
planning prattville into the 21st century

a comprehensive plan
october 1995

purpose

to be the preferred community in central alabama
for families, business and industry.

vision

through comprehensive planning, the citizens of prattville
intend to manage and direct the city's growth,
ensure the highest quality of living for each resident,
stimulate economic growth, and attract quality industry.

RESOLUTION

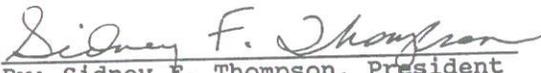
[To Endorse the
Prattville Comprehensive Plan]

WHEREAS, the Planning Commission, having engaged in a study of Prattville has assembled and adopted the Prattville Comprehensive Plan, which it deems appropriate and necessary for purposes of promoting the health, safety and general welfare of the City of Prattville; and,

WHEREAS, all requirements of the laws of the State of Alabama with regard to preparation and discussion of said Prattville Comprehensive Plan have been met.

BE IT THEREFORE RESOLVED by the City Council of the City of Prattville, Alabama, that the document entitled the Prattville Comprehensive Plan and all official maps pertaining thereto specially identified with the seal of the Planning Commission are hereby endorsed.

ADOPTED THIS 23rd DAY OF May, 1996.


By: Sidney F. Thompson, President
Prattville City Council

AUTHENTICATED THIS 23rd DAY OF May, 1996.


By: E. M. Champion, Jr.
City Clerk

APPROVED:


By: David D. Whetstone, Jr.
Mayor

**CITY OF PRATTVILLE PLANNING COMMISSION
RESOLUTION
TO ADOPT
THE
PRATTVILLE COMPREHENSIVE PLAN**

WHEREAS, the Planning Commission, having engaged in extensive studies of the environment, the patterns of development, the distribution of population, and the characteristics of the social and economic structure of the City of Prattville; and

WHEREAS, the Planning Commission, having studied and analyzed the plans of the state, county, regional and municipal governments and agencies having an impact on the planning process and the Prattville area; and

WHEREAS, the Planning Commission, having assembled the Prattville Comprehensive Plan, which it deems appropriate and necessary for purposes of promoting the health, safety and general welfare of the City of Prattville; and

WHEREAS, all requirements of the laws of the State of Alabama with regard to preparation and discussion of said Prattville Comprehensive Plan have been met;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of this City of Prattville, Alabama that the document entitled the Prattville Comprehensive Plan and all official maps pertaining thereto specifically identified with the seal of the Planning Commission are hereby adopted this 1st day of February , 1996 .



ROBERT WADSWORTH, CHAIRMAN



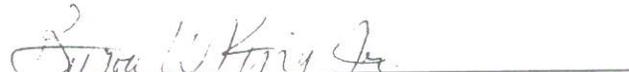
DON ARKLE, VICE CHAIRMAN



TRACY ALEXANDER, MEMBER



REUBEN GARDNER, MEMBER



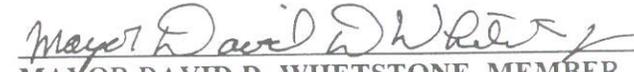
BRYON KING, MEMBER



BOBBY NELSON, MEMBER



DOUG SLOAN, MEMBER



MAYOR DAVID D. WHETSTONE, MEMBER



COUNCILMAN WILLIE WOOD, JR. MEMBER

ATTEST:


MEL MOTLEY, SECRETARY

planning prattville into the 21st century

a comprehensive plan
october 1995

Prepared By
Central Alabama Regional Planning and Development Commission
125 Washington Avenue, Third Floor
Montgomery, Alabama 36104

CARPDC Report Number 96-1

This plan was funded through an allocation of the Prattville City Council. Any material which is contained in this plan may be reproduced to further the education of Prattville citizens and to further the planned development of the City of Prattville.

Copies of the plan are available through the City of Prattville Planning and Development Department at a cost of \$25.00.

acknowledgements

This comprehensive plan for the City of Prattville was prepared by the Central Alabama Regional Planning and Development Commission (CARPDC) during 1993, 1994 and 1995. The fact that CARPDC prepared the plan, however, does not make any staff member an author of the plan. The authors of the plan are the citizens and leaders of Prattville who cared enough about their city to plan for its future well-being. CARPDC's part in the development of the plan was to gather and relay information and to transform verbal responses, thoughts and concerns into written words.

Many Prattville citizens have worked on this comprehensive plan, either directly or indirectly. There are some who are nameless

who appeared at public hearings; there are those who answered surveys; there are those who dropped by City Hall and made comments on what they had seen or heard about the plan, expressing their concern or approval; and, there are those who volunteered to work on the comprehensive plan as a committee member. An attempt to express the appropriate appreciation to all the people who contributed to the development of this plan for their efforts, great or small, would be grossly inadequate, and most assuredly incomplete. There are some persons, however, who must be recognized for their continued and tireless contributions. These persons are listed on the following page by the committee on which they served.

Prattville City Council

Charles (Tony) Moore	District 1
Willie Lee Wood, Jr.	District 2
William (Mike) Ray	District 3
Sidney Thompson, President	District 4
John S. Zorn, President Pro-Tem	District 5
James (Jim) Byard, Jr.	District 6
Martin L. Stewart	District 7

Prattville Planning Commission

1992-1994

Clyde Chambliss	James D. Sloan
Jo Felio	Robert Wadsworth, Chair
Reuben Gardner	David D. Whetstone, Jr.,
Meg Lambert	Mayor
Bobby Nelson	Willie Wood, Jr.

1995

Tracy Alexander	James D. Sloan
Don Arkle	Robert Wadsworth, Chair
Reuben Gardner	David D. Whetstone, Jr.,
Byron King	Mayor
Bobby Nelson	Willie Wood, Jr.

City of Prattville Administration

David D. Whetstone, Jr., Mayor
Julie B. Young, Admin. Assistant to the Mayor
E. M. (Mac) Champion, City Clerk
Alan D. Hartzell, City Engineer, 1992-1994
Gary L. Freeman, Project Manager, 1995
Edna Wyatt, Planning Department Admin. Clerk
Melvina Motley, Sec. to the Planning Commission
Heather Turner, Planning Department Secretary

Steering Committee

Bo Evans	Doug Savell, Chair
Reuben Gardner	Bob Wadsworth
Alan Hartzell	R.B. West
Dottie Howell	Willie Wood, Jr.
Carol Lemon	Theodis Yelder
Roy McAuley	Julie Young
Adrian McCullough	John Zorn, Vice-Chair
Mike Ray	

Economic Development Committee

Phillip Alker	Albert C. Striplin
Cliff Davis	Bob Wadsworth
Dean Golden	Damon Webb
Patrick Quinn	Theodis Yelder
Doug Savell	Julie Young

Housing Committee

Jill Dahlund	Caro Shanahan
Ray Jackson	Andy Tampling
Carol Lemon, Chair	George Watkins
Adrain McCullough	Willie Wood, Jr.

Transportation

Terry Bowen	Alan Hartzell
Valeria Brown	Tom Parker
Joanne Bryant	Mary Evelyn Tucker
Charles Bush	Bob Vaughan
Bo Evans, Chair	Robert West
Reuben Gardner	George Williams

Open Space, Recreation and Education

Bill Autrey	Howard Straulin
Dottie Howell	Joe Thomas
Otis Reeves	Dot Waller
Rocky Riddle	Julie Young
Rufus Russell	John Zorn, Chair
David Speakmon	

Land Use Committee

Chris Alexander	Alan Hartzell
David Atteberry	Meg Lambert
Melissa Bowen	Roy McAuley
Stephen Broyles	Cliff Minter
Brett Crawford	Mike Ray
Andy Ellis	Dwayne Selix
Greg Fowl	Peggy Stieringer
Gary Freeman	Roy Whitacre
John Harris	

Contributions to the Comprehensive Plan

Historical Background: Robert Young

table of contents

Preface	1
I. Introduction	3
II. Setting	9
III. Plan of Action	13
IV. Demographics and Growth Trends	29
V. Resources and Facilities	39
VI. Inventory and Analysis of Conditions	49
VII. Economic Development	71
VIII. Housing	89
IX. Transportation	109
X. Education	125
XI. Open Space and Recreation	135
XII. Land Use	151
XIII. Appendices	
A. Adoption and Amendment Process	A1
B. Citizen Survey Results	B1
C. Implementation Checklists	C1
D. Population Projections	D1
E. Inventory of Physical Conditions	E1

list of maps

1.	Comprehensive Plan Study Area	5
2.	Location	10
3.	Future Land Use	After Page 18
4.	Population Density	32
5.	Building Permits	38
6.	Resources and Facilities	41
7.	Composite of Physical Conditions	After Page 50
8.	Deficient Utility Service Areas	54
9.	Land Ownership	56
10.	Existing Land Use	After Page 58
11.	Assets	61
12.	Liabilities	63
13.	Constraints	66
14.	Opportunities	68
15.	Economic Service Area	73
16.	Concentrations of Substandard Housing	96
17.	Regional Access	111
18.	Functional Street Classification	112
19.	Pedestrian Facilities	117
20.	Park Resources	142
21.	Legibility	158
22.	Imageability	161
23.	Existing Land Use	After Page 164
24.	Development Potential	After Page 166
25.	Future Land Use	After Page 172
E.1	Vegetation	E3
E.2	Hydrology	E5
E.3	Soils	E7
E.4	Geology	E9
E.5	Slope	E11
E.6	Elevation	E13

list of figures

1.	Prattville Comprehensive Plan Citizen Participation Process	6
2.	Municipal Committees	12
3.	Legibility Survey Map	16
4.	Imageability Map	17
5.	Population Change, 1870 to 1990	30
6.	Population Change Comparisons, 1960 to 1990	31
7.	Population Projections, 1995 to 2015	33
8.	Racial Composition, 1970 to 1990	34
9.	Age of Population, 1970 to 1990	35
10.	Median Family Income, 1980 to 1990	35
11.	Poverty Rate, 1980 to 1990	36
12.	Poverty Rate By Race, 1980 to 1990	36
13.	Largest Manufacturing Employers	74
14.	1990 Earnings By Industry, Autauga County	75
15.	Place of Employment, 1990	77
16.	Educational Attainment, 1990	78
17.	Employment By Industry, 1980 and 1990	78
18.	Unemployment Rate, 1982 to 1992	79
19.	Estimated Retail Sales, 1986 to 1993	81
20.	Change in Retail Sales, 1986 to 1993	82
21.	Housing Unit Comparison, 1960 to 1990	91
22.	Housing Type	91
23.	Housing Occupancy By Ownership	92
24.	Comparison of Housing Ownership	93
25.	Housing Occupancy By Race	94
26.	Age of Housing Stock	94
27.	Housing Construction By Year	95
28.	Housing Condition	97
29.	Housing Value, 1960 to 1990	98
30.	Comparison of Median Housing Value By Area	98

list of figures

31.	Housing Vacancy, 1960 to 1990	99
32.	Comparison of Housing Vacancy By Area	100
33.	Residential Growth By Building Permit	101
34.	Projected Housing Demand.....	102
35.	Comparison of Area Housing Issues: 1972, 1980, 1993 and 1995	104
36.	Transportation Plans and Projects	119
37.	Prattville Population Projections By Age.....	127
38.	Autauga County School System Inventory	128
39.	Comparison of Per Pupil Expenditures	130
40.	Resource Comparison of Secondary Education in Autauga County	130
41.	Inventory of Prattville Park System	137
42.	Recreation Resources and Facilities	141
43.	Projected Demand for Recreational Facilities	144
44.	Non-Municipal Recreational Resources.....	145
45.	Citizen Maps of Prattville.....	156
46.	Existing Land Use Allocations, October 1994	164
47.	Land Use Allocations of the Future Land Use Guide	172

preface

The purpose of a comprehensive plan, as stated in the Code of Alabama, 1975, Section 11-52-9, is this:

“The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare as well as efficiency and economy in the process of development, including among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements.”

The above excerpt describes the legal purpose of a comprehensive plan under the laws of the State of Alabama. A long-range comprehensive planning process should incorporate all of the issues set forth in the laws and for the reasons described therein. In Alabama, there is no requirement to prepare and adopt a comprehensive plan. Therefore, each community may have different motivations for undertaking this process. These underlying motivations are what is really important and are what makes each community’s comprehensive plan unique. A comprehensive plan is good, however, only to the extent that the citizens of a community, town or city are willing to oversee its implementation and periodic revisions.

introduction

Prattville is a growing community and, needless to say, change is inevitable. Obvious examples are the physical, social and political changes that Prattville has undergone in the last few years. Change, however, can be good or bad. Foremost, change should be managed.

Growth and change, and their impact on the present and future of Prattville, are concerns of the present administration and many informed citizens. Has the growth of the past two decades jeopardized the small town atmosphere that is valued by so many residents? Should growth continue in Prattville in the same manner, or could leaders provide new directions that will lend to the stability of the city and the protection of its character? The search for answers to these questions, as well as those issues stated in the legal purpose of a comprehensive plan prompted Prattville local officials and community leaders to prepare a long-range plan for the city. By going through the planning process, the city council and involved citizens were able to evaluate both their past and their current status. In doing so, the City is in a better position to decide

what type of growth is good growth and where it should occur.

The first step in the comprehensive planning process for Prattville was to collect physical, structural and social data about the city. When the inventory was complete, an analysis was made of the assets, liabilities, opportunities and constraints with which the City of Prattville has to work. This information was compiled as a community profile which served as a base from which to examine six elements: economic development, housing, transportation, open space and recreation, education and land use. Development of the six elements involved a detailed study of the facilities and services which are essential to the health, safety and welfare of Prattville citizens. The sixth element, land use, was the last to be written and incorporated the findings of the other five elements. In each element, public policy statements were established to direct future decisions. The policy statements take the form of goals and objectives.

A **goal** is a very general, long-term approach to growth and development. It is a statement of what is desired and is designed to guide actions for many years to come.

An **objective** is based on a goal and is of a more immediate and specific concern. Normally, an objective is a general proposal by the community of how it intends to achieve a goal.

Based on the findings of each element and the goals and objectives established, an implementation strategy was devised which outlines a plan of action and establishes policies to be followed and programs to be executed. Although the implementation strategy was the last portion of the comprehensive plan to be developed, it is the first section in this document. The implementation strategy -- called the Plan of Action -- contains the meat of the comprehensive plan and can be used by itself to provide direction, or in conjunction with any or all of the elements for more in-depth information.

study area

The study area for this plan includes the corporate boundaries of the City of Prattville plus the surrounding area within five miles of the city limit. The full study area is shown on Map 1. According to the Code of Alabama, 1975, Sections 11-52-8 and 11-52-9, a municipality is required to consider its surrounding area to determine the impacts of the city's growth on its outlying areas and, likewise, to determine how the outlying area will affect the city's plans for growth and development. The City of Prattville, however, wanted to do more than just consider its immediate surroundings. Therefore, an inventory of all physical conditions within a five mile area surrounding Prattville was taken. However, the inventory and study within the corporate

boundaries of Prattville were much more extensive than that of the surrounding area.

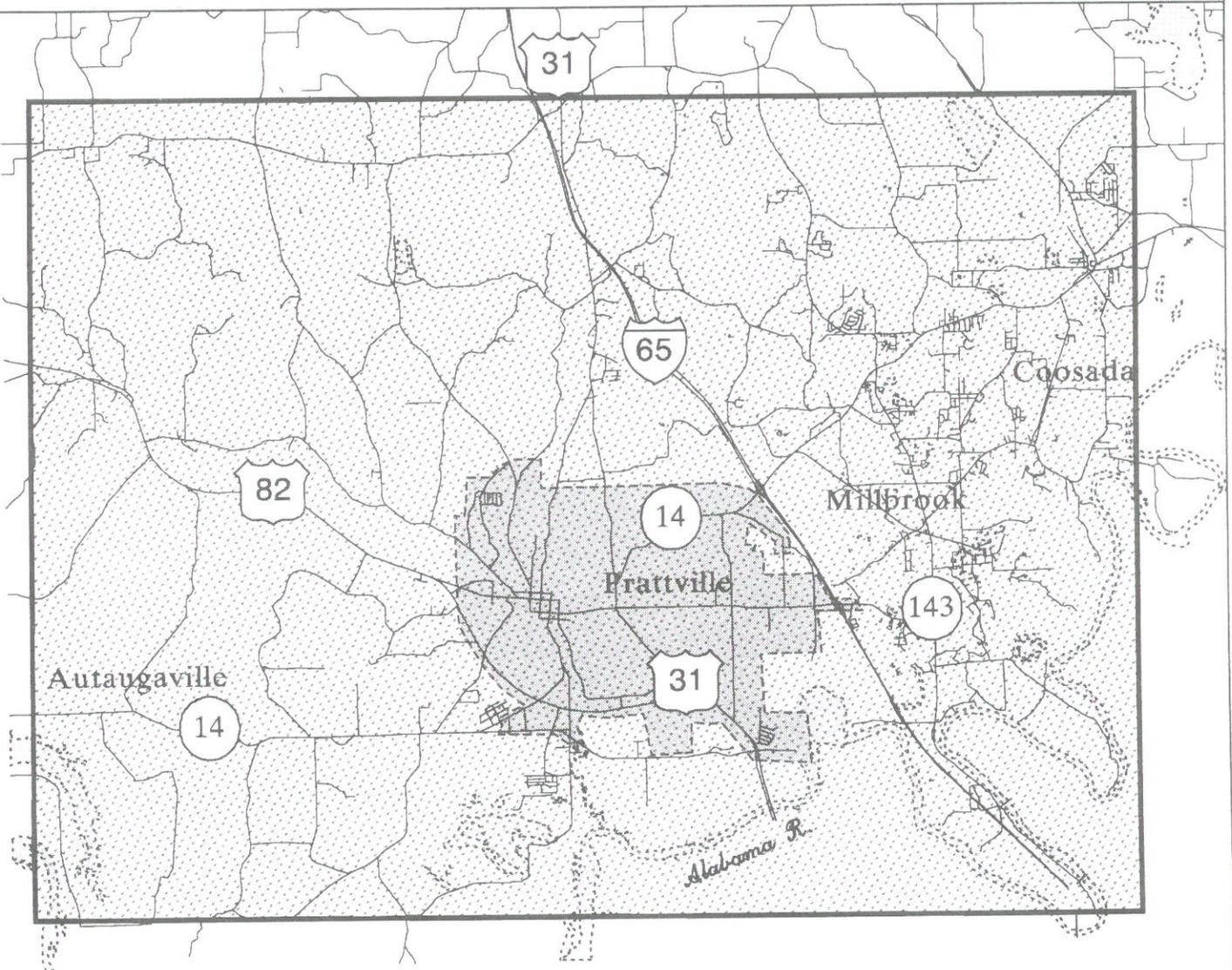
citizen participation

When the City of Prattville began considering the development of a long-range comprehensive plan, it was with the intent that such a plan would withstand changes in administration and political maneuvers, and that the plan would truly be a guide for Prattville's future development. Therefore, the involvement of the citizens of Prattville was a primary concern and became a key factor in the preparation of this plan and its subsequent implementation. The City Council initiated the preparation of a comprehensive plan with the understanding that the final document would be representative of the entire population of Prattville and must have the full understanding and support of Prattville residents. Otherwise, the City would run the risk of investing a large sum of money into a plan that would not be implemented or might only be partially implemented. It was crucial that steps be taken to eliminate this possibility. The first step towards this end was the development of a citizen participation process. A flow chart of how the citizen participation process worked is shown in Figure 1.

To ensure as much citizen involvement and representation as possible, a Prattville Comprehensive Plan Steering Committee was formed. The Steering Committee was comprised of three representatives from the City Council, three representatives from the Planning Commission, seven private citizens (one appointed by each Council member), and

COMPREHENSIVE PLAN STUDY AREA

Prattville, Alabama



LEGEND



Prattville City Limits



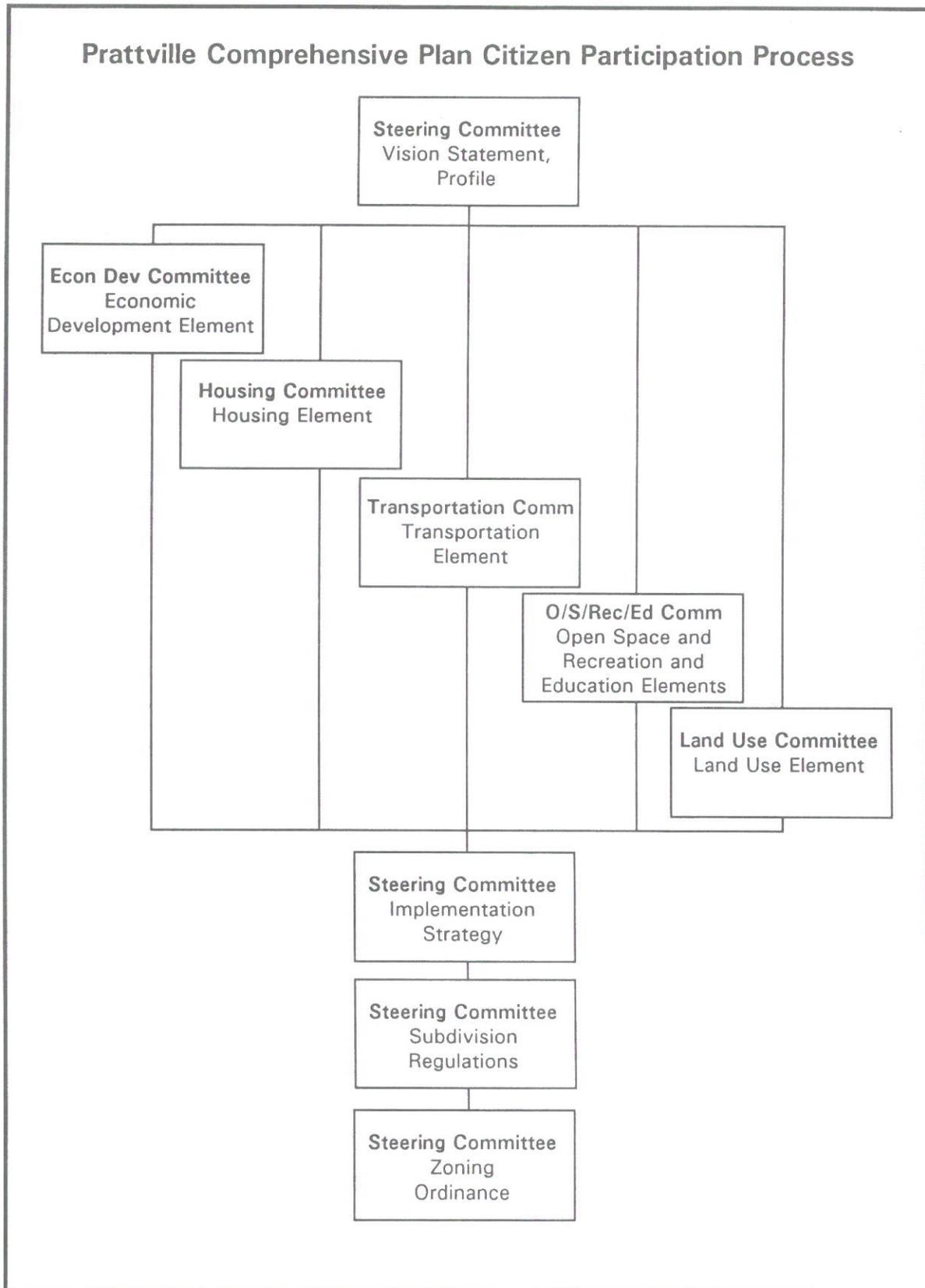
Study Area



Miles



Figure 1



two representatives of the City's administrative staff. The purpose of the Steering Committee was two-fold: one, to oversee the development of the plan; and two, to provide representation of the different population sectors of Prattville, on the general basis of location, race, gender and age. To further promote citizen involvement, five subcommittees were established to work on the six elements of the comprehensive plan. Each of the subcommittees was comprised of representatives from the Steering Committee and private citizens, including representatives from a related industry. The number of committee members for each element varied due to volunteer interest. The Education and Open Space and Recreation Elements were developed by one committee. For the sake of simplicity, they are separated into two elements in this plan.

The steering committee, or an appropriate subcommittee, met at least once a month to review work on the plan and provide feedback to the Central Alabama Regional Planning and Development Commission. As work on the plan progressed, it was reviewed quarterly by the City Council and the Planning Commission, as well as the Steering Committee. Many other steps were taken to obtain response from the citizens of Prattville. A survey polled citizens on various aspects of Prattville, including rate of growth, available services and resources, perception of the city, growth considerations and current issues. The citizen survey was mailed to all

Prattville households in the City's quarterly newsletter. Each member of the Steering Committee was also asked to survey at least three people who did not have direct involvement with the preparation of the comprehensive plan about the physical appearance and development of Prattville.

Along with individual surveys, presentations were made at public hearings, to civic groups and to smaller groups of interested residents. The proposed future land use map was published in The Prattville Progress prior to a public hearing which included a slide presentation showing specific conditions and concerns in Prattville. During the slide presentation, a four-page brochure was distributed which outlined the goals and objectives of each element and briefly explained the proposed future land use map. Included in the brochure was a citizen response form for comments regarding the comprehensive plan and, in particular, the future land use map. The brochure was also distributed to individuals, businesses and civic groups as inquiries were made regarding either the comprehensive plan in particular, or the growth and development of Prattville, in general.

All in all, great effort was expended by the City's administration and the plan's committee members to inform the general public of growth and development decisions and to obtain citizen response. This effort has resulted in a comprehensive plan that is truly reflective of Prattville citizens and a plan that will provide a sound basis for growth decisions, programs and policies.

setting

Prattville is located in Autauga and Elmore Counties in the east central part of Alabama, as shown on Map 2. Encompassing 18.4 square miles, Prattville wraps around Autauga Creek, a tributary of the Alabama River which lies to the south. The topography of Prattville, with its gently rolling hills, occasional steep slopes and heavily forested areas, is typical of land in the Coastal Plains Province. Although it is a moderate size city physically, Prattville is fairly densely populated with approximately 1,364 persons per square mile as of 1990. One possible reason for the high population density is Prattville's proximity to Interstate 65 which gives residents quick access to Montgomery, as well as to several other major cities. Birmingham is 80 miles to the north; Atlanta, Georgia is 200 miles to the northeast; and, Selma is 35 miles to the west.

history

It is common today to hear Prattville referred to as a "bedroom community," or even to be named the "preferred community"

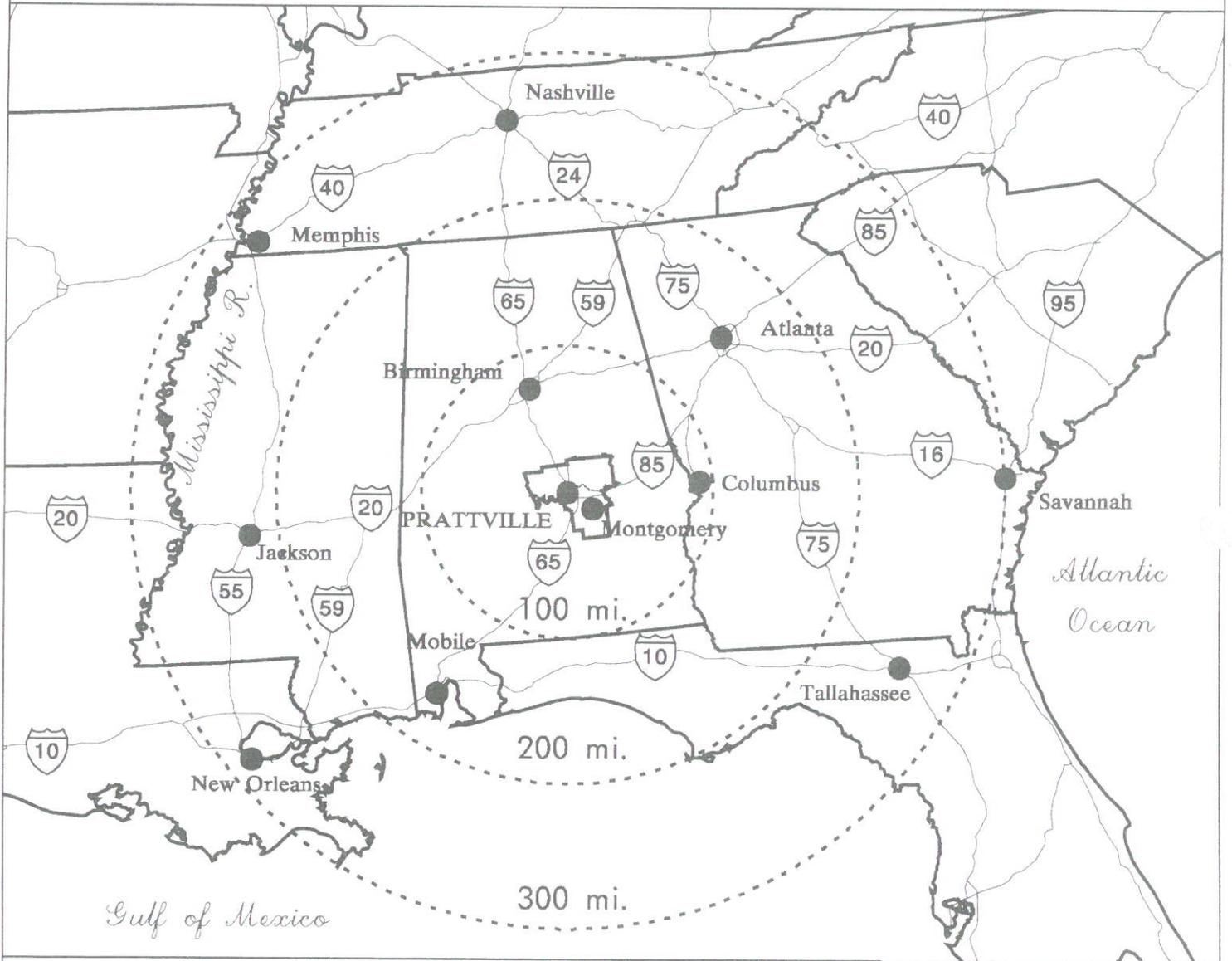
by people who work in nearby Montgomery. While it is true that in recent years the phenomenal growth experienced by Prattville is largely due to its location only a few minutes from the state capital, the town itself has always been a thriving, ambitious community -- it is the birthplace of industry in Alabama.

Since 1868 Prattville has served as the county seat of Autauga County, one of the earliest settled areas in Alabama. The county (which is actually older than the state itself) was created in 1818 out of a part of the territory ceded by the Creek Indians in the Treaty of 1814. Both the county and Autauga Creek, on which Prattville is located, take their name from the "Autaugi" band of Creek Indians who inhabited the area. Prattville takes its name from its founder, Daniel Pratt, a native of New England who came south to Savannah, Georgia in 1819. While in Georgia, Mr. Pratt perfected his trade of carpenter and architect, skills which also led him into a partnership to build the relatively new device known as the cotton gin. Showing the same foresight which guided him throughout life,

Map 2

LOCATION

Prattville, Alabama

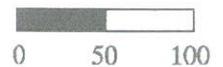


LEGEND

— Interstate Highway



Miles



Mr. Pratt saw the great potential market for cotton gins in the South. He decided to move to Alabama, find a place with readily available timber and water power, and build a business based on gin manufacturing.

In 1833 Daniel Pratt moved to Autauga County and built the first cotton gin ever constructed in Alabama. At first, he had a difficult time locating a site which met his requirements and that he could also afford. Then, in 1835 he purchased 1,000 acres along the Autauga Creek: a location which would prove to be most profitable for him and that would become the Town of Prattville in August of 1865. No other industry in the State of Alabama has operated continuously for as long as the cotton gin factory established in 1838. Known today as Continental Eagle, the cotton gin factory has also been known as "the world's largest manufacturer of cotton gins." But, the gin shop was only one of the factories begun by Mr. Pratt. He also built a grist mill, a saw mill, a flour mill, a sash and door factory, a wool textile mill, and a cotton textile mill. Still operating in town today is the Gurney Manufacturing Company which is an outgrowth of the Daniel Pratt Cotton Factory, a textile mill. Gurney is the "oldest successful cotton mill in Alabama" and some of the current factory is still housed in the original buildings built by Pratt in 1846.

Obviously, the economic climate in Prattville has been favorable to industry for a long time. It has been stated that during the 19th Century, "no other town of its size in America could make as good an industrial showing as Prattville, Alabama." Mr. Pratt was always an avid promoter of industry and manufacturing. He took every opportunity to promote a strong industrial base in the

South to balance the region's agricultural strength. He is considered to be "Alabama's first industrialist."

Until 1967, when Union Camp Corporation built a paper mill in Prattville, almost the entire population of the city was employed by the two original industries: the cotton gin factory and the textile mill. Since then though, the city has added many successful smaller industries and service businesses, and Continental Eagle, Gurney Manufacturing and Union Camp have continued to thrive and grow here, providing good stable employment to hundreds of Prattville citizens. Today, Prattville continues to be one of Alabama's strongest communities. The city has been able to maintain its small town, friendly atmosphere in one of the most historically industrial towns in America.

local government

The City of Prattville has a Mayor-Council form of government, with a seven-member city council. Council positions are elected to serve four-year terms, as is the mayor. The City has a number of appointed committees which oversee relevant tasks. These committees and their appointment terms are shown in Figure 2. Members of these committees are most often private citizens and work on a voluntary basis, i.e., none of the committee members are paid positions, although some administrative staff members might also serve on a committee. The appointed committees generally work independently of the municipal government, but most often do report their recommendations or study findings to the City Council.

The City also has thirteen appointed positions which are paid positions that have varying terms. Appointed positions include the City Clerk, Secretary to the Mayor, and Administrative Assistant to the Mayor which all serve four-year terms; the Municipal Judge which serves a two-year term; and, serving one-year terms are the City Prosecutor, City Attorney, Police Chief, Fire Chief, and the Department Heads of Planning and Development, Parks and Recreation, Vehicle Maintenance, Streets and Sanitation, and Wastewater.

The City of Prattville retains membership in, and/or provides donations to, several organizations which promote the continued health, safety and welfare of citizens. Organizations with which the City has some involvement or association include: the Alabama League of Municipalities, the Autauga County Airport Authority, the Autauga County Health Department, the Autauga County Inner Agency, the Autauga

Rural Transportation Authority, the Central Alabama Aging Consortium, the Central Alabama Drug Task Force, the Central Alabama Regional Planning and Development Commission, the Chemical Addictions Program, the Coosa-Alabama River Improvement Association, the Historic Prattville Redevelopment Authority, the Louise Smith Development Center, the Montgomery Area Mental Health Authority, the National League of Cities, the Partners in Education Fund, the Prattville Chamber of Commerce, the Regional Council on Substance Abuse, and the Retired Senior Volunteer Program. Prattville is also certified as a "Prepared City" and as a "Tree City". Services provided by the City of Prattville include garbage and trash collection, police protection, fire protection, and ambulance service. Garbage and trash collection is the only one of these services which is funded through user fees. The other services are funded through tax revenues.

Figure 2

MUNICIPAL COMMITTEES	
<u>Appointed Committee</u>	<u>Length of Term</u>
Board of Zoning Adjustment	3 years
Education Oversight Committee	Indefinite
Electrical Board	1 Year
Emergency Management Commission	4 Years
Historic Prattville Redevelopment Authority (HPRA)	6 Years
Housing Authority	5 Years
Housing Board of Adjustments and Appeals	3 Years
Industrial Development Board	6 Years
Library Board	4 Years
Medical Clinic Board	6 Years
Parks and Recreation Department Advisory Committee	Indefinite
Personnel Board	As Needed
Planning and Zoning Commission	6 Years
Plumbing Board	3 Years
Recycling Task Force	Indefinite
Tree Commission	Indefinite
Water Works Board	6 Years