162,248,196	167,857,207	3.5%
Employed	2,651	2,179	-17.8%	8,628	8,613	-0.2%	2,076,708	2,209,666	6.4%	152,739,884	158,913,204	4.0%
Unemployed	143	76	-46.9%	451	289	-35.9%	147,898	120,030	-18.8%	9,508,312	8,944,003	-5.9%
% Unemployed	3.0%	1.7%	-43.3%	2.5%	1.6%	-36.0%	3.8%	3.0%	-21.1%	3.7%	3.4%	-8.1%
Not in Labor Force	2,049	2,135	4.2%	9,139	9,047	-1.0%	1,657,532	1,701,528	2.7%	94,478,543	97,318,388	3.0%

*Source: 2014-2018 and 2018-2022 American Community Survey*

## Occupational Status

**Table E-5. Occupational Status: Roanoke, AL**

Occupational Status	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change
Management / Business	548	542	-1.1%	2,175	2,702	24.2%	715,206	808,467	13.0%	57,945,862	65,164,340	12.5%
% of Total	20.7%	24.9%		25.2%	31.4%		34.4%	36.6%		37.9%	41.0%	
Service	332	416	25.3%	1,226	1,265	3.2%	339,706	350,614	3.2%	27,272,863	26,632,838	-2.3%
% of Total	12.5%	19.1%		14.2%	14.7%		16.4%	15.9%		17.9%	16.8%	
Sales and Office	483	358	-25.9%	1,612	1,518	-5.8%	458,464	456,824	-0.4%	33,711,613	32,500,088	-3.6%
% of Total	18.2%	16.4%		18.7%	17.6%		22.1%	20.7%		22.1%	20.5%	
Nat. Resources / Construction	179	62	-65.4%	1,003	780	-22.2%	200,403	212,440	6.0%	13,553,675	13,773,265	1.6%
% of Total	6.8%	2.8%		11.6%	9.1%		9.7%	9.6%		8.9%	8.7%	
Production / Transportation	1,109	801	-27.8%	2,612	2,348	-10.1%	362,929	381,321	5.1%	20,255,871	20,842,673	2.9%
% of Total	41.8%	36.8%		30.3%	27.3%		17.5%	17.3%		13.3%	13.1%	
Total	2,651	2,179	-17.8%	8,628	8,613	-0.2%	2,076,708	2,209,666	6.4%	152,739,884	158,913,204	4.0%

Source: 2014-2018 and 2018-2022 American Community Survey

## Industrial Composition

**Table E-6. Industrial Composition: Roanoke, AL**

Industry	Roanoke			Randolph County			Alabama			U.S.		
	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change	2018	2022	% Change
Agriculture	21	0	-100.0%	261	158	-39.5%	30,912	29,840	-3.5%	2,793,463	2,605,614	-6.7%
% of Total	0.8%	0.0%		3.0%	1.8%		1.5%	1.4%		1.8%	1.6%	
Manufacturing/ Construction	976	728	-25.4%	3,078	2,677	-13.0%	431,562	467,341	8.3%	25,425,812	26,804,497	5.4%
% of Total	36.8%	33.4%		35.7%	31.1%		20.8%	21.1%		16.6%	16.9%	
Retail/Wholesale Trade	459	372	-19.0%	1,052	1,231	17.0%	297,508	308,842	3.8%	21,266,173	21,279,575	0.1%
% of Total	17.3%	17.1%		12.2%	14.3%		14.3%	14.0%		13.9%	13.4%	
Transportation /Info.	119	82	-31.1%	552	623	12.9%	144,214	153,762	6.6%	11,148,397	12,207,368	9.5%
% of Total	4.5%	3.8%		6.4%	7.2%		6.9%	7.0%		7.3%	7.7%	
FIRE	136	95	-30.1%	385	468	21.6%	114,993	123,187	7.1%	10,015,304	10,582,227	5.7%
% of Total	5.1%	4.4%		4.5%	5.4%		5.5%	5.6%		6.6%	6.7%	
Services/Public Administration	940	902	-4.0%	3,300	3,456	4.7%	1,057,519	1,126,694	6.5%	82,090,735	85,433,923	4.1%
% of Total	35.5%	41.4%		38.2%	40.1%		50.9%	51.0%		53.7%	53.8%	
Total	2,651	2,179	-17.8%	8,628	8,613	-0.2%	2,076,708	2,209,666	6.4%	152,739,884	158,913,204	4.0%

Source: 2014-2018 and 2018-2022 American Community Survey

## Poverty Status

**Table E-7. Poverty Status (Percent of Total): Roanoke, AL**

Poverty Status	Roanoke		Randolph County		Alabama		U.S.	
	2018	2022	2018	2022	2018	2022	2018	2022
Individuals 18 to 64 years old	14.8%	14.9%	16.0%	19.2%	16.5%	14.8%	13.2%	11.7%
Individuals 65 years and older	6.8%	16.0%	11.5%	16.7%	10.3%	11.0%	9.3%	10.0%
Related children under 18 years	29.3%	19.6%	24.1%	20.4%	21.1%	18.3%	15.9%	13.6%
Related children 5 to 17 years old	12.5%	7.2%	15.4%	12.8%	18.3%	15.7%	13.6%	11.8%
Unrelated individuals 15 years and older	22.1%	49.9%	26.2%	35.5%	30.9%	29.8%	25.6%	24.0%
Total Individuals below poverty level	18.0%	16.8%	17.7%	19.9%	17.5%	15.7%	14.1%	12.5%
Total families below poverty level	14.7%	9.7%	14.3%	16.2%	13.0%	11.3%	10.1%	8.8%

*Source: 2014-2018 and 2018-2022 American Community Survey*



# City of Roanoke

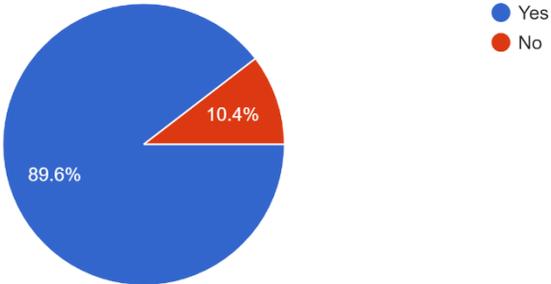
COMMUNITY SURVEY RESULTS  
| 3/21/2023 |



EARPDC

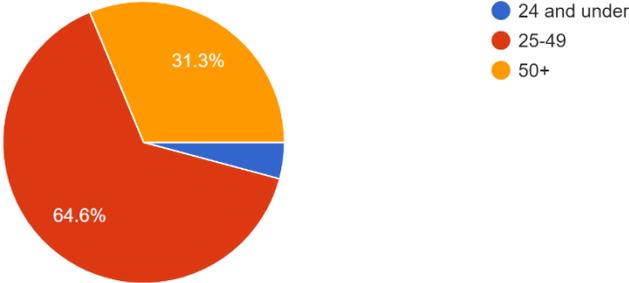
Are you a resident of the City of Roanoke? (reside within the city limits)

48 responses



What is your age?

48 responses





What opportunities do you think the city should make a priority? (Select as many as you feel necessary.)



Plan for and encourage new housing development

• 20 (41.7%)



Provide incentives for new businesses to locate downtown

• 40 (83.3%)



Partner with schools to provide workforce training

• 28 (58.3%)



Establish downtown entertainment district

• 31 (64.6%)



Provide incentives for new industries

• 30 (62.5%)



Identify new sites for industrial development

• 25 (52.1%)



Invest in a new recreation complex

• 31 (64.6%)



Redevelopment of mill area

• 32 (66.7%)



Plan for and encourage senior housing

• 22 (45.8%)



Plan for and encourage more rental housing

• 17 (35.4%)



More childcare options



More extracurricular options within the school district



Infrastructure- decaying water/sewer. Trash. Drug Use.



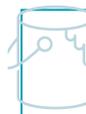
Some type of transportation for the elderly, people without vehicles, or driver's licences.



Good walking trail



Bathroom facilities located downtown



Update/renovate current section 8 housing



Clean up the city- if homes are not habitable then remove them this will eliminate drug traffic and/or violence to other people

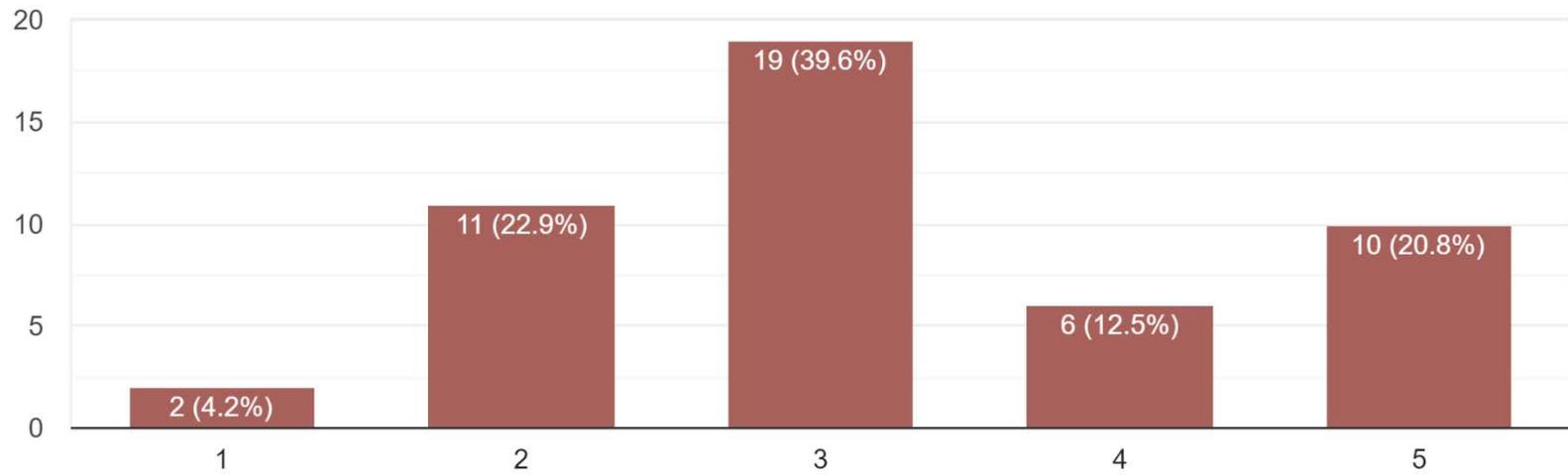


Sports equipment and opportunities for less fortunate kids and responsible adults to teach them



## How satisfied are you with the City's communication with residents?

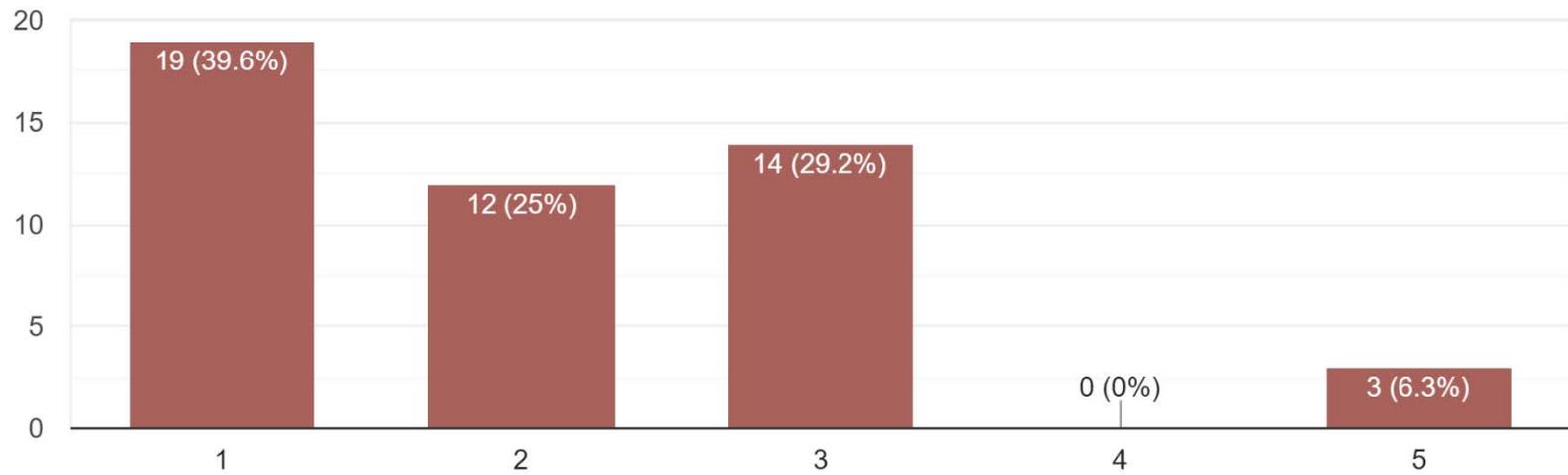
48 responses





If things were to continue the same as usual in the City of Roanoke, how do you think the city would stand in 10 years?

48 responses





## What would make you leave Roanoke?

- Lack of good jobs/entertainment/good businesses & restaurants
- No
- Better work opportunities
- Taxes
- I visit often
- Retirement
- Nothing
- No jobs. Poor road conditions. Not enough to do, always having to drive an hour or more to neighboring cities for shopping, jobs, entertainment, etc.
- Crime and failing schools
- Better career
- Not sure
- Health
- Better paying job with a nice house
- Retiring
- Down fall of economy
- Education for children and sports for children
- Love
- Crime/drugs or increase taxes and regulation
- Grandkids
- More opportunities for the youth outside of "organized events"
- Boring atmosphere. Lack of community events.
- The current homes in disrepair and lack of progress
- Lack of development within the community / lack of job opportunity. Most of us with a formal education have to travel 40-60 minutes out for work. The commute is a burden.
- How things are going. There's nothing here for the kids or young adults. Starting to become a "sun down town". I have to drive at least 30-45 mins to the next town to do anything and to work. Everything is one sided and the community doesn't work together. Landlords charging city prices for country shacks. There's a lot wrong and it's going to take a while to fix it.
- Non development of the city. Growth for the people is needed everyone just about works other places because pay scale is low .
- Increased crime
- Retirement have to drive to far for shopping and medical services
- The drug problem
- Trash everywhere, drugs being sold on street, properties in deplorable condition everywhere ,street conditions

- Not much
- Good paying job
- first chance I get. No opportunity for children.
- Crime
- There's nothing to do here and better rec department / schools for my kids
- The lack of entertainment & the lack of housing options.
- Nothing at the moment
- Finding another job
- Family safety and/or better employment opportunity
- better job opportunities
- Decaying city/no plans to develop/
- Honestly, have been ready to move. The whole city looks like a dump. It's embarrassing to have family visit.
- Job opportunities
- Downsizing to a simpler life in the country
- Lack of jobs and growth
- Lack of jobs. Lack of rental property that isn't dilapidated.
- better job

**What do you see as the most important issues or challenges facing Roanoke today or into the future?**

- More food places more places for jobs
- Lots of rundown properties that aren't being renovated into potential job opportunities and/or recreational areas. The road conditions are absolutely horrible and year after year nothing gets done about it. The wear on our cars isn't fair! We need more senior living places. We need more business to boost our city's economy and development. We need more things for our youth to do.
- The need for more industry and jobs
- Lack of focus on growth.
- Lack of job opportunity for youth. They will continue to leave for college and not return.
- Lack of job opportunities
- Nothing nice
- Lack of growth
- Leadership
- Drugs
- Job opportunities and drugs
- Decaying city infrastructure
- Money not staying in community from residents
- Properties in bad repair, our muddy drinking water.
- The lack of high paying jobs for college graduates in close proximity to the city.
- Not enough jobs

- Developing into a place for families including jobs for parents, daycare and entertainment options for children as well as adequate housing for these families.
- Rental property and lack of jobs.
- housing options. Lots of empty houses that could be bought or rented out
- Harassing Police Department and Drugs
- Education, drugs, lack of facilities (only 4 youth sports choices), the downtown looks like buildings could fall, location of elementary school
- The reduction of hard working family oriented citizens.
- allowing hateful people to divide the community over small things.
- Lack of well paying careers/jobs. Lack of housing. Lack of options for family entertainment.
- Lack of industries and good jobs
- DRUGS and nothing to do
- Issues- 1. Would be the appearance of town. We need stricter rules regarding the appearance of homes/buildings that are in town. Clean them up a little. Downtown is so beautiful but the rundown/ half standing and boarded up buildings is a bit of an eye sore! I would love to see them renovated/rebuilt and filled with new businesses! 2. Better roads- they are awful. 3. We need more entertainment. The theatre is a beautiful venue- offer concerts with local musicians. Seek bands/musicians from surrounding areas. Possible a kids talent show (charge a small entry fee & a small fee to attend. It wouldn't be a huge profit, if any at all, but it would cover the expense and give the community something fun to do! There's a handful of affordable events to get people interacting to cover expenses and build up to bigger events to bring in a profit.
- Abandonment of homes and poverty are the issues if people can't afford to pay rent or get a good job. Utility's are expensive. My neighbors all work and are still trying to make ends meet.
- Infrastructure
- Lack of good paying jobs and the drug problem
- Lack of jobs
- Employment opportunities
- No high paying jobs. Cost of living
- Keeping the small town feel that we all love while bringing new business into town
- Poor facilities
- The college aged kids are not going to want to stay in a town that doesn't provide anything for them other than eateries. There needs to be a monitored public place that kids can hang out like "the wall" that will provide a safe hangout location but monitored.
- Closing of businesses, lack of events within the community and surrounding areas, increased drug use. Lack of rental property and or housing.
- Lack of good paying jobs, no skilled work force and lack of willingness to change status quo

- Home rental prices, only letting certain businesses come here, building businesses & not utilizing them, the parking lot zoning and plans are all wrong, and please fix these roads! I almost lost my engine and left back tire at the same time on some of these streets.
- The mayor is a joke, the chief of police is a racist asshole and treats the people of Roanoke and officers like crap, the down town area is falling apart and looks like shit. It's all embarrassing.
- Police force seemingly lacks any authority. Catch and release isn't the way to go. The drug abuse in the area is out of hand.
- Keeping the young folks here
- Drug problem and horrible recreation dept. (fields and gymnasium)
- As always, it's the opinion of a limited few who make the decisions. You can say no one volunteers, but when no one respects the opinions of others, then why would you. The City leaders need to team with more of and a broader cross section of their citizens to develop a better knowledge of the actual community needs and to develop better relationships. (Get out and walk the streets and shake some hands.) Another challenge facing Roanoke is overcoming all the negativity and perceptions that go along with politics. Everyone one of the City Leaders need to help change this. Also, the City's challenge in housing has more to do with the "slum lord" rentals run amuck. People are renting substandard, code violating housing and not maintaining their rentals. In a large number cases, the renter is actually paying in a year, more than some of these places are could be sold. It's a dangerous situation and has proven so many times in the past. Bring the rental properties up, hold the owners responsible and you will be surprised, the renters will follow suit. If you rent crap to someone, they are going to have no incentive to do better and will treat it like crap. What does the Bible say?? Basically, treat people the way you want to be treated and freaking stop judging everyone, our City is bad at this.

**What do you see as the most important places and/or characteristics of Roanoke that should be protected?**

- Downtown
- The schools and community. I love it when everyone can come together for events!
- Schools
- Nice old ppl
- Unsure
- Nothing
- Downtown,because it's historic. Churches. Schools.
- Down town, the schools
- Main Street
- Not sure

- The recreational fields, senior league, little league, softball field, band fields and other fields all need to stay sports facilities year round. STOP parking privileged people's vehicle on these. These facilities were built for the community to use for recreational purposes, not controlled by the school. This is where a true Parks and Recreation department would come into play. Acquire land for parking and actually put the money in the budget to pave it. Actually mark off parking and put in sidewalks, curbs, handicap parking and landscaping. Can remember growing up going to football games with packed stadium and never did we have to park on any gated field.
- Stop tearing down every old building. We are losing our character. Give people incentives or help develop a better solution, instead of lining "slum lord" pockets. Work for incentives to help encourage more home ownership and redevelopment in the Mill Village. Remember, encourage involvement of others, not the same old faces you see at every meeting.
- The family owned businesses. The small town charm.
- Safe place for families
- Family values
- Places our children can use
- Old post office, downtown
- I haven't traveled everywhere yet but the down town area just needs to be cleaned up NOT changed. I love driving through there
- To be able to walk safely and bike safely amongst all of the major stores and restaurants in the city.
- The Senior Citizen Center is important. The theater on Main Street. The decor throughout Main Street for seasons/holidays. The Rec Center is also important for all ages.
- Our downtown streets and complexes need major attention
- Downtown, historical buildings
- I'd like to see the upkeep of historical landmarks. You have already redone Main Street and spent all the money on those projects like we don't have other areas that need help or revitalizing.
- I would have to say the restore the old homes and clean up the city of riff raff. The city is trying with the budget they have. I am going to restore some properties and clean up some properties so my value of my home that I restored is worth what I put into it.
- Schools, neighborhoods, businesses
- The city
- Schools, downtown
- Kids recreational places. Put a security officer at kidstown. Security cameras at night. Maybe Put in a splash pad somewhere
- Downtown, charm, small town feel
- Our youth and downtown needs revitalizing

- Some history
- Downtown! It has come so far and looks beautiful!
- People of Roanoke
- All areas deserve to be “protected”... I think there needs to be a vision of a pristine Roanoke that should be implemented by the city in hopes of it becoming a city culture.
- school, historic landmarks, and small businesses
- The downtown area
- Small town feel
- The older homes along West Point and Main Streets. As well as that feeling of small town friendliness and affordability.
- The sense of community and the schools.
- historic downtown

**Are there new or different housing, business, shopping, entertainment, transportation, or recreational opportunities that you would like to see in Roanoke?**

- Bookstore! A coffee shop that stays!
- A walking trail
- Transportation options to get elderly and disabled to and from medical appointments is a huge need in our community
- Restaurants, shopping, kids entertainment
- Place for teenagers
- All mentioned need to be improved.
- Yes
- Yes, all of the above!!!!
- Public pool, better Rec center
- More restaurants
- All of the above
- As mentioned before, look into Federal funds to completely renovate all the Section 8 Housing, especially older like Seymour Drive and Ave A. Stop putting bandaids. Look what LaGrange, Georgia was able to get accomplished with their 60+ year old housing project. Full service sit down restaurants, where the ownership, staff and facilities are consistent, competent and clean. Provide incentive for an elderly shuttle service. Or at least monitor better the delivery services to prevent elderly or people in general from getting taken advantage.
- More shops downtown, like coffee shops, clothes, plant nurseries, refurbish the skating rink or build new one, have a Zaxbys or something actually good, hunting store, etc
- I know people that would love to live here. There isn't enough rental property. We need apartments that aren't income restricted.
- Shopping and a better grocery store

- Yes, Chic-fil-a, an entertainment park(bowling, etc) new rec facilities,
- A good sit down restaurant
- I would love to see a farmers market. Columbus GA had one every Saturday run by the town, where people applied to be part of. I loved going to this and thing it would be really cute downtown. Also, someplace that will entertain kids, I find myself going to other towns when me teen wants to do stuff (arcade, movies, etc) because there is nothing here.
- Sports Complex
- I would love for a music studio to be opened downtown near the theater, so that recordings and performances both can happen.
- Yes, Taxi Cabs for the elderly or people with vehicles would be a valuable opportunity. A place for young kids, teenagers and adults can go to enjoy time with family or friends. Such as a bowling alley that has and arcade section and possibly a small indoor putt-putt space. There are vacant building that could possibly work. Fishing events that are local. Concerts held in the Theater on Main Street. Things like open mic night, karaoke night, plays, meet and greets with College athletes. An example could be Auburn Football players come to autograph posters and educate kids on College and share stories about their playing career. Have local celebrities come and perform. Improve the Rec Center! Southern Union is going to have a Soccer team which will assist with kids getting athletic scholarships. Improve tennis courts, beach volleyball, skate park for kids. Water park of some sort for the summer. Doesn't have to be huge...Waterwiz is a great example. My husband and I are really excited about the new Golf Range coming!
- Business, Shopping, entertainment and recreational
- The recreational department should be its own entity such as heard county so when the kids pay into sports it goes directly back into the rec and not dispersed within the city, we should be investing in our children as the future of this community.
- PLENTY!!! Use some of this undeveloped acres of land and build a few new apartment complexes. The few we have that are decent are full and pick & choose who they want in them. Bring some other business that will actually create jobs. Maybe like a call center or something. We need more options for the kids. There's only so many spot on the rec teams. There more in this world than sports.
- I would like to see more restaurants and shopping for the city . This would bring jobs to the city. Need some type of recreation like a water park. Amusement park . To bring people here to bring revenue here. Money for the city for development. We use resources outside of roanoke to buy surpluses amongst other things. We the people that reside in roanoke need the resources. For instance I can drive into any county in ga and buy what every I need . THAT'S WHAT WE NEED.
- Large senior citizen complex
- We need a decent grocery store

- Possibly more options for grocery shopping. Something for entertainment, bowling, movies, arcade, etc. We need some form of public transportation. Different fast food restaurants, something other than burgers ...
- Aldi grocery
- Shopping center near Walmart. Apartments that aren't income related. Put a turning lane down 431 from Walmart to walkers.
- Family entertainment, walking/biking trail (safe), housing
- Another restaurant, fun things for ppl to do that don't cost an arm and a leg
- Recreational for sure
- Entertainment- As stated above, more use of the theatre. Festivals. Live music surrounded by food trucks with activities. Businesses- this is challenging, but more of a variety. Shopping- definitely more retail options. Transportation- I'm not sure if there's already something in place but a way for elderly/disable people to run errands, grocery shop etc. without depending on a family member/friend. Recreational- a better REC department. Definitely needs a facelift.
- All of the above
- Better sport facilities, nicer hotel (where do people stay for sport functions or family that need to come in to help?), music or arts festival for downtown,
- Something very easily constructed in a very economical way that should have already been constructed is beach sand volleyball courts and tennis courts. Protected with great lighting and fencing around them and surveillance cameras. You could sell yearly passes. Kids and anyone for that matter needs activities other than phones and social media.
- family style entertainment
- Roanoke can't support existing structures/businesses. Not likely to attract business/investments if potentials have to walk or drive through streets lined with piles of garbage, decaying water/sewer systems, homeless and Neglected dogs, fire hydrants that are not functioning, dirty city water. TALK ABOUT PRIDE...walk into the police department...trash and cigarette butts all over the facility. It's a shame
- Aldi
- Better restaurants
- Expanded Rec Center to include more classes and camps for kids. A better park with potential walking trails. A revitalized downtown built for entertainment and shopping.
- A community pool or splash pad. Something to offer in the summer.
- somewhere to people to hang out. We got Kidstown but it has graffiti on it and there is drug use happening there.

**We would like to inquire of your own personal experiences, good or bad, from your life as a Roanoke Resident, or as a neighbor who also has experience and influence from the community. This question will take the comprehensive plan**

**to a deeper level by incorporating a storytelling element. All responses will remain anonymous, unless you prefer otherwise.**

- My mom's house was broken into and her van was stolen and the police didn't do much to help. Someone else found the van and they called the police and the police called my brother to get the van without checking out why the van smelled like weed or if there was anything kept in it or why it had been stripped of the interior pieces. My brother had to get the van from the side of the road where the police stopped it and got the thieves. It had no gas and the police left before my brother could flag them down. I had to go get him and take him to get gas and then take him back to the van. It ended up having to get a lot of work done to get it back in working order.
- A positive thing about the city would be the new events for the community. I would love to see a ton of things happening every month. But maybe not always with such a big crowd like Fall on Main and other stuff downtown. It's hard to navigate and somewhat suffocating with all of the people. New families are nervous to tackle that kind of stuff!
- I have had nothing but good experiences
- NA
- The chief of police needs to be replaced. He and his Lt. are useless. The mayor has made poor choices and is definitely not qualified for the job.
- Need more kids playing in the streets til the pole light comes on
- Love how the people come together in this small town
- All that I've already said above is what I repeat here.
- Na
- Lived here 40 years. Only worked in Roanoke 18 months. All other jobs were in Georgia.
- Not sure what you are asking?????
- The schools (except high school) are shit. They treat teachers like crap and the kids there have NO true discipline from the school. There are no good places to eat except 56. There is nothing good to do around here.
- Recently, my drug addicted/mentally damaged daughter made threats against her ex husband and their children. She was arrested and then released on her own signature bond. She has harassed the kids' school and us and nothing has happened to her. The police chief was very uncaring and unable (or unwilling) to offer any help to a resolution. I had talked to George Diamond about getting a pick up order from him. We can't get a pick up order because we can't get her in a place to have an evaluation done. I explained this to the chief and he called Mr Diamond a liar and said he could have her picked up. It's just been one police group contradicting the judge and no one offering help. Roanoke PD has stopped her many times and done nothing to her. She has even called the police station at midnight to get them to do a welfare check on the kids. The officers (3 of them) went to do a welfare check and

woke up the working people that take care of the kids. They know who the woman was, yet they went on her word and disturbed them for no reason. She is using the police to harass them now.

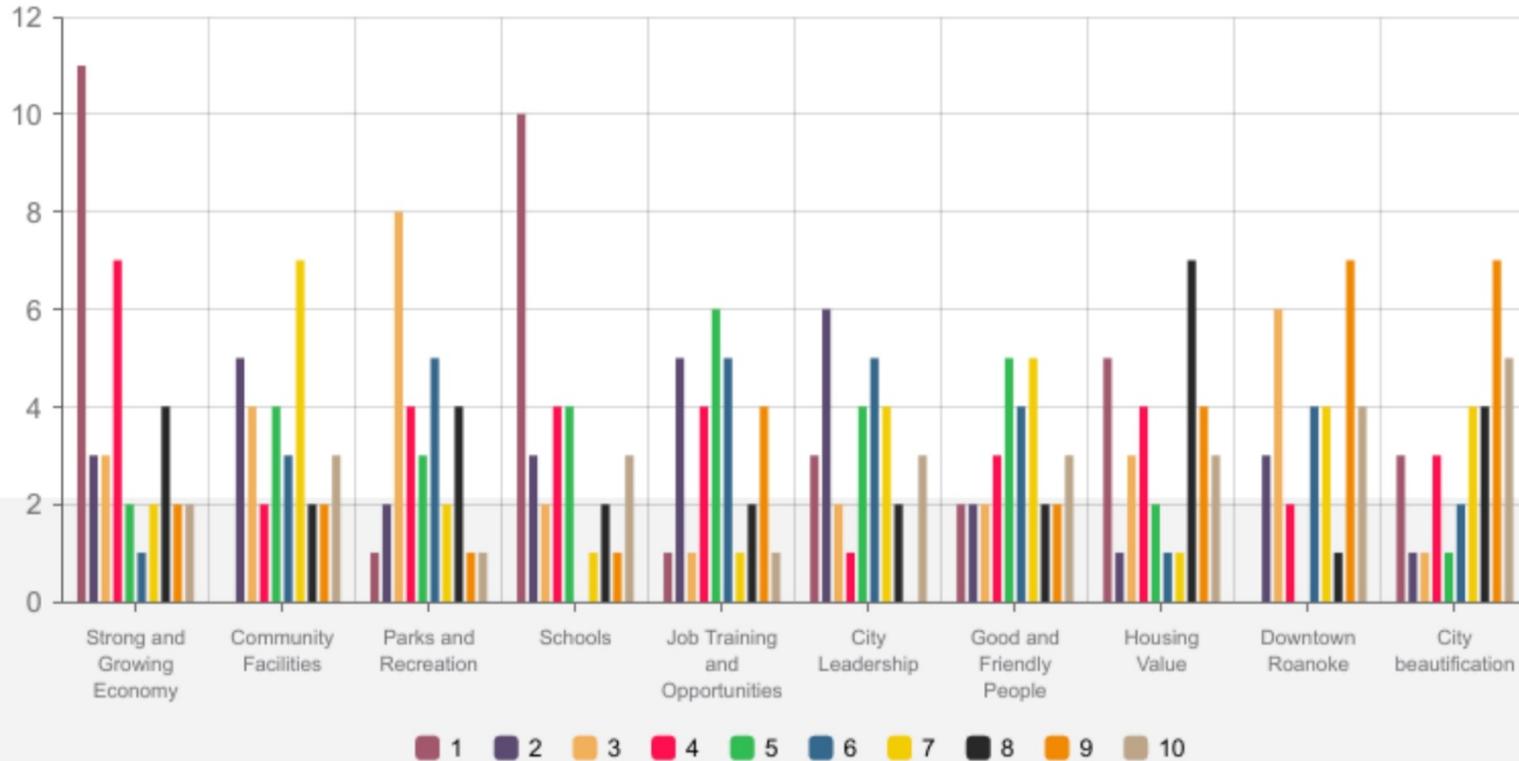
- Every one loves to gossip about what they don't know or they make it up about someone. And it ruins there reputation in the community. It stays with the person throughout the years
- My main concern is the drug problem that has gradually gotten worse over the last couple years. We have a public park that I don't feel safe letting my children play at from the needles I've seen on the ground all the way to used condoms found on the ground. We need a safe place for our children to play and enjoy, without the worry of issues like this. Another thing is the recreational facilities we have. The fields and the rec center itself is so out of date. I'm 31 years old and my mother who will be 60 this year has yet to see change since she was younger. A new sports complex with new fields, and gymnasium, could help the city out tremendously. Travel ball has become more and more popular in the area, and with a nice complex comes revenue from the travel ball associations for hosting tournaments, or even AllStar tournaments. A nicer facilities, would prevent locals from leaving to play rec sports out of town.
- Drugs are bad here, maybe not as bad as they were. The mill village is an eye sore. Downtown could be better.
- We haven't been here too long but the community events we've been a part of have been great. I love meeting new people and feeling a part of a community. Most of the time Roanoke is a very isolating town unless you live and breath the southern Baptist church.
- There's no equality here. Last names carry too much weight.
- My husband and I like living in Roanoke because it is safer than most locations. I have experience support from friends in the area with teaching zumba. Community involvement is a necessity for progressive growth. Roanoke can become the next LaGrange, Ga if it continues to combine job opportunities, travel assistance, and more event gatherings. Make the people from other counties WANT to come to Roanoke and not just NEED to come to Roanoke. Many people need to come because of basketball or football games. Have people WANT to come because the event planned for Friday or Saturday is something you wouldn't want to miss. I have seen good things start with Jill and I hope to continue to see more.
- I love the down home feel
- I've listed them within the answers.
- I'm not a rich man and I work hard all my life. Never have used the system for help always worked and provided for my family. I would like to retire b and work part time if I could and enjoy my home make lil money help others that need it . I work for the government overseas . I am starting a restoration

business for homes all over Bama if I get contracts with the city for demo or development I would volunteer for my expertise on developing affordable housing were the city makes money watching over the properties alot of people move away because they struggle with employment

- I feel shame when I drive up Chestnut street, through downtown and drive through the old mill village. The appearance of old, rotten wood, trash, dogs chained on front porches and trash on streets and by-ways. Un-kept properties. Roads with so many inhales. It's all shameful that people have such little respect for their enviroment.
- The drinking water is deplorable. Never know when it will be discolored
- As I long term resident I haven't seen a lot of progress in Roanoke until the new mayor was voted in. While there is still a long way to go I am happy to see the positive changes in the community.
- I think Roanoke needs a better rec department for the kids who aren't old enough to play for handley .. Coaches at handley have took over and made everything nice for their players but leave the rec youth the crappy end where even the equipment is handme down and gonna cause issues such as someone getting hurt which I have already brought to the attention of the mayor .. These kids deserve better than what they are getting If it's the fact on worrying if someone will mess it up or destroy property invest in cameras
- I love our small community and I am proud to see how far it's grown since I moved here!
- It has that small town vibe. I am a resident that hasn't been here long. You have to know someone to fit in. People assume you know of all the events and traditions.
- Roanoke is home. There's not that much crime. We've been close, but safe from tornadoes, etc... I love football, but would like to see the schools fund the secondary Sports. There is money in the budget for it.
- I grew up here and was in Roanoke City School system the whole time, and leaving for college in a bigger city only made me miss my small town. Everything is close and there's a familiar face almost anywhere you go.
- See Previous answers
- Bought and renovated a run down rental property. All was going good. It seems when COVID hit, Roanoke hit rock bottom. The thumping loud music from passing cars, the obvious drug trafficking on my street, the amount of garbage, tires, etc. strewn about. The homeowners letting their properties fall into disrepair. The city looks sad and like a third world country. We need codes and someone to enforce them.

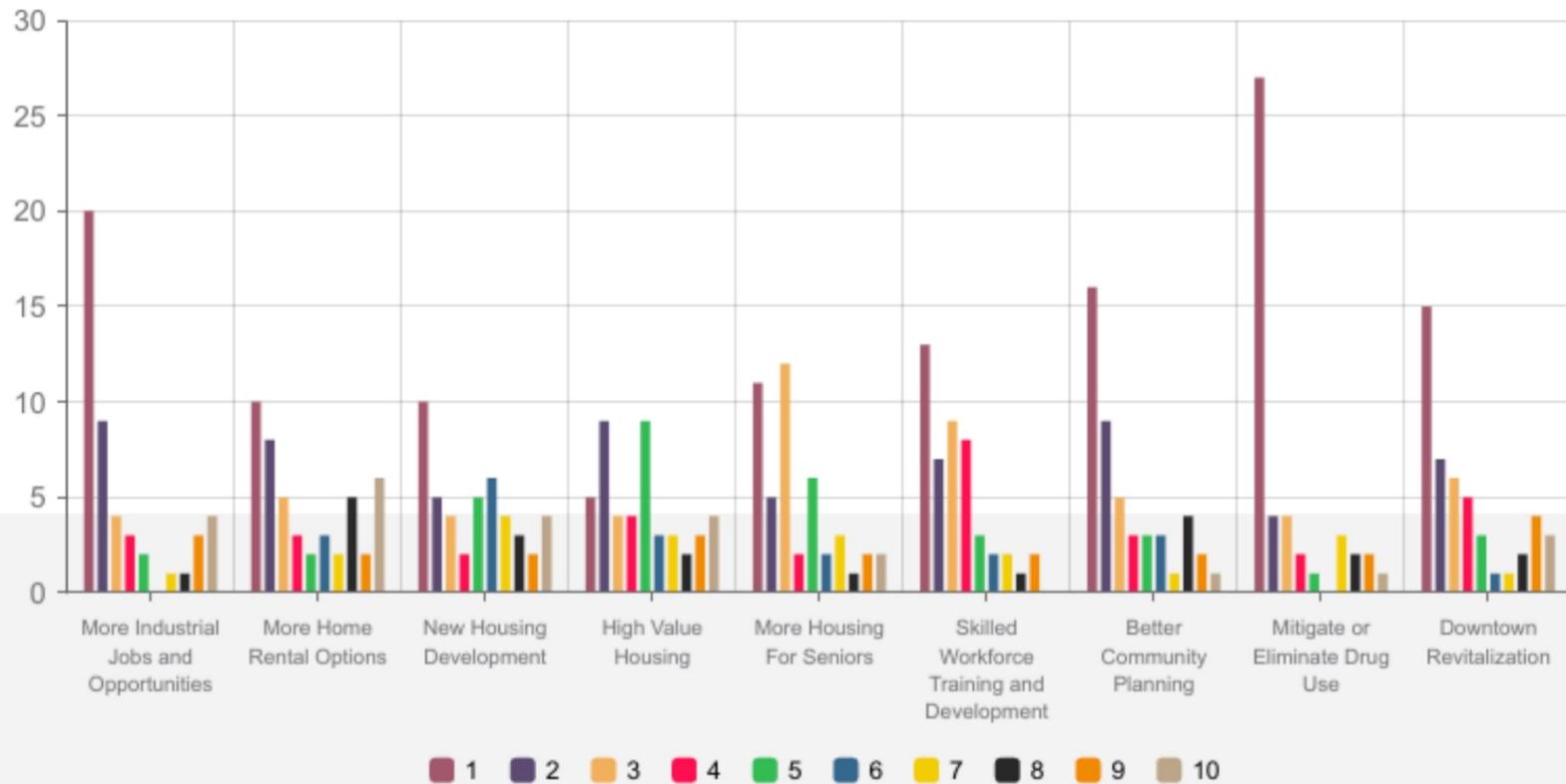


PLEASE RATE HOW WELL YOU VALUE THE FOLLOWING ITEMS WITH 1 BEING THE HIGHEST AND 10 BEING THE LOWEST.



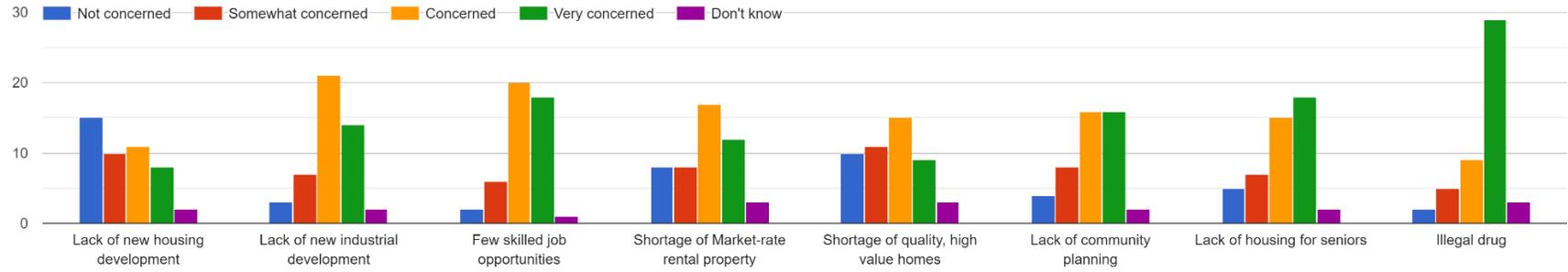


PLEASE RANK WHAT YOU FEEL ARE THE MOST IMPORTANT NEEDS FOR THE CITY OF ROANOKE, WITH 1 BEING THE MOST IMPORTANT OR URGENT NEED AND 10 BEING THE LEAST IMPORTANT OR URGENT NEED.

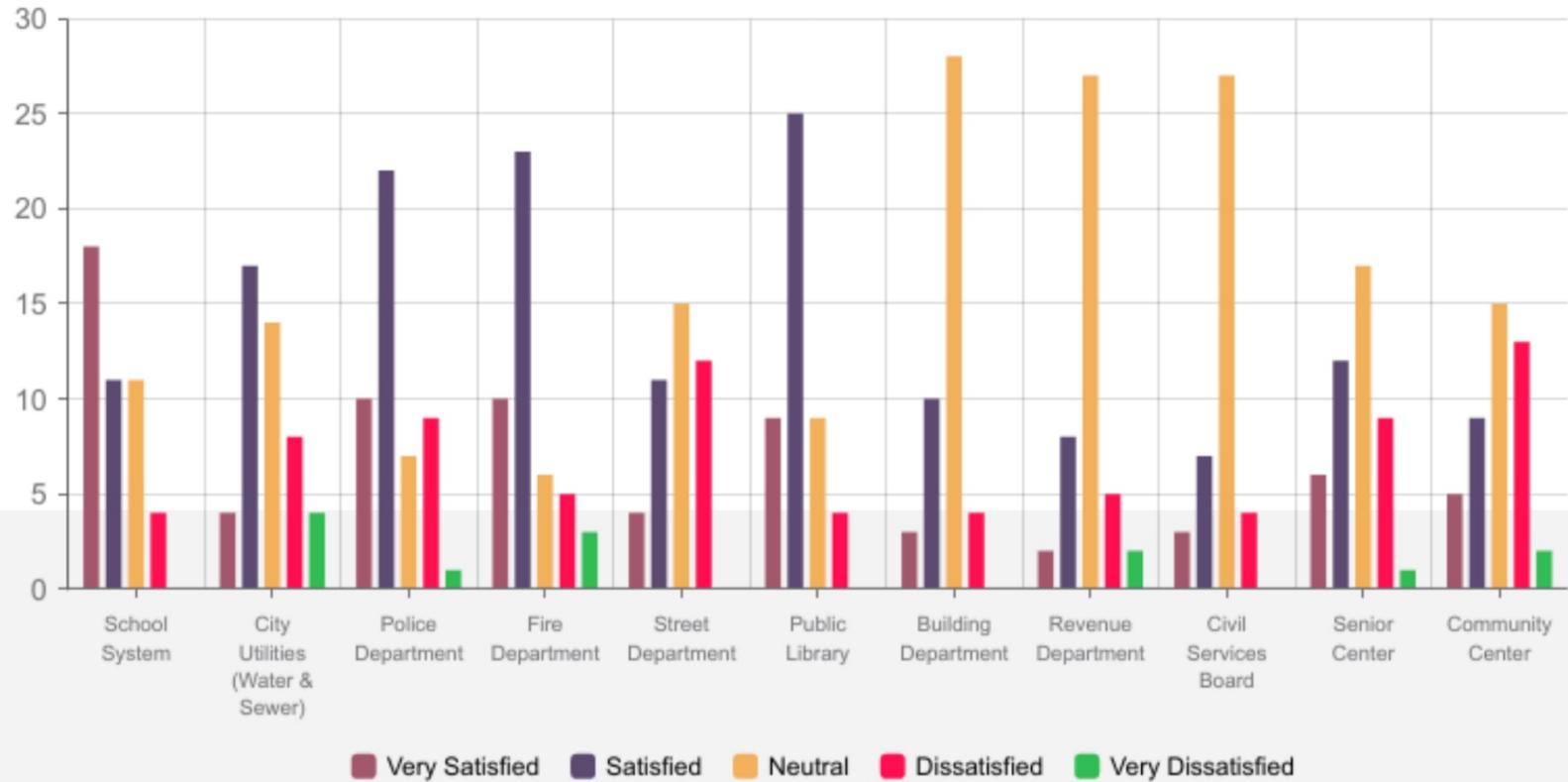




Are you concerned about the following items?



PLEASE LET US KNOW HOW YOU FEEL ABOUT THE FOLLOWING:





## What brought you to Roanoke?

Family	Born Here/Birth/Life-long resident	Small Town Living	Married a life-long resident
Relocation from GA for wife new job	We bought land	As a child, my family moved here to be closer to family and more affordable living.	Parents
Small town/smaller town life	Job	Cost of Living	Retirement
Marriage and job	School System	Fell in love with a property that we bought and removed ourselves from hurricane season	Had to move from a rented house in Wadley. Found a house to rent in Roanoke
Born here			

## What keeps you in Roanoke?

Family

Job

My parents

My career

I don't want to move again.

I call it home now

My children and mu job

The school system. Plan to move when the youngest graduates in a few years.

Too broke to buy another house

Spouse

Own home/mortgage free

It's where I live/my home  
Have family here, my life has always been here. I have moved and came back.

Health

Cost of Living

Love it here

Roanoke doesn't offer the financial opportunity to save and get out

The farm we built

Close to work, like living in a small town

I like the lil town but need other thing to being people here

My job and house

Friends, church, wife

The people

Nothing. Currently selling all holdings. Poor or no leadership. Decaying and dying city.

I left due to marriage  
The low crime rate. The small town community-raising my children in a town where you know the majority of people is very comforting.

## What do you find challenging or concerning about living or working in Roanoke?

- Nothing
- Lack of adequate housing
- many of people are extremely hateful. working among them creates a fear of stepping on the wrong toes and having your name blasted or lies spread.
- Lack of job opportunities. Other than a few factories and low paying retail/fast food jobs most good paying jobs are outside of town and up to an hour away.
- The drug issues in the city
- It is a working low class town. It will be difficult to find residents to find time to put extra on themselves to help the city
- Traffic during school hours, limited selection of stores and restaurants, difficult to park in downtown.
- The commute for medical services and shopping
- Need to travel somewhere for entertainment
- The challenges I face are limited retail options. My concerns would in order to grow, means more population. Which could also bring more crime.
- Lack of white collar jobs
- Work commute.
- The drug epidemic
- There's nothing here. This is a town that people come to retire. Also Alabama doesn't pay well. Most people work in Georgia because the pay is better.
- Pay
- The schools have no true growth, there aren't any new places to work that aren't minimum wage jobs, no economic growth.
- Poor wages and lack of available rental options
- Challenges for living in Roanoke is having to travel at least 45 mins to an hour away to really shop for clothing. We lost Cato, Factory Connection, and Fred's. Lack of certain types of shops.
- Everything tax is at 11 percent wages are low and industrial work not available business are paying min wage which you cant live on for example fence company pay 13 dollars , steel company 18.00 hour maxed out for a skilled fitter and class g3 welder pay scale for trade is 35 plys and hour. You want people to stay . Change wages and get jobs coming to this city.
- Nothing for youth or families to do nearby
- Not enough money no one in Roanoke wants to pay people have to travel for money
- There's not a lot of business here and the ones that are are almost never open, so if i am looking for something and don't want to go to Walmart, I'm stuck driving 40+ min away. It's starting to change and I'm excited to see where it's going, but it was concerning how little the community does together. I wanted so bad to have a bunch of community events to help with.
- The drugs, stray animals, the garbage EVERYWHERE!
- Lack of money for job positions
- Need more clothing stores.
- Lack of industry
- Lack of resources for elderly and disabled
- The lack of jobs that pay a liveable wage.
- Definitely need more job opportunitie
- low paying jobs, terrible living conditions unless paying 200k for a house
- Need better school buildings
- not alot of food options or places to hang out.

- Finding high level good jobs close to Roanoke
- No good paying jobs, that why i work out of town
- Grocery shopping! Walmart is ridiculous and WM can be pricey and doesn't have a good variety.
- Lack of resources. Lack of transportation for low income or seniors to get to and from appointments
- Road conditions are bad. There aren't many good paying jobs, most people work out of town. Limited shopping. Limited recreational activities. Rundown buildings are not only eye sores but could be considered for future business but nothing ever gets done.
- Limited thinking out-of-the-box; people are stuck to what the know and don't want to change or challenge themselves. Most want to show up, get paid, go home and put little to no effort in making Roanoke a better place to live. If they do step out of their box, it ain't for long. They are like turtles, hiding in their shell afraid someone's going to ask them to go out of their way to do something. Really wish our leaders and citizens could see forest for the trees. By this I mean, the City is going after property owners, when they don't see the issues with their own facilities and properties. What's the saying, lead by example !!!
- Cant make any money. I have to travel for work
- That the political and religious views get in the way of the well-being of the city as a whole more often than not.
- The mill village
- None
- No decent paying careers

**RESOLUTION 2025 -02-11**

**A RESOLUTION BY THE ROANOKE PLANNING COMMISSION APPROVING THE 2034 CITY OF ROANOKE COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE OF SAID PLAN, AND FORWARDING SAID PLAN TO THE CITY COUNCIL FOR ITS CONSIDERATION AS AN ADVISORY POLICY DOCUMENT.**

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

**WHEREAS**, the City of Roanoke, Alabama recognizes the vulnerability of its resources, property, and operation to the potential impacts of future growth and development and, therefore, desires to exercise its planning powers in accordance with Alabama law; and

**WHEREAS**, the Planning Commission conducted a public hearing on February 11th, 2025, to solicit final public comments on the 2034 City of Roanoke Comprehensive Plan in accordance with Title 11, Chapter 52, Section 10 of the Code of Alabama, 1975, as amended.

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

SECTION 1. That the 2034 City of Roanoke Comprehensive Plan, and all maps contained therein, are hereby approved 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 the aforementioned plan shall be forwarded to the Roanoke City Council for its consideration as an advisory policy document.

**ADOPTED**, this 11<sup>th</sup> day of February, 2025

  
\_\_\_\_\_  
Chair, Roanoke Planning Commission

ATTEST:  
  
\_\_\_\_\_  
Secretary, Roanoke Planning Commission