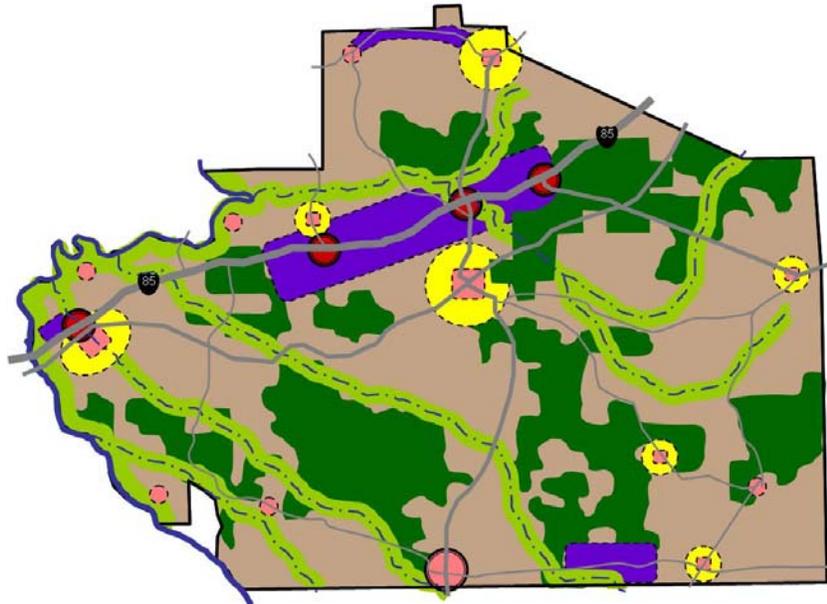

Macon County Development Plan



Final Draft

April 2006

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Special thanks are extended to the Auburn University College of Architecture, Design and Construction for partnering with the South Central Alabama Development Commission in using the Macon County Development Plan project as a studio project for students in the Masters of Community Planning program during the Spring 2005 semester. Much of the research included in this plan was generated by the students of that class. Additionally, use of the studio setting for development of preliminary concepts greatly enhanced the ability of Macon County residents to visualize beyond their pre-conceived boundaries.

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Foreword

Authority

Alabama Legislative Act 2001-562, which became law on May 18, 2001, provided Macon County with the authority to plan for and guide and control the growth and development in the unincorporated areas of the county. In summary, Act 2001-562, which originated as House Bill 888 under the sponsorship of then Representative Johnny Ford, included provisions for the following:

- ◆ To create the Macon County Planning Commission;
- ◆ To provide for the organization, membership, powers, personnel, jurisdiction, and financial and legal status of the planning commission;
- ◆ To authorize the Planning Commission to make subdivision regulations, a master plan, and to adopt zoning regulations for the development of Macon County outside the corporate limits of any municipality;
- ◆ To grant the planning commission power to zone over certain areas within the county and provide a procedure for the amendment of zoning regulations;
- ◆ To prohibit zoning regulations from being retroactive;
- ◆ To provide remedies for the enforcement of the provisions of Act 2001-562; and
- ◆ To provide exceptions to the zoning regulations and for appeals from the decision of the planning commission.

The passage of Act 2001-562 makes Macon County one of only five counties in Alabama that have the authority and power to plan and zone for the unincorporated areas of the county. The other four counties with this same authority are Baldwin, Jefferson, Madison and Shelby Counties, all of which have significant urban populations. In contrast, Macon County is the first rural county to undertake similar efforts in guiding the future of the county

Purpose

Preparation of the Macon County Development Plan is directly linked to the third provision of Act 2001-562: “to authorize the Planning Commission to make ... a master plan.” A master plan provides citizens and local leaders with a clear understanding of the county as it currently exists and provides guidelines to achieve the vision of how its citizens want it to be in the future.

A vision for the future sets the stage for taking steps to bring the opposing factors of opportunities and issues together to achieve a desired result. The vision statement for Macon County was developed by the Macon County Planning Commission, reviewed in public meetings by citizens and adopted as the guiding statement of this plan. The vision statement for Macon County is:

Respecting the heritage of our past while providing opportunities for the future that will attract a growing permanent population, as well as an infusion of visitors and industry.

Scope

The Macon County Development Plan is the master plan for the county. The document includes three sections: the first is an inventory and analysis of existing conditions; the second section includes detailed studies of six different elements (natural resource management, community resources, housing, economic development, transportation, and land use and utilities); and the third section provides the goals, future growth concept and a development strategy. The development strategy section is an outline of action steps to be taken to achieve the stated goals.

The geographic scope of the Macon County Development Plan includes all of Macon County, with the exception of the incorporated municipalities of Franklin, Notasulga, Shorter and Tuskegee.

Section I: Data Collection

Chapter 1: Introduction

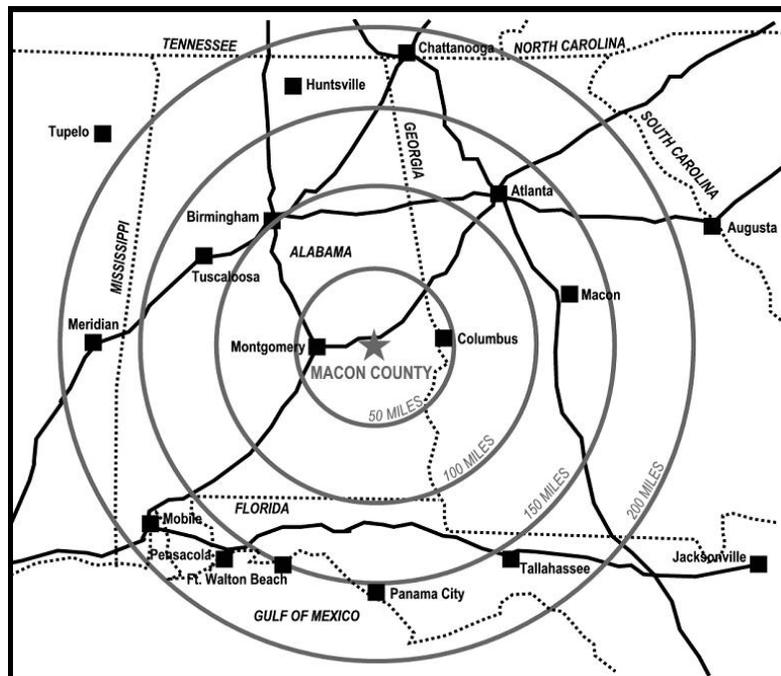
Chapter 2: Demographics

Chapter 3: Inventory and Analysis

Chapter 1: Introduction

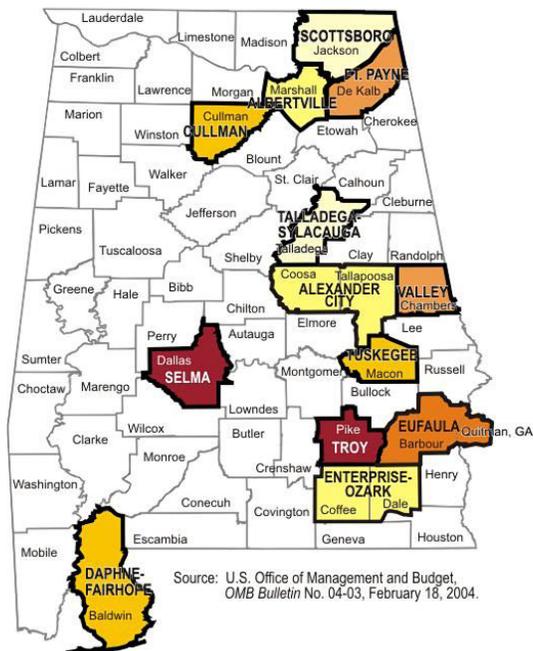
Location

Macon County, located in east central Alabama, is a primarily rural county encompassing 614 square miles of land with four incorporated municipalities: Franklin, Notasulga, Tuskegee and Shorter. Tuskegee, located in the north central part of the county, is the county seat. Macon County is surrounded by six other Alabama counties: Elmore to the northwest; Tallapoosa to the north; Lee to the northeast; Russell to the southeast; Bullock to the south; and Montgomery County to the southwest. Macon County is located within 50 miles of Montgomery, Auburn, Opelika and Columbus, Georgia. Major Alabama cities within a 200-mile radius include Birmingham, Huntsville, Mobile, and Tuscaloosa. Other cities within a 200-mile radius include Atlanta and Macon, Georgia; Chattanooga, Tennessee; Meridian, Mississippi; and Fort Walton, Panama City, Pensacola and Tallahassee, Florida. Macon County is accessed by Interstate 85 across the northern portion of the county. The county also has regional access by U.S. Highway 29, U.S. Highway 80 and Alabama Highways 14, 51, 81 and 199.



Macon County is defined by the U.S. Office of Management and Budget and the U.S. Bureau of Census as a micropolitan area, which is an area based around a core city or town with a population of 10,000 to 49,999 – as opposed to a metropolitan area which is based around a core city with a population of 50,000 or more. The micropolitan area designation was created in 2003. Like the better-known metropolitan area, this is an economic and demographic measurement, independent of political jurisdictions. The Census Bureau has identified 578 such areas in the United States. Micropolitan areas draw population both from rural and suburban areas, offering some of the cultural attractions and conveniences of towns without all the expenses and liabilities of urban sprawl. Telecommuting and Internet mail-ordering can make it easier to organize trade and commerce from an isolated population center. Employers find it easier to open a factory or an office park in these towns, which have plenty of developable land and lower real estate costs than the suburbs or traditional metropolitan areas. Micropolitan towns do not have the economic or political importance of large cities, but are nevertheless significant centers of population and production, drawing workers and shoppers from a wide local area.

Alabama Micropolitan Areas, 2004



Government

Macon County is governed by a county commission made up of four commissioners who are elected from single-member districts, and the chairman, who is elected at-large. The Macon County Commission approves the county's operating and capital budgets and the county's capital improvement program. The Commission is also responsible for the maintenance and repair of county roads and bridges, and the management of general operations. Regular meetings of the Macon County Commission are open to the public and are held on the second Monday of each month at 10 a.m. Under county government, many administrative responsibilities are vested by state constitution or statute to independently elected officers, such as the clerk, coroner, sheriff, and probate judge.

The Macon County administration is divided into ten departments. First, the Solid Waste Compliance is responsible for ensuring that all solid waste generated and accumulated within the county shall be collected, removed and disposed of properly. Engineering and Road Maintenance is charged with the responsibility of maintaining and reconstructing roads and bridges under its jurisdiction. Revenue Reappraisal is required to reappraise real property at least once every four years to achieve a re-equalization process with market value appraisals and equitable valuations as the primary goals. Emergency Management works to protect the lives and property of county citizens from emergencies and disasters by coordinating the state's emergency preparedness, mitigation, response and recovery efforts. Retired and Senior Volunteer Program matches the talents and interests of volunteers that age 55 and over with meaningful efforts that enhance the quality of the community. The Probate Judge serves the public in exercising jurisdiction over cases of informal probate necessary for the proper settlement of estates of deceased persons. The Probate Tag Office assists citizens in renewing their vehicle, boat, and manufactured home tags. The Sheriff's Department is responsible for providing police services to the unincorporated areas of the county. In 1999, Macon County hired a Compliance Officer who is responsible for enforcing local codes and regulations, including solid waste and planning and zoning.

And finally, it is the duty of the Board of Registrars to provide for voter registration and voter education. Measured by the count of citizens aged 18 and older at the time of the 2000 census, Macon County had 17,796 potential voters, of which 44.3 percent are male and 55.7 percent are female. In the last two presidential elections (2004 and 2000), Macon County leaned heavily democratic, being the most democratic county in Alabama and one of the most democratic counties in the nation.

History

Macon County was created by the Alabama legislature on December 18, 1832 from territory acquired from the last cession of the Creek Indians on March 24, 1832. It was named for Nathaniel Macon, a distinguished soldier and statesman from North Carolina. Macon County received its present dimensions in 1866.

Macon County has a rich and diverse cultural history beginning with evidence suggesting that humans inhabited present day Macon County as early as 1,000 B.C.E. This historical summary is provided as a brief recap of how Macon County became what it is today. A more detailed historical summary is included as Appendix A of this plan.

Macon County's history can be roughly divided into several time periods related to the events of the time. First, is the early period, dating from the 1600s through the early 1800s. During this time, numerous disjointed tribes throughout the area began to join and form the Upper and Lower Creek Nations. Numerous settlements developed in present day Macon County, including Atasi, Talisi, Nafolee. In 1699, the French laid claim to a large piece of southeastern North America. The British acquired the territory after defeating the French in the French and Indian War in 1764. Soon after, the first British colonists began to settle in present Macon County. William Bartram passed through Macon County in 1778. He would later become recognized as one of the premier naturalists of the early United States.

After the American Revolution, the Treaty of Paris in 1783 set the United States' southern boundary at 31 degrees north, which was disputed by Spain. With the Treaty of San Lorenzo in 1795, Spain recognized the U.S. claim to all land north of the current

Florida border. That same year, the Mississippi territory was created by Congress, including most of present day Alabama and Mississippi. Other events of the early period of Macon County include the creation of the Pole Cat Springs Indian Agency in 1805, which was responsible for all Indian affairs south of the Ohio River. In 1806, the Federal Road was authorized by Congress to connect New Orleans and Washington D.C. The road was completed in 1810, and passed directly through present day Macon County.

The second time period dates from the War of 1812 through the end of the American Civil War in 1865. During the War of 1812, the Creek Indian Nation aligned with the British and began to attack American settlers in Mississippi territory. This led to what is known as the Creek War with two major conflicts occurring in present-day Macon County: the attack on the Indian Village of Atasi by General Floyd and a counter-attack on Floyd's troops along Calebee Creek. As a result of the escalated conflicts during that year, Forts Bainbridge, Decatur, Hull and Burrows were constructed along the Federal Road. Alabama gained statehood in 1819, and increased westward migration on the Federal Road began.

In 1830, Alabama legislature passed acts that extended jurisdiction over the remaining Creek Indian Nation and prohibited them from hunting within the boundaries of the state. These acts made life so difficult for the Creeks that just two years later, on March 24, 1832, The Creek Nation relinquished all remaining land in Alabama to the United States Government and in December 1832, the Alabama legislature approved the creation of Macon County. After this, the Upper Federal Road was started near the town that would become Tuskegee.

In the following years, Macon County began its transformation into a recognized center of education with the establishment of four schools over a span of eight years: the Macon County Female Institute (1844), the Tuskegee Military Institute (1847), the Tuskegee Female Seminary and Boarding School (1849), and the East Alabama Female College (1852). The county was growing outside the arena of education as well. The first County Courthouse was constructed in Tuskegee in 1853, twenty years

after the formation of the county, and became the epicenter for community growth in Macon County. During the Civil War, Macon County suffered very little damage although Union General James Wilson's Raiders passed through Tuskegee in 1865. Unlike most of the towns Wilson's forces captured, however, Tuskegee was not burned.

The third time period takes Macon County from the end of the Civil War through World War II. In 1881, Alabama Legislature approved an act authorizing the Normal School for Colored Teachers at Tuskegee. Booker T. Washington, the school's famous first leader, accepted the position as Principal of the Normal School in Tuskegee, which would later become the Tuskegee Institute. The school started out as just a few small buildings, but grew quickly, gaining a reputation for excellence under the leadership of Washington. In 1896, George Washington Carver was given the position of head of the Department of Agriculture at Tuskegee Normal and Industrial Institute. In 1906, Thomas M. Campbell was assigned to conduct agricultural demonstration work in Macon and surrounding counties. That same year, the Agricultural moveable school, or what was known as "Jessup's agricultural wagon," funded by Morris K. Jessup, was created and left the Institute to conduct demonstration work in the surrounding areas. This rudimentary but innovative extension system pre-dated the Smith-Lever Act, which created the National Cooperative Extension Service, by eight years-- an early sign of the Institute's innovative spirit and quality.

Tuskegee Institute was selected in 1918 by the United States War Department as one of the educational institutions to provide vocational and technical training for black soldiers in World War I. Approximately 1,229 soldiers were eventually trained, beginning a phase of history in which the institute and county saw an increased focus on military involvement. Four years later, in 1923, the Veterans Administration Hospital was dedicated by Vice President Calvin Coolidge, one of only a few in the region.

With the beginning of the Great Depression, Macon County suffered, much like many Southern counties. Many banks failed, and the economy nearly dried up. However, the county managed to persevere, due in part to the strength of Tuskegee Institute, but also

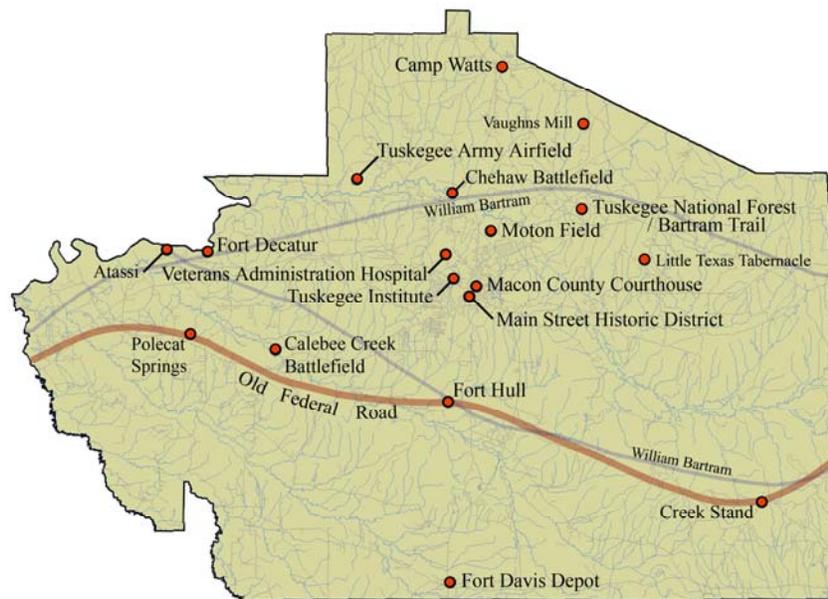
due to the close ties throughout the county to the military. Both of these factors provided some stability and job security for local residents.

In 1939, the Triangle Airport opened to provide air service for the county, and The Civilian Pilot Training program was initiated. Just two years later, on July 19, 1941, the Tuskegee Army Air Field was dedicated northwest of Tuskegee in Macon County. This was the United States Army's preeminent flying school for black cadets. Throughout the coming years and World War II, over 900 pilots would be trained there. The first squadron activated there was the 99th Pursuit Squadron, created less than a year after the airport's dedication. This marked the first all-black unit in the U.S. Army Air Corps and the first occasion for black pilots to see action in the North African and European fronts during the war.

The final time period is recent history from the mid-1940s to the present. Following World War II Macon County entered a phase of heated civil rights struggles. White lawmakers realized that Macon County was predominantly black, and began to take measures aimed at reducing that segment of the population's power at the polls. In 1957, the Alabama Legislature approved an act authorizing changes in the Tuskegee city limits to exclude most black residents. This gerrymandering was intended to maintain the white status quo in the city government. The law was contested in both state and federal court. By 1960, the case, known as *Gomillion, et al. v. Lightfoot*, made it all the way to the United States Supreme Court. There, a lower court decision was upheld declaring that it was unconstitutional to alter the boundaries of a city to exclude Negro voters. Alabama voters also approved a state constitutional amendment to abolish Macon County in 1957. This was intended to break up the large concentration of black voters into numerous separate counties. That attempt died within a year, because new county lines could not be agreed upon. Aside from these legal struggles, the county experienced comparatively little race related trouble or violence during the 1950's and 1960's.

In 1959, the large area in northeast Macon County that was acquired by the federal government during the Great Depression under the Submarginal Land Program was transferred to the National Forest Service and proclaimed a National Forest, the

country's smallest. In more recent times, several elements have impacted Macon County and contributed to varying degrees of economic downturn, the most notable of which include a shift from an agrarian, agriculturally based economy to a more industrial one and the advent of the interstate system in the 1960's, which allowed for rapid commutes to nearby major metropolitan areas, further impacting Macon County's job and growth retention. Despite all these factors, Macon County continues to be of landmark historical importance and an educational epicenter for African American students seeking excellence in higher education.



Climate

Macon County has a climate typical of a southeastern Alabama city. Due to moist tropical air from prevailing Gulf winds, its average temperature ranges from about 62 to 64 degrees Fahrenheit. In winter, the average temperature is 46 degrees Fahrenheit, with an average daily low of 35 degrees Fahrenheit. The lowest temperature on record for the county is 0 degrees Fahrenheit, recorded on December 27, 1983. The highest recorded temperature, which occurred on June 16, 1968, was 110 degrees Fahrenheit. In February and March of 1996, two occurrences of extreme cold caused major crop damage. Macon County has an average relative humidity at dawn of 86 percent; the mid-afternoon average is 56 percent.

The average rainfall varies slightly across the county, peaking between 52 and 54 inches in the central and western parts, and between 54 and 56 inches toward the northeast portion of the county. Since 29 inches of rain, or 52 percent of the total rainfall, falls from April to October, this is the county's most active growing season. In two out of every 10 years, the rainfall within this period is less than 14 inches, which negatively affects the crop yield for that season. The heaviest 1-day rainfall was on December 10, 1961, when 5.9 inches fell on the county.

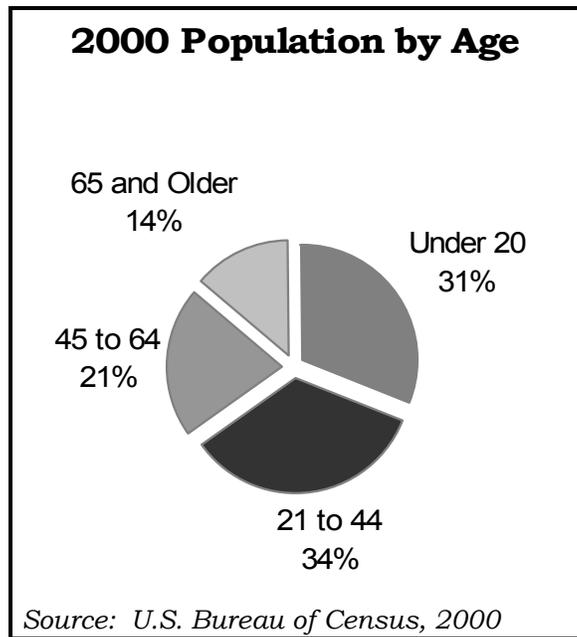
Chapter 2: Demographics

Macon County is fairly sparsely populated with a population density of 39.5 persons per square mile, as compared to the State of Alabama with 87.6 persons per square mile. Almost half of the county's population lives in the City of Tuskegee, which has a density of 765.7 persons per square mile. Based on the 2000 Census information, Macon County has a population of 24,105, including the population of the four municipalities located within the county. The population of the unincorporated area of the county is 10,866 persons, which is 45 percent of the total population.

Macon County Population, 2000		
Area	Population	% of Total Population
Macon County	24,105	100%
Franklin	149	1%
Notasulga	916	4%
Shorter	355	1%
Tuskegee	11,846	49%
Unincorporated Area	10,839	45%
<i>Source: U.S. Bureau of Census, 2000</i>		

As of 2000, 45.9 percent of Macon County's total population is male, and 54.1 percent female. The population under the age of five is 1,565 persons. This population segments represents 6.5 percent of Macon County's total population, which is roughly equivalent to the state and national percentages of 6.5 percent and 6.7 percent, respectively. The median age in Macon County is 32.0 years, which is younger than the state and national median ages of 35.8 for Alabama and 35.3 for the United States. Tuskegee University accounts for a large part of the younger population of the county. The median age of Tuskegee is 26.4, while the median

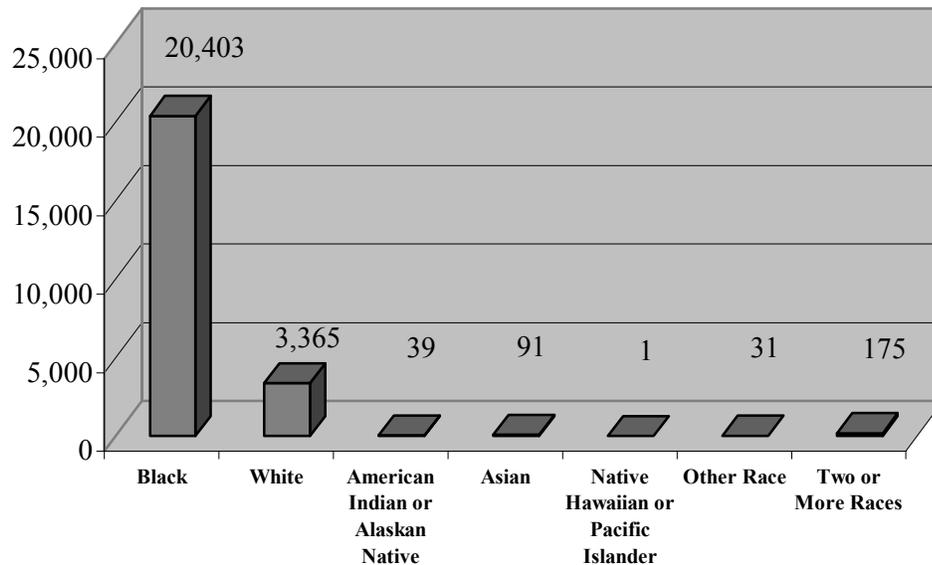
age in the other municipalities is considerably older, at 32.9 in Shorter, 40.0 in Notasulga, and 47.1 in Franklin. The majority of the population, at 31 percent, is under 20 years of age, while the elderly population, age 65 and older, comprises only 14 percent. The remaining 55 percent of the population is between the ages of 21 to 44 (at 34 percent) or the ages of 45 to 64 (at 21 percent).



Race

Macon County is a majority minority area, with African-Americans comprising 84.6 percent of the population, according to the 2000 Census. Of the total county population, 14.0 percent is white. The only municipality in the county that does not have a majority minority population is the Town of Notasulga, in which 66.3 percent of the population is white and 32.4 percent is African-American. The racial composition of other races in Macon County is nearly negligible, with all other races combined only comprising 1.4 percent of the total population. Macon County's percentage of African-American residents is three times that of the State of Alabama, at 26.0 percent. Of Macon County's total population, 98.5 percent of its residents are native to the county.

Racial Composition of Macon County, 2000



Source: US Bureau of Census, 2000

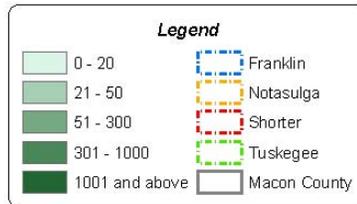
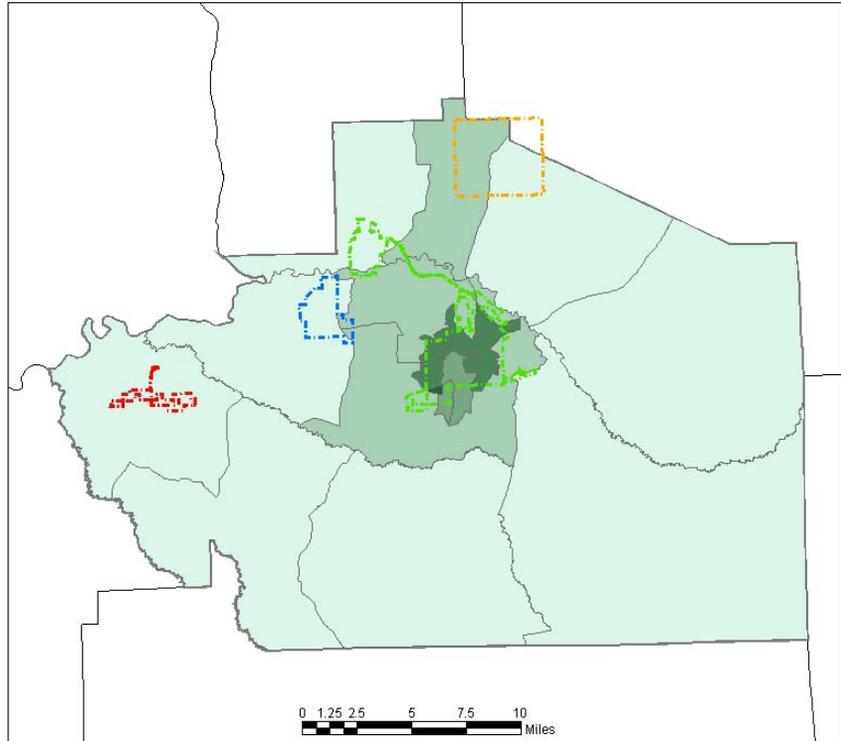
Housing

There are 10,627 housing units in Macon County, the majority of which, at 48 percent, are located in Tuskegee. The central part of the county in around Tuskegee is the most densely populated part of the county with the remainder having 20 units or less per square mile. Of the total housing units in the county, 84.2 percent are occupied and 15.8 percent are vacant, of which 1.3 percent are for seasonal, recreational or occasional use. Of the total occupied housing, 67.3 are owner-occupied and 32.7 percent are renter-occupied.

The majority of the housing units, at 63 percent, are single unit unattached structures. Only 9 percent of the housing structures have four or more units. The portion of the housing structures that are mobile homes is 17 percent. A large portion of the county's housing stock, at 39.6 percent, is more than 30 years old. Between 1995 and March 2000, 1,242 new housing units were constructed, comprising 12 percent of the existing housing stock. It is interesting to note that 25.1 percent of the housing stock is between 24 to 33 years old, having been built between 1970 and 1979. The median value of a home in Macon County is \$64,200, which is approximately \$20,000 less than the state's median home value of

\$85,100. In 2000, Macon County's median mortgage was \$639 and median rent was \$352, both of which are less than the state's respective medians.

Housing Units Per Square Mile of Macon County



Note: This map is based on Census 2000 Block Groups.
Sources: U.S. Census 2000, SF1; Census Bureau TIGER/Line Files 2000; and local sources.

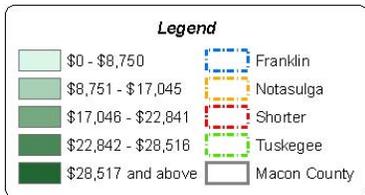
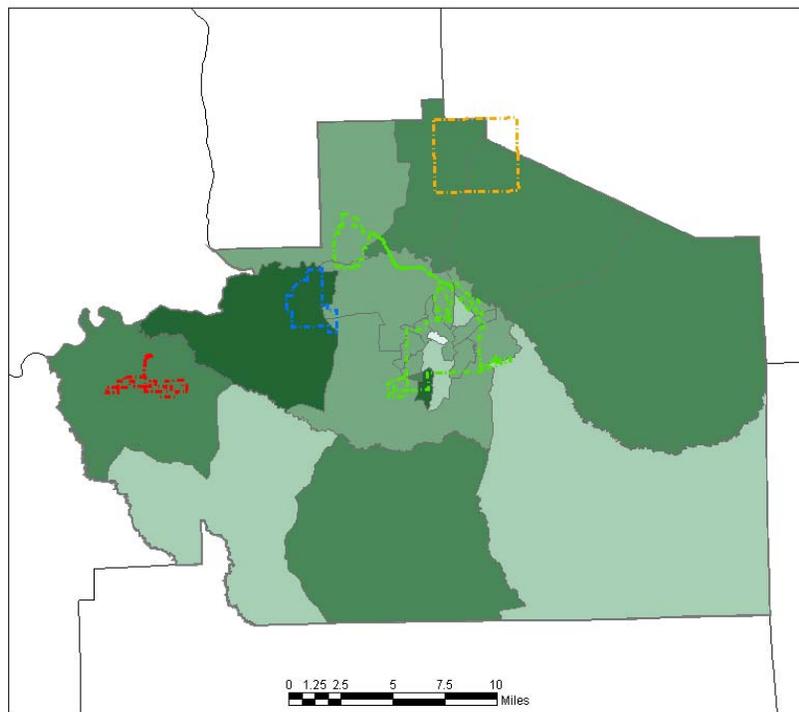
Income

Macon County has a per capita income of \$13,714 and a median household income of \$21,180, according to the 2000 Census. This is considerably less than that of the State, which has a 2000 per capita income of \$18,189 and a 2000 median household income of \$34,135. Comparatively, the Town of Franklin has a per capita income of \$34,571 and a median household income of \$35,000; the Town of Notasulga has a per capita income of \$17,115 and a median household income of \$31,307; the Town of Shorter has a

per capita income of \$10,630 and a median household income of \$18,929; and, the City of Tuskegee has a per capita income of \$12,340 and a median household income of \$18,889. The portions of the county with the lowest median household income at less than \$17,045 are located in the southwest and southeast.

Macon County poverty rates for both families and individuals are much higher than the state and national rates. In 2000, of the families considered to be below the poverty level, 38.1 percent had children less than 18 years of age, and 44.6 percent of these families had children than under the age of 5. Individual residents of Macon County account for 32.8 percent of the people considered to be living in poverty, which is significantly higher than the state and national percentages.

Median Household Income of Macon County



Note: This map is based on Census 2000 Block Groups.
 Sources: U.S. Census 2000, SF3; Census Bureau TIGER/Line Files 2000, and local sources.

Education

According to the 2000 Census, 8,743 of Macon County's residents enrolled in school, however, only 14.8 percent are enrolled in high school while 39.3 percent of enrolled students are in college or graduate school. The percentage of Macon County residents without a high school diploma or an equivalency degree, at 30 percent, is considerably higher than both the state and national averages of 24.7 percent and 19.6 percent, respectively. In contrast, Macon County's percentage of residents who had received a graduate or professional degree is 8.4 percent, which is higher than the State's 6.9 percent.

Chapter 3: Inventory and Analysis

Data was gathered on the physical, structural and cultural features and conditions as they currently exist in Macon County. This inventory is essential in understanding the parameters within which development can take place and in identifying areas that might be considered for protection for environmental or cultural reasons. Upon completion of the inventory of the existing conditions, an analysis was conducted to determine and identify Macon County's assets and liabilities. Together, the inventory and analysis provide strong indicators of future development trends and begin to lay the foundation for development guidelines

Physical Conditions

Physical conditions are unique in that they are inherent to the land of Macon County. In other words, they come with the land and cannot be easily changed. For this reason, these features are primary factors in planning and development decisions. Features that were included in the inventory of physical conditions include topography and elevation, geologic formations, soils, hydrology and water resources, vegetation, mineral resources and the ecosystem within the county. A summary of the inventory is presented on the following pages.

Topography

Topography reveals the shape of the land by the recording of contours, elevations, and slopes. More precisely, high elevations, low elevations, slope percentages, and erosion factors can be tabulated from topographic research. The topography of Macon County varies significantly from one side of the county to the other. The northern part of Macon County is characterized by a rolling plain and several small stream valleys, while central portion of the county is a moderately high, southward-sloping plain that has been deeply incised by the Uphapee, Calebee, and Cubahatchee Creeks and their tributaries. A cuesta, a northern facing hill that is steep on one side and gently sloping on the other, passes through Tuskegee and extends westward immediately north of U.S. Highway 80. The Tuskegee National Forest, through

which the cuesta passes, contains rugged terrain with steep slopes dropping rapidly to the wide flood plains of the major creeks. The area to the south of the cuesta has slightly lower relief than the area to the north. Broad, level ridges between the stream valleys are characteristic of the area south of the cuesta.

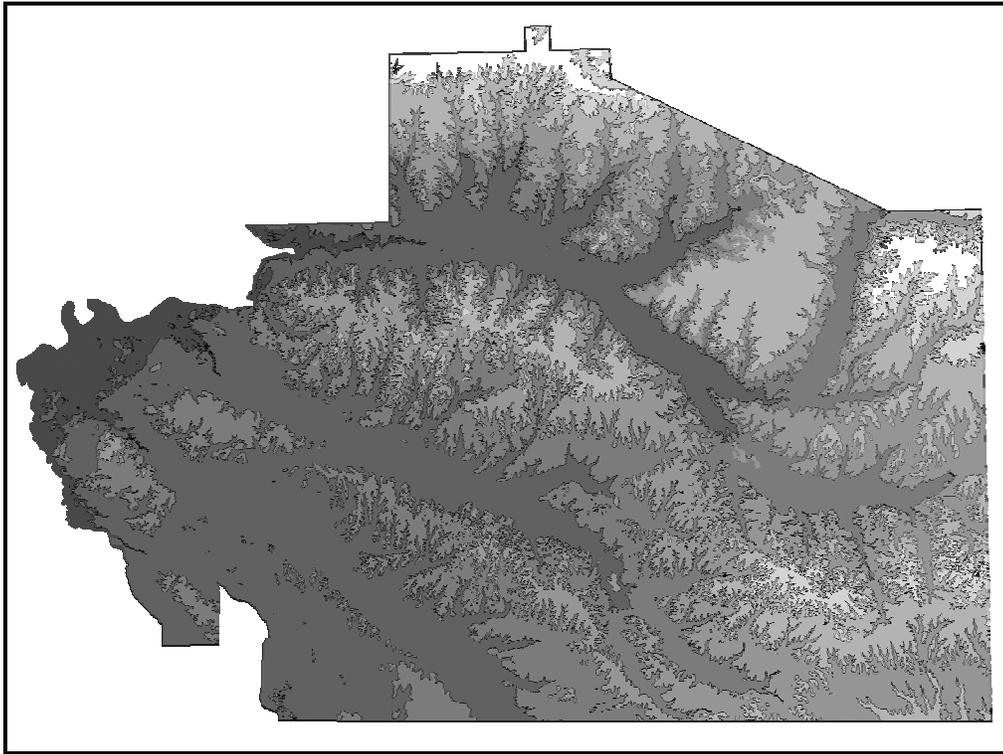
Southwestern Macon County is generally characterized by rough terrain with steep slopes and deep, narrow ravines between the broad flood plains of Calebee, Cubahatchee, and Line Creeks. The Sand Fort Cuesta extends westward through the southern part of Macon County to Hardaway. The Sand Fort Cuesta area contains steep sided hills and narrow valleys. This formation slopes southward where it merges into the Black Prairie Belt which is located on the southern edge of the county, which has a gently rolling terrain of low relief.

Elevations in the county range from 200 feet to approximately 500 feet above sea level. Lower elevations are contained in the western and southern floodplains of the county, where rivers either form the county line or reach out into the county. Higher elevations are scattered more around the entire county, though highest points are found in the northern and eastern hills.

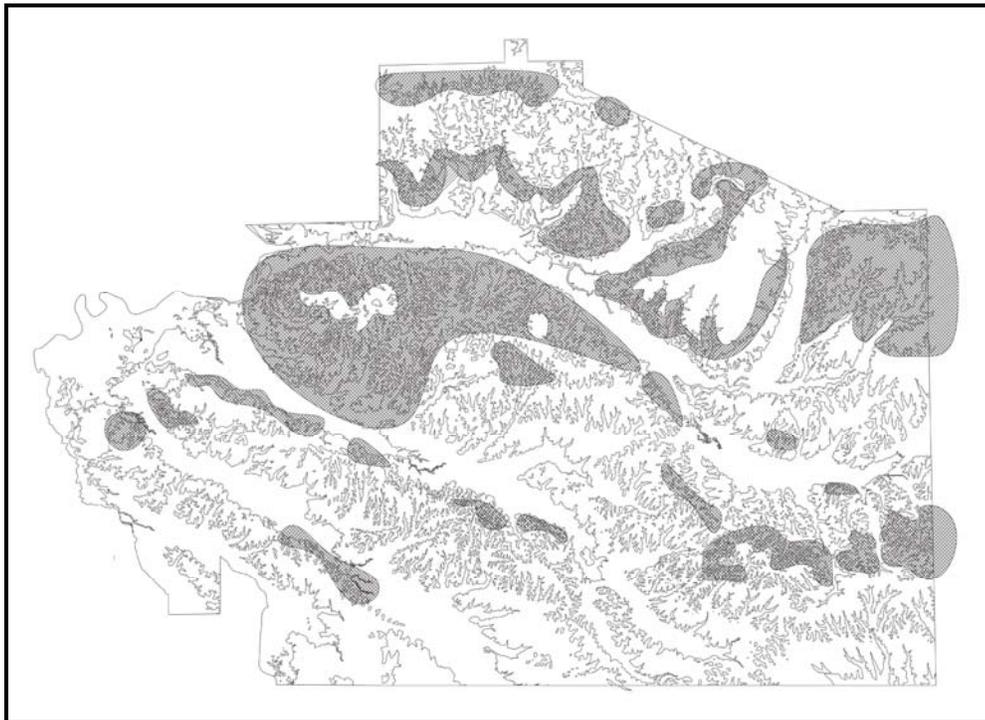
Geologic Formations

Macon County includes igneous, metamorphic, and sedimentary geologic formations that range in age from Precambrian to recent. The igneous and metamorphic formations consist mainly of granite, schists, and gneisses. The sedimentary formations consist mainly of unconsolidated sediments of sand, silt, clay, and gravel and layers of chalk, marl, limestone, and sandstone. The geologic units in the county, from oldest to youngest, include the Manchester Schist (Pine Mountain Group), the Bottle Granite, and the Loachapoka Schist (Opelika Complex) of Precambrian to Paleozoic age; the Tuscaloosa Group, undifferentiated, the Eutaw Formation, and the Blufftown Formation and Mooreville Chalk (Selma Group) of Cretaceous Age; and alluvial and low terrace deposits of Quaternary age.

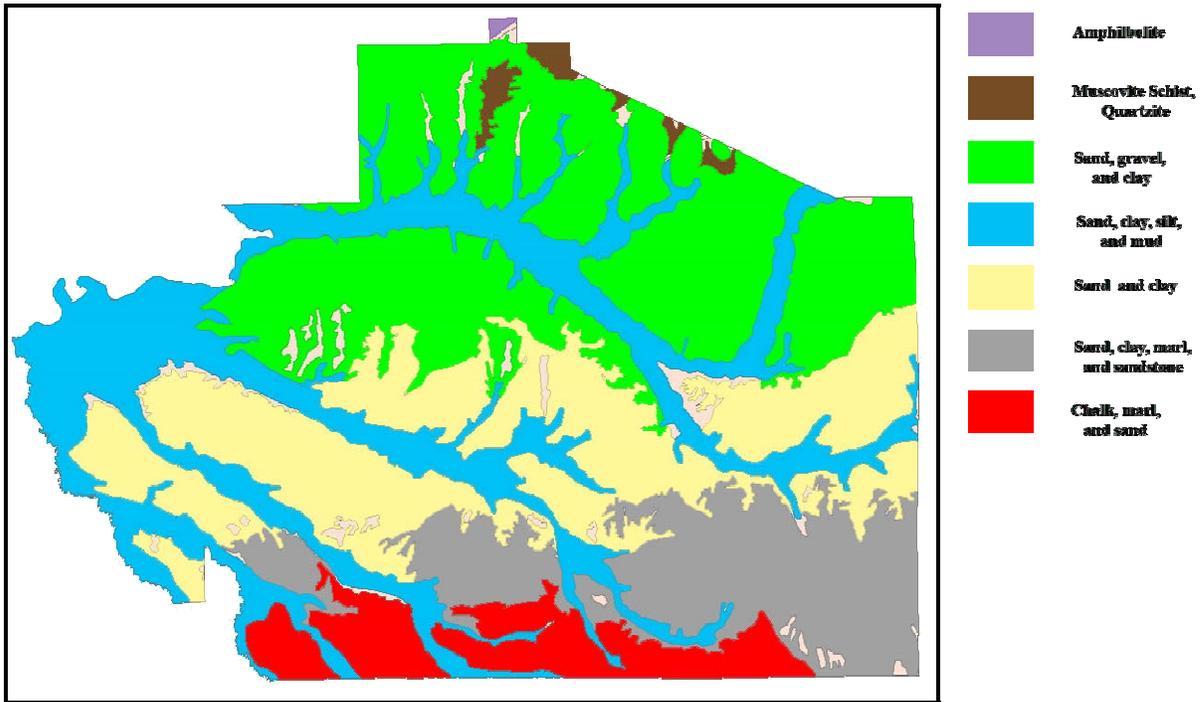
Topography of Macon County



Step Slopes of Macon County



Geologic Formations of Macon County



The Manchester Schist, Bottle Granite, and Loachapoka Schist of the Southern and Inner Piedmont are in the extreme northernmost part of the county and are the oldest geologic units in the county. Soils that formed in materials weathered from these rocks include Pacolet soils.

The Tuscaloosa Group, undifferentiated, which is east of the Tallapoosa River in the northern part of the county, consists of light grey to reddish-orange, clayey and gravelly, fine to very coarse sand that is interbedded with varicolored sandy clay and local thin beds of indurated sandstone. Gravels consist mainly of quartz and quartzite and range in size from very fine pebbles to large cobbles. Soils that formed in materials weathered from these sediments include Cowarts, Luverne, Marvyn, Springhill, and Uchee soils.

The Eutaw Formation overlies the Tuscaloosa Group, undifferentiated, and extends across the central part of the county. It consists of light-greenish grey to yellowish grey, cross bedded, well-sorted, micaceous, partly fossiliferous, fine to medium quartz sand embedded with dark grey, carbonaceous clay, with greenish

grey, micaceous sandy clay, and with thin beds of glauconitic, fossiliferous sandstone. Massive accumulations of the fossil oyster *Ostrea cretacea* (Morton) occur throughout much of the formation in the eastern part of the county. Soils formed in materials weathered from these sediments include Bama, Blanton, Conecuh, Luverne, and Malbis soils.

The Blufftown Formation overlies the Eutaw Formation and extends from the Chattahoochee River Valley westward into central Russell County, where it is divided into two westward extending tongues by an eastward extending tongue of the Mooreville Chalk. The Lower tongue of the Blufftown Formation, which extends westward across the southern part of the county and merges with the lower part of the Mooreville Chalk in southern Macon County, is gravelly sand, glauconitic sand, calcareous clay, and sandy clay. Soils that formed in materials weathered from these sediments include Conecuh, Lucy, Luverne, Oktibbeha, and Troup soils.

The Mooreville Chalk extends eastward across the extreme southern part of Macon County and overlies the lower tongue of the Blufftown Formation. It consists of medium, light grey to yellowish gray, fine sandy, argillaceous, fossiliferous chalk. Soils that formed in materials weathered from these sediments include Faunsdale, Hannon, Maytag, Sumter, and Vaiden soils.

Alluvial and low terrace deposits occur in stream valleys throughout the county. These deposits overlie older geologic units and consist of very pale orange to grayish orange, fine to course, quartz sand. Clay lenses and gravel composed mainly of quartz pebbles occur in places. Kinston, Mooreville, Riverview, Sucarnoochee, Toccoa, Una, and Urbo soils are found on active flood plains. Altavista, Cahaba, Dogue, Eunola, Golsboro, and Myatt soils are on low terraces.

Mineral Resources

In Alabama, the 2003 value estimate for non-fuel mineral production was \$863 million, representing a 2 percent increase from the previous year. Alabama ranked 17th in the nation for non-fuel mineral production, and accounted for over 2 percent of the national total. The four non-fuel mineral commodities most valuable in the state are cement, crushed stone, lime, and

construction sand and gravel. Alabama continues to be a significant source of industrial sand and gravel as well, of which Macon County is a major producer.

Sand and mixed sand and gravel deposits are common in Alabama. Most of these materials, about 95 percent, are used as construction aggregates for roads, dams, bridges, and buildings. The remaining 5 percent is used as foundry sand, engine sand, and flushing gravel for smelting and casting metals. There are three kinds of sand and gravel deposits in Alabama: alluvial deposits, sandstone and conglomerate deposits found in northern Alabama, and beach and unconsolidated deposits found along the Gulf Coast. Macon County's sand and gravel deposits, which account for approximately 5 percent of the state's industrial sand and gravel production, are of the alluvial type.

Soils

Soil studies identify areas with high water tables or shallow bedrock, as well as areas which experience periodic flooding. This information is then translated into soil suitability tables in which preliminary estimates can be made of soil capacity for septic tank absorption fields, foundations for buildings, water storage reservoirs, sanitary landfills, highway locations, recreation areas, and urban drainage systems.

The three Major Land Resource Areas (MLRAs) in Macon County are the Southern Piedmont; the Alabama, Mississippi, and Arkansas Black Prairie; and the Southern Coastal Plain. Soils of the Southern Piedmont are found in the northernmost tip of the county and were formed in the granites, gneisses, and schists of the Opelika and Dadeville Complex. This area of the Southern Piedmont is highly dissected and has narrow ridges and steep side slopes.

Soils of the Alabama, Mississippi, and Arkansas Blackland Prairie are found across the southern part of the county. These soils formed in materials weathered from alkaline clay, chalk, and marl of the Mooreville Chalk and Blufftown Formations. This area consists of a network of low hills and irregular ridges with narrow, v-shaped valleys.

Soils in the Southern Coastal Plain are found across the northern and central parts of the county. These soils formed in

unconsolidated sands and clays of the Tuscaloosa Group and Eutaw Formation. This area is moderately to highly dissected by a dendritic pattern of streams and has ridges that range from nearly level and broad to moderately sloping and narrow.

The soil groups range from very young to very old in Macon County. The youngest soils are the alluvial soils on active flood plains. The oldest soils in the county are on the uplands, and have been in place for a long time undergoing considerable weathering. Each soil has a taxonomic class with which has a set of soil characteristics with precisely defined limits. For convenience in analysis, the soils in Macon County are divided into ten basic soil groups or associations, according to their general characteristics and suitability for selected uses.

1. Bibb Association:

Bibb soils are drain poorly and runoff is very slow. Permeability is moderate and the water table is shallow. Usually located along stream terraces and level flood plains, they have variable textures that range from silt loam through loamy sand.

2. Congaree-Ochlocknee Association:

This series of soils consists of well drained, level or nearly level, moderately coarse floodplain and bottom land soil. Permeability is moderate with slow surface runoff. The major hazard is flooding, especially during the winter.

3. Leeper Associations:

The Leeper series consists of somewhat poorly drained soils found in flood plains. These are clayey soils and are formed from alluvium. Leeper soils are found on level to gently sloping flood plains and have very slow permeability and slow runoff. These soils flood frequently for short periods unless protected.

4. Wickham-Myatt Association:

The Wickham-Myatt series consists of deep, well drained to poorly drained, nearly level soils with loamy subsoil. The topography is nearly level with stream channels and drainage-ways, swamp areas and leaves ponds. They are subject to flooding once or more annually along streams and low elevations and every 5 to 10 years at higher elevations.

5. Gilead Association:

The Gilead series consists of deep, well drained, moderately sloping soils with clayey subsoil. Gilead soils occur on uplands with slopes ranging from 5 to 15 percent. Permeability is moderate with medium to rapid runoff.

6. Marvyn Association:

The Marvyn series consist of deep, well-drained upland soils with loamy subsoil. They are nearly level to strongly sloping soils. The Marvyn series soils are further subdivided based on the degree of slopes. Permeability is moderate; runoff is slow to medium.

7. Orangeburg Association:

The Orangeburg series consists of loamy sand soils with sand clay loam subsoil. These soils are and found on undulating to rolling uplands and stream terraces. They are well-drained with moderate permeability and medium runoff. Slope gradients range from 0 to 15 percent.

8. Troup-Wegram Association:

The Troup-Wegram series are well-drained, sandy soils with loamy subsoil on level to gently sloping uplands. Permeability is moderate and runoff is slow. Slopes generally range from 0 to 5 percent.

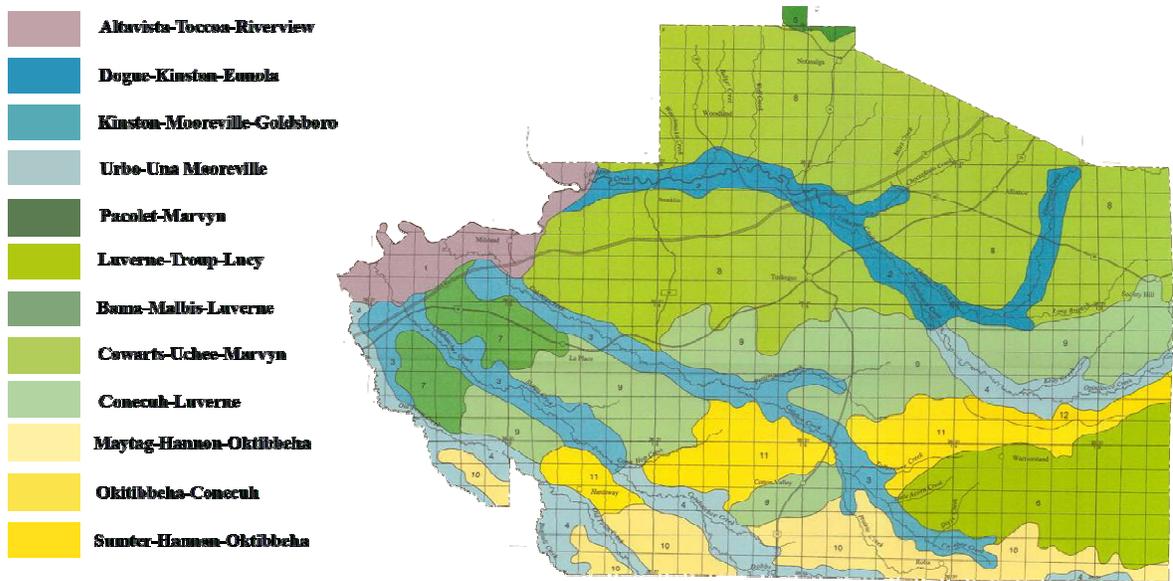
9. Tuskegee Association:

The Tuskegee series consists of deep, moderately well-drained upland soils. Surface soil is silt loam with clayey subsoil. Permeability is very slow with moderate to rapid runoff. Slopes range from 0 to 15 percent.

10. Vaiden Association:

The Vaiden series consists of two divisions according to slope. These two divisions have similar characteristics, but are categorized into gently sloping and moderately to steeply sloping. The gently sloping series has slopes that range from 1 to 6 percent. The moderately to steeply sloping series has dominant slopes ranging from 6 to 60 percent. However, both series consist of somewhat poorly drained, clay soils. Surface runoff is slow to rapid and internal drainage is slow to very slow.

Soil Composition in Macon County



While Macon County has an abundance of undeveloped land, certain natural limitations to urban development exist. Topography that is too rough for economical construction, as well as flood plains along major streams, creates physical barriers for residential, commercial, or industrial development.

Broad areas in Macon County present moderate to severe limitation for most types of urban development. However, the Tuskegee area, Notasulga area and the north-east and west-central sections of the county generally have only slight to moderate soil limitations for urban development. Flooding and excessive slope are two characteristics that severely limit development. Shallow water table, poor percolation qualities, and low bearing strength are other characteristics which impose restrictions on development. The soil associations with high shrink-swell characteristics require special construction techniques for commercial and industrial buildings. Structure foundations in these areas must be designed to withstand the stresses created by the expansion and contraction of the soils.

Frequent flooding and a shallow water table are common to certain soil types found in the county. The Congaree-Ochlocknee Association imposes severe limitations for all types of urban development because of occasional to frequent flooding, especially during winter. The Bigg Association also strictly limits all types of urban development because of frequent flooding and shallow water tables. The Leeper Association has flooding, wetness, and shrink-swell characteristics which also restrict all types of development. The Wickham-Myatt Association limits all types of urban development because of rare to frequent flooding.

Other soil associations present in Macon County require varying degrees of limitations for urban development. The Gilead Association imposes moderate restrictions on residential development because of slopes ranging from 5 to 15 percent. However, slopes in excess of 12 percent, present in this soil series, severely restrict commercial and industrial buildings. Because of slow percolation, the Tuskegee soil Association severely restricts the use of septic tank filter fields. Commercial and industrial buildings are also severely restricted by this soils association because of the excessive slopes and low bearing strength of these soils. Residential uses on public sewerage have moderate limitations because of shrink-swell characteristics and low bearing strength. The Vaiden Association strictly limits all types of urban development. The major hazards of this soil series are slow percolation for septic tanks, high shrink-swell characteristics, low strength, and in some areas excessive slopes ranging from 6 to 40 percent.

Hydrology

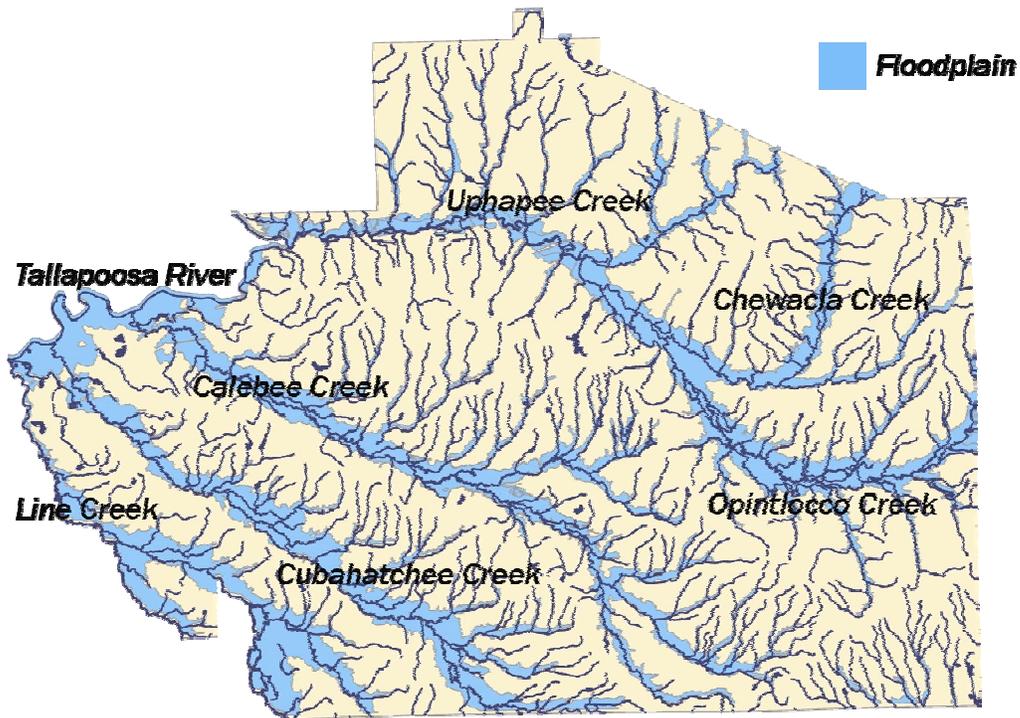
Macon County is located within two major drainage basins. The Tallapoosa River and its tributaries drain the majority of Macon County. A small section in the southeastern corner of the county, however, is drained by the Chattahoochee River on the Georgia border. The alluvial plain of the Tallapoosa River merges with the broad flood plains of the tributary creeks, Uphapee, Calebee, Cubahatchee, Opintlocco, Old Town, and Line Creek which flow west-north-westward to the river. Boromville Road and Streetman Road trace the drainage divide between the two watersheds. The area drained by the Tallapoosa River is part of the larger Alabama-Coosa-Tallapoosa (ACT) River basin which drains into Mobile

Bay. The stream network within this part of the county includes the Uphapee, Calebee, Cubahatchee, and Line Creeks, and their tributaries. All stream flow southeast of the Boromville/Streetman ridge drains into the Chattahoochee River and is part of the larger Apalachicola-Coosa-Flint (ACF) River Basin which meets the Gulf further east on the coast of Florida. Cowikee Creek is the predominant stream in this area.

Macon County is divided diagonally by four major floodplains. They are creek valleys that follow the county's northwestern descent to the Tallapoosa River valley. As these low areas creep from higher elevations of the drainage divide in the county's southeastern corner they create four hazard zones that act as barriers to land development and divide the county into four diagonal strips of dry land. The stream flow in Macon County does not drastically fluctuate. The wet areas stay wet. This means that Macon County is rich in wetlands.

The predominant wetland in Macon County is bottomland hardwood forests, which are river swamps. They are deciduous forested wetlands, made up of different species of gum, oak and bald cypress trees, which have the ability to survive in areas that are either seasonally flooded or covered with water much of the year. Bottomland hardwoods serve a critical role in a watershed by reducing the risk and the severity of flooding to downstream communities by providing areas to store floodwater. In addition, these wetlands improve water quality by filtering and flushing nutrients, processing organic wastes, and reducing sediment before it reaches open water.

Floodplains in Macon County



Ground water is the water below the land surface that occurs in a zone where the enclosing material (soil and rock) is fully saturated. The top of the saturated zone is called the water table, and its position is shown by the level at which water stands in non-artesian wells. Ground water is derived from precipitation, and in Alabama the precipitation is principally rain. A part of the precipitation flows into streams and lakes as direct runoff, part returns to the atmosphere through evaporation and transpiration, and part seeps downward through the soil and rocks to become ground water. The ground water moves by gravity to lower levels, generally but not necessarily, down the dip of the bedding, later to be discharged into bodies of surface water by seepage or into the atmosphere by evaporation or by transpiration of plants.

This ground water forms aquifers, which are often utilized for drinking water. Shallow wells dug, driven or drilled into the Quaternary age terrace and alluvial deposits and the sand beds of the Cretaceous rocks in their area of outcrop provide at least half of Macon County's rural water supply. These shallow wells quickly respond to precipitation and in times of drought many become dry.

Water in an aquifer under artesian pressure is restricted in direction of movement by the relatively impermeable overlying and underlying rocks (the confining beds). Rainfall and runoff seeps into the aquifer mainly where it is exposed at the land surface and percolates down gradient to become confined between relatively impermeable beds of clay, sandy clay, chalk, marl, or similar materials. The pressure exerted on ground water in a confined aquifer by the weight of water at higher levels in the same aquifer is known as hydrostatic pressure.

Ground water under artesian conditions can be found in central and southern parts of Macon County in the sand beds of the Tuscaloosa group and Eutaw formation. As these beds dip south-southeastward at 30 to 40 feet per mile they create flowing wells in the valleys of Calebee and Cubahatchee Creeks, which run from the central-south-central portion of the county to the western Macon County border.

The Macon County water table is highest during February and March because of the continuous heavy winter rains and low rate of evaporation. The water table is lowest in October and November due to drought and high level of evaporation during the summer. Shallow wells respond directly to fluctuations in precipitation while artesian wells can have a response lag of days to weeks. Some wells cannot be directly correlated to precipitation at all because of extremely delayed effects.

Macon County's source of groundwater recharge is rainfall. Alluvial and terrace deposits overlie sections of recharge area for the county's major aquifers. Sand and gravel aquifers such as the Tuscaloosa, Eutaw and Blufftown recharge easily. Aquifers principally receive recharge in their outcrop areas (the areas where they are nearest the surface – shown below). A notable point of water table and aquifer recharge is Big Swamp which surrounds Opintlocco Creek in eastern Macon County. This is valuable because of its wetland cleansing properties, especially since aquifers are most susceptible to contamination in their primary recharge areas.

Water Quality

Rainfall is generally clean but after it hits the ground it begins to dissolve minerals from the soil and rocks. Water quality can be affected by the makeup of the soil. The ground water in Macon County is generally good. Of the three main aquifers, the water contained in the Eutaw Formation is hard in some areas, the water in the Tuscaloosa Group is high in chloride content but the water of the Blufftown Formation is potable. The good ground water in Macon County can be attributed to the fact that the county's land is over 70 percent mixed forest as opposed to land used for other purposes that increase pollutant levels in stormwater runoff.

Macon County is located in the Lower Tallapoosa River Basin, which is comprised of 1,086,129 acres in a six-county area. The Lower Tallapoosa River Basin is divided into 18 watersheds that drain to the Lower Tallapoosa River, of which all or a portion of 12 of the watersheds are located within Macon County. There is no storm water management currently in place in the unincorporated areas of Macon County. The rivers and streams are polluted by the runoff from the various land uses of the county. The septic tanks in the county also add to the pollution of the county water because of the overflow of solid waste that is involved with septic tanks.

The following bodies of water in Macon County are impaired, or do not meet water quality standards: Calebee Creek, Cubahatchee Creek, Line Creek, Old Town Creek, Tallapoosa River, and Uphapee Creek. The causes of the impairments in these bodies of water are siltation from agricultural land and surface mining, low dissolved oxygen, pH fluctuations, and habitat alteration from flooding, livestock contamination, and dirt roads (runoff), as well as pathogen contamination from septic tanks.

Vegetation

Land cover in Macon County, outside of urban areas, is mostly mixed forest. With a few small patches of evergreen, located mostly on the eastern side of the county, and two dense collections of deciduous hardwoods located in the southwestern and east central portions, Macon County is generally an abundance of intermingling specimens with only a few monocultures.

Macon County is home to 15 endangered species of plants, seven evergreen and eight deciduous. Endangered species are usually an indication of something lacking within an ecological

environment. Specific endangered species indicate to us that an ecosystem is in trouble, and that biodiversity is threatened.

Macon County's evergreen population is characterized by an abundance of pine species. Although most of the county's evergreen populace is incorporated within the abundance of mixed forests within the county, there are a few sporadic clusters of evergreen plots, located mainly in the eastern portion of the county. These groupings are generally planted stands which produce a monoculture of the same type of animal inhabitation, although controlled burnings of harvested areas tend to produce a higher degree of ecological significance. However, the endangered red cockaded woodpecker makes his home in many of these evergreen clusters, primarily diseased pines which are usually removed. Evergreen plots are sensitive to overcrowding and disease. Non-mixed areas are vulnerable to large waves of depletion if diseases are allowed to infiltrate the area.

Deciduous vegetation is distributed throughout the county, mostly within mixed forests, but with two deciduous clusters located in the west-central part of the county and draping an agricultural area in the southwestern tip. Consisting mostly of oak-hickory forests, a high degree of wildlife diversity is present due to the large production of mast. Oak-hickory forests, because of their diversity of flora and food supply, are home to many of the endangered wildlife species of Macon County, especially those found in wetland regions. They are sensitive to urban growth and the surrounding suburbs, but major impacts come from agricultural intrusions and river and stream interferences such as rechannelization.

Ecosystem

An "eco-region" is described as a relatively large area of land or water that contains a geographically distinct assemblage of natural communities. There exist six different types of ecological regions in Alabama. The state's eco-regions are the Piedmont Region, the Ridge and Valley Region, the Southwestern Appalachian Region, the Interior Plateau Region, the Southern Coastal Plains Region, and the Southeastern Plains region. Each ecological region supports a different collection of vegetative and wildlife communities which are consistent with that particular region.

The Southeastern Plains Eco-Region is a stretch of terrain that sweeps across the mid to lower sections of Alabama encompassing the boundaries of Macon County and continuing east towards the Atlantic coast. This is a zone which is often included in the Southern Coastal Plains region and consists of a mosaic of cropland, pastures, woodland, and forests in which natural vegetation is mostly oak-hickory-pine and Southern mixed forest. It also consists of irregular plains with broad inter-stream areas which are relatively low-gradient and sandy-bottomed. Each eco-region is composed of subunits which are specific to particular ecological collections. The Southeastern Plains can be reduced to nine differing sub-regions, five of which stretch through Macon County, each supporting a different class of ecological functions.

1. Fall Line Hills:

Characterized by stream flow alterations, this eco-subregion covers the northern portion of Macon County, and approximately 40 percent of the county lands. The Fall Line Hills tend to generate higher frequencies of stream meanderment. This results in an abundance of rapids and a wider floodplain when younger sediments are present. Other than quick, narrow streams, the district is also dissected by low land levels and high drainage levels.

2. Flatwoods/Blackland Prairie Margins:

This subunit of the Southeastern Plains Eco-Region is located in the mid-to-southern areas of the county, covering nearly 40 percent of the total land. The Flatwoods are characterized by their smooth, lowland plains and irregular undulating plains. The clay and sand bottomed streams tend to flow more sluggishly due to the low undulation of the land. Flora consists mainly of oak-hickory-pine forest.

3. Southeastern Floodplains and Low Terraces:

Located on the western edge of the county, this region is composed of stream alluvium and terrace deposits of sand, silt, clay, and gravel, along with some organic muck and swamp deposits. The region includes large sluggish rivers and backwaters with ponds, swamps, and oxbow lakes. River swamp forests of

bald cypress and water tupelo, and oak-dominated bottomland hardwood forests provide important wildlife corridors.

4. Southern Hilly Gulf Coastal Plain:

Found in the eastern part of the county, this eco-subregion comprises only about 7 percent of county land acreage. The southern Hilly Coastal plains are characterized by their northern facing hills which are steep on one side and gently sloping on the other. These hills are usually low with broad tops, resulting in expansive, rolling terraces. Stream flow is characterized by a moderate gradient with sandy bottoms. Oak-hickory-pine forests dominate the vegetation with southern mixed forests and some floodplain forests.

5. Blackland Prairie:

Dominating the southern rim of the county, this subunit also accounts for about 7 percent of county coverage. It is characterized by being the most sloping area in the county. Terraces range from nearly level to strong reclination. Streams, however, have a relatively low gradient with chalk, clay, sand, and silt substrates. Vegetation is dominated by blackbelt forests of sweetgum, hackberry, oak, and cedar with patches of bluestem prairie.

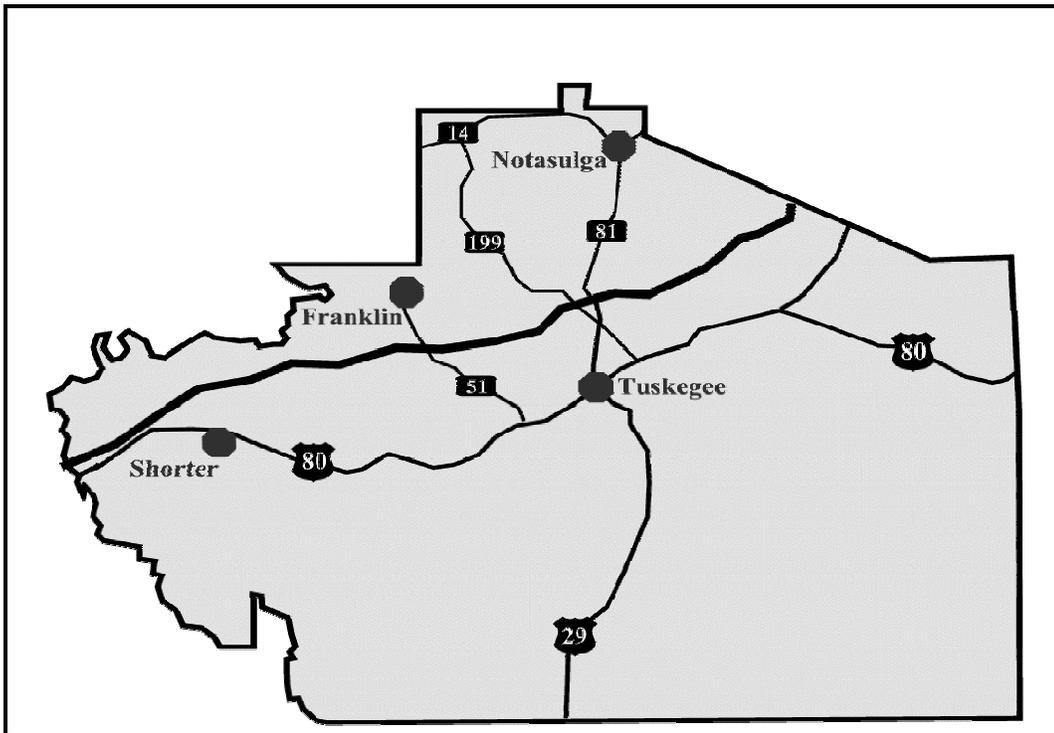
**Structural
Conditions**

Features or elements that have been built upon or imposed upon the land of Macon County makes up the structural inventory. Although these features are not inherent to the land, it would still be difficult to change or alter many of them. Features that were included in the inventory of structural conditions include transportation and circulation, utilities, land ownership and existing land use. A summary of the inventory is presented on the following pages.

Transportation

Most the regional access in Macon County is located in the northern part of the county, while the southern part is comprised primarily of county roads. Major roadways located in Macon County include Interstate 85, U.S. Highway 29, U.S. Highway 80, Alabama Highway 14, Alabama Highway 51, Alabama Highway 81 and Alabama Highway 199.

Regional Transportation Network in Macon County



Functional classification is the grouping of highways, roads, and streets by the character of service they provide and was developed for transportation planning purposes. Basic to this process is the recognition that individual routes do not serve travel independently in any way. Rather, most travel involves movement through a network of roads. The State transportation agency, with cooperation from responsible local officials or appropriate Federal agency has the primary responsibility for developing and updating a statewide highway functional classification in rural and urban areas. The results of the functional classification are to be mapped and submitted to the Federal Highway Administration for approval, and after approval serve as the official record for Federal-aid highways and the basis for designation of the National Highway System.

According to the 2000 Highway Functional Classification Map of Macon County, the following roadways are included: Interstate 85 and U.S. Highway 80. Interstate 85 is a Rural Interstate. U.S.

Highway 80, from Tuskegee and Interstate 85 southeast to Society Hill, near the Lee County boundary, is the only Rural Principal Arterial. There are several Rural Minor Arterials: Alabama State Route 14, between Golddust and Notasulga; a portion of Alabama State Route 199 (Macon County road 35) between Golddust and Tuskegee; U.S. Highway 80 from the Montgomery County line to Tuskegee, continuing until the intersection with Alabama State Route 186 (beginning of the Rural Principal Arterial segment). The last Minor Arterial in Macon County is U.S. Highway 29 from Tuskegee southward to the Bullock County line.

In addition, there are between 15 and 20 segments of roadway in Macon County designated as a Rural Major Collector. These include all Macon County roads and are maintained under the supervision of the County Engineer for Macon County. The smallest functional classification is the Rural Minor Collector road. There are approximately 15 segments of this classification within Macon County.

Different modes of transportation make up the Macon County transportation inventory. Along with automotive and truck transportation along the roadways, there is freight/rail service, intercity/interstate bus service, and rural public transportation. Macon County is served by one primary railroad, CSX Transportation. CSX runs one of the largest rail networks in the southeastern United States. The portion of the CSX track that runs through Macon County lies north of Interstate 85 in a southwestern to northeastern direction through the communities of Tysonville, Shorters Station, Goodwyn, Milstead, Chehaw, and Notasulga.

Air transportation to Macon County is available by Moton Field in Tuskegee. Regional air service is provided through the Montgomery Regional Airport at Dannelly Field, and Columbus Metropolitan Airport in Columbus, Georgia.

The Macon County Rural Transit Program, which began in 1974, is operated by the Macon County Community Action Agency. The mission statement of the Rural Transit System is to provide safe, efficient and courteous transportation service to all countywide residents without regard to income status, physical disability, race, gender or age. The rural transit provider offers

demand-response transportation throughout the county on a call-in reservation basis. The county service operates a flexible-fixed route schedule where certain areas of the county are covered on particular days of the week. Reservations are taken for demand-response service and the fare is \$8.00 round-trip inside Macon County, and \$20.00 round-trip outside of Macon County. The same fare is charged to the general public or to contract sponsored passengers. Currently, contracts for coordination of service include the Macon County Council on Retardation & Rehabilitation, the Tallassee/Tuskegee Medical Clinic, and the County Senior Citizens Program. Hours of operation are 7:45 a.m. - 4:15 p.m. Monday through Friday. Six vehicles are operated daily with one backup or spare. According to the Macon County Rural Transportation (Transportation Management Information Report), the public transit provider had 390 Passenger Service Hours and 3,346 Passenger Trips in a 3 month period. This rough average is 1,100 reported trips per month.

As far as bus services are concerned, there is service through Macon County by the Greyhound and Trailways systems. Greyhound bus lines run approximately six times each day northeast to Atlanta and southwest to Montgomery.

Utilities

Macon County is served by four water companies: the Tuskegee Water Board, the Macon County Water Authority, the Franklin Water System, and Star-Mingdingall Water and Fire Protection Agency. The largest water company is the Tuskegee Water Board which serves 4,447 customers within the Tuskegee city limits. The Tuskegee Water Board produces four million gallons per day. The source of the water is the Tallapoosa River, and the type of treatment is dual water filtration.

The second water company is the Franklin Water System, which serves about fifty-two customers. Source water for the Franklin Water system is purchased from the City of Tuskegee. Several people in the Franklin area use well water, however exact figures are not available.

The third water company is the Macon County Water Authority which serves 2,527 residents in the areas of Hardaway, Fitzpatrick, some of Tuskegee, Union Springs, and Hurtsboro. The Hyundai

plant in Shorter uses the Macon County Water Authority for a backup system, but their primary source is wells. The demand for this supplier is the area near Torch 85.

The fourth water company is Star-Mingdingall, which is a rural water authority. They provide service to areas outside the city limits. Star-Mingdingall has between 670 and 685 customers. The areas covered by Star-Mingdingall are County Roads 80, 51, 30, 18, 67, 42, 95 and Highway 80. The source of water for Star-Mingdingall is two wells in the county. In addition, a contingency plan for Star-Mingdingall is to purchase water from the city of Tuskegee if there is a threat to supply. Future demand for Star-Mingdingall is in the areas near the Franklin Avenue exit.

The area of Notasulga has a water distribution center. It is a grade one center which means, that they distribute water to the residents in surrounding areas. Star-Mingdingall is a grade two center, which means that water is treated and sent to a distribution center. Tuskegee is a grade three center, which means that they recycle and send water to other centers.

The City of Tuskegee provides electricity for 7,188 residents covering over 268 square miles of Macon County, including residents in Franklin, Shorter and part of Society Hill.

Sanitary sewer services are provided by the City of Tuskegee for residents within the city limits. One and a half million gallons of raw sewage is treated daily through chemicals and natural ultraviolet disinfection. About sixty-five to seventy percent of the population utilizes a septic tank for sanitary sewer disposal.

Other services provided in Macon County include: telephone service (Bellsouth), cable and internet service (Charter Communications), the Tuskegee Newspaper, WBIL (We Believe in Love) radio broadcasting, and Alagasco natural gas services. It is important to note that several residents in the Franklin area use propane for their needs. In addition, Alltel has a cellular tower in Macon County.

Sunflower Waste Management serves all Macon County for garbage pickup. The garbage is taken to a landfill in Tallassee for disposal.

Land Ownership

Ownership of land in Macon County is held in several different ways, such as single or joint ownership of parcels used for homesteads or vacant land. Also, there are parcels owned by incorporated businesses. Government lands owned by federal, state and local bodies and educational institutions also exist. The remainder of the land is usually held in estates by heirs, trusts or life estates.

In Macon County, when calculating the available land outside the four municipalities, there is approximately 364,000 acres or 569 square miles. Of this acreage, the totals were calculated in the following categories: government owned by federal, state, and local agencies and institutions; incorporated businesses or partnerships; timber, lumber, paper products companies; and, heirs, trusts, and life estates.

Government land ownership in Macon County is held by Auburn University, Tuskegee National Forest/US Forestry Service, Tuskegee Institute, and Macon County. These entities own about 20,000 acres combined.

Over 300 land parcels are owned by incorporated businesses or partnerships totaling approximately 64,000 acres within Macon County. The average size of these parcels is over 200 acres. Of these 64,000 acres, approximately 55 percent are timber, lumber or paper product companies with a total of about 36,000 acres. Some of the companies include Bloedel Forest, Inc., Union Camp Corporation, Mead Coated Board, Dudley Lumber Company, Keeter Timberlands, LTD, and McGregor Land Company.

Heirs, trusts, and life estates comprise approximately 31,000 acres divided into close to 250 parcels. The average size of parcels held by heirs, trusts or life estates is about 100 acres.

The Macon County land acreage that is held by private individuals in single or joint ownership is approximately 250,000 acres. These figures are not including the incorporated areas of Macon County such as Tuskegee, Franklin, Notasulga and Shorter.

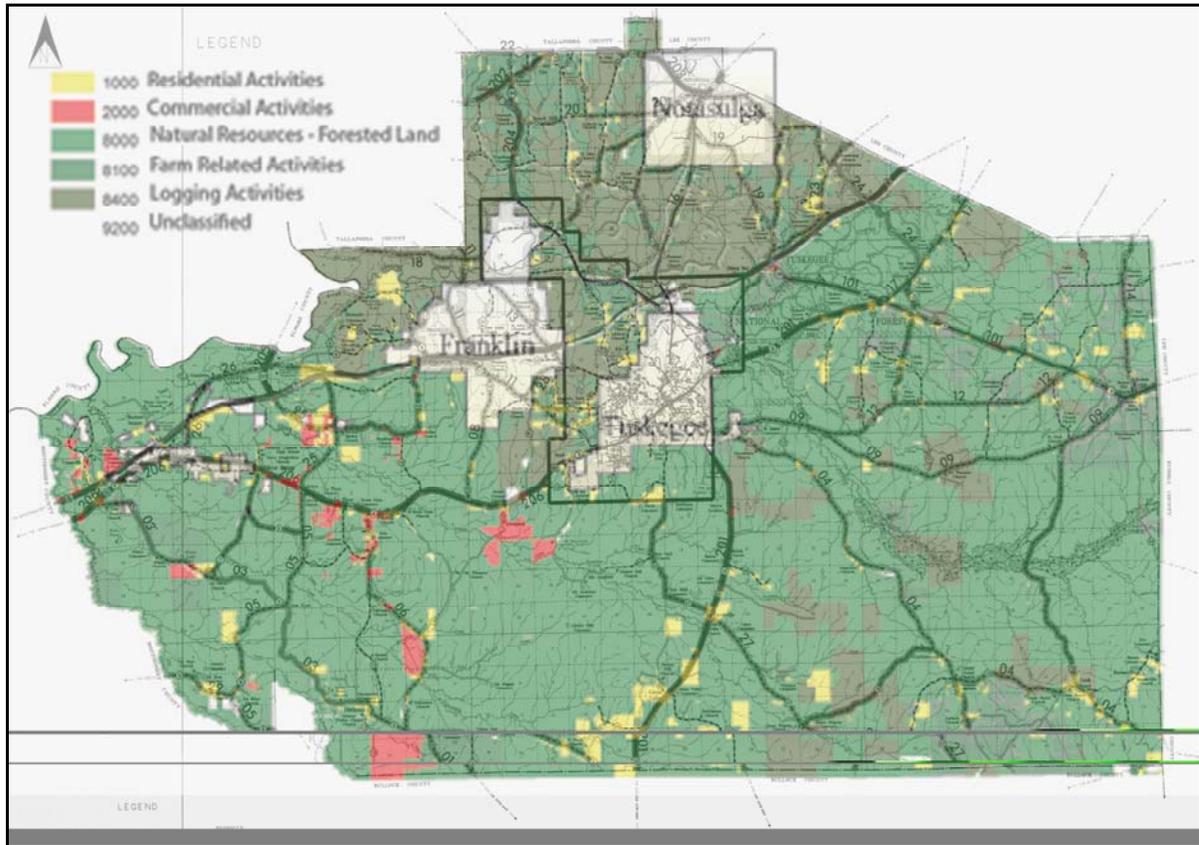
Land Use

According to the Consolidated Farm Service Agency, about 80,800 acres, or 20 percent of the total land area in Macon County, is used for cropland, pastureland, or hay land. Cotton has again become the major cultivated crop in Macon County. Some cotton farmers are planting small grains and legumes as winter cover. Smaller acreages of corn, used primarily for silage, and soybeans are also planted. Haying operations are scattered throughout the county. They produce hay for on-farm use and for sale to livestock producers. Beef-cattle production is the largest agricultural industry in the county. Specialty crops for economic significance include pecans, sod, blueberries, ornamental plants, and vegetable crops.

In 1995, about 22,200 acres of cropland, 14,000 acres of hay, and 44,600 acres of pasture were in Macon County. About 5,600 acres of cotton, 1,200 acres of corn, 1,000 acres of wheat, and 600 acres of soybeans were planted in the county in 1995. The total area of cultivated land and pasture has decreased significantly for several years. The current trend is toward the conversion of marginal cropland into woodland.

The inventory of existing land uses utilized land-based classification standards (LBCS). The coding system assigns numerical values to specific uses. These are as follows: 1000 (Residential), 2000 (Business and Trade), 3000 (Industrial and Manufacturing), 4000 (Institutional and Infrastructure), 5000 (Travel and Movement), 6000 (Mass Assembly of People), 7000 (Leisure), 8000 (Natural Resource-Related), 9000 (No Human Activity or Unclassifiable). Furthermore, sub-classifications are used to give details pertaining to each category.

Existing Land Use in Macon County



As statistics from the United States Census indicate, the total number of housing units in Macon County as of 2000 was 10,627 (incorporated areas included). A majority of these residential parcels are located in the north and west regions of the county around the cities of Notasulga and Franklin. In addition, there are residential tracts scattered along state and county roads. County Road 14 close to the city of Notasulga illustrates this point. Commercial and trade activity parcels in Macon County are limited. County Business Patterns from the United States Census show that total number of commercial and business related establishments in Macon County, Alabama as of 2000 was 238. Of these businesses, at least half were located in incorporated areas of the county (Tuskegee, Notasulga, Shorter, and Franklin). As with the residential parcels, commercial parcels lie along the northern regions of the county, with few exceptions. In addition to the land uses that have already been discussed, Macon County

consists of parcels dedicated to religious facilities, school and libraries, natural resources, farming, and logging. By far, the largest land use is categorized as natural resource related activities. Parcels which are mainly covered with timber are given this classification. The southern portion of the entire county is relatively undeveloped and consists of scattered housing with areas belonging to logging companies and private property owners.

Housing

As stated, Macon County had approximately 10,627 housing units in the year 2000. Close to 9,000 of these units are located just north and south of Interstate 85. Furthermore, mobile homes make up 17 percent of the total housing at 1,807 units.

As far as housing condition is concerned, 25 percent of homes within the county were built between 1970 and 1979. General housing surveys suggest that most of the structurally sound units are located in the areas surrounding Notasulga and Tuskegee. Sound units are defined as structures in good condition without need for repair. Conditions decline as one moves further away from the Interstate 85 and south on Highway 29. County data from the U.S. Census indicates that the homeownership rate is slightly below the state average at 67.3 percent. The median value of owner-occupied housing units is \$64,500.

Compared to other areas of the state, Macon County is low in the number of occupied housing units that have complete plumbing, complete kitchen facilities, and telephone service. As of 2000, 187 housing units were without a plumbing system, 106 lacked complete kitchen facilities, and 678 homes lacked telephone service. Although this number might seem uncharacteristic for a rural county, the term “complete” excludes several units with “partial” facilities and services.

Macon County is not experiencing extensive growth in housing. In fact, during 2002, only 22 building permits were issued throughout the county (including incorporated areas). Differing from the cities of Notasulga and Tuskegee, the unincorporated areas lack structured neighborhoods. Units are both clustered and isolated, usually located close to a highway or on property covered by acres of timber. Lack of regulation allows

for mixtures in housing development (mobile homes located next to large housing units).

Cultural Resources

Those services and amenities that Macon County residents enjoy as a part of their everyday lifestyle make up the category of cultural resources. The inventory of cultural resources includes medical facilities and services, social services, emergency services, and education.

Medical Facilities

There are eight private medical practices in Macon County, all of which are located in Tuskegee. There are five dentists. Two dentists have individual practices, while the other three dentists share one practice. Macon County has one family practice physician. There is one cancer clinic with one oncologist. Three optometrists share one practice. There is one facility with two physical therapists. And there are two podiatrists in practice in Macon County. There are three pharmacies located in Macon County and a total of four pharmacists located in the county. There is one emergency response service that serves the residents of Macon County.

The public medical services in Macon County are limited. There are no hospitals that serve the Macon County public. The Central Alabama Veterans Health Administration is located in Tuskegee; however it only serves a specific population. Currently there is one mental health facility with one psychiatrist on staff in the county. Macon County currently has two medical facilities and two nursing homes that serve residents of Macon County. Located at 203 West Lee Street in Tuskegee, Alabama, Central Alabama Comprehensive Health (CACH) is a major primary health care organization that serves the residents of Macon County. CACH believes that all people should have access to quality of health. It is a private non-profit organization with over twenty-five years of experience in the field of providing health care. The mission of CACH is “to provide access to primary and preventive health care to persons in east Central Alabama without regard to their income or ability to pay for such services.” Tuskegee is the main primary care center location that also houses the administrative offices for CACH. CACH also has six other satellite locations throughout east

Alabama. There are total of seven counties, with a population of 308,239, served by CACH.

The Tuskegee Health Center of CACH is well-equipped with modern equipment to provide quality primary care. This site is a newly remodeled rural health clinic located in the county seat. The Tuskegee site offers primary care, family medicine, pediatric care, dental care, an on-site laboratory, and social services. The clinic providers include one family practice physician, one pediatrician/general practitioner, one dentist, and one dental hygienist. The Tuskegee site employs a total of nineteen people. The clinic is open five days a week (Monday – Friday).

CACH offers quality health care for people of all ages. Preventive services for healthy living counseling, free blood pressure checks, women’s health services including family planning, cervical and breast cancer screenings, Pap smears and other health screenings are all services provided by CACH. CACH provides hospital admissions if needed, and referrals for specialty services such as dermatology and ophthalmology. Additionally, CACH provides Medicaid screenings, immunizations, and employment physicals. Special programs such as: Acne Program (reduced rate for teens), Quit Smoking Program, Weight Loss Program, and Diabetes Collaborative are all programs offered by CACH.

CACH has a history of providing access to health care to those who are uninsured, underinsured, privately insured, and those who have Medicaid and Medicare. The philosophy of CACH is that no one should be denied quality health care. CACH offers a Patient Assistance Program through which people who are uninsured can access primary health care. Both income and household size are taken into consideration of what is required to pay for the services that are received.

The other medical service facility is the Macon County Public Health Department; however, there are no physicians on staff. The clinic has two physician’s assistants that see the patients.

The Thomas Reed Ambulatory Center is located at the corner of Wright and Morton Street. The facility is named after Thomas Reed, a Tuskegee graduate and former representative in the state

legislature. Representative Reed served as a member of Tuskegee University Board of Trustees for many years, and was a huge advocate of health care in Macon County.

The \$3.8 million facility, which opened in November 2005, will be built in three phases. The first phase is for ambulatory care, complete with an education and conference center. The second stage will include the construction of a birthing clinic. The third stage revolves around inpatient services, including fifteen inpatient beds. The care center will be funded through occupational tax. A 1 percent occupational tax is taken from each employee from Macon County to pay for the actual facility.

Salem Nursing & Rehabilitation Center of Tuskegee is located at 502 Gautier Street. The facility is located one of Tuskegee's residential neighborhoods away from traffic and noise. Salem Nursing provides the following services include: 24 Hour skilled nursing services, IV therapies, specialized wound care, occupational therapy, social services, individual dietary services, activities, physician services, lab and x-ray services, and pharmacy. The facility offers semi-private rooms, private rooms available, laundry and linen services, included meals, three spacious dining rooms, four residents TV lounge areas, beauty and barber services, exciting social and activity programs, and 24 percent return home rate. Salem offers physical, speech, and occupational therapies. Medicare, Medicaid, private pay, VA contracts, and hospice are all accepted as forms of pay.

Magnolia Haven Nursing Home, a seventy-seven-bed facility, is located at 603 Wright Street in Tuskegee, Alabama. Magnolia is owned and operated by Ball Healthcare Services, Inc. Magnolia Haven Nursing Home provides a variety of services to enhance the quality of both short-term and long-term resident's needs. Services include: 24-hour skilled nursing care, rehabilitative/therapy services by registered physical therapists, registered occupational therapists, and licensed speech pathologists, respite care (short-term stay/rest), hospice care, therapeutic diets, board certified physicians, podiatry, dental and optometry services, religious services, social services, and therapeutic activities and recreation. Magnolia Haven Nursing Home offers private and semi-private room accommodation, a courtyard, a private dining room available

for family gathering and special occasions, sitting and day rooms, a game room and activities room with a TV, resident family councils, beauty parlor/ barber shop, laundry, and specialty bathing rooms with whirlpools.

The staff of Magnolia Haven Nursing Home includes registered nurses, twenty-three licensed practical nurses, and certified nurse's assistants. There is one attending physician at the facility. Magnolia Haven employs ninety-two people to take care of its seventy-six clients. The facility accepts Medicaid, Medicare, VA contract and private residents.

Social Services

Services in Macon County are constantly evolving. Aspects of the human services system are in a constant state of change and redevelopment: the number of individuals who need social services, the number of individuals the system can afford to serve, the types of services to be provided, the degree to which services are provided, and the characteristics of individuals who are to be targeted. These elements are influenced by factors outside Macon County as well as within. Among these are the economic climate of the country, state and region, the available amount of affordable housing in the community, the availability of funding, both from government (federal, state and local) and private sources, social trends affecting the family, and trends in human services provision.

The fundamental goal of human services has been to improve life conditions by responding to economic, social and health needs, especially in times of crisis. To attain this goal, human services are designed to assist individuals and families in meeting the following primary needs: survival (e.g., shelter, food, clothing and health care); sustaining gainful employment (e.g., training and child care); social support and assistance (e.g., crisis counseling and trauma therapy); management of chronic or situational disabilities (e.g., rehabilitation treatment and home-based care); and access to available, appropriate services (e.g., transportation, information and referral).

The Macon County Department of Human Resources, located at 404 North Main Street in Tuskegee, is the primary social service agency in Macon County. They administer dozens of programs that assist thousands. Human resources programs provide services for

families, children and adults, such as Family Options, which is designed to alleviate problems that could lead to a child being removed from his or her home; another program is the JOBS Program, which prepares recipients of Family Assistance and Food Stamps for the workforce. There are many other services the department provides the county, for instance the Child Support Enforcement Program, all are vital in the protection of citizens unable to look after their own interests.

Public Safety

The Macon County Emergency Management Agency (EMA) is a county, state and federal partnership. A coordinator and clerk staff the agency. The Emergency Management Agency's mission is to prevent and/ or minimize the loss of and damage to life and property prior to, during, and after a crisis or disaster event.

The EMA has adopted an Emergency Operations Plan, effective date July 1, 2004, which provides the overall guidance for county emergency forces in responding to emergencies/ disasters. Prepared by the South Central Alabama Development Commission and adopted September 2004 was the Macon County Natural Hazard Mitigation Plan. This is a proactive plan intended to remediate the impact of potential disasters. The Macon County Strategic National Stockpile Plan became effective July 30, 2004. Initiated by the Center for Disease and Control as result of 9/11, this plan is a proactive approach to biological attack, a prophylaxis treatment to limit impact of such an occurrence. All plans are developed in conjunction and updated periodically and driven by policy at the national level for how to plan and package.

The EMA serves as the point of contact for Homeland Security, operates the Outdoor Warning Sirens and Alert Radios, secures Federal/ State assistance for mitigations projects such as the repair of bridges and construction of residential storm shelters, maintains the County's Enhanced 9-1-1 System and has ongoing disaster preparedness and awareness public education efforts.

Macon County has ten volunteer fire departments located throughout the county. Members of the fire department provide fire suppression, extrication, rescue, hazardous materials response and respond to other emergency situations when called to duty. The Macon County Volunteer Firefighter Association works in

conjunction with the Forestry Commission to organize and coordinate fire efforts countywide.

Police protection services in Macon County are preformed primarily by the Macon County Sheriffs Department based in the Macon County Detention Facility located at 246 County Road 10 in Tuskegee. The Sheriff is the chief law enforcement officer in the county. His primary duty is to give full police protection to the unincorporated areas of the county; however, he maintains full police jurisdiction in all cities within the county. Enforcement includes criminal investigations and the investigation of all types of accidents, including traffic and air. The chief function of the Sheriff, however, is the service of legal processes of the courts. Also under the Sheriff's responsibility is the operating and maintaining of the county jail. All these services have to be provided seven days a week, 24 hours a day.

Education

The Macon County Board Of Education is located at 501 South School Street in Tuskegee. The Macon County Board of Education is comprised of five members who are elected to six-year terms. The Board meets on the third Thursday of each month at 6:30 P.M. Special meetings are called as needed. The main objective of the Macon County Board of Education is to provide all students the best educational opportunities with the available resources. These opportunities are provided irrespective of race, creed, sex, age, national origin, and varying abilities and needs. The Board of Education takes a holistic approach to education, concerning itself not just with the academic needs of the students but also the life needs. Innovation is an integral component of the system-wide enrichment program. The Macon County Board of Education is determined to offer the best possible learning opportunities for the system's 3,900 students in grades Pre K-12.

Macon County offers a variety of options to meet students' needs. High school students may choose from Advanced Placement Courses, and an alternative program stresses the importance of appropriate behavior and self-discipline to students who ordinarily would be suspended from school. All this is provided, in addition to a solid traditional academic curriculum.

Macon County Schools' instructional staff are encouraged participate in competitive mini-grant programs which award funds for research-based instructional projects. Extensive in-service opportunities for all personnel contribute to improving the academic system.

Community involvement is valued by Macon County. All schools have multiple sponsors in the Adopt-A-School Program, and active PTAs and volunteer organizations are evident. Macon County's community education program provides adult basic education services and community activities. The system is comprised of eight (8) schools:

- Booker T. Washington High School, Grades 9-12
- Deborah Cannon Wolfe Elementary School, Grades K-6
- Notasulga High School, Grades K-12
- Lewis Adams Early Childhood Center, Grades Pre K - K
- South Macon Elementary School, Grades K-7
- Tuskegee Institute Middle School, Grades 6-8
- Tuskegee Public School, Grades 1-5
- Washington Public School, Grades 1-5

Analysis of Conditions

A thorough analysis of existing conditions and characteristics will provide a starting point in determining areas that are most suitable for development and what types of development should occur within an area. This analysis has been categorized into two components: assets and liabilities. It is possible for a feature to be both an asset and a liability, depending on the desired use.

An asset is something that may be considered “good” without any additional effort of by the application of nearly negligible effort. Those features that are usable in a positive manner as they currently exist are considered assets. The following features were identified as assets in Macon County:

- Surface water resources (rivers and streams)
- Location
- History
- Tuskegee University
- Tuskegee National Forest

- Interstate 85
- Existing aquifers

A liability is something that currently exhibits qualities that detract from the desired use or that works to the disadvantage of the desired development. The following features were identified as liabilities in Macon County:

- Current economic conditions
- Unstable tourism industry
- Degraded water quality
- Public transportation system
- Education statistics
- Limited medical facilities
- Access to utilities

Section 2: Plan Elements

Chapter 4: Natural Resource Management

Chapter 5: Community Resources

Chapter 6: Housing

Chapter 7: Economic Development

Chapter 8: Transportation

Chapter 9: Land Use and Utilities

Chapter 4: Natural Resource Management

Natural resources are naturally occurring substances that are considered to be valuable in an unmodified, or relatively unmodified, state. A commodity is generally considered a natural resource when the primary activities associated with it are extraction and purification, as opposed to creation. Thus, mining, petroleum extraction, fishing, and forestry are generally considered natural-resource industries, while agriculture is not.

Natural resources are often classified into renewable and non-renewable resources. Renewable resources are generally living resources, such as plants and animals, which can restock, or renew, themselves at approximately the rate at which they are extracted, if they are not over-harvested. Non-living renewable natural resources, which can include soils, water, and minerals, cannot be renewed naturally. For the most part, once non-renewable natural resources are completely extracted, they are gone from the area forever.

As seen in the Inventory of Physical Conditions, Macon County has an abundance of natural resources, many of which are unique to the area, i.e., only found in Macon County. Natural resources that will be addressed in this element include topographic conditions, hydrology, soils, forest and timber land uses, and vegetation and wildlife resources.

Topography

Topography illustrates a graphic representation of the surface features of a place or region on a map, indicating their relative positions and elevations in which a description or an analysis of a structured entity is composed. It is also utilized to address an understanding of the physical aspects of a place through the use of contours, elevations, and slope.

Macon County is constantly altered by the Uphapee, Calebee, and Cubahatchee Creeks eroding large quantities of land carving deep valleys and rolling plains throughout the northern part of the county. In the southwestern part of the county, rough terrain with

steep slopes and deep, narrow ravines pose issues of heavy runoff which may negatively affect agriculture within this region.

Another area for high drainage is along the southern edge of the county where the Sand Fort Cuesta creates rolling low lying terrain. Since any future expansion of a city or town will depend much on the suitability of the topography, it is vital to understand topographic research for site selection and development suitable locations for various structures, access locations, and activity areas.

Elevations in Macon County range from 200'-500' above sea level creating an abundance of undevelopable land. Lower elevations are contained in the western and southern floodplains of the county. Although higher elevations dot the entire county, the highest points are found in the northern or eastern hills. Although the topography along the southern region is low lying and ideal for development the poor soils hinder development potential. Also, folds of relief in the north create steep slopes which place high restrictions and costs on developable soil. Rough topography, steep slopes and floodplains create economic barriers on Macon County that will limit residential, commercial, and industrial growth.

The two major concerns of the topography in Macon County are land subsidence/sinkholes and sandslides. Sinkholes can be described as a natural depression in a land surface formed by solution or by collapse of a cavern roof. Landslides are downward movement of a slope of material pulled by gravity which may be caused by man or natural forces. A careful analysis of these locations should be conducted when deciding which areas in the county to develop.

Hydrology

Macon County contains two drainage basins. The Tallapoosa River and its tributaries drain the majority of Macon County except for a small section in the southeastern corner. That part of the county drains southeastward into the Chattahoochee River on the Georgia border. The alluvial plain of the Tallapoosa River merges with the broad flood plains of the tributary creeks, Uphapee, Calabee, Cubahatchee, Opintlocco, Old Town, and Line Creek which flow west-north-westward to the river. The Uphapee, Calabee,

Cubahatchee, and Line Creeks, and their tributaries consist of saturated and swampy flood plains that drain Macon County into the Tallapoosa River. These are also the streams listed on the Section 303(d) list impaired water bodies of streams due to heavy pollution concerns.

Ground water under artesian conditions can be found in central and southern parts of Macon County in the sand beds of the Tuscaloosa group and Eutaw formation. As these beds dip south-southeastward at they create flowing wells in the valleys of Calebee and Cubahatchee Creeks, which run from the central-south-central to the west and can also be found in the Tallapoosa River valley and the southern portions of Macon County. The water is of good quality and the yields are moderate to large, in some areas the yield is as high as 500 gpm. Macon County is divided diagonally by four major floodplains that form creek valleys which follow the county's northwestern descent to the Tallapoosa River valley. As these low areas creep from higher elevations of the drainage divide in the county's southeastern corner they create four hazard zones that act as barriers to land development and divide the county into four diagonal strips of dry land.

The stream flow in Macon County does not drastically fluctuate; the saturated areas stay moist creating heavy wetlands. These areas that are subject to periodic flooding and inundation are clearly unacceptable for urban development; and these should be reserved for agriculture, forestry, and open space use.

Rainfall is generally clean but after it hits the ground it begins to dissolve minerals from the soil and rocks, which in conjunction with the makeup of soil can alter the water quality. Of the three main aquifers, the water within the Eutaw Formation is hard in some areas, the water in the Tuscaloosa Group is high in chloride content, and water held in the Blufftown Formation is potable. The good ground water in Macon County can be attributed to the fact that the county's land is over 70 percent mixed forest, therefore there is not an overbearing amount of cattle pastureland and agriculture that contaminate runoff with nitrates from manure and pesticides from crops.

Soils

Soil suitability studies are important techniques for identifying areas with high water tables, shallow bedrock, and periodic flooding. The three areas within Macon County that should be analyzed are the Southern Piedmont; the Alabama, Mississippi, and Arkansas Black Praire; and the Southern Coastal Plain.

Soils of the Southern Piedmont within the north of the county contain granites, gneisses, and schist. This area is highly dissected and has narrow ridges and steep side slopes. Soils of Alabama, Mississippi, and Arkansas Blackland Prairie containing alkaline clay, chalk, and marl of the Mooreville Chalk and Blufftown Formations consists of networks of low hills and irregular ridges with narrow, v-shaped valleys.

Frequent flooding and a shallow water table are common to certain soil types found in the county. The Congaree-Ochlocknee Association, Wickham-Myatt Association, and Bigg Association severe limitations for all types of urban development because of occasional to frequent flooding, and shallow water tables. The Leeper Association has flooding, wetness, and shrink-swell characteristics which also restrict all types of development. Since the Gilead Association's slope ranges from of 5-15 percent often within this are Tuskegee Soil Association restricts the use of septic tank filter fields and heavy commercial and industrial uses. The Vaiden Association strictly limits all types of urban development through slow percolation for septic tanks, high shrink-swell characteristics, low strength, and in some areas excessive slopes ranging from 6 to 40 percent.

Of the seven different soil compositions only the Bama-Malbis-Luverne arrangement and the Luverne-Troup-Lucy soil formations are suitable for development. The Bama-Malbis-Luverne soils stretching along the western edge and northern ridge are well drained, sandy loamed soils with very deep bedrock. Whereas the Luverne-Troup-Lucyn soil conglomerate dominating the Northern region of Macon County and intrude the southern portion of the county and can support mixed development with slow water percolation drawbacks and would be ideal as a site for transportation route development. These areas correlate with the

suitable soils producing sites of extremely suited areas for all types of development and moderate areas for only residential and light-medium commercial developments.

Shallow water table, poor percolation qualities, and low bearing strength are other characteristics which impose restrictions on development. This limited selection of developmental soils constrains Macon County to only develop in certain areas of the region, or develop at much higher costs. Assessment of the soil data reveals a county which has a fair degree of developable areas in the northern region, but a southern portion which is virtually a low feasibility for development.

Forest / Timber Land

According to the Alabama Forestry Commission, 65.8 percent of 307.3 acres of commercial forestland in Macon County fell under the “other private” category, whereas 22.6 percent fell under commercial farm forestland. Forested land is located throughout the county, with pasture and row crop agricultural uses interspersed in between. The most concentrated areas of row crop and pasture land uses are found along the northern and western perimeters of the county.

Timber is the primary type of agricultural land use in Macon County. Of the total 392,960 acres in Macon County, 81 percent is forestland, in which most is utilized in timber production. Macon County has a dependence on its Monoculture Timber Industry. If a damaging disease ever infects the area, it has the potential to spread rapidly and wipe out the entire year’s crop. This agricultural character of Macon County, with a majority of the agriculture being timber production, makes wildfire a significant hazard for residents of the county. The potential impact of wildfire is increasing as residents continue to build residential structures outside the corporate limits, expanding the urban interface area. Additionally, the presence of Tuskegee National Forest increases the potential for wildfire hazards.

Vegetation/ Wildlife

In Macon County patches of evergreen dot the eastern side of the county while two dense collections of deciduous hardwoods dominate the southwestern and east central parts of Macon County.

Fourteen endangered species of plants, six evergreens and eight deciduous seek shelter within the county borders. These are vital through their ability to purify our water and air, generate oxygen, recycle nutrients, regulate the climate, revitalize crops, provide medicines, and enrich our lives.

Macon County's evergreen population is characterized by an abundance of pine species. Although these groupings are generally planted stands which produce a monoculture of the same type of animal inhabitation, controlled burnings of harvested areas tend to produce a higher degree of ecological significance. Oak-hickory forests, because of their diversity of flora and food supply, are home to many of the endangered wildlife species of Macon County, due to the large production of mast. The predominant wetland in Macon County is Bottomland hardwood forests, consisting of deciduous forested wetlands; species of gum (*Nyssa* sp.) oak (*Quercus* sp.); bald cypress (*Taxodium distichum*), which reduce the risk of flooding to downstream communities by providing areas to store floodwater.

Evergreen Species:

- Pink Lady's Slipper - *Cypripedium acaule*
- White Cedar – *Chamaecyparis thyoides*
- Needle Palm – *Raphidophyllum hystrix*
- Wild Canna – *Canna flaccida*
- Swamp Holly – *Ilex amelanchier*
- Climbing Heath – *Pieris phillyreifolia*

Deciduous Species

- Showy Orchid – *Orchis spectabilis*
- Ginseng – *Panax qumquefolium*
- Horse Gentian – *Triosteum angustifolium*
- Cumberland Azalea – *Rhododendron bakeri*
- Arkansas Oak – *Quercus arkansana*
- Hairy Gentiana – *Gentiana villosa*
- Alabama Skullcap – *Scutellaria alabamensis*
- Buffalonut – *Pyruha pubera*

Plants and animals hold medicinal, agricultural, ecological, commercial and recreational value. Endangered species must be protected and saved so that future generations can experience their presence and value. These endangered animals are due to shooting, accidental trapping, human disturbance of nest sites, loss of essential hunting habitat, and possible pesticide contamination. Although the impact of these species can not be determined on a micro-scale, the Endangered Species Act of 1973 requires the federal government not only to protect endangered and threatened species, but also to preserve critical habitats of these species. Therefore, individuals should contact the Alabama Department of Conservation and Natural Resources to identify localities of the following animals and follow measures to ensure their survival.

- Golden Eagle,
- Red-cockaded Woodpecker,
- The Gopher Tortoise ,
- The Gray Bat,
- Indiana Bat, and
- The Freckled Darter.

Issues

Issues are those points that present some degree of controversy, either because there are factors present which limit the development of something else or there are varying groups of residents that want to use a resource in different ways or not use it at all. Identification and outlining the issues related to natural resource management helps to clarify how natural resources can and should be used in the best interest of the entire county population. The following is an explanation of issues that have been identified in Macon County that are related to natural resource management.

Water Quality

Section 303(d) of the Clean Water Act (CWA) requires states to develop a list of waters not meeting water quality standards. Listed waters must be prioritized, and a management strategy or total maximum daily load (TMDL) must subsequently be developed for all listed waters. Once a 303(d) list is compiled the Alabama Department of Environmental Management (ADEM) is required to develop pollutant budgets for each pollutant for which

the water body is considered to be impaired. This is a formula for the amount of point source discharge that may be returned back to the waterbodies. Many of the waterbodies of Macon County are classified as impaired, therefore making them a liability. According to Alabama's most recent Section 303(d) report half of the 12 watersheds that comprise Macon County are impaired. These are not water systems that have one corner inside the Macon County line but the main watersheds of the county: Calebee Creek, Chewacla Creek, Cubahatchee Creek, Line Creek, Old Town Creek and the Tallapoosa River.

A waterbody becomes impaired by some form of human activity that is damaging them and hinders their natural processes. It appears that most of the water quality issues in Macon County's impaired waterbodies stem from nonpoint sources of pollution, which are things that are not regulated, and often are a result of the everyday activities of citizens. Water quality problems found in all of the watersheds include but are not limited to siltation from dirt roads and surface mining; nutrient enrichment from livestock, flooding, local wastewater treatment plants, and failing septic systems; low dissolved oxygen from surface mining, septic tanks and municipal pump stations, and stormwater runoff; presence of pesticides; and habitat alteration caused by flooding and illegal dumping. When waterbodies do not meet their use standards it can be problematic because it limits the ways that the waterbodies may be used. If the water quality does not improve, Macon County may not be able to attract larger industries or expand sewer services, which in turn will inhibit any future growth.

Vegetation Concerns

Though we often take the plants and trees around us for granted, almost every aspect of our lives depends upon them. They feed us, cloth us, absorb carbon dioxide, provide us with oxygen, and give us building materials and medications. When drastic changes occur to the vegetation around us, our health, economy, and environment are all affected.

Land cover in Macon County, outside of urban areas, is mostly mixed forest. With a few small patches of evergreen, located mostly on the eastern side of the county, and two dense collections of deciduous hardwoods located in the southwestern and east

central portions, Macon County is generally an abundance of intermingling specimens with only a few monocultures.

Macon County is home to fifteen endangered species of plants, seven evergreens and eight deciduous. Endangered species are usually an indication of something lacking within an ecological environment. Specific endangered species indicate to us that an ecosystem is in trouble, and that biodiversity is threatened. Ecosystems do more than just provide homes for species. The variety of life and the interactions between species within an ecosystem purify our water, clean our air, generate oxygen, recycle nutrients, regulate our climate, revitalize crops, provide medicines, and enrich our lives.

Macon County's evergreen population is characterized by an abundance of pine species. Although most of the county's evergreen populace is incorporated within the abundance of mixed forests within the county, there are a few sporadic clusters of evergreen plots, located mainly in the eastern portion of the county. These groupings are generally planted stands which produce a monoculture of the same type of animal inhabitation, although controlled burnings of harvested areas tend to produce a higher degree of ecological significance. However, the endangered red-cockaded woodpecker makes his home in many of these evergreen clusters, primarily diseased pines which are usually removed. Evergreen plots are sensitive to overcrowding and disease. Non-mixed areas are vulnerable to large waves of depletion if diseases are allowed to infiltrate the area.

The deciduous category of flora is distributed throughout the county, mostly within mixed forests, but with two deciduous clusters located in the west-central part of the county and draping an agricultural area in the southwestern tip. Consisting mostly of oak-hickory forests, a high degree of wildlife diversity is present due to the large production of mast. Oak-hickory forests, because of their diversity of flora and food supply, are home to many of the endangered wildlife species of Macon County, especially those found in wetland regions. They are sensitive to urban growth and the surrounding suburbs, but major impacts come from agricultural intrusions and river and stream interferences such as rechannelization of stream beds.

Wildlife Mismanagement

Plants and animals hold medicinal, agricultural, ecological, commercial and recreational value. Endangered species must be protected and saved so that future generations can experience their presence and value. Macon County is home to several species of endangered animals. Endangered birds are one example. The first example is the Golden Eagle. There are a number of factors contributing to the Golden Eagle's endangered status. These factors include shooting, accidental trapping, human disturbance of nest sites, loss of essential hunting habitat, and possible pesticide contamination.

Another endangered bird is the Red-cockaded Woodpecker. There are currently about 5,000 groups of Red-cockaded Woodpeckers throughout their range, roughly 12,500 birds in total (according to the U.S. Fish and Wildlife Service in 2000). They are located in old growth pine forests in the Southeastern United States. The Gopher Tortoise is found in upland habitats throughout the coastal plains of the southeastern United States. The Gopher Tortoise is endangered because of loss of habitat due to land development and forestry plantings, as well as upper respiratory tract disease (URTD), road mortality, hunting, tortoise races, herbicide and pesticide use, and predation by domestic dogs.

The Gray Bat differs from other bats by the uniform color of the fur on their back. The females give birth to a single young in late May or early June. With rare exceptions, Gray Bats live in caves year round. They hibernate during the winter and roost in caves along the river during the summer. They do not use houses or barns. Gray Bats are endangered because of their habit of living in very large numbers in very few caves. They are extremely vulnerable to disturbance. If the bats are disturbed during their hibernation, they lose a lot of energy, which could cause the bats to leave the cave prematurely, usually resulting in death. Flooding is also an issue; if a cave floods they have difficulty finding a new cave that is suitable.

Another endangered bat is the Indiana Bat, which has a pinkish underside and is about three inches tall. The average life span is 10-20 years, but it has been known to live up to 30 years. They live in caves and always return to their birth cave. They also live in forests near wetlands. The Indiana Bat is endangered because of

human encroachment. When humans disturb their habitat during their hibernation period, they can not hibernate again and usually die. They are also known to roost in dead or dying trees, so clear-cutting leaves no place for the Indiana Bat to procreate.

The Freckled Darter is a freshwater fish only found in Mobile Bay, Pascagoula River and Pearl River drainages of Georgia, Alabama, Mississippi and Louisiana. They are found in fast, deep rocky riffles of small to medium rivers. They are endangered because of habitat disturbance, primarily attributed to dam construction and pollution from wastewater treatment, industrial run-off and mining discharge.

Opportunities

An opportunity is something that has the potential to become an asset, but is not yet realizing its full potential. Opportunities can also be a groups of assets so that it is possible to achieve a desired result.

Recreation Destination

The Tuskegee National Forest is a federally recognized recreation area that, with some thought and investment, could draw people into Macon County from all over the region. By enhancing the existing biking, hiking, fishing, hunting and camping facilities the Forest could generate a better reputation, thus inducing more use and travel into the county from surrounding areas. Opportunity for expansion along two nearby watersheds also exists. This could provide users with more destination-oriented trails, increase neighboring land values, and better preserve the distinct natural character of Macon County.

The fact that Tuskegee National Forest borders Interstate-85 presents Macon County with a unique opportunity to, not only entice interstate travelers to stop while traveling, but to make Macon County a planned destination along their route. Camping and RV areas that specifically address a traveling population with a taste for the outdoors are simple ways to accomplish such a task. The Tuskegee National Forest could gain recognition as a national, overnight destination through Kampground of America Inc. (KOA) or similar travel and camping guides.

To attract visitors of a different kind the Tuskegee National Forest could introduce comfortable but rustic rental cabins and

advertise itself (through simple means such as a good website) as a weekend getaway. Both scenarios could bolster county income and make Macon County a more diverse destination, especially if they are combined.

Reason supports the idea to expand the Tuskegee National Forest boundaries. The inclusion of two, currently unprotected, but valuable watersheds within the county would aid in the protection of water quality in Macon County and preserve a local treasure. Big Swamp is, likely, a major point of water filtration and natural recharge for the counties largest confined water supply (Eutaw Formation aquifer) and Calebee Creek, which is locally renowned for its majestic stands of old growth forest, creates a hiking, biking connection to the Tallapoosa River. Inclusion of the Calebee Creek watershed would expand the forest borders in a linear fashion that can maximize neighboring properties and potentially increase their value.

Wood Industry

The 75 percent forested landscape of Macon County beckons the possibility of craftsmen. Multiple small industries of specialized woodworking and furniture making could carve its own niche into the local market. The advertisement of local wood use and careful harvesting for quality, not quantity could inspire local support as well as generate a positive connotation for Macon County throughout the region.

Harvesting trees wisely as well as milling and crafting wood products all within Macon County to create an export product could result in a win-win situation. By careful harvesting of the county's natural resources (trees), the end-worth of the product could be leveraged several times through the skilled hands of a local entrepreneur and then selling a quality product that is indicative of the character that abounds in the gently rolling, forested environment of Macon County. Such products, hatched entirely within the county boundaries, would create a sense of pride, create jobs, produce income and represent the county well. Such an industry could serve to reinforce existing municipalities or they could be strategically grouped to foster the growth of small communities of rural character.

Aquifer Utilization

Macon County has potential to support a water bottling or brewery industry by tapping the water resources located in the underground aquifers. Such a business could provide jobs as well as advertise the county's 'pristine' countryside by selling drinking water – a direct product of Macon County's quality natural resources and thus proof of that resource quality.

Preliminary research shows that an aquifer yield of 100-150 gallons per minute can support five national accounts. Macon County can supply good water in these quantities. Macon County is banded by five major creeks and bordered by the Tallapoosa River. All of these water systems follow valleys that provide access to unconfined groundwater that a 1960 Groundwater Report classified, in general, as good. Because unconfined groundwater is not held in place (confined) it is highly susceptible to drought and other precipitation influences. Confined groundwater (an aquifer), however, is not.

Macon County rests on top of four aquifers, two of which supply decent water. Both of these two aquifers run along the southern edge of the county and may be topped by a small section of soils suitable for industry. There is opportunity for industry to tap unconfined groundwater and be near means of transport for export, import, visitor and employee access. This groundwater is most plentiful in the form of a spring near Loachapoka in the northern tip of the county. This spring yields 1,400 gallons of water per minute and though it makes no difference in quality the word spring is associated with clean water. Potential to tap a confined aquifer exists in the southern half of the county. The Eutaw formation yields up to 300 gallons per minute in one place in Macon County and could be expected to average 100 gallons per minute across the southern portion of the county.

Chapter 5: Community Resources

Community resources are those services and facilities that, together in their totality, establish the quality of life experienced by Macon County residents. These features may, or may not be, essential to ensuring the health, safety, and welfare of citizens, but, remain important as determining factors in how residents live, what benefits they enjoy, and what services or resources may be missing. As such, these factors can become critical in the attraction of residents and commercial and industrial development. Although this plan primarily addresses the growth and development of the unincorporated areas of Macon County, community resources are features that are available to all Macon County residents whether they live in one of the incorporated municipalities or in the unincorporated rural areas. For this reason, all standards and facility requirements are based on the entire Macon County population of 24,105 persons rather than just the unincorporated population of 10,839 persons.

Discussed in this chapter are those lands, buildings, services and systems that are provided on a public or semi-public basis in the interest of, or benefit to, the residents of the Macon County. Such resources include public safety, cultural resources, social services and health and education facilities. In the effort to further aid the growth of Macon County, local leaders will need to seek out, improve and sustain an adequate and accessible range of community resources that meet the needs of residents, workers, and visitors to Macon County.

Historic Resources

Historic preservation has many positive attributes not limited to just the obvious cultural benefits. Preservation helps improve the quality of the total environment. As detailed in Chapter 3: Inventory and Analysis, the area known today as Macon County has a rich history spanning more than 300 years. The Macon County Historical Society has been recently been organized to

recognize the importance of Macon County's heritage which spans more than 150 years.

As of June 2005, Macon County has ten sites listed on the National Register of Historic Sites, eight of which are located in the City of Tuskegee. The Tuskegee Institute and the Tuskegee Airmen National Historic Sites are also listed on the National Historic Landmarks Survey. Tuskegee Institute was the first Macon County site to be nationally recognized in 1965 and 1966. Most of the national listings occurred between the mid 1970s to the mid 1980s. In the last fifteen years, three sites have been added to the National Register: Creekwood, Butler Chapel African Methodist Episcopal Zion Church and Tuskegee Airmen National Historic Site. Creekwood, located in the Society Hill community in southeast Macon County, is a privately-owned residential structure, circa 1840, significant for its Greek Revival architecture.



**Butler Chapel African
Methodist Episcopal Zion
Church**

*Source: National Park Service,
Historic Sites of the Civil Rights
Movement*

Butler Chapel AME Zion Church is also included on another national list, the Historic Places of the Civil Rights Movement and has a historic marker. Located in Tuskegee, Butler Chapel Church marks a more recent point in Macon County history. The historic marker states, "Before the mid-1960s, Tuskegee's black population faced many challenges when attempting to register to vote. Furthermore, the State of Alabama redrew the town's political boundaries in an effort to prevent registered blacks from voting in local elections. In response to this discrimination, several thousand people gathered at Butler Chapel African Methodist Episcopal Zion Church on June 25, 1957 for the first meeting of the Tuskegee Civic Association's 'Crusade for Citizenship.' Rev. Kenneth L. Buford, minister of Butler Chapel, along with several other speakers, urged their listeners to boycott white businesses. Local citizens challenged the boundary changes in court and won. National court cases and legislation eventually secured blacks the right to register to vote. By February 1964, Macon county had a predominately black electorate and several black citizens had been elected to offices, including Rev. Kenneth L. Buford, who served on the Tuskegee City Council." The building, the second church on this site, was constructed about 1877. Originally built in wood, the church was sided with brick in the 1940s. The church houses a museum in the basement and offers tours by appointment.

The Tuskegee Airman National Historic Site is located on the Tuskegee Institute site in Tuskegee. The school, founded by Booker T. Washington had a well-respected aeronautical engineering program. Because of the Institute's flight program, the U.S. military selected Tuskegee Institute as a place to train African-American pilots for the war effort. Aviators came to Tuskegee to hone their flying skills. Their rigorous training at Moton Field and Tuskegee Army Air Field molded over 1,000 pilots into one of the most highly respected U.S. fighter groups of World War II.

Macon County Sites Listed on the National Register of Historic Sites		
Resource Name	Location	Date Listed
Archeological Site No. 1MC110	Tuskegee	12/14/1985
Atasi Site	Shorter	4/18/1977
Butler Chapel African Methodist Episcopal Zion Church	Tuskegee	8/28/1995
Creekwood	Creekstand	4/13/1989
Grey Columns	Tuskegee	1/11/1980
Macon County Courthouse	Tuskegee	11/17/1978
Main Street Historic District	Tuskegee	3/12/1984
North Main Street Historic District	Tuskegee	3/7/1985
Tuskegee Airmen National Historic Site	Tuskegee Institute	11/6/1998
Tuskegee Institute National Historic Site	Tuskegee	10/15/1966
<i>Source: National Register Information System, Updated June 7, 2005</i>		

The Alabama Register of Landmarks and Heritage includes an additional seven sites that are not listed on the national registers and two sites that are included on the national registers. Along with the Butler Chapel AME Zion Church historic marker that was placed in 2001, another of the sites on the Alabama Register, the Bartram Trail, has a historic marker. The Bartram Trail marker was placed in 1978. William Bartram, America's first native born artist-naturalist, passed through Macon County during the Revolutionary era, making the first scientific notations of its flora, fauna and inhabitants. As the appointed botanist of Britain's King George III, he traveled 2,400 miles in three journeys into the southern colonies in 1775-1776, collecting rare plants and specimens and making detailed drawings of plants and animals.

Macon County Sites Listed on the Alabama Register of Landmarks and Heritage			
Name	Location	Date Built	Date Listed
Armstrong Church	South of Notasulga	1856	March 11, 1976
Bartram Trail	Tuskegee National Forest	1775-1776	Not Available
Butler Chapel AME Zion Church	Tuskegee	1887	April 1, 1985
Camp Watts	Notasulga Vicinity	Not Available	July 29, 1992
Creekwood	CR 79, .25 mile from junction of CR 10, Creek Stand	1840	February 15, 1977
Hardaway Baptist Church (Ebenezer Baptist Church)	CR 2, Hardaway	1845, 1895	October 19, 1979
G.C. Thompson House	Formerly in, Tuskegee, moved to Montgomery	1855	January 14, 1980
Tuskegee Veterans Administration Medical Center	Tuskegee	1922	April 14, 1992
Woodward-Bledsoe (The Annex)	Tuskegee	1835	August 31, 1982

Source: Alabama Historical Commission, Updated March 2003.

The Alabama Historical Commission continues to take an interest in Macon County through documentation of recent occurrences involving historic sites. The Johnson-Curtright House was included on the State’s 2004 Places in Peril list and the Varner House was placed on the same list in 2005. The Johnson-Curtright house is among Tuskegee's finest surviving Greek Revival dwellings. Constructed around 1850 for Burr Johnston, the house features a two-story portico with six fluted Doric columns and a hand-carved staircase. Although threatened by neglect, the Johnston-Curtright house has been purchased by the Tuskegee Main Street Development Foundation with hopes that it can become a preservation studio and resource center.





The Varner House, also located in Tuskegee, was last occupied by Judge William Varner but is now vacant and boarded up. Built in 1853, the parlor of the house held two grand pianos and its dining room could seat 20. The one-story Greek Revival house is one of the finest antebellum places in Tuskegee. Located between Tuskegee University and the Main Street Historic District, the Varner House provides a visual link between those two historic districts.

The Alabama Historic Commission also documents the loss of the Carr House which burned in 2001 and the offices of Fred Gray and the *Tuskegee News* which burned in 2004.

Public Safety

Public safety in Macon County includes fire protection, law enforcement and emergency management. Each of these facets of public safety is critical to the health, safety and welfare of Macon County residents.

Fire Protection

Fire protection services in the unincorporated portions of Macon County are provided through a system of volunteer fire departments and the Alabama Forestry Commission. Macon County has ten volunteer fire departments located in Franklin, Notasulga, Shorter, Brownville, Chehaw, District 3, Fort Davis, Little Texas, Macedonia and Warrior Stand. The Alabama Forestry Commission is located in the Tuskegee National Forest. In addition to the County's Volunteer Fire Departments, the City of Tuskegee and the CAVHCSEC (Veterans Hospital) also maintain full-time fire departments. The fire departments provide fire suppression, extrication, rescue, hazardous materials response and respond to other emergency situations when called to duty. The Macon County Volunteer Firefighter Association works in conjunction with the Forestry Commission to organize and coordinate fire efforts countywide.

The *Macon County Natural Hazard Mitigation Plan (2005)* reports that wildfires are a significant hazard in Macon County due, in large part, to the presence of the Tuskegee National Forest and a very high proportion of forested land in the county. Of the total land in Macon County, 81 percent is in forested land – totaling 318,800 acres of forest land. According to the Alabama

Forestry Commission records from 1995 to 2003, Macon County averages 77.3 fires per year. The average size fire is 11.6 acres resulting in an average 1,052.4 acres burned per year. Macon County is ranked 14th in the State in the average number of fires per year and 8th in the State in the average number of acres burned per year. These numbers appear to be rising. In looking at a 5-year average, Macon County has an average of 79 fires per year, resulting in an average of 1,317.5 acres burned per year.

The Hazard Mitigation Plan also reports that due to an expanding urban interface area, the threat of human danger from wildfires is steadily increasing in Macon County. Beyond loss of life, injury and property damage issues that arise from wildfires, Macon County's dependence upon the timber industry means that the overall economic well-being of the county is threatened by wildfires as well. The average annual value of stumpage timber sold in Macon County is over \$6 million. Secondary impacts from wildfires include a loss of tax revenue due to a loss of timber; erosion which leads to road and bridge deterioration; loss of habitat and a threat to endangered species; threatened water quality and stream sedimentation. The risks and vulnerability associated with wildfire are only increasing with continued urban sprawl.

Law Enforcement

In Macon County, law enforcement services are provided primarily by the Macon County Sheriffs Department. The Sheriffs Department, based in the Macon County Detention Facility located at 246 County Road 10, employees approximately 35 persons, of which 19 are full-time officers. The Sheriff is the chief law enforcement officer in the county. His primary duty is to give full police protection to the unincorporated areas of the county, however, he also maintains full police jurisdiction in all municipalities within the county. Enforcement includes criminal investigations and the investigation of all types of accidents, including traffic and air. The chief function of the Sheriff, however, is the service of legal processes of the courts. Also under the Sheriff's responsibility is the operating and maintaining of the county jail. All these services are provided seven days a week, 24 hours a day.

Crime statistics available from the Alabama Criminal Justice Information Center indicate that theft is the most frequent crime in

both the unincorporated parts of the county and in the municipalities, followed closely by burglary. The rate of theft and burglary is significantly higher than any other crime in the county. In fact, the incidence of burglary is more than three times greater than all other crimes combined, except theft; and the incidence of theft is five times greater than all other crimes combined, except burglary.

Macon County 2004 Arrest Data Statistics by Locale								
Location	Population	Homicide	Rape	Robbery	Assault	Burglary	Theft	Auto
Macon County	10,665	0	2	11	25	125	186	25
Tuskegee	11738	2	6	11	19	234	295	13
Notasulga	859	0	0	0	0	2	3	0
Shorter	340	0	0	0	0	3	29	0
Grand Total	23,602	2	8	22	44	364	513	28
Per 100,000		8.5	33.9	93.2	186.4	1542.2	2173.5	161.0

Source: Alabama Criminal Justice Information Center, 2004 Crime in Alabama, Appendix B

Between 2003 and 2004, however, the incidence of burglary, larceny and motor vehicle theft dropped, 10 percent, 4 percent, and 43 percent respectively, while the incidence of homicide, rape, robbery and assault crimes increased. The crime clearance rate, which is the percentage of crimes solved, for Macon County in 2004 is significantly low for all types of crimes other than rape.

Macon County Crime Comparison and Clearance Data							
Location	Homicide	Rape	Robbery	Assault	Burglary	Larceny	Motor Vehicle Theft
2004	0	2	11	25	125	186	25
2003	1	2	7	24	139	193	44
% Change	100%	0%	57%	4%	-10%	-4%	-43%
2004 Crimes Cleared	0	2	0	3	3	5	0
Clearance Rate	0%	100%	0%	12%	2%	3%	0%

Source: Alabama Criminal Justice Information Center, 2004 Crime in Alabama, Appendices C

Emergency Management

The Macon County Emergency Management Agency (EMA) is a county, state and federal partnership. A coordinator and clerk staff the agency. The Emergency Management Agency’s mission is to prevent and/ or minimize the loss of and damage to life and

property prior to, during, and after a crisis or disaster event. The EMA has adopted an Emergency Operations Plan, effective date July 1, 2004, which provides the overall guidance for county emergency forces in responding to emergencies and disasters. In 2004, the Macon County Commission and all of the municipalities of the county adopted a multi-jurisdictional natural hazard mitigation plan, which is intended to mitigate the impact of potential natural disasters. The Macon County Strategic National Stockpile Plan became effective July 30, 2004. Initiated by the Center for Disease and Control as result of September 11, 2001, this plan is a proactive approach to biological attack, a prophylaxis treatment to limit impact of such an occurrence. All plans are updated periodically and driven by policy established at the national level.

The EMA serves as the point of contact for Homeland Security, operates three outdoor warning sirens located in Notasulga, Shorter and Tuskegee, secures Federal/ State assistance for mitigation projects such as the repair of bridges and construction of residential storm shelters, maintains the County's Enhanced 9-1-1 System and has ongoing disaster preparedness and awareness public education efforts. Mass care shelters have been established at Booker T. Washington High School, Deborah Cannon Wolfe School, South Macon School and Notasulga High School.

Medical Services

For the most part, the medical services found in Macon County are detailed in Chapter 3: Inventory and Analysis of this plan. A summary of the information is that there are eight private medical practices in Macon County, all of which are located in Tuskegee. There is one emergency response service that serves the residents of Macon County. The public medical services in Macon County are limited. There is not a hospital in Macon County that serves the general public. The CAVHCSEC (Veterans Administration) is located in Tuskegee; however it only serves a specific population. There is one mental health facility with one psychiatrist on staff in the county.

Macon County currently has three medical facilities and two nursing homes that serve residents. Central Alabama

Comprehensive Health, with an office located in Tuskegee, is a major primary health care organization available to all residents. There are total of seven counties, with a population of 308,239, served by CACH. Beyond primary care, family care, pediatrics, and dental services, Central Alabama Comprehensive Health provides Medicaid screenings, immunizations, and employment physicals, along with some specialty programs.

The Macon County Health Department, a facility of the Alabama Department of Public Health, provides public health services to resident and transient populations of the state regardless of social circumstances or the ability to pay. The Macon County Health Department offers some social medical programs, such as WIC services, nutrition programs, family planning, the breast and cervical cancer early detection program, All Kid Insurance, and a division of epidemiology.

The Thomas Reed Ambulatory Care Center, also located in Tuskegee, is a newly constructed facility composed of three different phases. The first phase is for ambulatory care, the second includes birthing units, and the third revolves around in-patient services, which includes 15 beds. In addition to improving health and providing care for those in need, this facility is an asset that will generate additional jobs and revenue for Macon County. The Care Center is being funded through a 1 percent occupational tax.

In a comparison of Macon County with four other Alabama counties of similar population size, Macon County did not differ much from the other county, according to information available from the Alabama Department of Public Health. The other counties included Barbour, Butler, Monroe and Randolph. Macon County has the highest number of HIV cases amongst the counties. In the categories of heart disease, cancer, number of accidents, diabetes and homicide Macon County ranked second highest. Macon County ranked lowest in the number of strokes, pneumonia, and suicide.

In comparing the number of physicians by specialty in Barbour, Butler, Macon, Monroe, and Randolph, the number of physicians only slightly differs. Macon and Butler County both have one cardiovascular physician, while Barbour, Monroe and

Randolph County have zero. Macon County is the only county amongst the five counties without an obstetrician/gynecologist. Macon and Butler Counties lead the five counties in pediatric services with a total of two pediatricians. Monroe County is the only county amongst the five with a dermatologist and Butler County is the only county with a rheumatologist. Macon County has the second highest number primary care physicians with a total of five. None of the five counties has emergency services. Macon and Butler Counties each have two psychiatrists while the other counties have no psychiatrist.

Social Services

Although the Macon County Department of Human Resources is the primary social service agency in the county (as outlined in the Inventory and Analysis Chapter), there are several non profit agencies in the county as well. The American Red Cross provides emergency/crisis services. The Tuskegee Area Health Education Center provides physical health services. Mental health services are provided by Ray of Hope Crisis Intervention Program. Macon County Council on Retardation and Rehabilitation services provides services to the disabled. Health Advocacy services are provided by the East Alabama AIDS Outreach. The PTA Alabama Congress provides education service. Housing services are provided by the Macon County Habitat for Humanity. And other human services are provided by The Betterment Club for Boys and Girls. In addition to those agencies, the Macon-Russell County Community Action offers services in the following four areas: Rural Public Transportation program, which offers countywide transportation to area residents for a nominal fee without regard to income status; the Low Income Home Energy Assistant Program (LIHEAP), which assists income eligible households in meeting the rising cost of home energy; Nutrition Sites for Elderly, which offers three congregate nutritional sites ; and, Medicaid Wavered Program, which provides homemaker and respite companion services to eligible elderly and handicapped individuals in Macon County.

The Community Action transportation service operates bus services for fixed route and on-call service. The transit system operates between the hours of 7.45 am-4.15 pm, Monday thru

Friday. A fleet of only six busses serve the 616 square mile area of Macon County and population 24,000. The majority of vehicles in the fleet will need to be replaced soon.

In 1997, the Montgomery Area Community Foundation expanded its service area to include Macon and Lowndes Counties and changed the name to the Central Alabama Community Foundation (CACF). Programs available through the Montgomery Area Community Foundation include Building Our Neighborhoods for Development and Success (BONDS), community trust grants, partnership endowment grants, educational scholarships, and technical assistance grants.

BONDS is a non profit organization based in Montgomery. It is designed to provide grassroots organizations, such as neighborhoods and community associations with resources, networking opportunities, and the technical support needed to develop depth in the leadership. BONDS builds stronger communities and helps to become an active voice in local government.

The CACF is public charitable foundation which serves as a vehicle for donors to make gifts of bequests to agencies and programs that benefit of the area through the community trust grants. The purpose of the partnership endowment grants is to build lasting endowment funds. Each year, two organizations will be selected to participate based upon the application submitted, reviewed and approved by CACF Board of directors. Each organization has the opportunity to ensure its fund up to \$50,000 under this program.

Scholarship funds are available to area residents for post secondary education expenses. Recipients receive scholarships in the range of \$200 to \$ 1,000 per year. Technical Assistance Grants are offered to strengthen the infrastructure of the nonprofit organization in our community. This program was started in 2005.

Education

There is significant disparity between the portion of the Macon County population without a high school diploma and the portion of the population with graduate or professional degrees. In Macon County the percentage of the population without a high school

diploma, at 30 percent, is higher than that of both the state, at 24.7 percent, and the nation, at 19.6 percent. Likewise, Macon County's percentage of residents who had received a graduate or professional degree in 2000, at 8.4 percent, is higher than the state's 6.9 percent. These numbers show that Macon County has some degree of extremes in both low and high education levels.

The Macon County Board Of Education operates a county wide school systems comprised of eight schools: Booker T. Washington High School, Grades 9-12; Deborah Cannon Wolfe Elementary School, Grades K-6; Notasulga High School, Grades K-12; Lewis Adams Early Childhood Center, Grades Pre K - K ; South Macon Elementary School, Grades K-7; Tuskegee Institute Middle School, Grades 6- 8, Tuskegee Public School, Grades 1-5; and, Washington Public School, Grades 1-5.

The Alabama State Department of Education publishes a report card for each school system and school within each system for each academic year. The most current report card available to the general public is for the 2003-2004 school year. According to the Macon County System report card, average daily enrollment for the 2003-04 school year was 3,815.9 students, with an attendance rate of 96 percent, which is the same as the state. Macon County has a higher percentage of students eligible for reduced price meals, at 69.3 percent, than the state, at 50.7 percent, indicating overall lower income levels throughout the county. The System employs approximately 250 teachers, of which only 57.22 percent are considered to be highly qualified teachers and only 55.97 percent are considered to be highly qualified for core classes. In comparison, the state percentage of highly qualified teachers for all classes is 76.99 percent, and for core classes is 75.10 percent.

The total fiscal year revenue for 2003-2004 for the Macon County School System was just under \$27.3 million, with 62.3 percent of the funding coming from the state, 19.8 percent from federal funds, and 16.4 percent from local sources. The majority of the revenue was utilized for instruction, at 61.2 percent, followed distantly by food service, at 9.4 percent. In the 2002-2003 school year, the spending per student was \$5,961.51, which was an increase from \$5,851.05 per student in the 2001-2002 school year. In comparison with per student spending for the state,

the Macon County System received a C-, and in comparison with the southeast region and the nation, the Macon County System received D's on this portion of the report card.

Of 21 adequate yearly progress goals, the Macon County Public School System only met four goals, or 19.05 percent. The percentage of students tested for the Alabama High School Graduation Exam in 2004 was approximately 81.86 percent. Of those tested, the percentages of those who passed the test were 95.65 percent in reading, 90.27 percent in language, 94.95 percent in math, 95.13 percent in science, and 90.81 percent in social studies. The average score on the ACT test in 2004 for Macon County students was 17 (D-) compared to an average score of 20.4 (C) for the state.

Results of the Stanford Achievement Test, 10th Edition, which is based on 2002 norms, for the eighth grade shows that Macon County students have significantly lower scores than the national average of the 50th percentile in all three testing segments of reading, math and language. Additionally, the percentile scores for all three categories dropped from the percentile scores of the 2003-04 academic year. For all Macon County eighth grade students, the percentile score for reading was 23 for the 2004-05 school year, which was a decrease from 30 in the 2003-04 school year. For math, the Macon County 2004-05 percentile score was 22, which was a decrease from 27 in the 2003-04 school year. And, for language the Macon County 2004-05 percentile score was 33, which was a decrease from 44 in the 2003-04 school year. Females scored in higher percentiles than males in all three categories for both school years.

Macon County School's face the same financial constraints afflicting school systems across the state. To compensate the system relies heavily on competitive mini-grant programs which award funds for research-based instructional projects.

Tuskegee University

Macon County is home to Tuskegee University, a four-year, private, state-related, coed, liberal arts institution. It was founded in 1881 as Tuskegee Normal and Industrial Institute to educate rural black youth in Alabama. A former slave, Lewis Adams, and a former slave owner, George W. Campbell, negotiated a political

deal that engineered the passage of legislation that appropriated \$2000 annually for teachers' salaries for a school to educate black youth in Macon and surrounding counties. They wrote to Hampton Institute for a teacher recommendation and the principal sent 26-year-old Booker T. Washington. Later in 1881, Booker T. Washington opened Tuskegee, serving as its first principal. It humbly began with 30 men and women, primarily from Macon County, in a one-room shanty. The next year, Washington purchased a 100-acre abandoned plantation, which became the nucleus of Tuskegee's present campus. Dr. Washington died at Tuskegee on November 14, 1915, and is buried on the campus.

Tuskegee University (TU) is located in Tuskegee, and the campus is easily accessible by bus and car from Interstate 85 and U.S. Highways 80 and 29. Tuskegee University is an independent and state-related institution of higher education. Its programs serve a student body that is coeducational as well as racially, ethnically and religiously diverse. The academic programs are organized into five colleges: (1) The College of Agricultural, Environmental and Natural Sciences; (2) The College of Business and Information Science; (3) The College of Engineering, Architecture, and Physical Sciences; (4) The College of Liberal Arts and Education; and (5) The College of Veterinary Medicine, Nursing and Allied Health. The curricular for the five colleges currently offer 49 degrees including 35 Bachelor's, 11 Master's, a Doctor of Philosophy in Engineering and Materials Science, Doctor of Philosophy in Integrative BioSciences, and the Doctor of Veterinary Medicine. Graduate instruction leading to the Master's degree and Doctor of Philosophy Degree is offered in three of the five colleges.

Libraries

Macon County-Tuskegee Public Library is located at 302 South Main Street in the Gomillion Center in Tuskegee. In its traditional sense, a library is a collection of books and periodicals, often, a large collection that is funded and maintained by a city or institution, and is shared by many people who could not afford to purchase so many books by themselves. However, with the collection or invention of media other than books for storing

information, many libraries are now also repositories and/or access points for maps, prints or other artwork, microfilm, microfiche, audio tapes, CDs, LPs, video tapes and DVDs, and provide public facilities to access CD-ROM databases and the Internet. Modern libraries have been redefined as places to get access to information in any format, whether it is stored inside the building or not. The Macon County-Tuskegee Library has an operating income of approximately \$243,645. The library's current holdings include approximately 35,484 books, 29 audio materials, 458 video materials and 33 serial subscriptions.

According to standards established by the Alabama Public Library Service of the Alabama Library Association, the operating income of the Macon County-Tuskegee Library is in line with the basic library standards of \$7.00 per capita, which would amount to \$168,735. The Macon County-Tuskegee holdings, however, do not meet even the core, or minimum, standards of 2.0 items per capita, which would be 48,210 items. Currently, the library has just over 36,000 total items including books and serials and audio and video materials. The basic standards also have requirements for turnover rate, updating of material and currency of holdings and technology requirements. Further investigation is necessary to determine if the Macon County-Tuskegee Public Library meets the detailed library requirements and what the most significant shortcomings are.

Selected Alabama Public Library Standards, 2005 For Populations Between 10,000 and 24,999	
Facility	Minimum of 2000 Sq Ft
	Meets ADA
	Has Identifying Sign & Hours Posted
	Has After Hours Book Return
Budget	Library Meets MOE
	Written Annual Budget
	Official Financial Statement Sent to APLS
	Minimum of 12% of Local Appropriation For Materials
	Minimum of \$ 7.00 Per Capita From Local Income (Government, Paid Direct, Other)
Hours Of Operation	Open 30 Hours Per Week
Staffing	4.0 FTE (Full Time Equivalent)
	Director Required to Have BA/BS + 3 Yrs Experience, OR If Hired After 2003 an MLS
Collection	2.0 Items Per Capita
	AVL Access For Staff & Patrons
	Turnover Rate Of .10
	Weeds Collection 3% Per Year
	5% Of Holdings Added Per Year
	Provides Local Newspaper(s)
	Has Basic Reference Collection
	10% of Non-Fiction Collection Published Within Last 5 Years
Services	Reference
	Interlibrary Loan
	Reader Advisory
	Programs
Telecommunications	Library Has A Telephone
	Library Has Facsimile Capability
	Library has An Email Address
	Library Has An Internet Connection
Technology	Library Has An Automated Public Access Catalog
	Library Has An Automated Circulation System
	Library Has A Public Access Computer(s)
	Library Has Public & Staff Internet Access
	Library Has A Telephone Message System
	Expired Patron Records Are Deleted At Least Every 5 Years
<p><i>Source: Alabama Public Library Standards, 2005. Developed by the Joint Committee on Public Library Standards, Public Library Division of the Alabama Library Association, Alabama Public Library Service, 2005 Edition</i></p>	

Recreation

Macon County is in the process of constructing its first county-operated and maintained recreational facility in the Warrior Stand Community. The facility will include a baseball / softball field and a pavilion with comfort stations and a concession area. The only other public recreation site in the county is Tuskegee National Forest, which covers 11,000 acres and is located in the northeastern part of the county. The topography is level to moderately sloping, broad ridges with stream terraces and broad floodplains. Tuskegee National Forest has the dubious honor of being the smallest of its kind in America, but with no shortage of outdoor activities. This small wonder offers some of the best hiking, fishing, biking, and wildlife in the southeastern United States.

Issues

Issues are those points that present some degree of controversy, either because there are factors present which limit the development of something else or there are varying groups of residents that want to use a resource in different ways or not use it at all. Identification and outlining the issues related to natural resource management helps to clarify how community resources can and should be used in the best interest of the entire county population. The following is an explanation of issues that have been identified in Macon County that are related to community resources.

Education Standards

The importance of education is quite clear. Education is the knowledge of putting one's potentials to maximum use. One can safely say that a human being is not in the proper sense till he is educated. This importance of education is basically for two reasons. The first is that the training of a human mind is not complete without education. The second reason for the importance of education is that only through the attainment of education, are we enabled to receive information from the external world; to acquaint ourselves with past history and receive all necessary information regarding the present. Without education we are in a closed room and with education we in a room with all its windows open towards outside world.

No Child Left Behind requires states and school districts to provide detailed report cards indicating which schools are succeeding and why. Included in the report cards are student achievement data broken down by race, ethnicity and gender, English proficiency, migrant status, disability status, and low income status, as well as the important information on the qualifications of teachers.

Macon County is substandard. In its academic report card for 2003- 2004 school year only fifty percent of the teachers rated as highly qualified. The projected 4-year dropout rate was nearly 15 percent. The average score on the ACT was D- as compared to C for the state. Four schools in the district fell between 80.00 and 89.99 percent of goals met, the rest were substantially lower. This list could be expanded further but the fact that Macon County Schools are in distress is already abundantly clear.

Educators face increased pressure not only to make do with the money they have, but also to do more with that money than ever before. To improve standards of education in Macon County the school board adopted a Five Year Capital Plan. The majority of plan is focused on structural improvements. Such as the construction of a new elementary school budgeted at \$5,700,000, and the replacement of the roof at Booker T Washington High with a budgeted cost of \$1,052,000.

This is not the exhaustive list but exposes the fact that Macon County is in an untenable situation. The majority of these projects will be covered by leveraged public school funds but others will rely on outside sources such as federal grants. The school district is unable to focus needed funds on improving the quality of education because the funds are diverted to making sure the facilities are inhabitable.

The improvement of Macon County's educational system is vital to the future growth of the community and improving the ability of its children to compete in an information based economy.

Educational Funding

The greatest constraint facing the Macon County Department of Education is the severe lack of funding. Macon County schools are currently operating in a budget deficit. The situation is unlikely to improve until the focus of the school funding mechanism is taken

off property taxes. The current level of investment does not match the increased expectations Americans have of their schools. Macon County suffers from an insufficient tax base. Alabama voters have sent strong messages in past elections that they do not favor increasing the burden on property tax payers to cover rising educational costs. States and public schools are financially unable to meet the challenges they face, which include: the increased proportion of students affected by poverty and special needs; an enormous school facilities problem that impacts class size, school safety, and access to education technology; a critical need for new, qualified teachers; rapidly changing education technology needs; and new testing, teacher quality, and accountability requirements on states and school districts. On the federal level, the funding of education situation doesn't look much better. As the federal budget deficit increases, the amount of discretionary funds for such programs as education shrinks. The federal budget went from a \$200 billion surplus in 2000 to a \$500 billion deficit by 2004. Other federal agencies fund child-related programs, including Head Start, nutrition, juvenile justice, child protection, child welfare, health care, environmental protection, and youth service programs, to assist children, families, schools, and communities. These programs are all inadequately funded as well. Everyone is competing for fewer dollars to maintain programs. In turn programs are cut, districts are unable attract better-qualified teachers, and facilities fall into disrepair.

Limited Medical Facilities

Macon County is faced with poor access to medical services which impairs the health and well-being of the residents of Macon County. Currently only the county seat of Tuskegee has medical practices. As a result of Tuskegee being the only city in Macon County with medical facilities, the residents of Macon County are forced to travel for medical care to Tuskegee, Lee County or Montgomery County. In addition residents of Macon County have to travel to Tuskegee, Lee County, or Macon County to purchase their prescription, because there are no pharmacies located in Macon County but in the county seat of Tuskegee.

Other medical liabilities are that there is no public hospital in Macon County. If an emergency arises the residents have to travel

long distances to receive medical attention. Also, there is only one ambulatory service in Macon County. Care Ambulance Service is located in Tuskegee, Alabama and only serves a certain areas of Macon County. In addition there is only one psychiatrist on staff in the county.

The Central Alabama Comprehensive Health (CACH) provides healthcare. The CACH is open in the county seat of Tuskegee however it is only open Monday-Friday during business hours. Macon County does have a Health Department; however there are currently no physicians on staff. The Health Department only has two physician's assistants.

The lack of access to medical services in Macon County can blight the health of the residents. If residents don't have access to medical care, then it is impossible for them to remain healthy. If the residents are not unhealthy they can not be productive on their jobs or in school.

Opportunities

An opportunity is something that has the potential to become an asset, but is not yet realizing its full potential. Opportunities can also be groups of assets so that it is possible to achieve a desired result.

Recreation Destination

The Tuskegee National Forest is a federally recognized recreation area that, with some thought and investment, could draw people into Macon County from all over the region. By enhancing the existing biking, hiking, fishing, hunting and camping facilities the Forest could generate a better reputation, thus inducing more use and travel into the county from surrounding areas. Opportunity for expansion along two nearby watersheds also exists. This could provide users with more destination-oriented trails, increase neighboring land values, and better preserve the distinct natural character of Macon County.

The fact that Tuskegee National Forest borders Interstate-85 presents Macon County with a unique opportunity to, not only entice interstate travelers to stop while traveling, but to make Macon County a planned destination along their route. Camping and RV areas that specifically address a traveling population with a

taste for the outdoors are simple ways to accomplish such a task. The Tuskegee National Forest could gain recognition as a national, overnight destination through Kampground of America Inc. (KOA) or similar travel and camping guides.

To attract visitors of a different kind the Tuskegee National Forest could introduce comfortable but rustic rental cabins and advertise itself (through simple means such as a good website) as a weekend getaway. Both scenarios could bolster county income and make Macon County a more diverse destination, especially if they are combined.

Reason supports the idea to expand the Tuskegee National Forest boundaries. The inclusion of two, currently unprotected, but valuable watersheds within the county would aid in the protection of water quality in Macon County and preserve a local treasure. Big Swamp is, likely, a major point of water filtration and natural recharge for the counties largest confined water supply (Eutaw Formation aquifer) and Calebee Creek, which is locally renowned for its majestic stands of old growth forest, creates a hiking, biking connection to the Tallapoosa River. Inclusion of the Calebee Creek watershed would expand the forest borders in a linear fashion that can maximize neighboring properties and potentially increase their value.

Historical Attractions

Three prominent historical features in Macon County harbor potential to be activated and become a local attraction: the Old Federal Road and the landmarks of Fort Decatur and the Atassi Indian settlement.

The Old Federal Road is a two century old passage from the middle of Georgia that travels ridges all the way down to the Alabama coast. An undertaking of our early military, this passage allowed our developing nation to defend its borders and maintain an efficient postal service. But it also facilitated a drastic boom in Alabama population during the early 19th century. No longer the main course of travel in the region, the Old Federal Road corridor is now a mere historic shell of the movement that paved it, yet this now quiet lane affords a new opportunity – a bike trail.

As a historic connection between Macon County and the neighboring municipality of Montgomery the Old Federal Road

could bring people into Macon County and the westernmost municipality through which it runs, Shorter, Alabama. The combination of recreation and the scenery of this historic element is a positive step in preserving history while, simultaneously engaging it.

Fort Decatur and the Atassi Indian settlement are sited together on the Tallapoosa River in the northwest portion of the county. Delicate archeological sites; these elements of Macon County's history require special consideration but still provide an educational and recreational opportunity.

Battle re-enactments along with fort and village replicas could provide an educational and recreational destination for local schools, residents and special interest groups. The fact that these sites can be accessed from the same I-85 exit as the proposed EV Smith education facility and Riverbend community helps to make these features a realistic destination.

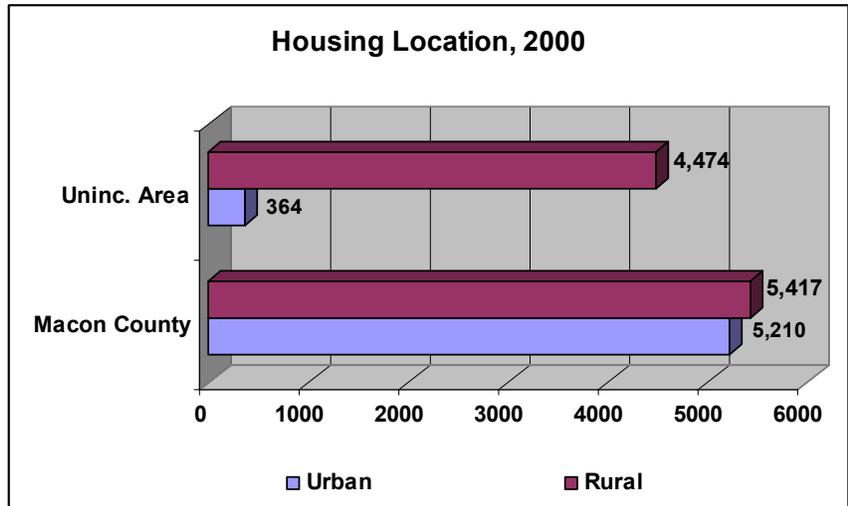
Chapter 6: Housing

According to 2000 Census, Macon County has 10,627 housing units, of which 4,838 units are located in the unincorporated areas of Macon County, which equates to 45.53 percent of the total housing stock. The remaining 5,789 units are located within one of the four municipalities of Franklin, Notasulga, Shorter or Tuskegee. This discussion will focus primarily on the housing units in the unincorporated portions of Macon County. There will be, however, some comparisons made to the total housing stock of the county and in some instances to the housing stock located within the municipalities to provide a holistic picture of housing opportunities and conditions within the county overall. It is not possible to plan for the housing needs of the unincorporated area of the county without consideration of housing trends within the municipalities.

Between 1990 and 2000, Macon County experienced a 3.30 percent decrease in population, and the unincorporated area of Macon County experienced a 4.33 percent population decrease during the same time period. In contrast, the total number of housing units for both the entire county and the unincorporated area of the county increased between 1990 and 2000, according to the U.S. Bureau of Census. The total number of housing units in Macon County increased 8.24 percent, from 9,818 units in 1990 to 10,627 units in 2000. The increase in housing units in the unincorporated area of the county was even greater at 9.75 percent, from 4,408 units in 1990 to 4,838 units in 2000.

Of the total housing stock in Macon County, slightly more than half of the units, at 50.97 percent, are located in rural areas and the remaining housing stock is located in areas defined as urban clusters, by the U.S. Bureau of Census. As would be expected, the difference in the percentage of rural and urban housing units in the unincorporated part of the county is much greater. Of the total housing stock in the unincorporated area of Macon County, only 364 housing units, or 7.52 percent, are located in urban clusters and the remaining 4,474 housing units, 92.48 percent, are located

in rural areas. Of the total rural housing stock in the county, 224 units (5.01 percent) are located on farms and the remaining 4,250 units (94.99 percent) are non-farm units.



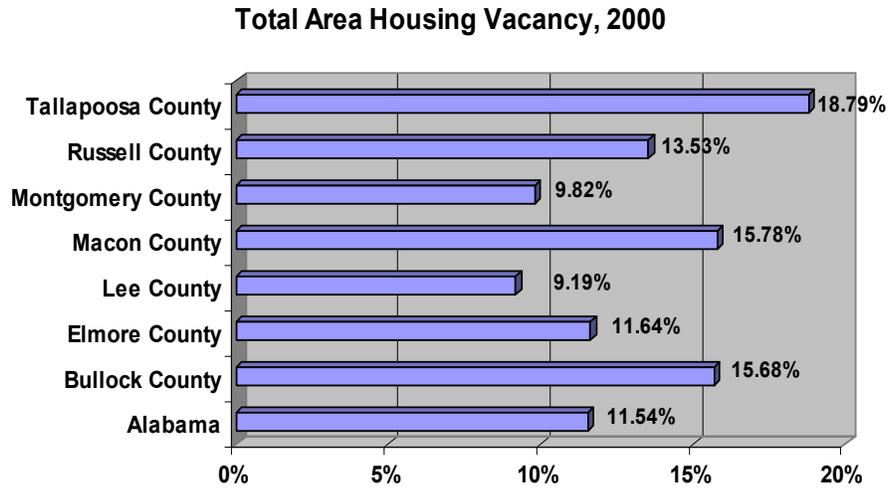
Source: U.S. Bureau of Census, 2000, Summary File 3

The majority of the housing stock in the unincorporated part of Macon County is located in the northeast portion of the county surrounding the Town of Notasulga and in the Society Hill and Little Texas communities. Additionally, there are concentrations housing units in and around the Warrior Stand community in the southeast part of the county, and along Highway 29 in the south central part of the county, and in the Hardaway community in the southwest.

Housing Occupancy

Of the 4,838 housing units located in the unincorporated area of Macon County, 85.72 percent (4,147 units) are occupied and 14.28 percent (691 units) are vacant. Of the occupied housing units, 80.66 percent are owner-occupied and 19.34 percent are renter-occupied. The overall housing vacancy for Macon County is 15.78 percent, which is equal to 1,677 vacant housing units countywide. In comparison, the State of Alabama has an 11.54 percent vacancy rate. In comparison to the surrounding counties, Macon County has the second highest housing vacancy rate behind Tallapoosa County, at 18.79 percent vacancy, and followed closely by Bullock County, at 15.68 percent. Lee County and Montgomery County have the lowest housing vacancy, at 9.19 percent and 9.82 percent,

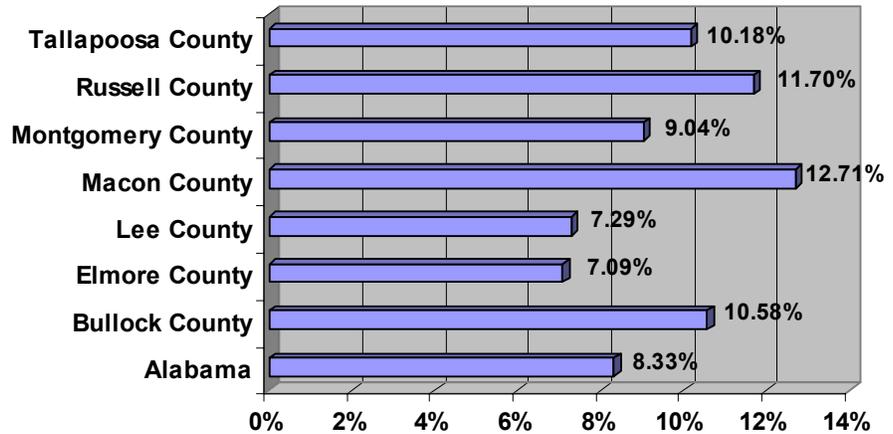
respectively. The housing vacancy rate in Elmore County is 11.64 percent and in Russell County is 13.53 percent.



Source: US Bureau of Census, 2000, Summary File 1

Housing vacancy can be affected by any number of factors. One of the most significant factors is the number of seasonal units, such as lake and beach houses, that are recreational in nature and not occupied on a year-round basis. This is probably the case in Tallapoosa and Elmore Counties, with Lake Martin and Lake Jordan. The U.S. Census Bureau includes any type of unoccupied housing unit in the vacant housing category, including houses that are for rent or sale, units that have been sold or rented but are unoccupied, housing units for migrant workers, and seasonal and recreational units. The final category in the vacant housing data is ‘other vacant housing’ and catches all other unoccupied housing units. A more accurate picture of an area’s housing vacancy in terms of an indication of surplus housing units can be derived by combining the number of housing units that are for sale or rent with the ‘other vacant housing’ and dividing this number by total housing units. For purposes of this study, this housing vacancy is called the *adjusted housing vacancy rate*.

Adjusted Area Housing Vacancy, 2000



Source: US Bureau of Census, 2000, Summary File 1

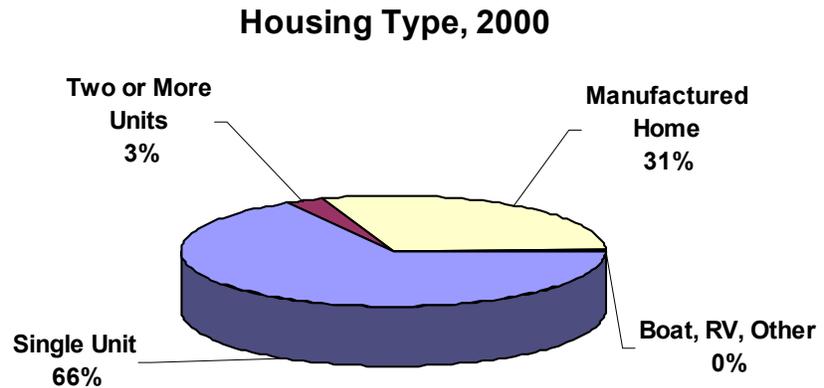
The adjusted housing vacancy rate for Macon County, in 2000, is 12.71 percent, which is significantly higher than the adjusted rate for the state, at 8.33 percent. A comparison of the adjusted housing vacancy rate for Macon County, the State of Alabama, and the surrounding counties shows that Macon County has the adjusted housing vacancy of the six surrounding counties, followed by Russell County, at 11.70 percent, Bullock County, at 10.58 percent, and Tallapoosa County, at 10.18 percent. The adjusted housing vacancy in the other three counties is significantly lower with Elmore County at 7.09 percent, Lee County at 7.29 percent and Montgomery County at 9.04 percent.

Housing Type

The housing stock in Macon County's unincorporated area is almost entirely single-unit structures, either conventional construction or manufactured homes. Single unit, attached or detached, structures comprise 66 percent of the total housing stock with 3,224 units. Manufactured housing comprises another 31 percent of the housing stock with 1,476 units. The remaining 138 units are multiple unit structures, boats or recreational vehicles.

The number of single unit structures decreased 4.80 percent between 1990 and 2000, while an increase was seen in the number of multiple unit structures and manufactured housing. The increase in multiple unit structures was primarily in small to

moderate size structures housing three to four units (58 additional units) or 20 to 49 units (48 additional units). The percentage of the housing stock that is manufactured housing also increased 3.18 percent between 1990 and 2000, equating to an additional 272 manufactured housing units.



Source: U.S. Bureau of Census, 2000, Summary File 3

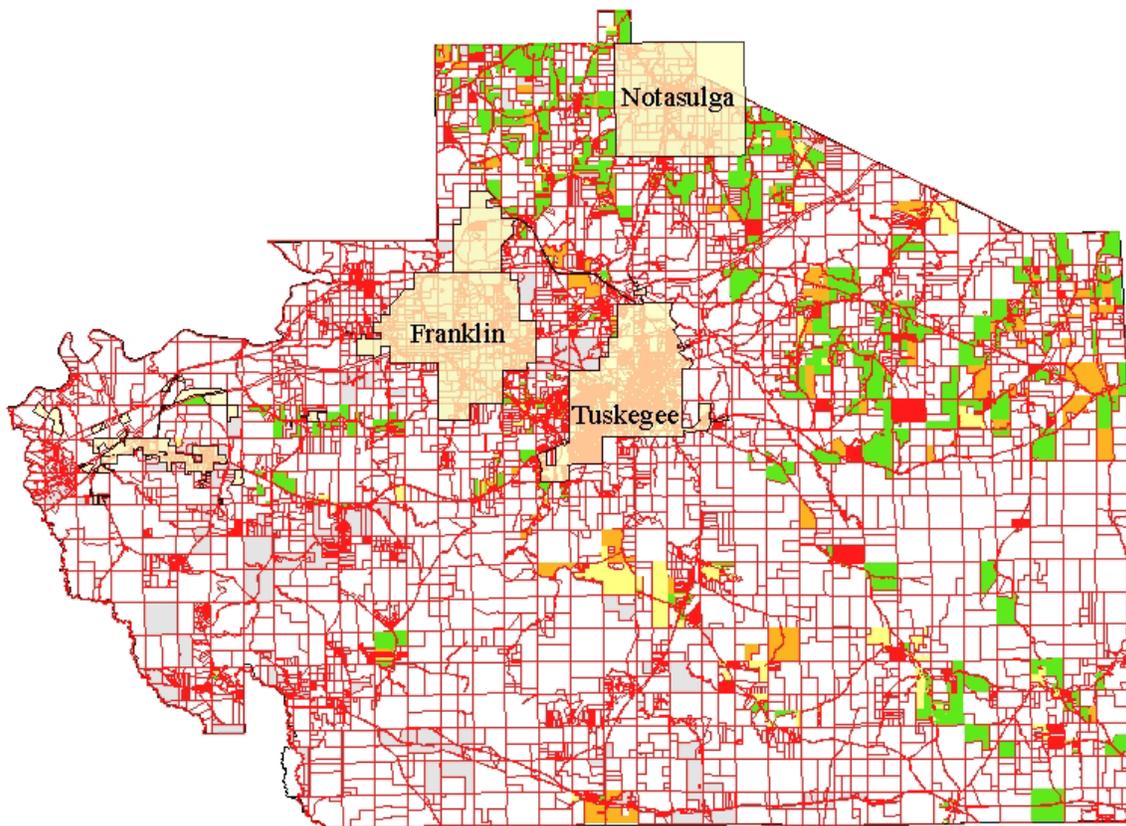
Of the total occupied housing units in the unincorporated part of the county, more than half are one- or two-person households. One-person households comprise 29.68 percent of the occupied housing stock and two-person households comprise 31.01 percent of the occupied housing stock. Three- and four-person households, combined, only make up 28.84 percent of the occupied housing units. The remaining 10.46 percent of the occupied housing units are households with five or more persons.

Housing Conditions

In Spring of 2005, students from an Auburn University Community Planning Studio class conducted a windshield survey of the housing structures in the unincorporated part of Macon County. The exterior of each residential structure was surveyed and the condition was noted as either sound, sound needing minor repairs, deteriorated or dilapidated. The sound category includes housing structures that have been well maintained or rehabilitated, and that appear capable of providing a decent, safe and healthy living environment. The sound needing minor repair category includes those housing structures that have developed minor defects between routine maintenance activities, but require attention to prevent further deterioration. These defects will not in

any way endanger the health or safety of the occupants. Deteriorated housing structures include those units that require more than routine maintenance, but are economically suitable for rehabilitation. The last category, dilapidated, includes structures that show several major defects and are not economically feasible to repair. Dilapidated housing structures provide unsatisfactory living conditions, may pose risks to health and safety, and should theoretically, be removed from the County's housing stock. The results of the windshield survey showed that 57.2 percent of the structures surveyed were sound, 20.4 percent of the structures were sound needing minor repair, 13.7 percent are deteriorated and 8.7 percent are dilapidated and beyond repair.

Housing Condition, 2005

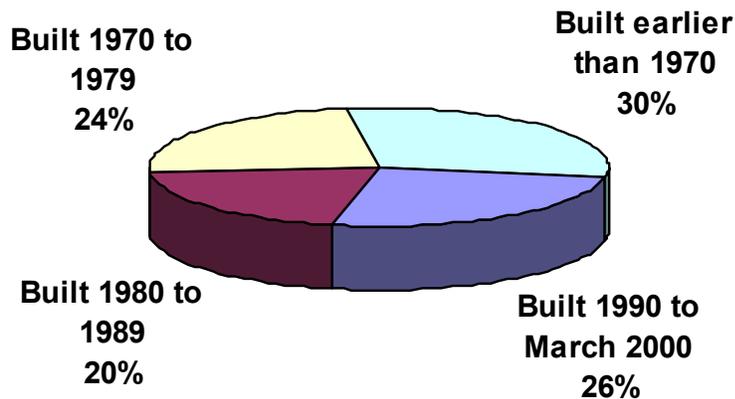


	Sound		Deteriorated
	Sound, Needing Minor Repairs		Dilapidated
<i>Source: Auburn University, Masters of Community Planning Studio Class, Spring 2005 Windshield Survey</i>			

Using the percentages from the windshield survey, there are approximately 421 dilapidated housing units in the unincorporated part of Macon County. The housing condition survey map shows that substandard housing units are located throughout the county rather than being concentrated in any one area. Concentrations of sound housing, however, are found primarily in the northeastern half of the county.

The U.S. Bureau of Census also provides some indications of standard and substandard housing based on the age of existing housing stock and facilities available, such as plumbing facilities, kitchen facilities and fuel used to heat the structures. The 2000 Census reports that the median year that residential structures were built in Macon County is 1974. Almost one-fourth of the housing units in the unincorporated part of the county, at 24.14 percent, were built between 1970 and 1979, and 20.32 percent were built between 1980 and 1989. Just over one-fourth of the housing stock is relatively new, having been constructed between 1990 and March 2000.

Age of Housing Stock, 2000



Source: U.S. Bureau of Census, 2000, Summary File 3

Almost half of the housing units in the unincorporated part of Macon County, at 49.24 percent, use propane gas for heating. The heat source for the remaining half of the housing units is fairly evenly split between natural gas supplied by a utility company and electricity. Approximately 123 housing units, however, utilize

other sources for heat: eight units use fuel oil or kerosene, 87 units are dependent on wood, and 26 units have no source of heat. The 123 units that do not have access to electricity, natural or propane gas would be considered substandard which equates to about 3.0 percent of the total occupied units.

The majority of the housing units have complete plumbing facilities and only 4.69 percent do not have complete plumbing. The percentage of rental units without complete plumbing, at 8.23 percent, is much higher than the percentage of owner-occupied units lacking complete plumbing, at 1.14 percent. For rental and owner-occupied housing units together, there are 104 units that do not have adequate plumbing.

The numbers are very similar for the housing units without complete kitchen facilities, with 4.32 percent of the housing stock in unincorporated Macon County lacking complete kitchen facilities. The percentage of renter-occupied housing units without adequate kitchen facilities is 7.61 percent. The percentage of owner-occupied housing units lacking complete kitchen facilities is 0.51 percent. Combined, there are 78 occupied housing units in unincorporated Macon County that lack complete kitchen facilities and approximately 131 vacant units without complete plumbing facilities.

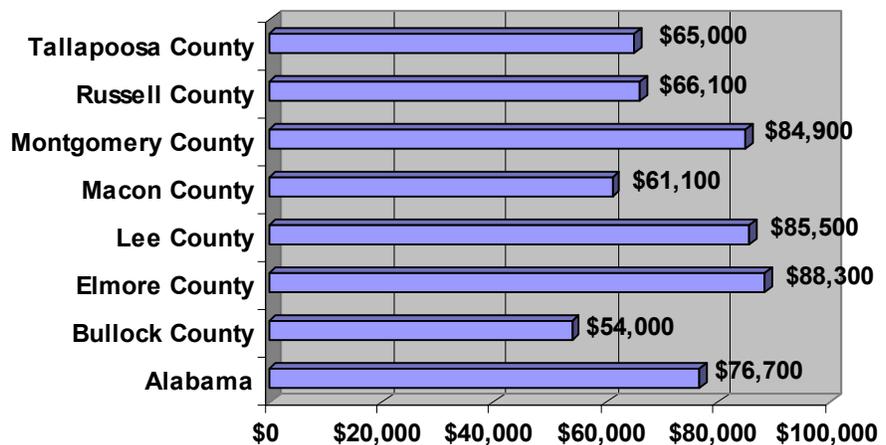
Housing Value

The 2000 Census reports that the median value of all owner-occupied housing units in Macon County is \$61,100, which is \$15,600 lower than the median value of housing units for the State of Alabama. In comparison to the surrounding counties, the median housing value is lowest in Bullock County, at \$54,000, followed by Macon County. Following Macon County is Tallapoosa County, at \$65,000, and Russell County, at \$66,100. The median value of owner-occupied housing units in Elmore, Lee and Montgomery Counties is significantly higher. Elmore County has the highest median housing value of the seven counties, at \$88,300, followed by Lee County, at \$85,500, and Montgomery County, at \$84,900.

The median contract rent for occupied housing units in Macon County is \$251, also according to the 2000 Census. In comparison to the State of Alabama and the surrounding counties, the median

contract rent is similar to the median housing value. The median contract rent in Macon County is much lower than that of the State, at \$339, and Macon County has the second-lowest median contract rent of the surrounding counties, following Bullock County, at \$202. Macon County is followed by Russell County, at \$255, and Tallapoosa County, at \$308. As with median housing value, the median contract rent in Elmore, Lee and Montgomery Counties is significantly higher at \$413 in Montgomery County, \$362 in Elmore County, and \$354 in Lee County.

Median Value of Owner-Occupied Housing Units 2000



Source: U.S. Bureau of Census, 2000, Summary File 3

A comparison of the median value of mobile homes for Macon County, the State of Alabama and the surrounding area does not follow the same pattern as the median housing values and contract rent. The median value of mobile homes in Macon County is \$30,000, which is higher than that of the State, at \$28,400. The median value of mobile homes is highest in Elmore and Bullock Counties, at \$36,900 and \$36,500, respectively, and lowest in Montgomery County, at \$22,900. Bullock County is followed by Russell County, at \$32,900. Counties with a median mobile home value lower than that of Macon County are Tallapoosa County, at \$29,700, and Lee County, at \$24,600, and as stated, Montgomery County.

Housing Values by Type of Housing, 2000			
	Median Value		
	Owner-Occupied Housing Units	Contract Rent	Mobile Homes
State of Alabama	\$76,700	\$339	\$28,400
Bullock County	\$54,000	\$202	\$36,500
Elmore County	\$88,300	\$362	\$36,900
Lee County	\$85,500	\$354	\$24,600
Macon County	\$61,100	\$251	\$30,000
Montgomery County	\$84,900	\$413	\$22,900
Russell County	\$66,100	\$308	\$32,900
Tallapoosa County	\$65,000	\$255	\$29,700

Source: U.S. Bureau of Census, 2000, Summary File 3

Issues

Issues are those points that present some degree of controversy, either because there are factors present which limit the development of something else or there are varying groups of residents that want to use a resource in different ways or not use it at all. The following is an explanation of issues that have been identified in Macon County that are related to housing.

Housing Demand

Development of future housing in Macon County will be hindered by the small size of the population which creates a very low demand for new housing. This low demand will create a situation where most people will purchase, and move into existing homes. Currently Macon County has 1,677 vacant housing units, or 16 percent of its total housing stock. Comparatively, the nation has a 9 percent housing vacancy rate. As a typical rule, the US Department of Housing views 10 percent to be a healthy vacant housing rate. This allows for an influx of new residents to be temporarily sustained before new housing is built. A 16 percent vacant housing rate indicates that new residents will need to move into the county. If it is assumed that new development will occur once the rate reaches 10percent, and the average household size is

2.44, then the county will need to grow by 1,500 residents or 6 percent.

Housing Condition

In terms of its current housing stock, many of the homes in the county are dilapidated. These dilapidated homes are a constraint to the image of the county. If the houses are left standing and not removed, the potential for new residents of the county will suffer.

Opportunities

An opportunity is something that has the potential to become an asset, but is not yet realizing its full potential. Opportunities can also be groups of assets so that it is possible to achieve a desired result.

Rental Housing

The presence of Tuskegee University and Halla Climate Systems of Alabama, Inc. provides a fairly strong market for two types of rental housing. The most obvious is student rental housing to serve the University. This market could be strengthened with increased research opportunities at the University that relate to agricultural economic development opportunities. The second rental market could be temporary housing for executives at Halla and any future corporate developments that may come to Macon County.

Clustered Communities

Clustered residential development in and around the existing small communities in Macon County would strengthen the community life in these areas, as well as improve their marketability in bringing local retail services to the areas. The small residential clusters would help maintain Macon County's rural community atmosphere, while serving a unique housing market.

Chapter 7: Economic Development

A strong economy promotes healthy communities by providing employment and advancement opportunities for its citizens and by providing a strong tax base which allows the local government to offer a higher level of public services. Strong economies and healthy communities, however, don't just happen. Building a strong local economy takes the diligent and coordinated effort of many citizens, companies and local governments. This effort is often termed economic development.

Economic development is the development of the economic wealth of an area for the well-being of its inhabitants. Public policy generally aims at continuous and sustained economic growth and expansion of an area, and in this case Macon County. The economic development process is a give and take of incentives for innovation and for investments so as to develop an efficient production and distribution system for goods and service.

The term economic development often brings industry and, to a lesser degree, commercial development to mind. Intensive structural development, however, is not the only type of economic development that can be beneficial to an area. In fact, some industries can have detrimental effects to other facets of life in an area. Agriculture, recreation and technology are also types of economic development. More and more, communities, counties and larger regions are beginning to market their positive attributes for gainful return in terms of jobs and local tax bases. Economic development might be better viewed in a perspective of a coordinated effort to maximize existing resources and future opportunities for the long-term benefit of residents.

In this chapter, the existing economic conditions of Macon County are outlined to better understand what resources are available and where deficiencies may lie. Indicators of economic conditions include economic service area, existing jobs, unemployment rates, available labor force and skill levels, and opportunities for future economic development.

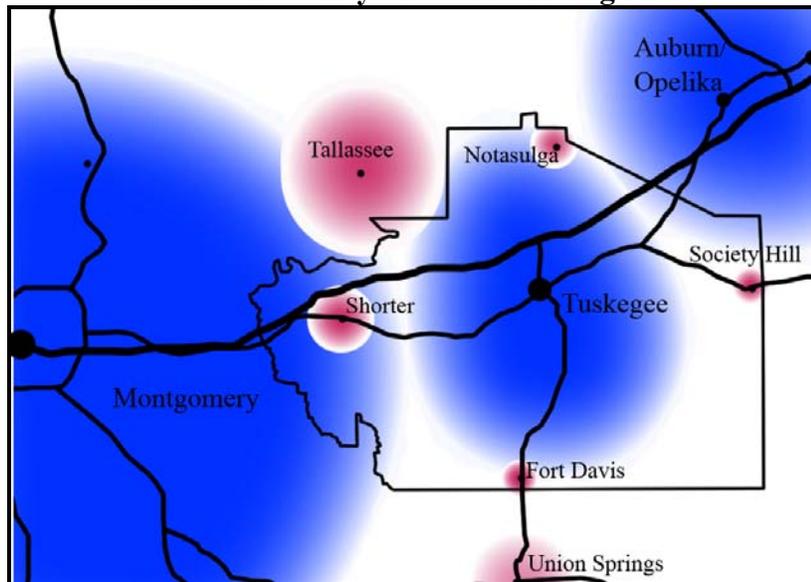
Economic Base

The geographic area that is dependent upon Macon County for employment, retail trade, consumer services and possibly, medical and infrastructural services is defined as its economic service area. One measure of the economic base of an area is the total of all economic opportunities available to residents of that area and to commuters from adjacent areas. An area's potential economic growth is limited by its ability to sustain and create new employment opportunities for its residents and to attract new residents to the area.

Retail Gravitation

Reilly's Law of Retail Gravitation was published in 1931 under the title The Law of Retail Gravitation and is a standard of market analysis. This model is based on Newton's Law of Gravity; but when applied to retail gravitation, the formula may be used to calculate a point along a road between two competing cities at which the retail gravitation (attractiveness) of each city stops.

Retail Gravitation in Macon County and Surrounding Markets



This formula was used to compare the pulling power of Tuskegee retail to its neighbors. The results are as follows:

- Of the 34-mile distance between Montgomery and Tuskegee along Interstate 85, Tuskegee has a magnet draw of approximately 2 miles. Montgomery gets the 32 mile remainder.

- Of the 22-mile distance between Tuskegee and Union Springs, along U.S. Hwy 29, Union Springs has a magnet draw of 5 miles. Tuskegee gets the remainder of 17 miles.
- Of the 15-mile distance between Tuskegee and Auburn, along Interstate 85 and U.S. Highway 29, Tuskegee has a magnet draw of 3.25 miles. Auburn gets the 11.75 mile remainder of the distance.

Business Patterns

According to County Business Patterns, published by the United States Census Bureau in 2000, Macon County had approximately 230 business establishments. Since the County Business Patterns are broken down by industry, they provide a representation of employment sectors operating within the county. By far the largest sector in Macon County is retail trade, accounting for 64 of the total 230 business enterprises. Following retail trade is a category classified as other services (not including government), at 35 business establishments. Furthermore, health care and social assistance account for 23 of the business establishments within Macon County. According to the 2000 County Business Patterns, approximately 54.8 percent of the labor force is employed within these three sectors.

Largest Employers in Macon County		
Business Name	Product	Number of Employees
Tuskegee University	Higher Learning	850
V.A. Medical Center	Veterans Health Care	850
VictoryLand Greyhound Track	Pari-Mutual Waging	800
Macon County Schools	Public School System	450
City of Tuskegee	Government	200
Halla Climate Systems, Alabama	Automotive Parts	150
Macon County Commission	Government	150
U.S Postal Service	Postal Service	50
Martin Marietta Aggregates	Mining	50
Calhoun Foods	Grocery/Pharmacy	40

Source: Economic Development Partnership of Alabama, 2004

Along these same lines, the Economic Development Partnership of Alabama reports on the largest employers within a county. As of 2004, the largest employer in Macon County is Tuskegee University at 850 employees, followed by Central

Alabama Veterans Health Care System (V.A. Hospital), also at 850 employees. VictoryLand Greyhound Track in Shorter has a workforce of approximately 800 employees, while the Macon County School system employed around 450 people.

The primary products of Macon County are education, healthcare, dog track racing, automotive climate control, document archival services, grocery/pharmacy, and financial services. Tuskegee Institute and the East Campus of the Central Alabama Veterans Health Care System remain, as they have been in the past, the mainstays of the local economy.

Agriculture

In 2002, Macon County sold approximately \$9.4 million worth of agricultural products. Crops accounted for \$6.9 million of the total market while livestock made up the remaining \$2.5 million. The market value per farm is \$25,573, which is down 1 percent from five years prior. In comparison, farm value for the State of Alabama has increased by 13 percent over the last five years. The 2002 Census of Agriculture shows the top crop in Macon County, as well as the State of Alabama, to be forage with 6,820 acres of land in Macon County used for hay, haylage, grass silage and greenchop. The second crop for the County is cotton.

In 2002 there were 85 farms in Macon County, employing 312 workers, roughly 5 percent of the Macon County labor force. Half of these farms required only one worker; one-fourth of the farms required three to four workers; one eighth required five to nine workers; and, the last eighth of the farms required 10 or more workers.

Timber farming accounts for over half of the land use in Macon County. This farming industry of quietly growing pine forests includes both commercial and private land owners but does not provide jobs aside from annual burning of undergrowth, thinning of undersized and diseased trees and harvesting which happens roughly every 20 years. Most timber industry jobs come from timber mills.

Labor Force

Labor force is an indicator that illustrates how an area is performing in terms of its local economy. Labor force is defined by the Bureau of Labor Statistics as the number of people who

have jobs or who are available for work and are actively seeking jobs. The characteristics of the people who make up the labor force and the skills which they possess significantly affect an area's potential for development. While both labor force and unemployment are not exact figures, they give an idea of how saturated or unsaturated the labor market is.

The labor force in Macon County has declined in the past decade. United States Census data indicates that in 1990 those considered to be part of the labor force numbered 9,971. By 2000, this figure dropped to 9,293, a decrease of 6.8 percent. Of those persons in the labor force, a portion is civilian workers and a portion is in the armed services. The civilian labor force in Macon County is comprised of 9,273 workers, which represents 49.6 percent of the total population that is of working age (age 16 and older). Just over half of the working age population in Macon County, at 50.3 percent, is not in the labor force.

Education

Education is an important component that not only provides a competent workforce, but also attracts residential development into an area. According to the 2000 Census, 18.9 percent of the population age 25 and attended high school, but did not receive a diploma. Of the same population group, 25 percent received a high school diploma or its equivalent; 10.4 percent received bachelor's degrees; 6.3 percent hold master's degrees; and, 2.1 percent obtained professional or doctoral degrees. For comparison, 28.6 percent of the United States population, age 25 and older, received a high school diploma, 15.5 percent received bachelor's degrees, 5.9 percent hold master's degrees and 3 percent obtained professional or doctoral degrees. Despite the fact that Macon County is home to Tuskegee University, a major research institution, educational attainment in all but one category is slightly behind the national figures.

Income

Macon County ranks among the eight poorest counties in Alabama. The 2000 Census reports that one in four Macon County families live below the poverty level, which is almost three times the national average; and, 33 percent of Macon County individuals live below the poverty level, which is two and a half times the national average. The percentage of both families and individuals

below the poverty level in Macon County are double those same statistics for the state of Alabama.

The 2000 per capita income in Macon County is \$13,714, according to the U.S. Bureau of Census. In comparison, the per capita income for the State of Alabama is \$18,189 and \$21,587 for the United States. Of the six surrounding counties, Macon County has the second lowest per capita income. The difference in the per capita income of the seven counties is \$10,000, with Montgomery County having the highest per capita income, at \$19,358, and Bullock County having the lowest per capita income, at \$10,163.

Per Capita Income of Surrounding Counties, 2000

<u>County</u>	<u>2000 Per Capita Income</u>
Bullock	\$10,163
Elmore	\$17,650
Lee	\$17,158
Macon	\$13,714
Montgomery	\$19,358
Russell	\$14,015
Tallapoosa	\$16,909

Source: U.S. Bureau of Census, 2000

According to the U.S. Bureau of Census, the median household income for Macon County in 2000 was \$22,180 per year. The median household income for the state of Alabama was 60 percent higher than the median income of Macon County households and the national median for household income was double that of Macon County. As of 2002, the Macon County median household income had risen by \$441 and ranked 64th out of the 67 counties in Alabama. By 2004, this amount had increased by 10 percent rendering Macon County median household income to be \$23,952.

Occupations

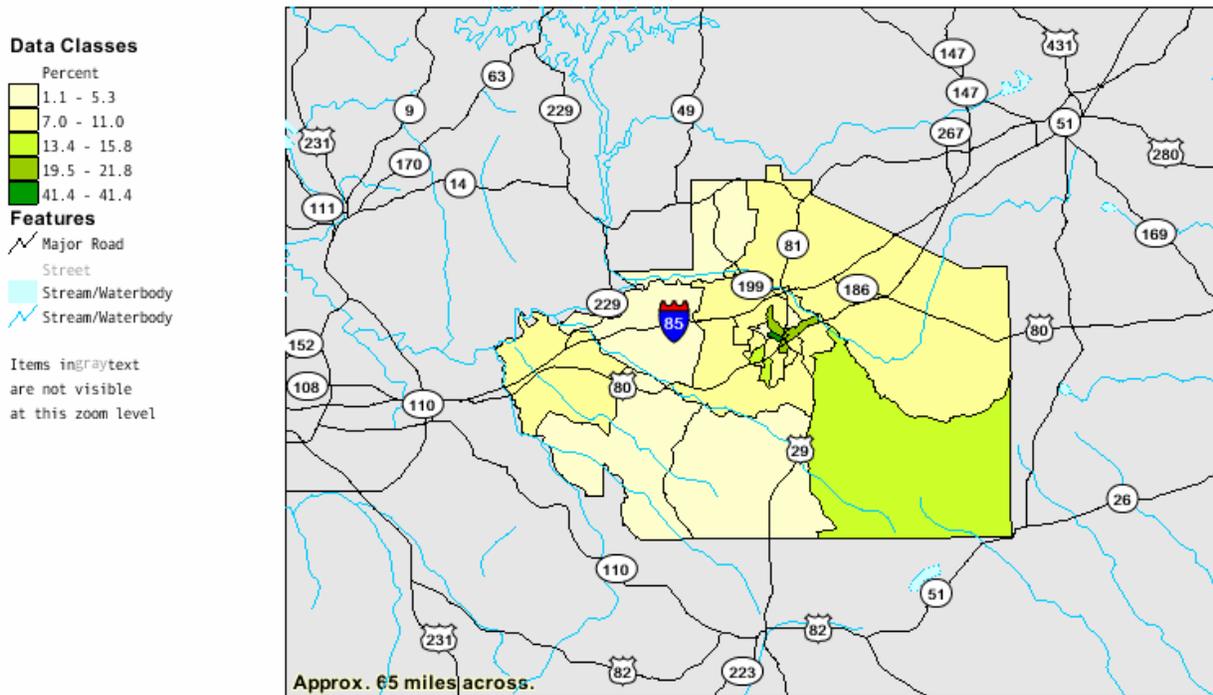
The occupations of the Macon County labor force is roughly divided among three occupations, with 29.6 percent of the labor force in management, professional and related occupations, 22.9 percent of the labor force in service occupations and sales and office occupations, each. These three categories are followed distantly by production, transportation, and material moving occupations which employ 15.3 percent of the labor force and construction, extraction and maintenance occupations which employ 8.6 percent of the labor force.

In comparison to the State of Alabama and the nation, Macon County has a significantly higher proportion of the labor force employed in service occupations (22.9 percent) than the State, at 13.5 percent, and the nation, at 14.9 percent.

Unemployment

Approximately 87.7 percent of the Macon County civilian labor force is employed, while 12.3 percent of the civilian labor force was unemployed in 2000, according to the Census Bureau. The areas of the county that have the highest unemployment rates are the southeast quadrant and small sectors within the City of Tuskegee.

Percent of Civilian Labor Force That Is Unemployed, 2000

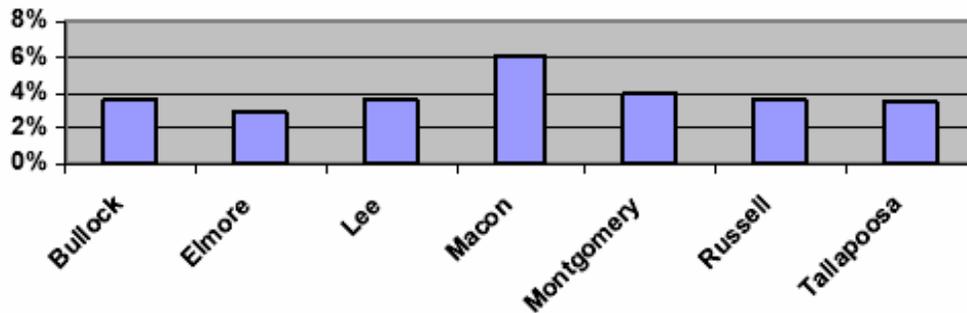


Source: U.S. Bureau of Census, 2000, Summary File 3.

Another way to look at unemployment is the number of unemployed persons as a percentage of the total working age population (age 25 and older). The overall unemployment rate for Macon County from this perspective is 6.1 percent. When compared to unemployment rates in the surrounding counties of Bullock, Elmore, Lee, Montgomery, Russell, and Tallapoosa, Macon County ranks last. The figures for the counties above are

91.2 percent, 93.1 percent, 93.7 percent, 90.8 percent, 91.8 percent, and 93.6 percent, respectively. Additionally, the percentage of the Alabama labor force employed is 93.2 percent. As jobs become scarce within an area, people are forced to move in order to find available employment. The United States and Alabama unemployment rates are both 3.7 percent, nearly half the rate in Macon County.

Unemployment for Select Alabama Counties, 2000

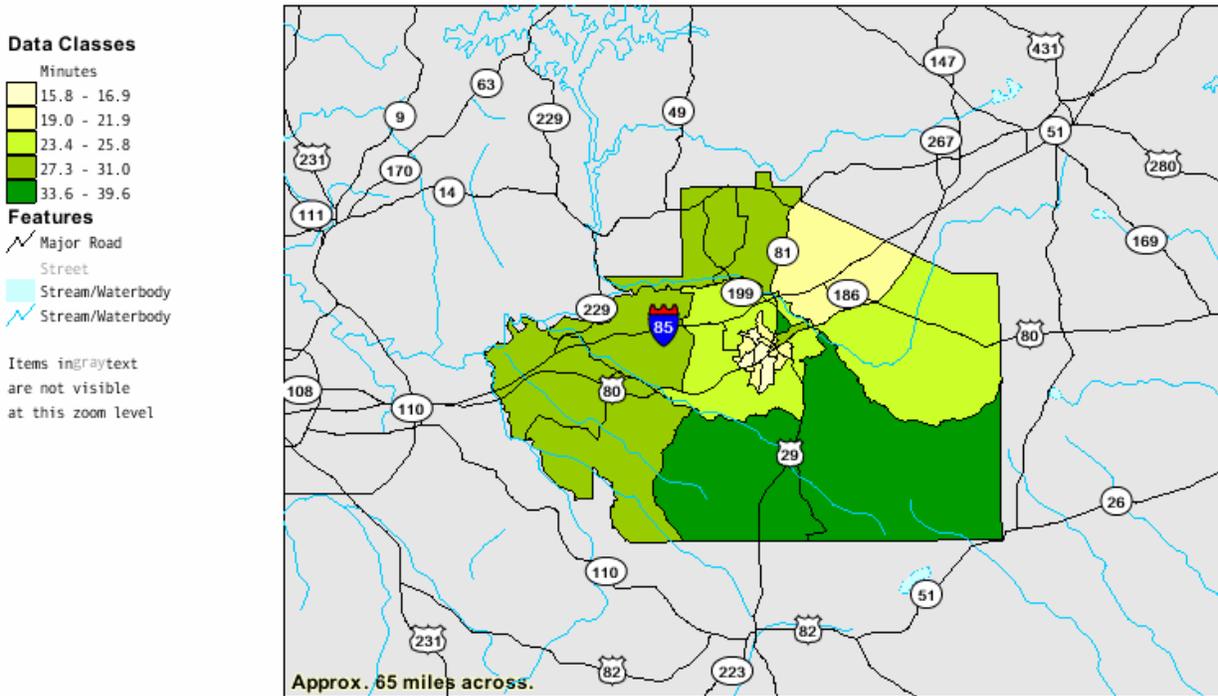


Source: U.S. Bureau of Census, 2000

Commuting Patterns

One of the factors affecting the unemployment rate of Macon County is the availability of jobs within the local area. When labor force statistics are compared to neighboring counties, it is apparent that out-migration has greatly decreased the available labor pool in Macon County. It is likely that many people are finding jobs in neighboring counties. Montgomery County to the west has a labor force almost 17 times that of Macon County (113,930) and Lee County, Macon's easterly neighbor, has nearly 8 times more civilian workers making up their labor force (55,280). According to a 2003 report from the Alabama Department of Industrial Relations, approximately 1900 civilians are finding work outside the county and 30 percent of the available workforce within Macon County is forced to go elsewhere for employment.

Commuting Time to Work for Macon County Workers, 2000



Source: U.S. Bureau of Census, 2000, Summary File 3

Issues

Issues are those points that present some degree of controversy, either because there are factors present which limit the development of something else or there are varying groups of residents that want to use a resource in different ways or not use it at all. The following is an explanation of issues that have been identified in Macon County that are related to economic development.

Adverse Economic Conditions

Macon County is faced with several adverse economic conditions that impair its economic development potential. Unemployment is a situation which exists when members of the labor force wish to work at the prevailing wage or salary rates for their skills, but cannot obtain gainful employment. Most governments have made it a major goal of their economic policies to keep total unemployment in their economies at relatively low levels. The unemployment rate in Macon County, at 6 percent, is high; 3 percent is considered full employment. The rate in Macon County is remains relatively high when compared to surrounding counties.

Montgomery County has the closest level of unemployment in all of the surrounding counties, at four percent. However, Macon County's rate is more than twice that of neighboring Elmore County, which boasts an unemployment rate of just three percent.

Macon County has a relatively small number of business establishments in all major areas of the economy, as compared to all surrounding counties. Many opportunities for this type of development are lost to surrounding counties, especially Montgomery County and Lee County. These counties have larger populations and more advanced support networks and infrastructures, making them more attractive to businesses.

According to the U.S. Department of Commerce County Business patterns report for 2000- 2001, the number of business establishment in major sectors in Macon County lag behind the surrounding counties; for example in the category of Agriculture, Forestry, and Fishing Macon County only has two establishments as compared to 15 in Montgomery County, 11 in Lee County and 8 in Russell County. This same trend continues in all the major sectors.

The combined impacts of marginal business growth and high unemployment have led to Macon County having damaging levels of poverty. A negative consequence of high poverty rates are the deterrence of business development. It is viewed as an indicator that local revenues are insufficient to support new industry, thus, perpetuating the cycle of poverty. The poverty rate in Macon County is high. In Macon County 27 percent of the families live below the poverty line, 33 percent of individuals. Only 11 percent of families and 20 percent of individuals in Lee County live below the poverty line. Of all its surrounding counties, Macon again trails its neighbors in these categories.

Unstable Tourism Industry

Macon County has an unstable tourism industry, with annual revenues varying greatly from year to year. Although Macon County has numerous historic sites that are currently open for tourists, these sites are not utilized to their full potential and do not attract a steady flow of visitors. This has lead to a subsequent inability for the county to support related businesses, such as hotels, restaurants, and shops.

Macon County has many valuable historic resources that could supplement the tourism industry in the county. Most of these historic sites throughout the county are not protected or maintained. Thus, many are being rapidly lost to the elements and development. These sites are major assets to the county, and each site that is lost takes with it tourism potential. The instability of tourism and travel revenues in Macon County could become more of a liability if revenues drop to a point that prevents maintenance of currently used sites and resources.

**Employment
Opportunities**

Macon County needs more jobs; the labor force will further diminish if there is not an increase. Creating jobs that work to edify life and posterity in Macon County will require the county planning commission to, not only understand the potential within Macon County's borders, but understand how that potential can be used to make Macon County a destination. Macon County must make moves in their economic development that foster self sufficiency. A development focus on county sovereignty will grow a strong sense of identity and ultimately empower Macon County to confidently and wisely engage neighboring economies. Just to meet the needs of the existing work force, job availability within county borders must increase by 30 percent. In 2003 Macon County had a labor force of 6,287 civilians but there were only 4,387 jobs within the county. This implies a need for 1900 more jobs simply to keep current Macon County residents in the county and many more jobs than that if Macon County wants to attract people from other places.

Existing Infrastructure

The quality of infrastructure in Macon County needs improvement. Industry will not establish itself in a place that does not facilitate transport of its goods, services and employees. Macon County is among the 8 poorest counties in Alabama.

Income Levels

The per capita and median household incomes for Macon County must rise if the quality of life in the county is to improve.

Opportunities

An opportunity is something that has the potential to become an asset, but is not yet realizing its full potential. Opportunities can also be groups of assets so that it is possible to achieve a desired result.

Tourism

Macon County can become a major tourist destination within the state of Alabama. With continued focus on the resources that the county has to offer, the area should persist in maintaining its current trend in attracting visitors to Macon County. There are five main tourist attractions within the county:

- Tuskegee Institute National Historic Site (over 50,000 visitors annually),
- Tuskegee Airmen National Historic site (over 15,000 visitors annually),
- Tuskegee National Forest,
- Tuskegee University, and
- VictoryLand (over 500,000 visitors annually).

History and history-related themes are the strengths related to tourism within Macon County. This historic culture begins with the settlement of the Native Americans, continues with Booker T. Washington, and concludes with the Civil Rights Era. The Tuskegee Airmen National Historic Site is a great representation of how African-American men contributed to the nation's efforts during World War II. Related to this historic theme are several antebellum homes scattered across the county. These are one-of-a-kind structures that can be rehabilitated to their original stature. It is all of these unique sites and locations that make Macon County distinctive and important for the future.

Gameday Tourism

Every Fall Tuskegee University and Auburn University football games generate weekend traffic through Macon County that could be harnessed for economic benefit. Many of the opportunities discussed in this plan could attract football fans looking to make a vacation of it, and some may entice fans to stay a few days.



Tuskegee National Forest

The Tuskegee National Forest is a federally recognized recreation area that, with some thought and investment, could draw people into Macon County from all over the region. By enhancing the existing biking, hiking, fishing, hunting and camping facilities the Forest could generate a better reputation, thus inducing more use

and travel into the county from surrounding areas. Opportunity for expansion along two nearby watersheds also exists. This could provide users with more destination-oriented trails, increase neighboring land values, and better preserve the distinct natural character of Macon County.

The fact that Tuskegee National Forest borders interstate 85 presents Macon County with a unique opportunity to, not only entice interstate travelers to stop within their limits, but to make Macon County a planned destination along their route. Camping and RV areas that specifically address a traveling population with a taste for the outdoors are simple ways to accomplish such a task. The Forest could gain recognition as a national, overnight destination through Kampground of America Inc. (KOA) or similar travel and camping guides.

To attract visitors of a different kind the Forest could introduce comfortable but rustic rental cabins and advertise itself (through simple means such as a good website) as a weekend getaway. Both scenarios could bolster county income and make Macon County a more diverse destination, especially if they are combined.

Reason supports the idea to expand the Forest boundaries. The inclusion of two, currently unprotected, but valuable watersheds within the county would aid in the protection of water quality in Macon County and preserve a local treasure. Big Swamp is, likely, a major point of water filtration and natural recharge for the county's largest confined water supply (Eutaw Formation aquifer) and Calebee Creek, which is locally renowned for its majestic stands of old growth forest, creates a hiking, biking connection to the Tallapoosa River while expanding the forest borders in a linear fashion that can maximize neighboring properties and potentially increase their value.

Interstate 85 Development

As Auburn and Montgomery grow, development will gather along the interstate and work its way into Macon County. Macon County has the opportunity to anticipate such growth and strategically maneuver it to its advantage. The I-85 Corridor is a thread of crackling energy banding the width of Macon County. This stretch of yellow and white trimmed asphalt channels Americans across 670 miles and five states. Beginning in the coastal plains of

Montgomery, Alabama I-85 winds northward along the eastern slopes of the Appalachian Mountains until, halfway up the eastern seaboard, it returns to the coastal plains and comes to a stop in the historic city of Petersburg, Virginia.

Macon County is a unique bead on this thread of places. It is rather undeveloped. To anticipate growth and, through planning and zoning, collect that growth into places (communities) instead of allowing strips of automobile dominated parking lots and drive thru retail to spackle the landscape at random is to create a better county for the next generation. Development clustered into communities will increase the appeal of Macon County and could improve the quality of life. Preserving the rural character of Macon County will increase the land value within developing communities and create places in which people want to live.

**Passenger Train
and Development**

There is opportunity for a community development and passenger rail service in the northwest portion of Macon County. High on a bluff of the Tallapoosa River, overlooking the snaking waterway and the lower farmlands of neighboring Tallapoosa County, there is a site with soils suitable for construction. Just south of this site is EV Smith and Interstate 85. Just west of this site are the historic landmarks of Fort Decatur and the Atassi Indian settlement. Running through this site is the active CSX railroad that, like I-85, connects Macon County to the neighboring economies of Montgomery, Auburn and beyond.

The views from this site are enough to sell it. But the propitious proximity to the two main transportation routes in the county, the nearby research engine of EV Smith and the quiet historical elements of the region's earlier stewards combine to make this site a culmination of advantageous circumstances – and that is the definition of opportunity. The rail line running directly through this area and the fact that it connects Montgomery and Auburn, could make this a viable place to build a commuter train community – a place based on train travel. People who live in Auburn and work in Montgomery, and vice versa could also use the train. The nearness of EV Smith could perpetuate a community of organic farmers partnered with their research. The river is an attraction in itself. The interstate and rail service could make

industry viable, and the history contributes to the character of the place and represents potential to attract outside interest.

Historical Attractions

Three prominent historical features in Macon County harbor potential to be activated and become a local attraction: the Old Federal Road and the landmarks of Fort Decatur and the Atassi Indian settlement. The Old Federal Road is a two century old passage from the middle of Georgia that travels ridges all the way down to the Alabama coast. An undertaking of our early military, this passage allowed our developing nation to defend its borders and maintain an efficient postal service. But it also facilitated a drastic boom in Alabama population during the early 19th century. No longer the main course of travel in the region, the Old Federal Road corridor is now a mere historic shell of the movement that paved it, yet this now quiet lane affords a new opportunity – a bike trail.

As a historic connection between Macon County and the neighboring municipality of Montgomery, the Old Federal Road could bring people into Macon County and the westernmost municipality through which it runs, Shorter. The combination of recreation and the scenery of this historic element is a positive step in preserving history while, simultaneously engaging it.

Fort Decatur and the Atassi Indian settlement are sited together on the Tallapoosa River in the northwest portion of the county. Delicate archeological sites; these elements of Macon County's history require special consideration but still provide an educational and recreational opportunity. Battle re-enactments along with fort and village replicas could provide an educational and recreational destination for local schools, residents and special interest groups. The fact that these sites can be accessed from the same I-85 exit as the proposed EV Smith education facility and Riverbend community helps to make these features a realistic destination.

Organic Farming

Macon County has a unique opportunity to dominate the market niche of local organic farming. Organic meats and dairy products – the result of livestock that live in a pasture and eat grass – is also a potentially lucrative niche market based on simple resources that are present in Macon County. There is opportunity for dairy

farmers to partner with the EV Smith research unit for guidance and advertising support for their products.

Organic business will not only provide Macon County with a unique stronghold in the local economy, but will work for the long term good of the county as a healthy land use. Engaging such a market would attract money from the higher income areas of Montgomery and Auburn, provide jobs, create small businesses, generate a positive identity for the county and provide a starting point for the development of small towns within the county. The presence of the EV Smith Agricultural research facility combined with Tuskegee, the close proximity populations of Auburn and Montgomery and their connection to Macon County via I-85 are assets that work together and provide a distinct edge that could snuff out neighboring 'organic competition.'

Organic farms are small acreage plots that utilize human labor. This is quite different from conventional farms which are typically large acreage enterprises that require expensive equipment to maintain. The use of human labor allows crops to be produced without chemicals and creates natural foods - a scarce commodity for which some people will pay more. Large municipalities, like Montgomery, or academic-oriented municipalities, such as Auburn and Tuskegee, are likely to supply, among their populations, enough interest in organic foods to support local organic farms – especially farms of local people who are partnered with the sound competitive knowledge of their own agricultural research unit (EV Smith).

The small amount of land necessary for an effective organic farm makes this branch of agriculture an accessible occupation for a much wider range of people than conventional farming which requires large tracts of land and costly equipment to compete in a global market.

Macon County has an opportunity to provide EV Smith with a resource of small farms to study, and those small farms can benefit from EV Smith research by learning methods for producing crops of ever higher quality. The costly complications involved with going organic' (suddenly turning a herd of dairy cattle, which has lived in a barn all its life, out to pasture; an event which could

destroy the herd) could render EV Smith quite willing to take on independent organic cattle farmers as partners in their research and help market their product. Organic farmers sometimes make a contract with a certain number of people from municipalities who become members of their farm share. The rules of such an operation can be customized to the needs and opportunities of the locality. In some cases the farmers grow the food and the people come and get it; in others the farmers grow, can and deliver the food – the price of membership is relative to the service.

Wood Industry

The 75 percent forested landscape of Macon County beckons the possibility of craftsmen. Multiple small industries of specialized woodworking and furniture making could carve its own niche into the local market. The advertisement of local woods use and careful harvesting for quality, not quantity could inspire local support as well as generate a positive connotation for Macon County throughout the region. Harvesting trees wisely as well as milling and crafting wood products all within Macon County to create an export product is a win / win deal. What better opportunity is there than harvesting from your own natural resources (trees) and then doubling that product's worth by countless times through the skilled hands of a local entrepreneur and then selling a quality product that is indicative of the character that abounds in the gently rolling, forested surroundings of your homeland? Such products, hatched entirely within the county boundaries, would create a sense of pride, create jobs, bring in money and represent the county well. Such an industry could serve to reinforce existing municipalities or they could be strategically grouped to foster the growth of small communities of rural character.

Bottling Industry

Macon County has potential to support water bottling and brewery industry. Such business could provide jobs as well as advertise the county's 'pristine' countryside by selling drinking water – a direct product of Macon County's quality natural resources and thus proof of that resource quality.

According to a water bottler in Arkansas, a yield of 100-150 gallons per minute can support five national accounts. Macon County can supply good water in these quantities. Macon County is banded by five major creeks and bordered by the Tallapoosa

River. All of these water systems follow valleys that provide access to unconfined groundwater that a 1960 Groundwater Report classified, in general, as good. Because unconfined groundwater is not held in place (confined) it is highly susceptible to drought and other precipitation influences. Confined groundwater (an aquifer), however, is not. Macon County rests on top of four aquifers, two of which supply decent water. Both of these two aquifers run along the southern edge of the county and may be topped by a small section of soils suitable for industry. There is opportunity for industry to tap unconfined groundwater and be near means of transport for export, import, visitor and employee access. This groundwater is most plentiful in the form of a spring near Notasulga in the northern tip of the county. This spring yields 1,400 gallons of water per minute and though it makes no difference in quality the word spring is associated with clean water. Potential to tap a confined aquifer exists in the southern half of the county. The Eutaw formation yields up to 300 gallons per minute in one place in Macon County and could be expected to average 100 gallons per minute across the southern portion of the county.

Chapter 8: Transportation

Transportation is the movement of people, goods, services and information from one location to another. It includes the system used to move those people, goods and services, as well as the patterns developed by the movement. In this chapter, transportation will be studied in terms of accessibility, road system, and modes of transportation that are an alternative to automobiles and trucks. At the present time, there are no facilities in place for individual non-vehicular transportation, such as bicycle lanes or pedestrian paths, in the unincorporated parts of Macon County. Therefore, this element of transportation is not addressed in the review of existing transportation facilities, except to note that alternative modes of individual transportation are virtually nonexistent in the county.

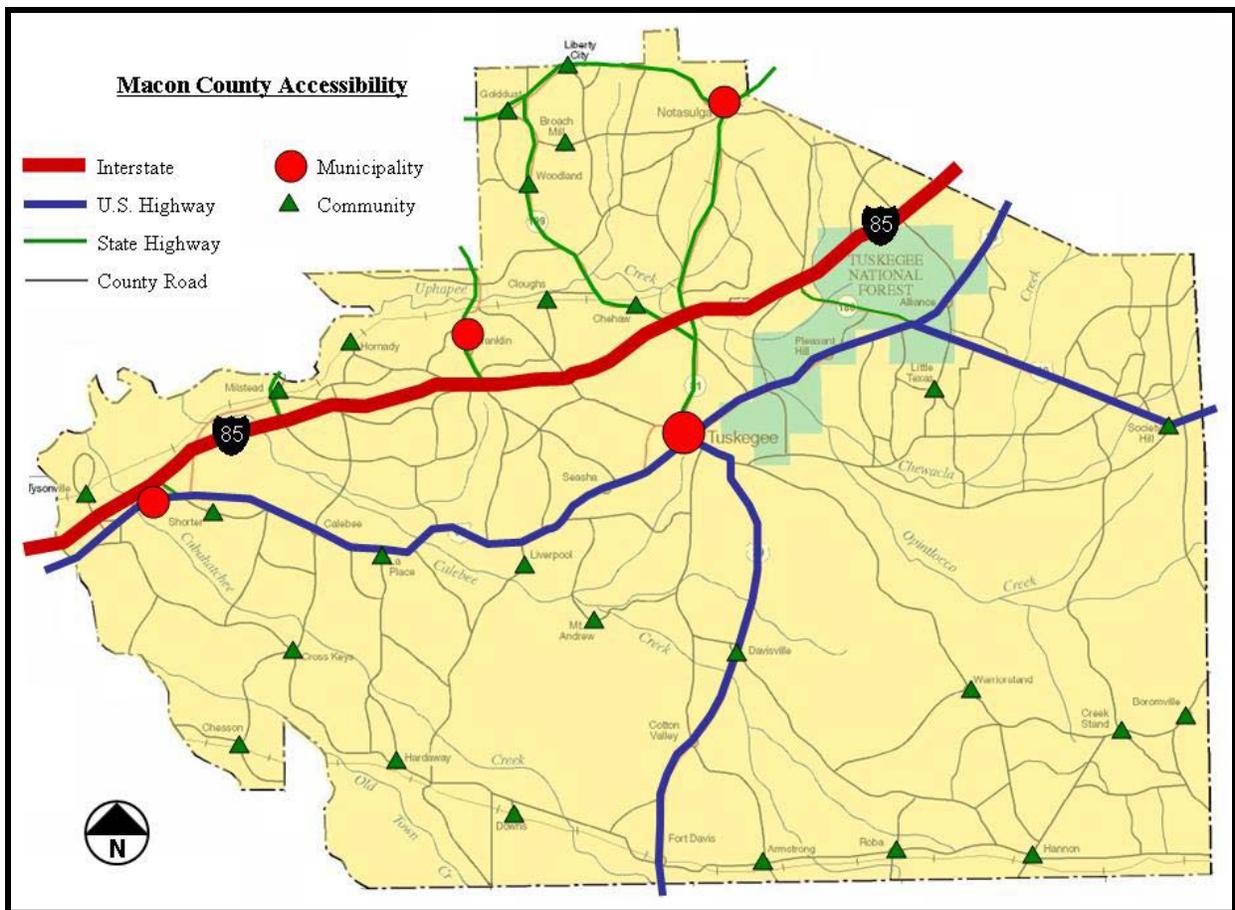
Transportation is a part of the infrastructure of Macon County. Infrastructure, in general terms, is the set of interconnected structural elements that provide the framework for supporting an entire structure. From computers to corporations, the notion that a *structure* has an *in*-ternal *fra*-work has become increasingly popular in describing the interconnected systems that are necessary for a structure, or organization, to function efficiently at full capacity. In other words, the eventual success of a structure, be it a machine or an organization, is dependent upon all of the parts working together, and furthermore, being substantial enough to support the entire structure, or system.

The same philosophy is true within a community, county or region. In planning, the term infrastructure is used to holistically describe the facilities that support the built environment. These facilities are often categorized into two groups of support systems: transportation and utilities, including both public and private systems. This chapter addresses the transportation component of the county's infrastructure. The utilities component will be addressed in Chapter 9: Land Use, as a factor affecting land use and future growth and development.

Accessibility

Macon County is readily accessible via Interstate 85 that runs in a southwesterly to northeasterly direction across the northern part of the county, providing convenient regional access to Montgomery to the west; Columbus, Georgia (51 miles to the east); and Atlanta, Georgia (133 miles to the northeast). The intersection of Interstate 85 with Interstate 65 in Montgomery also provides access to Birmingham (135 miles north), Mobile (216 miles southwest) and Pensacola, Florida (216 miles southeast).

U.S. Highway 80 (Alabama Highway 8) also runs in an east-west direction, just south of Interstate 85. Prior to the construction of Interstate 85 in the 1960s, Highway 80 was the primary east-west corridor, connecting Montgomery to Atlanta, Georgia. Today, Highway 80 still serves as a primary corridor within the county and provides access to Selma and Demopolis to the west and to Phenix City and Columbus, Georgia to the east.



Source: University of Alabama, Alabama Maps, <http://alabamamaps.ua.edu/contemporarymaps>; and South Central Alabama Development Commission

U.S. Highway 29, also known as Alabama Highway 15, is the only major north-south transportation corridor in Macon County. It provides access to Auburn, Opelika and Lanett to the northeast and to Union Springs, Troy, Luverne, Andalusia and Brewton to the southwest. Macon County is also accessible by seven state highways: Alabama Highways 14, 49, 81, 138, 186, 199 and 229.

As seen in the Accessibility Map, most of the major transportation corridors providing access in and out of Macon County are located in the northern part of the county. Movement within and around the county is accomplished via a system of county roads, providing access to numerous small communities.

Road System



The importance of the road system in Macon County cannot be overlooked. These roads systems have a large influence within future development whether it is industrial, commercial, or residential. While streets and roads are critical elements for the development of Macon County, they are also one of the most permanent and expensive projects undertaken by the local government today. What is so expensive about the road systems is not so much the construction, but rather the result of fixing the errors or inadequacies that reoccur over a series of years. Therefore, the decisions made to locate, construct, or improve the road system in Macon County should be a result of an intense study of the counties needs and potentials.

Interstate 85 is a controlled access interstate system which serves as the main thoroughfare through Macon County, connecting Montgomery and Auburn and Opelika, east and west of Macon County. Interstate 85 is also the primary east-west route in Macon County and serves to connect the county to Atlanta, Georgia and Montgomery, Alabama.

Functional Classification And Standards

Streets and roads in Macon County are classified according to the function that they perform within the overall transportation system. The basic criteria used to classify roadways include vehicular capacity and traffic volume, relative to the location of developed areas and points of attraction. There are five levels of classification for streets and roads, as follows:

1. principal, or major, arterials.

2. minor arterials,
3. major collectors
4. minor collectors, and
5. local roads.

The principal arterial has one basic function, which is to carry great volumes of traffic at high speeds. It is a controlled-access road which has restrictions on, parking, non-stop traffic, and other factors that might affect the continuous flow of traffic. It is a suitable means of cross-county or cross-city travel. Principal arterials are designed by the Alabama Department of Transportation on the basis of the Federal Highway Administration Guidelines.

One of the most important purposes of the principal arterial for Macon County is that it serves to connect the county to the surrounding area. The only principal arterial in Macon County is Interstate 85. Minor arterials within Macon County allow large volumes of traffic to move from one part of the county to another. Parking is also controlled and land access is generally considered to be a secondary function. Minor arterials serve to move large volumes of traffic through the county usually between major concentrations of development. To achieve desired results of minor arterials, four moving lanes are desirable. Nine roads are presently designated as minor arterials:

- U.S. Highway 80
- U.S. Highway 29
- Alabama Highway 81
- Alabama Highway 14
- Alabama Highway 199
- Alabama Highway 229

Moving east-west through Tuskegee is Highway 80 (also known as Alabama Highway 8), which connects Macon County to Montgomery County and Lee County. This route also serves to connect the City of Shorter to the City of Tuskegee within the county. To gain access south from Tuskegee to Union Springs in Bullock County is Highway 29. Highway 29 also joins Highway 80 in Tuskegee and they split within the Tuskegee National Forest. Highway 29 connects Tuskegee to Auburn in the north and Union Springs in the south. The City of Tuskegee is also connected to Notasulga to the north through Alabama Highway 81. Highway 81

eventually joins Alabama Highway 14 to pass into Loachapoka in Lee County. Highway 14 also travels briefly to the north-west through Macon County on its way to Tallassee in Tallapoosa County. Alabama Highway 199 runs along a northward path from Tuskegee and ends at Highway 14 at the northern end of the County. Highway 15 connects Highway 29 to Alabama Highway 81 through Tuskegee. Highway 229 starts in Macon County on the Tallassee exit off Interstate-85. Highway 229 runs north into Elmore County to connect to Tallassee.

The major and minor collectors in Macon County provide access from the local streets systems to the major and minor arterials. Major collectors carry traffic from the arterials to the minor collectors and local roads at relatively high speeds with volumes which are generally lower than those on arterials. Major collectors are usually the more heavily traveled routes and should have four lanes in order to facilitate smooth traffic flow, however, two lanes of traffic may be adequate for major collectors with lower traffic volumes. Minor collectors which connect major collectors and arterials to local roads should have two lanes with the appropriate right-of-way access for future expansion. Therefore, the same right-of-way requirements apply to both minor and major collectors. Local roads allow access to properties within rural areas. These roads do not need to facilitate on-street parking, unlike local streets in urban areas. Local roads should have eight-foot shoulders on both sides in order to provide room for emergency situations.

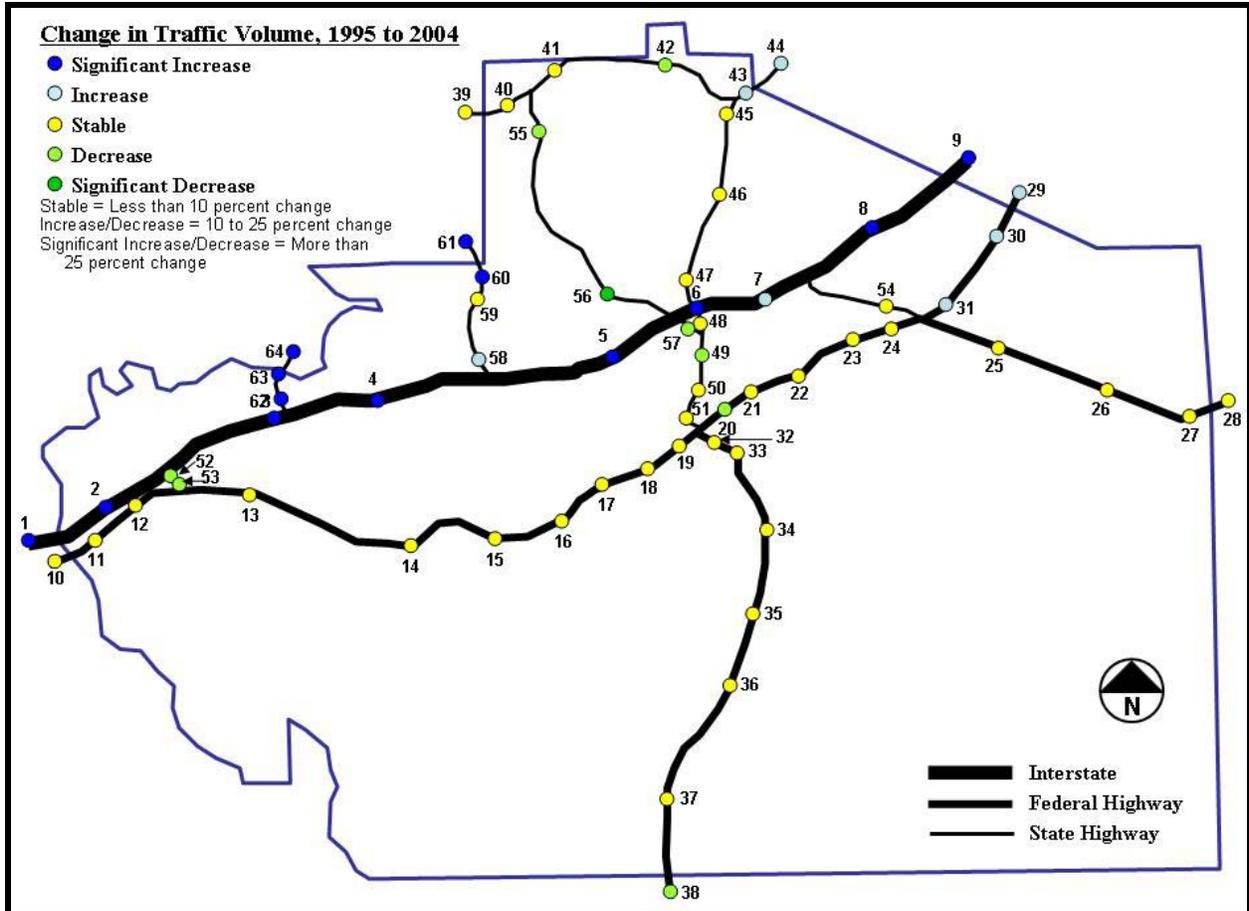
Traffic Volume

A study of traffic volume provides information about the quantity of vehicular activity on existing major thoroughfares and collector streets within a given day. This information helps determine existing deficiencies and types of improvements that are necessary to accommodate future traffic volumes. When average daily traffic is compared with the road's capacity, it may be determined whether or not the existing roadway is adequate for the present traffic volumes.

Traffic volume is measured by the Alabama Department of Transportation (ALDOT) at specific locations to track increases and decreases in the number of cars that travel the roadway. This measurement is called annual average daily traffic, or AADT, and

is defined as the total of all vehicles counted in a year for the segment of road divided by 365 days. The AADT is calculated annually for all highway segments. Information provided by ALDOT in the traffic count data that will be utilized in this plan includes the functional classification of the roadway, a description of the location where the count is taken, the annual average daily traffic, the number of commercial vehicles (composed of trucks of all types), and the number of heavy trucks with three or more axles. The number of commercial vehicles is shown as a percentage of the annual average daily traffic, while the number of heavy trucks is shown as a percentage of commercial traffic. Utilizing information provided on the Alabama Department of Transportation web site, traffic volume information is available for ten roadways in Macon County: one interstate, two federal highways and seven state highways.

The change in traffic volume for each traffic monitoring site during the ten-year period from 1995 to 2004 is shown on the following map. Traffic volume was considered to be stable if the percentage of change was less than a 10 percent increase or decrease. Traffic volume that experienced a fluctuation ranging from 10 percent to 25 percent was considered to be an increase or decrease; and fluctuations greater than 25 percent were considered to be significant increases or decreases.



Source: Alabama Department of Transportation, 2006 (www.dot.state.al.us/trafficvolume/viewer.htm) and South Central Alabama Development Commission

Interstate 85, which runs southwest to northeast across the northern part of Macon County, has the highest traffic volume in the county, ranging from 28,890 vehicles per day near Lee County to 35,600 vehicles per day near Montgomery County in 2004. The greatest increase in traffic volume on Interstate 85 in the ten-year period from 1995 to 2004 occurred in the central portion of Macon County between the Tuskegee / Franklin and the Tuskegee / Notasulga exits. These locations all had traffic increases of about 37 percent, while traffic increases along the remainder of Interstate 85 ranged from 24.54 percent to 33.63 percent. Although the volume of traffic on the west side of Interstate 85 in Macon County, the percentage of the traffic that is commercial traffic, is higher on the east end of Interstate 85. For example, out of 35,600 vehicles at the westernmost monitoring site on Interstate 85 inside Macon County, 21 percent of the vehicles were commercial

vehicles, of which 6,280 were heavy trucks. In contrast, at the easternmost monitoring site inside Macon County, out of 28,890 vehicles the percentage of vehicles that were commercial vehicles increased to 27 percent, of which 6,630 were heavy trucks.

Interstate 85

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	Comm	Heavy Comm	# Heavy Trucks
1	27,340	31,830	35,600	30.21%	21%	84%	6,280
2	27,340	31,830	35,600	30.21%	21%	84%	6,280
3	25,970	30,290	34,350	32.27%	22%	85%	6,423
4	22,930	27,630	31,570	37.68%	24%	85%	6,440
5	21,270	25,580	29,180	37.19%	26%	58%	4,400
6	21,270	25,580	29,180	37.19%	26%	85%	6,449
7	24,210	26,340	30,150	24.54%	26%	85%	6,663
8	21,620	25,500	28,890	33.63%	27%	85%	6,630
9	21,620	25,500	28,890	33.63%	27%	85%	6,630

Source: ALDOT, <http://aldotgis.dot.state.al.us/trafficvolume/viewer.htm>, Feb. 2006

On U.S. Highway 80, the ALDOT monitors traffic at 19 sites and at ten sites on U.S. Highway 29. As would be expected, traffic volume is considerably less on U.S. Highways 80 and 29 than on Interstate 85. Still, some portions of U.S. Highway 80 do experience high volumes of traffic, averaging approximately 10,000 vehicles per day. These locations include the monitoring sites east and west of the intersection of U.S. Highway 80 with U.S. Highway 29. Even with the higher traffic volume in this area, the monitoring sites on Highway 80 on either side of U.S. Highway 29 both decreased in traffic volume. West of Highway 29, traffic decreased by 8.62 percent while to the east of Highway 29, traffic decreased significantly more by 17.93 percent. Elsewhere on Highway 80, traffic remained fairly stable with fluctuations of less than 10 percent over the ten-year period. Traffic volume on both the east and west ends of Highway 80 was considerably lower, at 1,740 vehicles per day on the west end and 2,980 vehicles per day on the east end, than along the central segment of the highway. As the monitoring sites get closer to the intersection of Highway 80 and Highway 29, the volume of traffic

increases from both directions. As with Interstate 85, the percentage of commercial traffic is considerably higher on the eastern portion of Highway 80 near Lee County than on the western portion. Unlike Interstate 85, however, the percentage of commercial traffic that is heavy trucks is higher on the Montgomery County end of the highway than on the Lee County end. The central section of Highway 80 has the highest percentage of heavy truck traffic overall (48 to 59 percent) with the exception of the intersection with Highway 29 where the percentage of heavy trucks drops to 23 percent of the commercial traffic.

U.S. Highway 80

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	% Comm	% Heavy Comm	# Heavy Trucks
10	1,600	1,620	1,740	8.75%	6%	33%	34
11	1,600	1,620	1,740	8.75%	6%	33%	34
12	1,710	1,610	1,670	-2.34%	6%	33%	33
13	3,840	3,700	3,950	2.86%	8%	53%	167
14	2,980	2,860	2,890	-3.02%	10%	53%	153
15	2,920	2,810	2,930	0.34%	9%	53%	140
16	4,340	4,680	4,690	8.06%	5%	52%	122
17	4,340	4,680	4,690	8.06%	5%	52%	122
18	10,450	10,340	10,800	3.35%	4%	23%	99
19	10,910	10,240	9,970	-8.62%	4%	23%	92
20	10,040	8,950	8,240	-17.93%	6%	48%	237
21	5,330	4,850	5,290	-0.75%	11%	55%	320
22	4,320	4,000	4,290	-0.69%	10%	59%	253
23	3,550	3,480	3,780	6.48%	12%	59%	268
24	3,800	3,760	4,030	6.05%	11%	59%	262
25	3,210	3,000	3,080	-4.05%	23%	2%	14
26	2,800	2,680	2,790	-0.36%	24%	2%	13
27	2,990	2,740	2,980	-0.33%	24%	2%	14
28	2,990	2,740	2,980	-0.33%	24%	2%	14

Source: ALDOT, <http://aldotgis.dot.state.al.us/trafficvolume/viewer.htm>, Feb. 2006

Traffic volume on the easternmost part of U.S. Highway 29 toward Lee County increased in the range of 8 to 9 percent, while the volume of traffic south of Highway 80 on Highway experienced slight decreases from .45 to 3.37 percent. In Bullock

County, however, the traffic volume on Highway 29 dropped considerably, at 10.53 percent, from 7,690 vehicles in 1995 to 6,880 vehicles in 2004. The amount of commercial traffic on Highway 29 in Macon County is fairly consistent, ranging from 8 to 12 percent. The areas with the highest percentage of commercial traffic, from 10 to 12 percent, were areas where the volume of traffic decreased the most at -3.37 percent. The percentage of commercial traffic that is heavy trucks is highest on the eastern portion of Highway 29 towards Lee County, at 68 percent, while heavy trucks comprised 55 to 60 percent of the commercial traffic on the southern part of the highway towards Bullock County.

U.S. Highway 29

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	% Comm	% Heavy Comm	# Heavy Trucks
29	3,170	3,610	3,770	18.93%	8%	68%	205
30	3,170	3,610	3,770	18.93%	8%	68%	205
31	2,910	2,920	3,380	16.15%	9%	68%	207
32	2,080	1,940	2,010	-3.37%	12%	60%	145
33	2,080	1,940	2,010	-3.37%	12%	60%	145
34	2,200	2,090	2,190	-0.45%	10%	59%	129
35	2,560	2,500	2,530	-1.17%	9%	55%	125
36	2,950	2,880	2,900	-1.69%	8%	55%	128
37	2,950	2,880	2,900	-1.69%	8%	55%	128
38	7,690	7,290	6,880	-10.53%	5%	45%	155

Source: ALDOT, <http://aldotgis.dot.state.al.us/trafficvolume/viewer.htm>, Feb. 2006

Traffic volume on the state highways located in Macon County is considerably less than on Interstate 85 and the federal highways, with the exception of Alabama Highway 229, from Macon County towards Tallassee in Elmore County, which has a comparable volume of traffic as the federal highways at an average of 6,180 to 6,770 vehicles per day and Alabama Highway 138, just off Interstate 85, with a volume of 6,350 vehicles per day.

Traffic volume on Highway 14 ranges from 2,840 to 3,610 vehicles per day in 2004. The volume is lower on the west side of Macon County towards Tallapoosa County than on the east side

towards Lee County. The increase in traffic volume between 1995 and 2004 was less on the west side, at a 2.53 percent increase, than on the east side, at a 13.52 percent increase. Traffic volume actually decreased 10.10 percent on Highway 14, just west of the intersection with Alabama Highway 81. The percentage of commercial traffic is fairly consistent along Highway 14, between 6 and 7 percent, as is the percentage of heavy trucks, at 45 percent of the commercial traffic.

Alabama Highway 14

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	% Comm	% Heavy Comm	# Heavy Trucks
39	2,770	2,750	2,840	2.53%	7%	45%	89
40	2,770	2,750	2,840	2.53%	7%	45%	89
41	2,820	3,000	3,010	6.74%	7%	45%	95
42	2,870	2,760	2,580	-10.10%	6%	45%	70
43	3,180	3,220	3,610	13.52%	6%	45%	97
44	3,180	3,220	3,610	13.52%	6%	45%	97

Alabama Highway 81

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	% Comm	% Heavy Comm	# Heavy Trucks
45	1,280	1,210	1,380	7.81%	12%	50%	83
46	1,300	1,180	1,340	3.08%	12%	50%	80
47	1,480	1,390	1,620	9.46%	11%	50%	89
48	5,090	4,210	5,410	6.29%	9%	40%	195
49	4,840	4,090	4,070	-15.91%	7%	35%	100
50	5,090	4,750	4,920	-3.34%	5%	25%	62
51	5,090	4,750	4,920	-3.34%	5%	25%	62

Alabama Highway 138

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	% Comm	% Heavy Comm	# Heavy Trucks
52	n/a	5,690	6,350	11.60%	3%	n/a	n/a
53	n/a	3,870	3,200	-17.31%	5%	n/a	n/a

Percent change is based on four-year period from 2000 to 2004.

Alabama Highway 186

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	% Comm	% Heavy Comm	# Heavy Trucks
54	2,320	2,140	2,320	8.41%	26%	82%	495

Alabama Highway 199

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	% Comm	% Heavy Comm	# Heavy Trucks
55	650	540	500	-23.08%	9%	40%	18
56	1,520	1,400	1,050	-30.92%	15%	60%	95
57	1,820	1,160	1,540	-15.38%	15%	60%	139

Alabama Highway 49

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	% Comm	% Heavy Comm	# Heavy Trucks
58	1,300	1,880	1,520	16.92%	10%	40%	61
59	1,320	1,380	1,400	6.06%	10%	40%	56
60	560	700	820	46.43%	14%	40%	46
61	560	700	820	46.43%	11%	60%	54

Alabama Highway 229

Map #	1995 AADT	2000 AADT	2004 AADT	Change 95-04	% Comm	% Heavy Comm	# Heavy Trucks
62	4,170	5,680	6,180	48.20%	16%	65%	643
63	4,570	5,970	6,770	48.14%	12%	75%	609
64	4,570	5,970	6,770	48.14%	12%	75%	609

On Alabama Highway 81, traffic volume is considerably less north of Interstate 85, ranging from 1,340 to 1,620 vehicles per day, than south of the interstate where the volume ranges from 4,070 to 5,410 vehicles per day. Although the volume on Highway 81 is higher south of the interstate, the volume actually decreased between 1995 and 2004, with one monitoring site experiencing a 15.91 percent decrease. The percentage of commercial and heavy trucks, however, is higher north of the interstate than between Interstate 85 and Tuskegee.

Alabama Highway 138 experienced an increase in traffic volume of 11.60 percent at the monitoring site closest to Interstate 85 over a four-year period from 2000 to 2004. Less than a half of a mile to the south, however, the volume of traffic decreased significantly from 3,870 to 3,200 vehicles per day. The percentage of traffic that is commercial traffic is on Highway 138 is the least of any of the state highways in Macon County, at 3 to 5 percent.

There is only one monitoring site on Alabama Highway 186, which is located between Interstate 85 and Highway 80 in the eastern part of Macon County. Highway 186 experienced an 8.41 percent increase in traffic between 1995 and 2004. Similar to the other roads located in eastern Macon County, the percentage of commercial and heavy trucks is fairly high, with 26 percent of all traffic being commercial vehicles, of which 82 percent are heavy trucks.

Alabama Highway 199 runs northwest from Tuskegee to Highway 14. The three monitoring sites on Highway 199 both showed a decrease in traffic volume in the 10-year reporting period. Traffic volume decreases ranged from a 15.38 percent decrease south of Interstate 85 to a 30.92 percent decrease north of Interstate 85. Commercial traffic is heavier nearer the interstate, at 15 percent, than at the monitoring site near Highway 14, at 9 percent. The volume of heavy trucks is also higher near the interstate than at Highway 14.

The traffic volume on Alabama Highway 49, which runs north from Interstate 85 to Franklin, increased significantly at 46.43 percent. The volume of traffic on this road is so low, ranging from 820 to 1,520 vehicles per day, that even with the significant increase in traffic, Highway 49 is one of the least heavily traveled state highways in the county.

Alabama Highway 229, between Interstate 85 and Tallassee, experienced the greatest increase in traffic volume with a 48.2 percent increase from 4,170 vehicles per day in 1995 to 6,180 vehicles per day in 2004. This highway also has a high volume of commercial vehicles, ranging from 9 to 15 percent of the total vehicles. Of the commercial vehicles, between 40 percent and 60 percent are heavy trucks.

Road Conditions

All federal and state highways in Macon County are in adequate condition to meet current traffic demands. Many of the county roads in Macon County, however, are in poor condition. There are some that are in need of vast improvements, while others need some light resurfacing and widening. The major problem with the local roads in Macon County is their structural capacity to handle the traffic that travels these roads. Large trucks, in particular,

contribute to road deterioration due to the structural deficiency in the underlying roadbeds.

In the 1940s and 1950s, former governor Jim Folsom sought to revamp Alabama's road system. At this point in time, most of the road system throughout Alabama's counties consisted of dirt roads. In an effort to create jobs and boost the agricultural industries, Folsom instituted a road-paving campaign to pave all the county roads, which is how most of Macon County's county roads were built and explains why the county roads meander throughout the county. Governor Folsom called these roads "farm-to-market" roads. While this was a great boost to Alabama's economy, the roads have changed very little since they were paved. They have been resurfaced and widened, but the road bed that lies beneath this pavement cannot support steady or increased heavy traffic, such as transfer trucks. To create new roads to support economic development opportunities, these roads will have to be reconstructed, not just fixed.

Currently, the Macon County Commission spends about \$1 million per year in road maintenance to keep roads passable. One of the most pressing concerns in local road maintenance is ensuring that all roads are passable and structures are accessible in an emergency event.

Across the central part of Macon County, there is swath of soils that have moderate to high potential for landslides. Because there have been no previous occurrences of landslides and little data indicating any physical change that would increase the incidence of sinkholes and landslides, it is predicted that the probability of future occurrences of sinkholes and landslides is very low for most of Macon County. Citizens, however, have commented on significant soil erosion along stream banks and road washing in the central portion of Macon County where there is a moderate incidence of landslides. It would be safe to assume that while the probability of sinkholes and landslides is low, the soils in this area of the county are more unstable and prone to erosion than in other areas. Due to the instability of the soils in this area, the incidence of man-induced landslides could be higher due the lack of application of best management practices in all fields, including engineering and construction, agriculture, and silviculture.

In 2004 during the development of the Macon County Natural Hazard Mitigation Plan, the Macon County Engineer reported that the necessary road improvements to provide accessibility throughout Macon County, even in flooding conditions, are significant totaling \$3,325,000 to improve just over 23 miles of roadway. Improvements, however, would provide necessary access and limit erosion and sedimentation during heavy rains and flash floods. The roads that currently need improvements are located in the southern half of the county in unincorporated areas and include St. Marks Road, Pecola Road, and Macon County Roads 2, 67 and 73. The most significant of these is ten miles of improvements on County Road 2.

According to the ALDOT's Form BM-137 Grade Sheet, 20 percent of roads within the county are in excellent condition, 41 percent are in good condition and 39 percent are in fair condition. Paved roads, however, were the only roads analyzed in this report. This means that the county roads with unpaved sections or dirt sections are only graded up to the point that consists of pavement. County Roads 13, 15, 71, 2, 45, 54, 73, 67, 81, and 63 are completely or partially dirt. These are priority roads, because if these roads are out, local traffic cannot travel on them.

There are also a large number of bridges that are out within Macon County. This greatly reduces the connectivity of the county as a whole. Some bridges are even from the 1940's, but they have not been reconstructed or fixed due to the lack of traffic demand.

In addition to the local road improvements, the Alabama Department of Transportation has several Macon County road improvement projects included in their Five Year Plan, which covers the time period from October 1, 2005 through September 30, 2010. One planned road improvement is grading and drainage work and replacing the base on a half-mile section County Road 54 located in the Tuskegee National Forest. Other improvements include five bridge improvements on U.S. Highway 80 over Chewacla Creek, Glass Mill Creek, and Long Branch.

Future Traffic Demands

Based on the history of traffic volume increases, future traffic projections are created to indicate how the increased traffic will be placed on federal, state, and county roads.

U.S. Highway 80 is expected to experience a considerable increase in traffic due to its proximity to the interstate system to the north. The most significant increase will be on the outskirts of the county due to the expansion of housing demands from Montgomery County. Another increase of traffic will be from the City of Tuskegee. Based on the recent growth in Shorter, traffic will also be increasing in this area.

U.S. Highway 29 is expected to experience a considerable increase in traffic because of the proximity to the City of Auburn. This is the most significant increase because of the new housing demands that are expanding across Lee County and into the northern part of Macon County.

Traffic is projected to increase on Alabama Highways 229, 49, 81, and 186 due to the expansion of the Interstate-85 corridor. The only state highway that is expected to see an increase in traffic for reasons other than the development of the Interstate-85 corridor is Alabama Highway 229 because of the demand and growth of the City of Tallassee in Elmore and Tallapoosa County. Based on historical growth patterns, traffic projections do not show significant traffic increases on the local road system in Macon County.

Passenger and Freight Transportation

Although vehicular transportation is, by far, the most common mode of transportation in Macon County, there are other alternatives available to serve the passenger and freight transport needs of residents and businesses. Additional forms of transportation include air, rail and transit.

Air

Air transportation to Macon County is provided by Moton Field in Tuskegee. Commercial air service is available through the Montgomery Regional Airport at Dannelly Field, and Columbus Metropolitan Airport in Columbus, Georgia.

Moton field is a large general service airfield with tremendous historical value. In 1939, Triangle Airport opened to provide air service for the county, and The Civilian Pilot Training program was initiated. Just two years later, on July 19, 1941, the Tuskegee Army Air Field was dedicated northwest of Tuskegee in Macon County. This was the United States Army's preeminent flying



school for black cadets. Throughout the coming years and World War II, over 900 pilots would be trained there. The first squadron activated there was the 99th Pursuit Squadron, created less than a year after the airport's dedication. This marked the first all-black unit in the U.S. Army Air Corps and the first occasion for black pilots to see action in the North African and European fronts during the war.

Moton Field is now a municipal airport owned by the City of Tuskegee, offering two runways, the longest of which is 5,003 feet. Air Tuskegee, a fixed base operation, is located at Moton Field. The airport is manned seven days a week from dawn to dusk since it is not lighted. The runways have a weight capacity of 28,500 pounds for single-wheel aircraft. The airport offers fuel, major airframe and power plant repair services. Moton Field reports traffic of approximately 35 aircraft per day, of which 18 are local general aviation. There are 14 single aircraft and one helicopter presently based at the airport. The runways and markings are in good condition. The airport structures, however, are small and need improvements. A major improvement project at the airfield has been approved by Congress, and construction has begun.

Montgomery Regional Airport, which is owned and operated by the Montgomery Airport Authority, offers commercial air service provided by the following airlines: Delta, Northwest, U.S. Airways and Continental Express. Columbus Metropolitan Airport, in Columbus, Georgia, also offers commercial air service through ASA/Delta Connection, with eight flights each day connecting to Atlanta Hartsfield International Airport, and US Airways Express, with four daily flights with connections in Charlotte Douglas International Airport in Charlotte, North Carolina. General aviation services are also available at both the Montgomery and Columbus airports.

Rail

Macon County's railroad infrastructure is decent, but not significant. Railroads only serve a portion of county, and the county has many abandoned lines. Macon County is served by one primary railroad, CSX Transportation. CSX runs one of the largest rail networks in the southeastern United States. The portion of the CSX track that runs through Macon County is north of Interstate 85 lying in a southwestern to northeastern direction through the communities of

Tysonville, Shorter Station, Goodwyn, Milstead, Chehaw, and Notasulga.

Transportation carriers use performance measures to compare the success of routes versus operating costs. CSX Transportation is no exception. In looking at the website *www.railroadpm.org* or Railroad Performance Measures, it is possible to see how the Montgomery line that operates through Macon County compares with other rail lines operated by CSX. In addition, the average speed for the CSX trains is between 18–20 miles per hour.

The Central Georgia Railroad, in the southwest portion of Macon County, is visible on the 1979 United States Geological Survey (USGS) quadrangle maps from aerial photographs taken in 1971. The General Highway Map of Macon County, produced by ALDOT, updated in 1995, does not show this railroad line. This line is in great need of repair and completion. If upgraded and put back into service, this rail line could provide an immense amount of cargo and use from the timber industries that are located in the southern part of Macon County. They could easily use this to move the lumber out of the county. Additionally, the new rail line could create an interest for other businesses outside the county to move into Macon County because of the infrastructure that would exist.

Transit

Public transit is provided through The Macon County Rural Transportation Program, which is a part of the United States Department of Transportation, Federal Transit Administration Section 5311, through the ALDOT Multimodal Transportation Bureau. The Macon County program, which began in 1974, is operated by the Macon County Community Action Agency. According to the *Macon County Rural Transportation* (a transportation management information report), the public transit provider had 390 passenger service hours and 3,346 passenger trips in a 3-month period, which equates to approximately 1,100 trips per month.

Reservations are taken for demand-response service and the fare is \$8.00 per round-trip inside Macon County, and \$20.00 per round-trip outside of Macon County. The county service also operates a flexible-fixed route schedule where certain areas of the county are covered on particular days of the week. Hours of

operation are 7:45 a.m. to 4:15 p.m. on Monday through Friday. Six vehicles are operated daily with one backup or spare. Currently, contracts for coordination of service include the Macon County Council on Retardation & Rehabilitation, the Tallassee/Tuskegee Medical Clinic, and the County Senior Citizens Program. Overall, this system is below par on the number of residents it serves. Also, the price is prohibitive for some of the low income residents of the county.

Passenger bus service in Macon County is provided by the Greyhound and Trailways systems. Greyhound bus lines run approximately six times each day northeast to Atlanta and southwest to Montgomery.

Issues

Issues are those points that present some degree of controversy, either because there are factors present which limit the development of something else or there are varying groups of residents that want to use a resource in different ways or not use it at all. The following is an explanation of issues that have been identified in Macon County that are related to transportation facilities and services.

Barriers to Circulation

Since poor access is a major limitation for growth, barriers which block the development of an adequate circulation system can greatly prevent growth and development. Barriers exist in many forms and are both natural and man-made. They may also be actual obstructions or elements which are potential and/or intermittent obstacles.

Loss of Opportunities

There are many opportunities for economic development within Macon County, especially with its abundance of natural resources. Many of these businesses have flourished in Macon County in the past, but there has been a lack of growth in recent years. Most of these economic opportunities are choosing surrounding areas to house their operations. This is mostly due to the lack of roads that are able to support the demands of the transportation and the need to move goods efficiently.

Timber Trucks

Heavy trucks have a hard time on dirt roads, and since so many county roads are dirt, the trucks have to take other routes that usually add additional time and expense to their journey.

Specifically, there is County Road 2 that runs along the southern portion of Macon County. This area relies heavily on timber harvesting businesses. However, there is not a direct route to U.S. Highway 80 from County Road 2 because County Road 2 switches back and forth from dirt to pavement on the western side of the county, but it does eventually connect to U.S. Highway 80. Therefore, it is extremely beneficial to complete the road to a point to accommodate this demand. This would allow the movement of these good and service to be more efficient.

Opportunities

An opportunity is something that has the potential to become an asset, but is not yet realizing its full potential. Opportunities can also be groups of assets so that it is possible to achieve a desired result.

Expand Road System

To mitigate the loss of economic opportunities, it is important to build new roads that offer a direct route to and from new or existing businesses that need transportation measures to move their goods and services within and outside the county. It is also important to refurbish the existing road network in order to provide adequate transportation and pave all dirt roads to complete the county road system network.

Additional Rail Line

An existing rail line exists that runs through the southern portion of the County. This line is in great need of repair and completion. Upon completion this rail line can provide immense amount of cargo and use from the timber industries that lie in this area. They could easily use this to move the lumber out of the county. This would also create an interest for other businesses outside the county to move into Macon County because of the infrastructure that would exist.

Rail Transit

The existing CSX rail line to the north would be a great way to transport people as well as cargo. Since this line connects to Montgomery and Auburn, there could be a sufficient demand for alternate means of transportation to gain access to jobs within and outside cities. Also this rail line is within the part of the county that is expected to grow the most, therefore increasing this demand even more.

Rails-to-Trails

The numerous abandoned rail lines that are located in Macon County could be networked and utilized to develop an alternative system of transportation for pedestrians and bicyclists. Besides offering additional transportation opportunities, these types of facilities are often used for recreational purposes and casual trips to nearby destinations. As such they offer amenities that are not found in the neighboring counties and would increase the quality of life for current Macon County residents and help attract additional residential development.

Gateway Development

For the most part, Macon County has turned its back on a primary transportation artery through neglect in development of its five interstate interchanges on Interstate 85. Through careful planning and development, these interchanges could function as attractive and inviting gateways to Macon County. As such, the gateways would assist in encouraging increased economic development within the county boundaries.

Chapter 9: Land Use and Utilities

Key to any evaluation of the future is an understanding of the current land uses within the county. Current land use gives indication of where future growth may occur as well where corrective measures may be needed. The land use element of a comprehensive plan, master plan or development plan provides an inventory of the existing land use patterns in and around an area, in this in Macon County. This information can be utilized by local officials and developers alike to evaluate growth and development decisions. In this chapter, information is provided about the existing land uses and property ownership patterns. Existing utility services are then discussed in terms of what services are available and how this has impacted land use patterns. Finally, the county's potential for future development is evaluated based on the physical suitability of the land to sustain structural development and the need to conserve specific portions of land for natural resource management purposes.

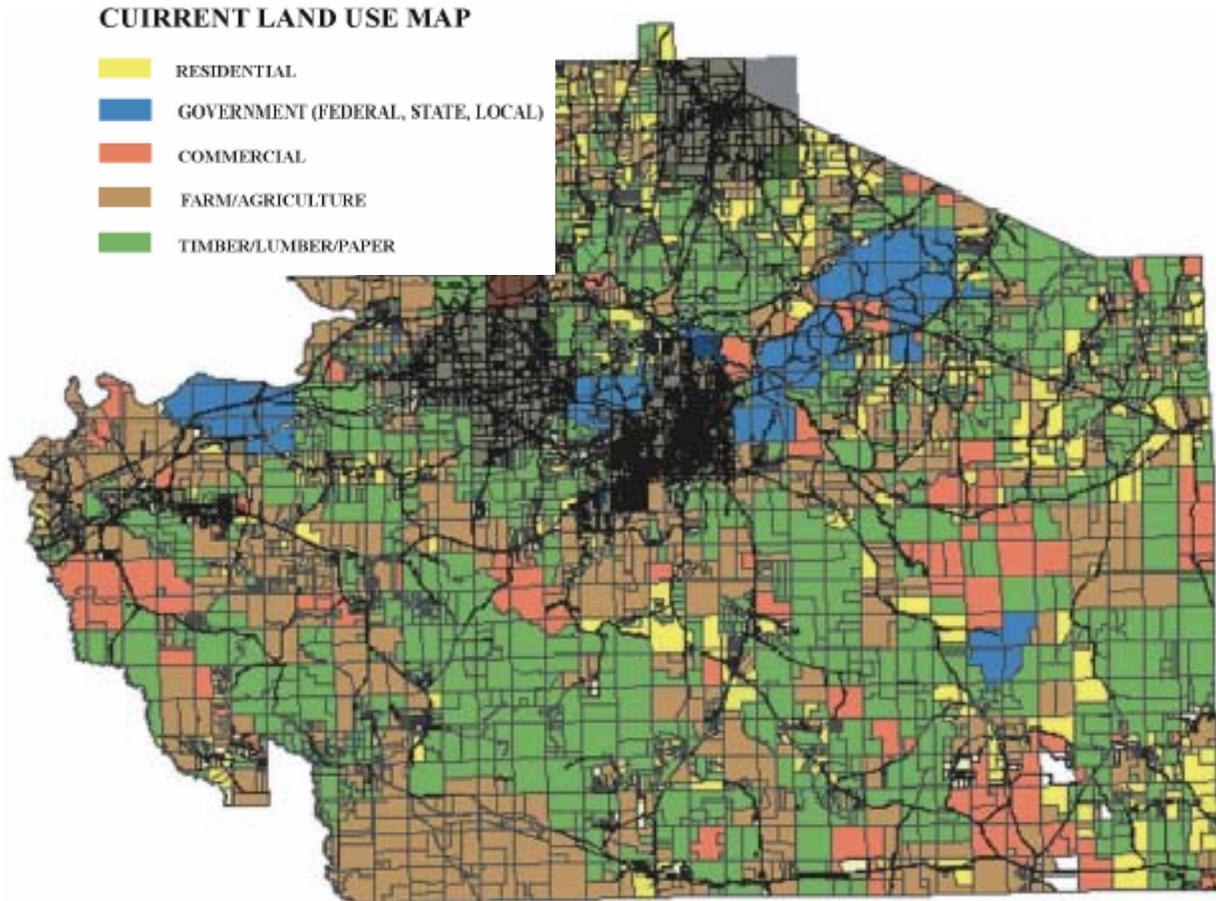
Existing Land Use

In the Spring of 2005, students from Auburn University's graduate program in Community Planning compiled land use data based on information available from land satellite data and field checks in a windshield survey.

Land use in the unincorporated part of Macon County is typified by large tracts of land covered with forest land, primarily used for timber harvesting and/or hunting reserves. Of Macon County's 614 square miles, 74 percent of the county is covered by mixed forest land, leaving only 26 percent of the land in the county in open pasture land uses and developed areas.

The southern half of the county lies relatively undeveloped with only a few clusters of residential development and no significant industrial development. Only the northern half of the county contains significant residential and commercial development clustered around the four municipalities within the county. Outside of these municipal clusters, lies miles of pristine

nature, reaching its climax in the Tuskegee National Forest. Sparse development and relatively small amounts of pasture land have enabled these areas to remain in the relatively healthy condition that makes them such an asset to the county today. However much of these areas lie in portions of the county that are for unsuitable for anything other than small scale development due to soil limitations. The soil types and watersheds in these areas preclude all but the lowest environmentally impacting land uses possible.



As statistics from the United States Census indicate, the total number of housing units in Macon County as of 2000 was 10,627 (incorporated areas included). A majority of these residential parcels are located in the north and west regions of the county around the cities of Notasulga and Franklin. In addition, there are tracts scattered along state and county roads. Alabama Highway 14, which runs through the city of Notasulga, illustrates this point. Commercial and trade activities in Macon County are limited.

County Business Patterns from the United States Census show that the total number of commercial and business related establishments in Macon County, Alabama as of 2000 was 238. Of these businesses, at least half were located in incorporated areas of the county (Tuskegee, Notasulga, Shorter, and Franklin). As with the residential parcels, commercial parcels lie along the northern regions of the county, with few exceptions. In addition to the land uses that have already been discussed, Macon County consists of parcels dedicated to religious facilities, schools, libraries, natural resources, farming, and logging. By far, the largest land use is categorized as natural resource related activities. Parcels which are mainly covered with timber are given this classification. The southern portion of the entire county is relatively undeveloped and consists of scattered housing with areas belonging to logging companies and private property owners.

Property Ownership

Of the total land area outside of the municipalities, 64 percent is owned by individual land owners. The remaining 36 percent of the unincorporated land in the county is owned by government institutions, corporations, and heir trusts and life estates.

Legibility

Legibility is the degree of clarity of how something reads. Most often this is thought of in terms of hand-written documents or how well a book or document can be understood. The same principles apply, however, to a community. In this instance, legibility refers to how a person can move around and in and out of a place, how they recognize where they are and where they are going, and how they can tell others to do the same. A legibility map takes into consideration the visual quality of a city by looking at the city through the eyes of its citizens. The legibility map of Macon County will focus on a specific visual quality of the county's landscape. Creating a legibility map creates ease in which certain

areas can be recognized and placed into a constant pattern. Macon County Legibility map produces pattern of identifiable symbols, through the use of the county's paths, edges, districts, nodes and landmarks.

Macon County's legibility map can be classified into five types of elements: paths, edges, districts, nodes, and landmarks.

Paths are elements to the degree which familiarity is from within the city. Paths are the channels along which the observer customarily, occasionally, or potentially moves. They may be streets, walkways, transit lines, canals, and railroads.

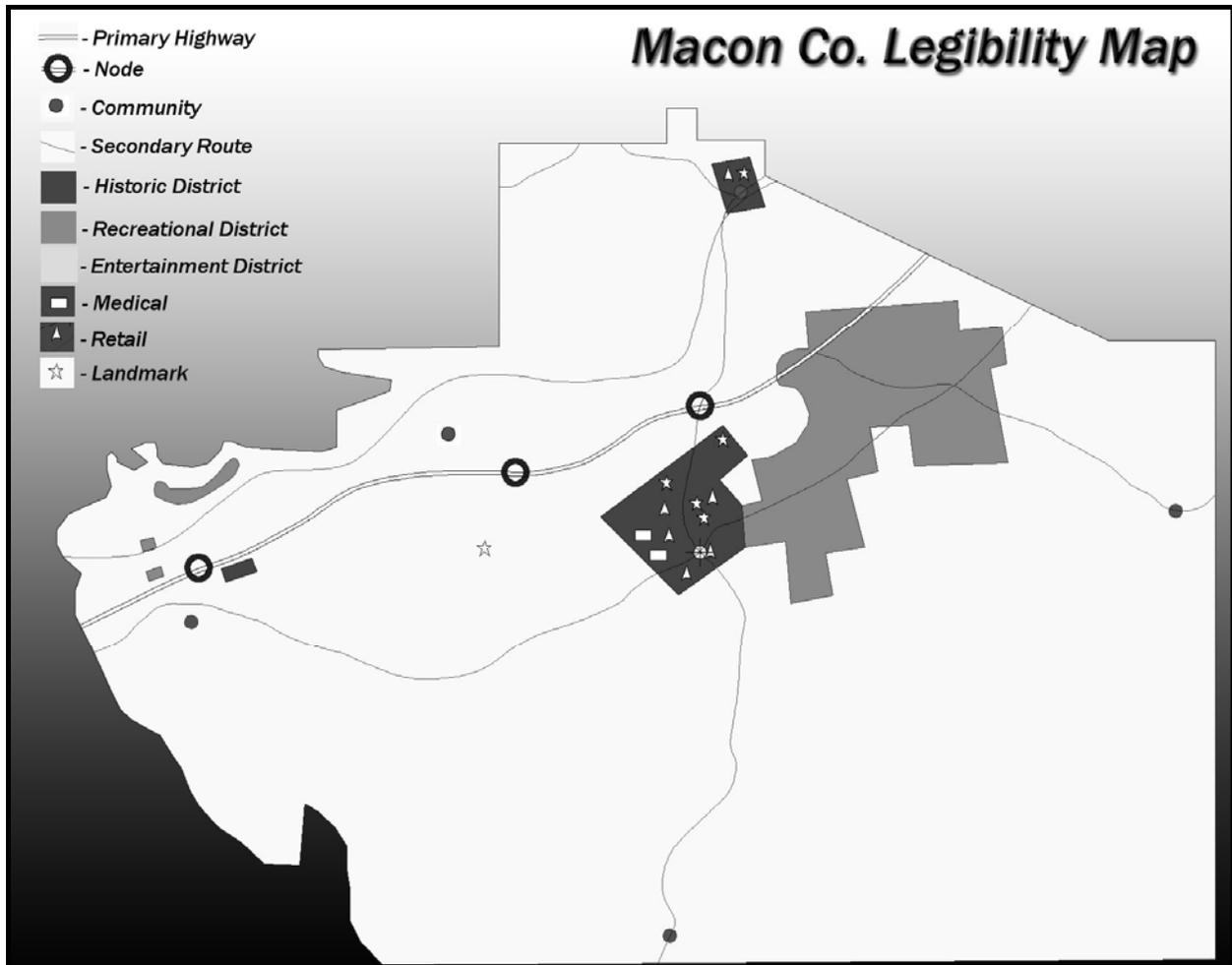
Edges are the linear elements not considered as path: they are usually, boundaries between two kinds of areas. Although edges are the linear elements not used or considered as paths by the observer, they are however boundaries between two phases. Examples of edges are linear breaker in continuity: shores, railroads, cuts, edges of development, walls. They are lateral references rather than coordinate axes.

Districts are areas in which a person can mentally go inside of, and which have a shared characteristic. Districts are considered medium-to-large areas, having two-dimensional levels, which can be mentally entered and recognizable be having a common characteristic. Districts are also identifiable from the outside.

Nodes are points. Nodes are the strategic points at which an observer can enter, particularly when traveling. Nodes may be junctions, path breaks in transportation, a crossing or convergence of paths, and moments of shift from one structure to another.

Landmarks are simple physical elements. Landmarks are considered points of references by an observer that the observer does not enter within them, they are external. They are usually a defined as physical object: building, sign, store, or mountain.

It is important to remember that elements frequently overlap and penetrate one another, thus they cannot be isolation. For examples districts are structured with nodes, defined by edges, penetrated by paths, and sprinkled with landmarks.



It is clear that the primary pathways through the county are Interstate 85, Highway 80 and Highway 29 and that all other recognizable features are located around these pathways. Nodes include the Interstate 85 interchanges in the northern part of the county, but communities exist in both the northern and southern part of the county. While those communities are recognizable, they are not as discernible as the three major districts that are identified: an entertainment district in the western part of the county, an historic district in the Tuskegee area, and a recreation and natural resource district in the Tuskegee National Forest.

Perhaps what is most clear is that there is very little visual guidance in moving around Macon County except in the central portion of the county between Highway 80 and Interstate 85.

Utilities

Utilities that are discussed include public water service, sanitary sewer, and solid waste. The Alabama Public Service Commission (APSC) in Montgomery regulates and is responsible for the supervision of air, motor and rail carriers within Alabama. Any utility service operated within Alabama is also regulated by the Public Service Commission.

Water Service

There are five water service providers located in Macon County. These are the Macon County Water Authority, Star-Mindingall Water Authority, the Town of Franklin, the Town of Notasulga and the Utilities Board of Tuskegee. Together, these five water service providers serve 8,608 customers throughout Macon County. In addition to these five water service providers, two more water service providers located outside of Macon County provide water service to a small number of Macon County residents. These are the Wall Street Water Authority in Tallapoosa County and the Beaugard Water Authority in Lee County.

Water Service Providers in Macon County, 2005	
Provider	Number of Customers
Macon County Water Authority	2,527
Star-Mindingall Water Authority	685
Town of Franklin	52
Town of Notasulga	897
Utilities Board of Tuskegee	4,447
<i>Beaugard Water Authority</i>	29
<i>Wall Street Water Authority</i>	429
Total	9,066
<i>Source: Macon County Infrastructure Development Plan, December 2005, prepared by Krebs and Associates, Inc. and interviews with the individual water systems in Spring 2005.</i>	

The Macon County Water Authority serves 2,527 customers from Shorter to the Montgomery County line on the west side of the count to the extreme rural east end of the county and from the southern areas along the Bullock County line to the central area of the county northwest of Tuskegee and north of Interstate 85. The system utilizes 350 miles of 3-inch, 6-inch and 8-inch water main to distribute water to customers. The water supply source for the system consists of two wells, each with a capacity of 150 gallons

per minute, and water purchased from the Utilities Board of Tuskegee. The Macon County Water Authority also has the potential to purchase water from the Town of Loachapoka. The system has a water storage capacity of 850,000 gallons, utilizing two elevated tanks and one ground storage tank. The Macon County Water Authority provides all of the water to the Town of Shorter and has a buy/sell agreement with the Star-Mindingall Water Authority. Additionally, the Halla Climate Systems Alabama Inc. plant in Shorter uses the Macon County Water Authority for a backup system, but their primary source is wells. It is predicted that the area with the greatest potential for future demand in area surrounding the Wire Road interchange on Interstate 85.

The Star-Mindingall Water Authority is a rural water authority serving approximately 685 customers in the area immediately west of Tuskegee, south of Interstate 85 to just south of U.S. Highway 80, including County Roads 80, 51, 30, 18, 67, 42, 95 and Highway 80. The water supply source for the system consists of two wells located along County Road 8. The two wells supply 75 and 90 gallons per minute and account for water production equal to about 90 percent of their metered sales. Star-Mindingall has one metered connection from which water can be purchased from the Utilities Board of Tuskegee. The system utilizes two elevated storage tanks that have a combined storage capacity of 350,000 gallons. The distribution system consists of approximately 20 miles of water main, most of which is 6-inch PVC pipe and one 100 gallon per minute booster pumping station to deliver water from the southern extreme of the system to the northern end. Future demand for Star-Mindingall is in the area near the Franklin Interchange on Interstate 85.

The Town of Franklin supplies water to 52 customers Alabama Highway 49, north of Interstate 85 to the intersection of County Road 36, along County Road 17, from Alabama Highway 49 to County Road 9, and along County Road 9, east from County Road 17. The Town of Franklin has one well that is partially developed, but not in use. Instead the Town of Franklin purchases all of its water from the Utilities Board of Tuskegee. The system utilizes a distribution system of approximately five miles of 6-inch water

main. Several households in the Franklin area use well water, however exact figures are not available.

The Town of Notasulga provides water to approximately 889 residential customers and eight commercial customers. The Town does not have its own supply source, but instead purchases most of its water from the Wall Street Water Authority located in Tallapoosa County. Additionally, the Town has purchase agreements with the Town of Loachapoka and the Utilities Board of Tuskegee. Using a system of mostly 6-inch water mains, the Town of Notasulga serves the town limits and some areas immediately outside the town limits across the north end of Macon County. The system has one elevated storage tank and several booster pumping stations that are only used when water is purchased from the Utilities Board of Tuskegee.

The largest water provider in Macon County is the Utilities Board of Tuskegee, which serves 4,447 customers primarily located within the Tuskegee city limits. The water supply source for the Utilities Board of Tuskegee is the Tallapoosa River. The system operates a water treatment plant, located on County Road 8 west of the Town of Franklin, with a treatment capacity of 4 million gallons per day. Average daily production varies from 2.1 million to 3.9 million gallons per day. Over the last five years there has been a steady downward trend in the average daily production, with average daily production being 2.2 million gallons per day in 2004. Water is delivered from the treatment plant to the City of Tuskegee via a 20-inch water main. The Utilities Board of Tuskegee has five elevated storage tanks with a combined storage capacity of 2.5 million gallons and utilizes a distribution system of between 50 and 100 miles of cast iron, ductile iron and PVC transmission and distribution lines.

With these systems in place, most of the county is provided with water service. According to the 2000 Census, there are 10,627 total housing units in Macon County, including the incorporated areas. *The existing water systems provide water service to approximately 9,066 customers, of which approximately 95 percent are residential customers. This equates to about 8,613 housing units being served, leaving an estimated 2,014 housing units without public water service, however, some of these*

unserved units may be vacant housing units that are no longer habitable. Using these service areas of the water service providers as a guide to where service is available, it is possible to estimate where the unserved households may be located. The unserved housing units are most likely located in the northwest corner of the county, the eastern central portion of the county surrounding the Big Swamp area, the southeastern corner of the county and the south central portion of the county. Most of these areas are located within areas that are served by the Macon County Water Authority. It is most likely that the residential growth and demand in these areas has not been high enough to make the extension of lines necessary to serve these areas cost efficient.

Sanitary Sewer Service

Overall, only a small portion of Macon County is served with public sanitary sewer service. There are three sanitary sewer service providers in the county: the Town of Notasulga, the Town of Shorter and the Utilities Board of Tuskegee. Most of the service area of the three providers are located within the municipalities of Tuskegee and Notasulga. The system located in Shorter currently only serves the Halla Climate Controls Alabama, Inc. plant located north of Interstate 85.

The Town of Notasulga constructed an 85,000 gallon per day sanitary sewer lagoon and spray field, and a set of collection lines and lift stations in 2000 to serve their downtown area. In 2004, a second phase of the system was constructed to serve additional residential customers. Presently, the Town of Notasulga provides sanitary sewer service to approximately 83 customers, all of which are located within the Town's corporate limits.

The Utilities Board of Tuskegee provides sanitary sewer service primarily within the corporate limits of the city, however, large interceptors that transport sewage to the treatment plants provide the potential for extending service outside of the corporate limits of Tuskegee. The Utilities Board of Tuskegee operates two extended aeration waste water treatment plants located southwest of Tuskegee and west of the Town of Franklin. The south plant has a treatment capacity of 1.25 million gallons per day and the north plant has a capacity of 2.0 million gallons per day. Presently, neither system is operating at full capacity. The average

Solid Waste

daily flow at the south plant is 1.01 million gallons per day. At the north plant, the average daily flow is 1.71 million gallons per day.

As defined by the Administrative Code (Section 335-13-1.03) of the Alabama Department of Environmental Management, solid waste is “all putrescible and nonputrescible discarded material, except household sewage, livestock and poultry wastes including, but not limited to, garbage, rubbish, ashes, street and highway cleanings, dead animals, including offal, abandoned automobiles and such industrial waste as are not controlled by other agencies.” In layman’s terms, solid waste is all discarded items that is likely to deteriorate or decay that is not regulated by specific agencies due to the inclusion of hazardous or toxic materials. Generally, solid waste refers to household and commercial garbage.

In 1990, Macon County established mandatory collection of residential solid waste. Most of the residential solid waste is collected by Sunflower Waste and is transported to the Tallassee Waste Disposal Center in Tallapoosa County. The *Macon County Solid Waste Management Plan*, prepared by Environmental Consulting and Engineering, Inc. in May 2005 reports that currently only 50.27 percent of the residents in rural Macon County are serviced for residential solid waste collection. The City of Tuskegee collects its own residential solid waste, which is then also transported to the Tallassee Waste Disposal Center. Data collected in the *Macon County Solid Wastes Management Plan* indicates that rural Macon County generates approximately one-third of the residential solid waste collected in the county.

Non-residential solid waste, including commercial municipal solid waste and industrial waste is collected by private haulers and is disposed of in either the Tallassee Disposal Center, the Salem Landfill in Lee County or the Brundidge Landfill in Pike County. Construction and demolition waste is generally contracted to private haulers and disposal practices are not defined. The City of Tuskegee performs collection of construction and demolition waste and yard debris once a week and disposes the waste at the city-owned landfill.

Macon County does not currently have any sort of recycling program and there are no commercial recycling processors in the

county. There are, however, six commercial recycling processors in nearby counties that process aluminum cans, some plastic, paper and some textile materials. Each of the processors varies on the material that is accepted for recycling.

During the development of the *Macon County Solid Wastes Management Plan*, 58 illegal dumps were identified in Macon County, however, it is estimated that there are many more illegal dumps in the rural parts of the county. In an effort to mitigate illegal dumping, Macon County has established a specific day each month that materials can be brought to one of the county shops for disposal free of charge.

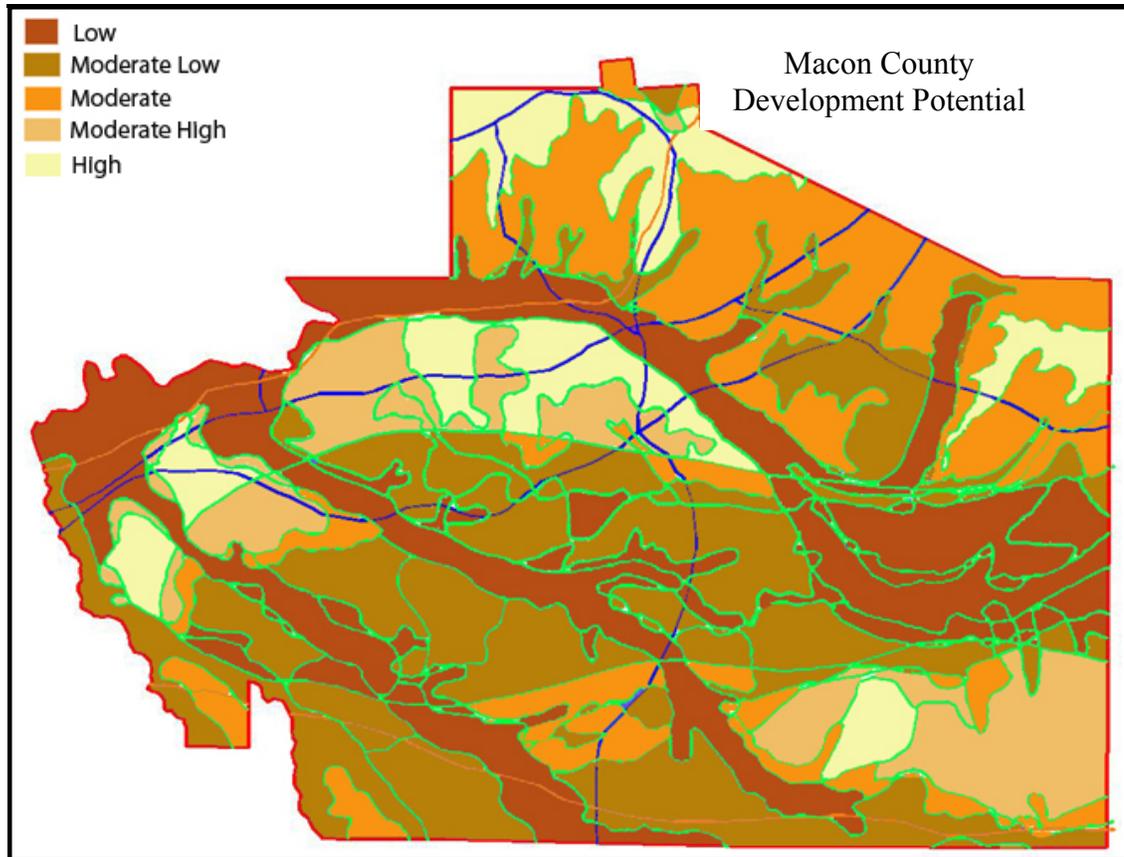
Development Potential

Beyond development that has already occurred, it is possible to determine to what degree that primarily undeveloped land is capable of supporting additional development. This potential for development is based on the physical characteristics that exist that may limit structural development or may be conducive to increased structural development. Areas that have several factors limiting development, such as flood plains, steep topography and weak soils are categorized as having a low potential for development. On the other hand, areas that have no or only one factor present that may limit development are categorized as having a high potential for development.

Added to this line of thought, is the idea of what it may cost to develop certain areas and how they may be developed to become cost-effective. For instance, if a site would require significant engineering and land improvements to be developed, then the structural activity would have to be equally capable of producing revenue or profit to be cost-efficient.

As shown on the Development Potential Map, the areas of Macon County that have the highest potential for development with the least remediation or additional construction costs are located in the northern parts of Macon County and along the Interstate 85 corridor. The southeast corner of county also has a small area with high development potential, surrounded by a larger area that has moderate potential for development. The central portion of Macon County has the lowest potential for structural

development, along with areas that are located in 100-year flood plains following the county's major streams



Issues

Issues are those points that present some degree of controversy, either because there are factors present which limit the development of something else or there are varying groups of residents that want to use a resource in different ways or not use it at all. The following is an explanation of issues that have been identified in Macon County that are related to land use and utility services.

Access to Utilities

It is important for every person to have access to public utilities. Currently not all Macon County residents have access to utilities such as sewer. Many residents depend upon septic tanks to handle their waste. Substandard septic tanks have the potential to leak waste into public lakes and rivers. Not all residents are served by

the public water service some residents dependent on wells for water. Other utility services that are lacking are telephone services, cable services, internet services, and gas services.

Utility Improvements

The Utilities Board of Tuskegee handles the majority of the sewer services in Macon County. This is a liability because the current equipment use to treat the sewage needs to be replaced. The current machines are worn and in need of maintenance.

If the county is interested in attracting business, they have to improve their utility services. It is essential a number of reasons that services such as sewer to be improved, so that the health and economic well-being of the Macon County community may to improved.

Current Land Use

By far, the largest land use is categorized as natural resource related activities, which includes timber uses. The southern portion of the entire county is relatively undeveloped and consists of scattered housing with large areas belonging to logging companies and private property owners.

Land Ownership Patterns

Land Use in Macon County is constrained by a few primary owners who own large parcels of land. This limits the amount of opportunities to develop within these areas. Most land is owned by timber businesses, lumber and paper product companies, by federal, state, local and institutional government, privately owned by heirs, trusts, and life estates. This prevents small businesses and individuals from purchasing land, therefore limiting the amount of growth and individual opportunities within these areas of Macon County.

Structural Limitations

Despite the fact Macon County is comprised of seven different soil compositions, only two are areas with development potential. The Bama-Malbis-Luverne arrangement and the Luverne-Troup-Lucy soil formations are the primary soils suited for development. Only three small sections of the county, two on the Western edge and one on the Northern tip, are composed of the Bama-Malbis-Luverne soils. This soil formation is ideal for all types of development. They are well drained, sandy loam soils with very deep bedrock. The Luverne-Troup-Lucy soil conglomerate dominates the Northern region of Macon County along with a formation of the soils intruding into the Southeastern portion of the

county. It can also support mixed development, but slow water percolation is a drawback. Their prestige lies in their low shrink-swell capabilities, resulting in great soil for transportation route development. The limited selection of developmental soils constrains Macon County to only develop in certain areas of the region, or develop at much higher costs. These soil formations can be further broken down into areas for industrial development and areas for residential development. These areas correlate with the suitable soils producing sites of extremely suited areas for all types of development and moderate areas for only residential and light-medium commercial developments. Assessment of these sites reveals a county which has a fair degree of developable areas in the northern region, but a southern portion which, other than one site, is virtually a low feasibility for development.

Topography and Floodplains

In Macon County, there is an abundance of undeveloped land, but topography limits its developmental potential. Elevations in Macon County range from 200' above sea level to approximately 500' above sea level. Lower elevations are contained in the western and southern floodplains of the county, where rivers either form the county line or reach out into the county. Higher elevations are scattered more around the entire county, though highest points are achieved in the northern or eastern hills. This is ironic in that, when analyzing the topography, the southern portion of the county is best suited for development, whereas north Macon County is limited by steep slopes in several areas. However, poor soils in the South create low, relatively flat lands which are low quality for development. The high folds in relief in specific regions of the developable regions in the Northern region on Macon County create restrictions on the developable soils. Topography that is too rough, land that has steep slopes and flood plains close to major streams create barriers for economically minded growth. In such areas, costs of residential, commercial, or industrial development would limit or stunt growth. In addition, Macon County has floodplain patterns within the county which create obstructions for development. By looking at a map of the floodplains, it is easy to see that these unfortunate patterns produce small areas which would provide protection during a major flood. The four floodplains which drape across the entire county create

meandering lines of developmental barriers which wrap around the county.

Buffer Zones

Many competing land uses exist in Macon County with no separation between the uses, resulting in conflicts between property owners and the land uses themselves. The most visible conflict currently is mining and excavation activities in areas adjacent to residential land uses. Without buffer zones between these conflicting land uses, residents are disturbed with both noise and unattractive views from what is often a person's most significant investment. Vegetative buffer zones could assist in resolving both of these problems.

Opportunities

An opportunity is something that has the potential to become an asset, but is not yet realizing its full potential. Opportunities can also be groups of assets so that it is possible to achieve a desired result.

**Interstate 85
Development**

As Auburn and Montgomery grow, development will gather along the interstate and work its way into Macon County. Macon County has the opportunity to anticipate such growth and strategically maneuver it to its advantage. Luckily the most ideal places for development in the county are located along the I-85 corridor and the county is blessed with an abundance of interchanges making this area easily developable.

Clustered Communities

Development clustered into communities will increase the appeal of Macon County and could improve the quality of life. Preserving the rural character of Macon County will increase the land value within developing communities and create places in which people want to live.

Section 3: Development Considerations And Strategy

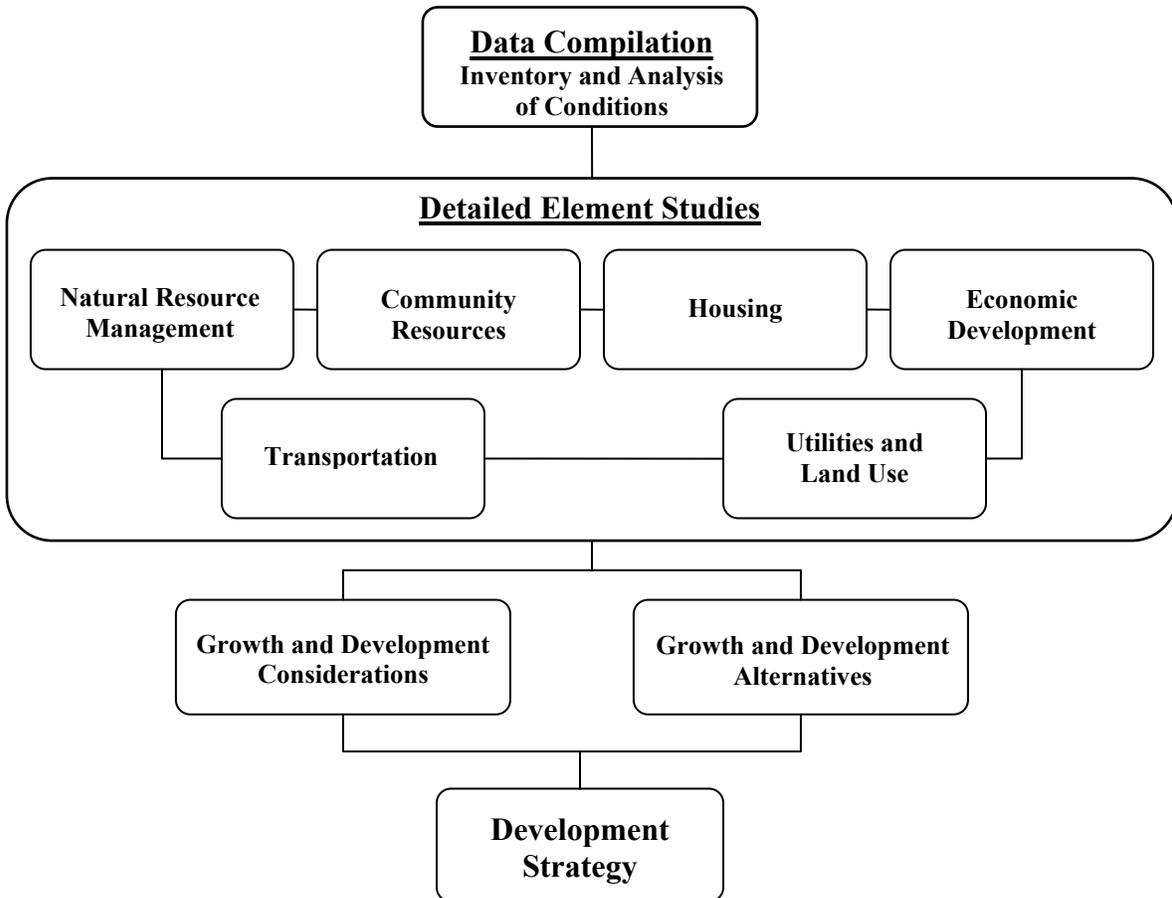
Chapter 10: Development Considerations and Concepts

Chapter 11: Macon County Development Strategy

Chapter 10: Development Considerations and Concepts

Section 3 of the Macon County Development Plan is the point at which information that has been gathered in the first two sections of the plan is brought back together to formulate a plan of action. Section 1 provides a collection and analysis of information while Section 2 provides detailed studies on each of the six elements of the plan. In Section 3, the individual elements of the plan are coordinated and synthesized into one cohesive development strategy. This process is shown in the flowchart provided below.

Plan Development Process



Section 3 is divided into two chapters: Development Considerations and Concepts and the Macon County Development Strategy. In this chapter, Considerations and Concepts, an assimilation process begins with the compilation and consolidation of information drawn from each of the six elements of the plan. It is then possible to begin developing growth and development alternatives. The alternatives will later be used to outline strategies to address issues in ways that are reflective of the goals and opportunities for each of the elements in a coordinated manner.

Considerations

In a review of the individual elements, it became apparent that many of the issues, opportunities and goals that had been identified crossed boundaries between elements and are actually relevant to more than one element. Three tables have been developed (one each for issues, opportunities and goals) showing the overlap between the individual elements. Furthermore, items that were similar between the elements have been consolidated into one item.

Issues

As defined by Merriam-Webster, an issue is *a final outcome that usually constitutes a solution or a resolution* and as *a matter that is in dispute between two or more parties*. Both of these meanings are applicable to the planning process, in that the point of issue identification is to find a solution among the interested, and sometimes diverse, citizens, organizations and agencies that live and function in Macon County.

In the planning process, 21 issues have been identified that Macon County needs to address in its future development plans. As shown in the table on the following page, current land use practices is the only issue that affects every other element of the plan. Issues that impact four to five of the six elements can be generally characterized as foundation issues. These issues deal with the existing physical features and the availability of infrastructure, i.e., the base structure of the county. These issues include topography and flood plains, physical limitations to structural development, access to utility services, degradation of water quality, utility improvements, and adverse economic conditions. Issues that were identified in three or less of the elements are more focused in nature; however, these issues still

affected more than one element of the plan. Only two issues that were identified in the economic development portion of the plan did not cross the element boundaries. These were Macon County's unstable tourism industry and lack of employment opportunities. Resolution of these two issues will affect other development factors, namely transportation and land use, and secondarily housing, community resources and natural resource management.

Macon County Summary of Issues, 2006						
ISSUES	NATURAL RESOURCE MANAGEMENT	COMMUNITY RESOURCES	HOUSING	ECONOMIC DEVELOPMENT	TRANSPORTATION	UTILITIES AND LAND USE
Surface Water Quality Degradation	X	X		X		X
Topography and Flood Plains	X		X	X	X	X
Limitations to Structural Development	X		X	X	X	X
Mismanagement of Natural Resources	X			X		X
Education Standards		X		X		
Educational Funding		X		X		
Limited Medical Facilities		X		X		
Future Housing Demand			X			X
Existing Housing Conditions			X			X
Adverse Economic Conditions			X	X	X	X
Unstable Tourism Industry				X		
Employment Opportunities				X		
Existing Infrastructure				X		X
Income Levels		X	X	X		
Barriers to Circulation				X	X	X
Loss of Opportunities				X	X	X
Timber Trucks				X	X	X
Access to Utilities		X	X	X	X	X
Utility Improvements			X	X	X	X
Current Land Use	X	X	X	X	X	X
Land Ownership Patterns			X	X		X

Opportunities

As stated in the elements, an opportunity is something that has the potential to become an asset to Macon County, but is not yet realizing its full potential. Stated otherwise, an opportunity is a favorable set of circumstances that present a good chance for advancement or progress. It is highly unlikely, however, that the opportunities will come to fruition without additional effort. What this means is that with the underlying conditions in place, Macon County leaders and residents will have to work together and with other public and private entities to make the opportunities happen.

After reviewing the opportunities in each element, nine major opportunities were identified through use of the assets, or a combination of assets, in each element. As seen in the table below, Macon County’s opportunities are focused around economic development and the impact these opportunities would have on the other growth and development factors if realized. Most prominent among these is the use of Macon County’s existing natural and historic resources to increase tourism in the county and to improve the quality of life for existing residents and encourage additional residential development and population retention and growth. These opportunities are followed by structural improvements that will, in turn, foster economic development, such as the Interstate 85 corridor and gateway development.

Macon County Summary of Opportunities, 2006						
OPPORTUNITY	NATURAL RESOURCE MANAGEMENT	COMMUNITY RESOURCES	HOUSING	ECONOMIC DEVELOPMENT	TRANSPORTATION	UTILITIES AND LAND USE
Recreation Destination	X	X		X	X	X
Alternative Uses for Timber Industry	X			X	X	X
Aquifer Utilitization	X			X	X	X
Tourism Development	X	X		X	X	X
Interstate 85 Development				X	X	X
Organic Farming	X			X	X	X
Expand Transportation System			X	X	X	X
Gateway Development				X	X	X
Clustered Development			X	X	X	X

Issues that were identified that do not have correlating opportunities include the existing physical conditions that limit structural development, degradation of water quality and mismanagement of natural resources, education, medical resources, barriers to circulation and access to utilities for the majority of the county. What this comparison between issues and opportunities makes clear is that some of the issues will have to be addressed without benefit of immediate economic return. Furthermore, if some of these issues are not addressed, such as educational funding and quality standards, then the potential for realizing the existing opportunities could be significantly minimized.

Goals

There was a total of 57 goals propose during the preparation of the six elements of this comprehensive plan, however, many of these goals were redundant between elements. Also, when viewed from the perspective of the overall growth and development of Macon County, many of the stated goals became objectives that supported broader goals stated in other elements. A consolidation of the stated goals resulted in seven umbrella goals to guide long-range development of Macon County. These goals are as follows:

- Protect, preserve and enhance the functional integrity of Macon County ecosystems and its significant natural resources and promote the economic benefits of these resources through careful development unique to Macon County.
- Establish a secondary and continuing educational system that enables Macon County children and adults to compete in the global job market and that provides a skilled population capable of attracting commercial and industrial development to Macon County.
- Institute a program for community resource development and management that ensures a network of quality facilities and venues across the county to meet the basic needs of Macon County residents and that encourage their participation in Macon County's unique community life.
- Ensure that all citizens of Macon County have equal access to safe and sound housing that is adequate for their needs, desires and income levels.

- Develop a diverse and competitive regional economy through promotion of Macon County's agricultural vitality and rural character in concert with the use of technological advancements and information technology.
- Establish Macon County as a regional destination with a self sufficient economy through the enhancement, development and promotion of the County's assets.
- Develop a multi-functional system of transportation that facilitates movement in, out and around Macon County, as well as encouraging extended visitation by travelers passing through the county.

Together, these goals address all of the issues and opportunities that have been identified in the plan. The table on the following page provides a correlation between the goals and the issues and opportunities that they address. The goal that will have the most impact on realizing the available opportunities is transportation related. Without the necessary transportation improvements, it will be difficult, if not impossible, to build upon existing assets and turn them into opportunities. With the transportation improvements, however, many of the opportunities have the potential to fall into place fairly easily.

The goals that have the least opportunity for economic return in the short term are related to housing, education and community resources. While implementation of these goals is likely to be very costly, they are imperative to provide the atmosphere and environment conducive to achieving the economic goals of Macon County.

The remaining three goals are directly related to economic development through the management and development of existing assets, such as the natural resources found in Macon County, its location on Interstate 85 and proximity to other markets, and its rural and agricultural character. The goals propose both an internal structure for economic development, as well as an external market through the development of existing opportunities. The internal market is based on bringing employment to Macon County through commercial and industrial development in areas that are physically capable of sustaining structural development. The external market, on the other hand, proposes to carefully utilize those areas that have physical limitations to intense structural development for economic gain through tourism and recreation development unique to Macon County. In the process, growth and development impacts on these sensitive and unique areas will be minimized, which works to the advantage of Macon County long-term.

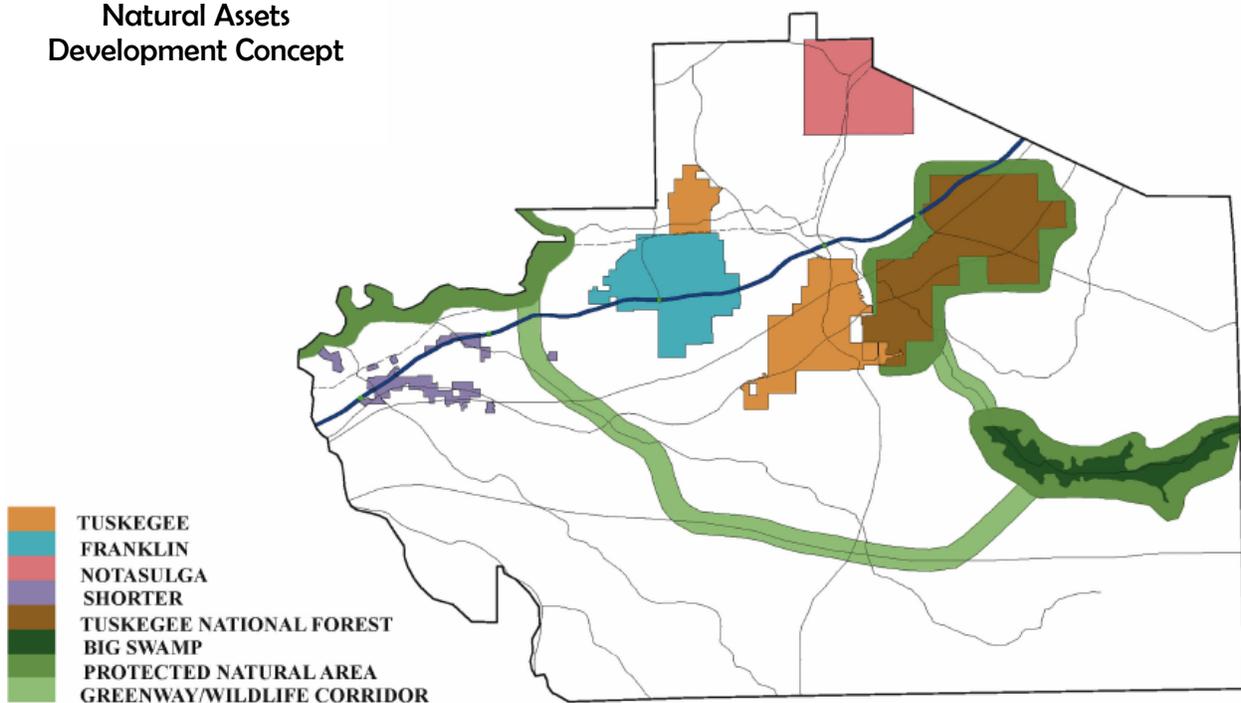
Concepts

Based on the issues, opportunities and goals that have been identified and established in the previous portion of this chapter, three concepts for development are provided. The first concept is based on utilization of the county's natural assets; the second is based on continuation, improvement and promotion of Macon County's rural and agricultural character; and the third is based on increased commercial and industrial development.

Natural Assets Concept

The development concept focusing on natural assets places emphasis on protecting the Macon County's natural resources while developing the potential for recreational development both as a quality of life factor and as a means to increase tourism. This concept promotes utilization of natural resources in a manner that promotes growth, stability and economic development with minimal negative impacts on the existing environment, land uses and communities. This concept employs buffer zones to protect three of Macon County's major assets: the Tallapoosa River, the Tuskegee National Forest, and the Big Swamp area. The concept also suggests development of greenways and wildlife corridors to connect the three natural asset areas. The corridors could also be beneficial for residents and visitors through connections with the Old Federal Road and Calebee Creek as recreational trails.

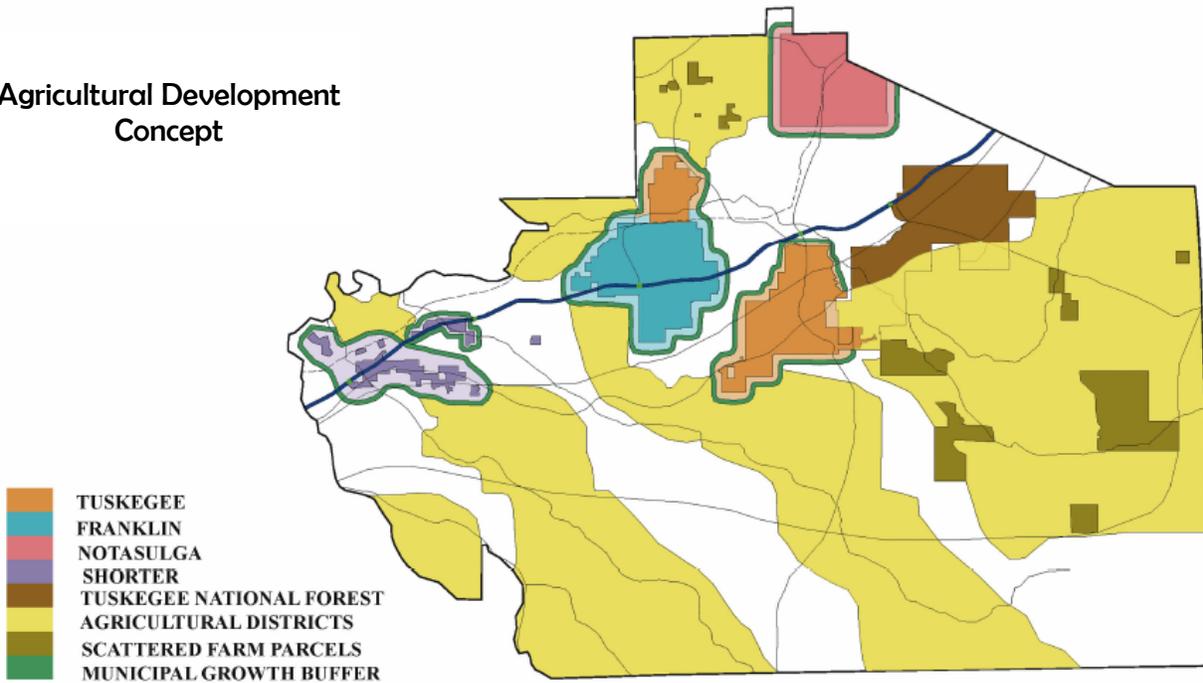
Natural Assets Development Concept



Agricultural Concept

The development concept focusing on Macon County's rural and agricultural character proposes to promote and protect the county's agricultural vitality through the recognition and increased promotion of the county's agricultural heritage, and an expansion of these concepts through today's changing agricultural market. Implementation of this concept will require continued innovation in the agricultural sector, with a possible emphasis on organic agriculture as a specialty market. The agricultural concept features the preservation and increased usage of existing agricultural lands through programmatic incentives and assistance to farmers. Special consideration is also provided to those farmers who implement agricultural best management practices and whose farming practices are otherwise sensitive to the environmental issues present in Macon County.

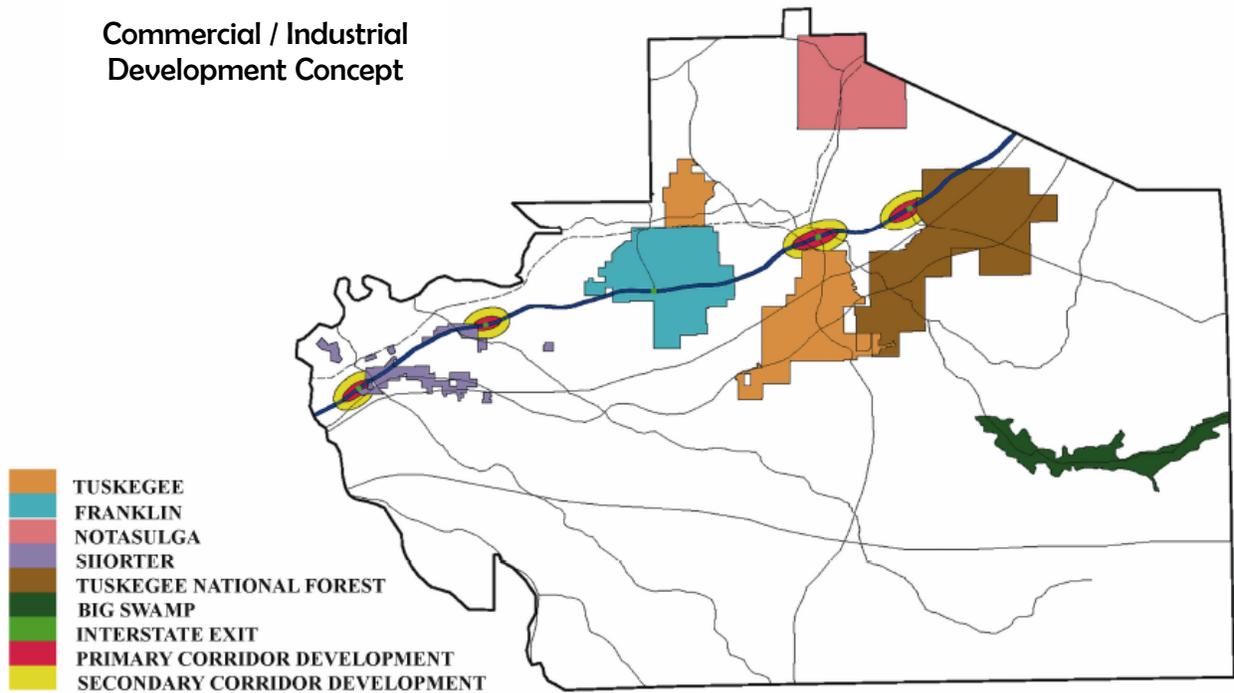
Agricultural Development Concept



Commercial/Industrial

The development concept focusing on increased commercial and industrial development in Macon County proposes to utilize those areas that are conducive for intense structural development for as economic bases, or hubs, for the county. These locations are primarily found along Interstate 85. This concept maximizes the development of the interstate interchanges as gateways to Macon County and as incentive growth areas. The concept integrates the structural development with other assets so that each interchange may have a different type of clustered development.

**Commercial / Industrial
Development Concept**



Chapter 11: Macon County Development Strategy

As stated in the Foreward, the purpose of a master plan is to provide citizens and local leaders with a clear understanding of the county as it currently exists and to provide guidelines to achieve the vision of how its citizens want it to be in the future. The development strategy in this chapter outlines the County's approach to accomplishing its goals and turning abstract opportunities into reality, while minimizing redundant efforts and / or counterproductive actions. The development strategy is comprised of four parts: a vision, an imageability analysis, a future growth concept and a detailed action strategy. Each of these is explained in further detail in the following sections.

Vision

The ability of residents to envision the future of a community in light of its opportunities and in spite of its issues is the backbone of a comprehensive planning. A vision for the future sets the stage for taking steps to bring the opposing factors of opportunities and issues together to achieve a desired result. The vision statement for Macon County was developed by the Macon County Planning Commission, reviewed in public meetings by citizens and adopted as the guiding statement of this plan. The vision statement for Macon County is:

Respecting the heritage of our past while providing opportunities for the future that will attract a growing permanent population, as well as an infusion of visitors and industry.

Upon close inspection it is clear that the vision statement of Macon County has four distinct components that succinctly summarize what the citizens of Macon County hope to accomplish over the next 25 years and beyond. The four components are: respect heritage; attract population; attract tourism; and attract industry.

The vision statement is supported by the seven goals that were outlined in the previous chapter. Each of the goals supports at least one component of the vision statement as shown in the table below.

Macon County Vision Statement Supported by Primary Goals				
Goal	Vision Components			
	Respect Heritage	Attract Population	Attract Tourism	Attract Industry
Protect, preserve and enhance the functional integrity of Macon County ecosystems and its significant natural resources and promote the economic benefits of these resources through careful development unique to Macon County.	X		X	
Establish a secondary and continuing educational system that enables Macon County children and adults to compete in the global job market and that provides a skilled population capable of attracting commercial and industrial development to Macon County.		X		X
Institute a program for community resource development and management that ensures a network of quality facilities and venues across the county to meet the basic needs of Macon County residents and that encourage their participation in Macon County's unique community life.		X		
Ensure that all citizens of Macon County have equal access to safe and sound housing that is adequate for their needs, desires and income levels.		X		
Develop a diverse and competitive regional economy through promotion of Macon County's agricultural vitality and rural character in concert with the use of technological advancements and information technology.	X			X
Establish Macon County as a regional destination with a self sufficient economy through the enhancement, development and promotion of the County's assets.			X	X
Develop a multi-functional system of transportation that facilitates movement in, out and around Macon County, as well as encouraging extended visitation by travelers passing through the county.		X	X	X

Imageability

In the Utilities and Land Use element, the concept of *legibility* was explained as the degree of clarity of how something reads. This concept was applied to Macon County to map the visual quality and ease of movement in and around the county. Using graphic symbols for paths, edges, districts, nodes and landmarks to illustrate the concept in a legibility map, it became clear that there was very little visual guidance in moving around Macon County

interstate interchanges to attract visitors and travelers from the interstate into Macon County. Additional gateways are proposed on U.S. Highway 29 at the entrance to Macon County from Bullock County and at the western edge of the county at the historic location of the Old Federal Road. These gateways are designed to attract visitors and increase tourism. Two additional districts are included as the aquifer tap zone and the river district which highlight Macon County's natural resources for both economic and tourism purposes.

Finally, the imageability map incorporates the county's vision for a sustained population base through the creation of strong community nodes where residents can gather and exchange the news of the day, building a sense of place and home. Some of these nodes are more publicly located along Interstate 85 and will attract visitors as well as residents. Other nodes are more secluded, providing gathering locations within the various Macon County communities.

Future Growth Schematic

Using the vision statement and goals that have been established as guidelines, the three concepts presented in the previous chapter as development alternatives have been incorporated into one schematic design for future land use in Macon County. As a refresher, the first concept was based on utilization of the county's natural assets; the second was based on continuation, improvement and promotion of Macon County's rural and agricultural character; and the third was based on increased commercial and industrial development. All of these concepts are viable alternatives for future growth in the county and, together, project full usage of the county's resources. The future growth schematic is analogous to a future land use map. As such, it outlines what types of growth and development are best suited to general locations in Macon County to achieve the resident's vision and goals for the physical appearance of the county.

The future growth schematic is strongly based on the Development Potential Map presented in the Chapter 9: Land Use and Utilities. The development potential map is based on the physical capacity of the land to support structural development

along with the presence or lack of infrastructural services, such as utilities and transportation. The development potential map showed that the areas that are most conducive to structural development are primarily located in the northern part of the county and along Interstate 85. Existing physical conditions, such as flood plains and land subsidence, coupled with a lack of infrastructural services limits the degree to which the southern half of Macon County can sustain structural development without degenerating existing resources.

The future growth schematic, shown on the following page, incorporates basic land uses, such as residential, agricultural, commercial, industrial, recreational and forest land, in a pattern that complements the natural environment while maximizing opportunities for economic development based on Macon County's existing resources. In the future growth schematic, much of Macon County remains in agricultural land uses and rural residential development as it currently is today. The existing physical conditions of the county most other types of development throughout most of the county. Furthermore, it was never intended that the development guide for Macon County promote heavy urban development as seen in neighboring Montgomery and Lee Counties. Instead, the intent as stated in the vision, is to respect the county's heritage, much of which is agricultural, while utilizing resources for economic gain.

The future agricultural land uses, however, do not have remain in their current agricultural uses. An opportunity has been identified for Macon County to establish a regional niche for organic farming, in both the food product market and in the educational and experimental arena. George Washington Carver left Macon County with an incredible legacy of experimental agricultural uses at Tuskegee Institute. The Alabama Cooperative Extension Service still maintains a state office at Tuskegee University and the county is home to the E. V. Smith Agricultural Experiment Station, which is a branch of the Extension Service. Private partnership with the Extension Service and Tuskegee University provides the means to maximize this opportunity to create a new agricultural venue for Macon County farmers.

Clusters of residential development are proposed to be located around commercial centers in the municipalities of Macon County. The future growth concept shows significant residential growth in all of the municipalities, but particularly in Shorter and Notasulga. Residential growth is also expected to occur in Tuskegee, but as the county's largest city presently, the growth will not be as significant in terms of percentage of population increase.

Beyond the municipalities, increased residential development is proposed as clustered development in the rural communities of Macon County around small local commercial cores. Rather than promote an almost urban type residential development, the small residential clusters help maintain Macon County's rural community atmosphere.

Much of the future commercial development is planned to occur in these small community areas, focusing on locally owned businesses providing both retail and personal commercial services, such as small groceries and professional services, along with some unique retail commercial uses that will attract shoppers from neighboring counties as well as tourists. An example would be a small grocery selling locally grown organic produce and food products or gift / art / craft stores selling local hand-made crafts.

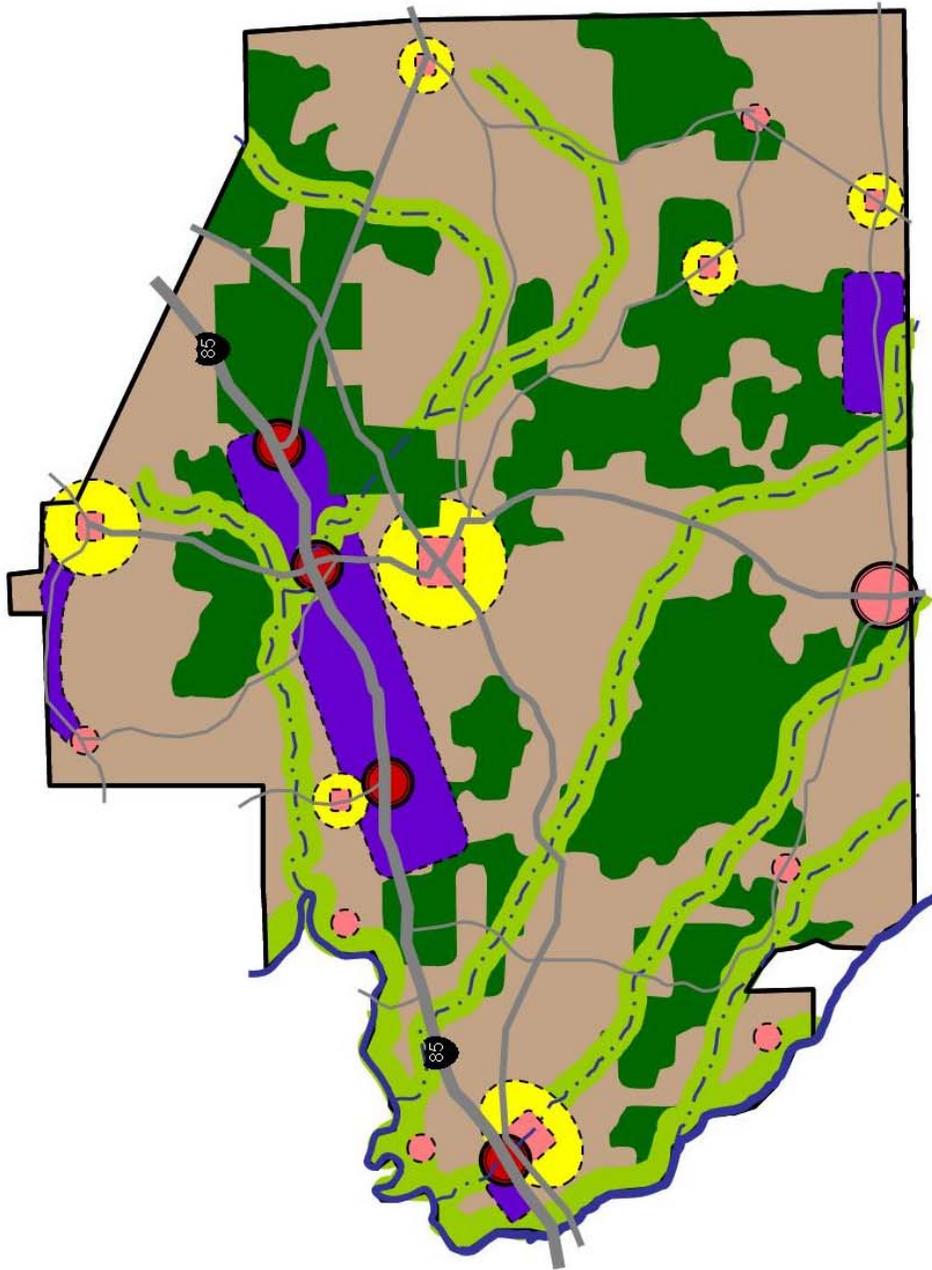
Larger, yet still local, retail commercial areas are planned for Tuskegee and Shorter to build upon their existing commercial base. Highway commercial development is planned for the interchanges along Interstate 85. Development of these highway commercial areas will need to be done carefully to create gateways that welcome travelers from Interstate 85 and draw them into Macon County for a limited visit and for overnight stays. Particular care in these developments should be given architectural design of the commercial areas, signage and landscaping, as well as safe and convenient ingress and egress from shopping areas.

Limited industrial development is planned along the Interstate 85 corridor between Franklin and Wire Road to take advantage of areas that are physically conducive to structural development and access to Interstate 85. Further, industrial development in this area will help support the highway commercial uses at the interchanges. Smaller industrial development is planned for the extreme northern

**Macon County
Future Growth
Schematic**
April 2006

LEGEND

- Residential
- Agricultural / Residential
- Highway Commercial
- Local Commercial
- Industrial
- Recreational / Buffer
- Forest
- Major Transportation
- Minor Transportation
- Streams, Creeks
- Gateway



Back of Future Growth Schematic

part of the county along Alabama Highway 14, west of Notasulga which maximizes existing soils and rail access. Finally, small industrial development is planned in the extreme southern part of the county, east of Highway 29, which also maximizes existing soil conditions. The southern industrial site is proposed to maximize an opportunity that was identified regarding utilization of artesian springs for production of bottled water, or perhaps, a local brewery.

The last components of the future growth schematic are forest lands and buffer zones. The forest land shown in the future growth schematic is existing timber land and/or simply undeveloped wooded land. Macon County has a significant dependence upon timber for its economic resources. If timber production is going to continue to be a mainstay for the county, however, local road construction and existing road conditions and maintenance will have to be addressed to accommodate both the timber trucks and local residential and community traffic.

Buffer zones are planned along the five major streams in Macon County as a means to protect water quality from nearby land uses and to deter structural development in the flood plains surrounding the streams. The planned buffer zones, however, can be used as recreational linkages between the different parts of the county. As such, a system of pedestrian, bicycle or equestrian paths constructed in the buffer zones would increase the quality of life for Macon County residents as well as bring another segment of tourism traffic to the county.

Action Strategy

The action strategy on the following pages is organized by the seven goals that have been established to support the Macon County vision statement. Under each goal is a hierarchy of objectives and recommended actions that support the goal. The strategy is organized in a matrix format to demonstrate which issues and opportunities are addressed by a particular action. This format allows citizens interested in a particular issue or opportunity to easily target the recommended actions they would like to participate in or to implement. The format also promotes coordinated group efforts rather than fragmented individual efforts.

Macon County Action Strategy

(Issues and opportunities addressed by this goal are highlighted in yellow.)

GOAL 1 AND OBJECTIVES	ISSUE ADDRESSED																OPPORTUNITY ADDRESSED													
<p>Protect, preserve and enhance the functional integrity of Macon County ecosystems and its significant natural resources and promote the economic benefits of these resource through careful development unique to Macon County.</p>	Surface Water Quality Degradation	Topography and Flood Plains	Limitations to Structural Development	Mismanagement of Natural Resources	Education Standards	Educational Funding	Limited Medical Facilities	Future Housing Demand	Existing Housing Conditions	Adverse Economic Conditions	Unstable Tourism Industry	Employment Opportunities	Existing Infrastructure	Income Levels	Barriers to Circulation	Loss of Opportunities	Timber Trucks	Access to Utilities	Utility Improvements	Current Land Use	Land Ownership Patterns	Recreation Destination	Alternative Uses for Timber Industry	Aquifer Utilization	Tourism Development	Interstate 85 Development	Organic Farming	Expand Transportation System	Gateway Development	Clustered Development
<p>Increase natural resource management education and awareness among Macon County residents with emphasis on the protection of wetlands and wetland-dependent wildlife and maintenance and improvement of critical habitats.</p>	X	X	X	X																		X			X					
<p>Utilize the environmental resources and benefits to promote development patterns and philosophies that incorporate natural resource conservation management as guiding factors for future growth.</p>		X		X			X									X				X	X	X	X	X	X	X			X	
<p>Promote the economic benefits of environmentally sensitive areas through unique efforts that protect and preserve Macon County's natural features while creating healthy communities and maximizing recreational opportunities.</p>	X	X	X	X			X		X	X	X					X				X	X									
<p>Develop tools to balance business growth with environmental concerns.</p>				X					X	X	X					X				X	X						X			

Macon County Action Strategy (Continued)

(Issues and opportunities addressed by this goal are highlighted in yellow.)

GOAL 3 AND OBJECTIVES	ISSUE ADDRESSED														OPPORTUNITY ADDRESSED															
<p>Institute a program for community resource development and management that ensures a network of quality facilities and venues across the county to meet the basic needs of Macon County residents and and encourage their participation in Macon County's unique community life.</p>	Surface Water Quality Degradation	Topography and Flood Plains	Limitations to Structural Development	Mismanagement of Natural Resources	Education Standards	Educational Funding	Limited Medical Facilities	Future Housing Demand	Existing Housing Conditions	Adverse Economic Conditions	Unstable Tourism Industry	Employment Opportunities	Existing Infrastructure	Income Levels	Barriers to Circulation	Loss of Opportunities	Timber Trucks	Access to Utilities	Utility Improvements	Current Land Use	Land Ownership Patterns	Recreation Destination	Alternative Uses for Timber Industry	Aquifer Utilization	Tourism Development	Interstate 85 Development	Organic Farming	Expand Transportation System	Gateway Development	Clustered Development
	Improve the quality of life by providing necessary public facilities and services.									X									X	X									X	X
	Provide residents of Macon County with the highest quality and most efficient public safety.									X						X			X	X	X								X	X
	Make available and accessible quality health care facilities and services throughout Macon County.							X																						
	Improve and increase access to public library resources to all residents and areas of the County.					X	X																							X
	Identify, record and promote Macon County's significant buildings, sites, districts, and objects that reflect the community's cultural heritage.					X	X				X										X									
	Create an environment that is conducive to resident enjoyment of recreational opportunities, while attracting tourism.								X	X						X				X								X	X	

Macon County Action Strategy (Continued)

(Issues and opportunities addressed by this goal are highlighted in yellow.)

GOAL 4 AND OBJECTIVES	ISSUE ADDRESSED														OPPORTUNITY ADDRESSED																	
Ensure that all citizens of Macon County have equal access to safe and sound housing that is adequate for their needs, desires and income levels.	Surface Water Quality Degradation	Topography and Flood Plains	Limitations to Structural Development	Mismanagement of Natural Resources	Education Standards	Educational Funding	Limited Medical Facilities	Future Housing Demand	Existing Housing Conditions	Adverse Economic Conditions	Unstable Tourism Industry	Employment Opportunities	Existing Infrastructure	Income Levels	Barriers to Circulation	Loss of Opportunities	Timber Trucks	Access to Utilities	Utility Improvements	Current Land Use	Land Ownership Patterns	Recreation Destination	Alternative Uses for Timber Industry	Aquifer Utilization	Tourism Development	Interstate 85 Development	Organic Farming	Expand Transportation System	Gateway Development	Clustered Development		
	Insure that every family and citizen of Macon County has decent adequate housing.							X	X			X	X	X	X				X	X	X	X										X
	Provide equal housing opportunities for all families and residents of Macon County.							X	X	X			X	X																		X
	Improve the availability of moderately and low priced housing types and housing environments.							X	X										X	X	X	X										X
	Establish a rural housing authority and/or housing assistance programs.							X	X				X	X	X				X	X	X											X

Macon County Action Strategy (Continued)

(Issues and opportunities addressed by this goal are highlighted in yellow.)

GOAL 5 AND OBJECTIVES	ISSUE ADDRESSED														OPPORTUNITY ADDRESSED															
<p>Develop a diverse and competitive regional economy through promotion of Macon County's agricultural vitality and rural character in concert with the use of technological advancements and information technology.</p>	Surface Water Quality Degradation	Topography and Flood Plains	Limitations to Structural Development	Mismanagement of Natural Resources	Education Standards	Educational Funding	Limited Medical Facilities	Future Housing Demand	Existing Housing Conditions	Adverse Economic Conditions	Unstable Tourism Industry	Employment Opportunities	Existing Infrastructure	Income Levels	Barriers to Circulation	Loss of Opportunities	Timber Trucks	Access to Utilities	Utility Improvements	Current Land Use	Land Ownership Patterns	Recreation Destination	Alternative Uses for Timber Industry	Aquifer Utilization	Tourism Development	Interstate 85 Development	Organic Farming	Expand Transportation System	Gateway Development	Clustered Development
<p>Establish land use patterns that protect, promote and maintain the rural characteristics and integrity of Macon County which will make it a desirable place to live.</p>		X	X	X				X									X		X	X	X					X			X	
<p>Control growth through implementation of a sound land use plan and zoning ordinance.</p>		X	X	X			X		X		X								X	X	X								X	
<p>Promote opportunities and welcome commerce and business while maintaining a sense of neighborhood and community.</p>							X	X		X			X		X					X	X				X				X	

Macon County Action Strategy (Continued)

(Issues and opportunities addressed by this goal are highlighted in yellow.)

GOAL 6 AND OBJECTIVES	ISSUE ADDRESSED																OPPORTUNITY ADDRESSED														
<p>Establish Macon County as a regional destination with a self sufficient economy through the enhancement, development and promotion of the County's assets.</p>	Surface Water Quality Degradation	Topography and Flood Plains	Limitations to Structural Development	Mismanagement of Natural Resources	Education Standards	Educational Funding	Limited Medical Facilities	Future Housing Demand	Existing Housing Conditions	Adverse Economic Conditions	Unstable Tourism Industry	Employment Opportunities	Existing Infrastructure	Income Levels	Barriers to Circulation	Loss of Opportunities	Timber Trucks	Access to Utilities	Utility Improvements	Current Land Use	Land Ownership Patterns	Recreation Destination	Alternative Uses for Timber Industry	Aquifer Utilization	Tourism Development	Interstate 85 Development	Organic Farming	Expand Transportation System	Gateway Development	Clustered Development	
	<p>Encourage economic development, including the creation of higher paying jobs for a more diversified local economy.</p>			X	X					X	X	X		X		X					X	X		X	X		X	X		X	X
	<p>Improve economic climate in Macon County through marketing and promotion of the county's numerous assets.</p>				X					X	X	X		X		X					X		X			X	X	X		X	
	<p>Improve economic climate in Macon County by establishing a positive and recognizable identity for the county.</p>									X	X	X		X		X							X			X	X	X		X	
	<p>Utilize future land use plans and long-range growth guide to increase economic prosperity for the citizens of Macon County.</p>			X	X					X	X	X	X	X	X	X	X					X	X	X	X	X	X	X	X	X	X
	<p>Adopt land use practices that provide for employment and economic development by promoting industrial and commercial development.</p>			X	X					X		X	X	X	X	X	X							X		X	X	X	X	X	X

Macon County Action Strategy (Continued)

(Issues and opportunities addressed by this goal are highlighted in yellow.)

GOAL 7 AND OBJECTIVES	ISSUE ADDRESSED														OPPORTUNITY ADDRESSED																		
<p>Develop a multi-functional system of transportation that facilitates movement in , out and around Macon County, as well as encouraging extended visitation by travellers passing through the county.</p>	Surface Water Quality Degradation	Topography and Flood Plains	Limitations to Structural Development	Mismanagement of Natural Resources	Education Standards	Educational Funding	Limited Medical Facilities	Future Housing Demand	Existing Housing Conditions	Adverse Economic Conditions	Unstable Tourism Industry	Employment Opportunities	Existing Infrastructure	Income Levels	Barriers to Circulation	Loss of Opportunities	Timber Trucks	Access to Utilities	Utility Improvements	Current Land Use	Land Ownership Patterns	Recreation Destination	Alternative Uses for Timber Industry	Aquifer Utilization	Tourism Development	Interstate 85 Development	Organic Farming	Expand Transportation System	Gateway Development	Clustered Development			
	<p>Provide safe, efficient and effective infrastructure to serve the economic development needs of Macon County.</p>			X							X	X	X	X		X	X	X			X		X		X	X	X	X	X	X	X	X	X
	<p>Open, improve and maintain transportation networks that will facilitate high quality mobility for citizens and industry.</p>			X					X		X	X	X	X		X			X			X							X		X		X
	<p>Improve and extend specific routes in order to provide and entice economic opportunities to move into the county.</p>										X	X	X	X		X	X		X			X		X	X	X	X	X	X	X	X	X	X
	<p>Reinstate and complete other transportation opportunities other than the automobile.</p>			X					X				X			X						X	X	X		X	X		X	X	X	X	X

Goal 1:	Protect, preserve and enhance the functional integrity of Macon County ecosystems and its significant natural resources and promote the economic benefits of these resources through careful development unique to Macon County.				
Objectives and Recommended Actions		Priority			Status
		1	2	3	
Increase natural resource management education and awareness among Macon County residents with emphasis on the protection of wetlands and wetland-dependent wildlife and maintenance and improvement of critical habitats.			✓		
Develop a Natural Resource Management guide for Macon County.			✓		
Develop a web site aimed at education of the public about the issues of resource management.		✓			
Protect and preserve habitat of any rare, threatened, or endangered species of plants and animals present in Macon County while supporting public access to these areas through the establishment of a Macon County Land Trust.			✓		
Utilize environmental resources and benefits to promote development patterns and philosophies that incorporate natural resource conservation management as guiding factors for future growth.			✓		
Direct environmental management efforts directed toward the establishment of a proper balance between resource management and future economic development.		✓			
Seek balance and synergy among human development activities and natural systems by designing economic and environmental solutions that support and reinforce one another.			✓		
Promote the economic benefits of environmentally sensitive areas through unique efforts that protect and preserve Macon County's natural features while creating healthy communities and maximizing recreational opportunities.		✓			
Identify opportunities in the county and research the feasibility of those opportunities.		✓			
Identify, designate, classify, and protect critical areas.		✓			
Provide clear and understandable direction to citizens, developers, and property owners and reduce uncertainty, delay, and inconsistencies in county environmental regulations.		✓			
Provide incentive options for development that promotes preservation of ecologically significant and sensitive features within the realm of cluster development.			✓		
Take advantage of open space available within the county to produce a park and recreation system that promotes healthy lifestyles by offering active and passive recreational opportunities for residents, employees and visitors and enhances the overall image and character		✓			

of the community through public access and enjoyment of protected lands.				
Develop tools to balance business growth with environmental concerns.	✓			
Establish and enforce sediment and erosion control standard during the land development process.			✓	
Regulate development near water courses to reduce siltation and pollutants from urban runoff.			✓	
Increase building setback requirements for development adjacent to area streams and other water ways.		✓		
Protect the environment through a comprehensive program that includes voluntary activity, education, incentives, regulation, enforcement, restoration, monitoring, acquisition, and intergovernmental coordination.			✓	
Protect and, where impaired, rehabilitate the quality of natural resources in Macon County.		✓		
Establish land use controls and standards based on environmental criteria to regulate development design, type, and location so as to minimize water, air, noise, and visual pollution, surface runoff, and the disturbance of unique natural features.		✓		
Establish development criteria which will enhance the quality of the environment of the environment and facilitate development in accordance with the policies of the comprehensive plan.	✓			
Identify areas to preserve and establish light industrial parks for future county revenue.	✓			
Identify areas to preserve in natural state for recreation, agriculture and timber uses.	✓			

Goal 2:	Establish a secondary and continuing educational system that enables Macon County children and adults to compete in the global job market and that provides a skilled population capable of attracting commercial and industrial development to Macon County.					
Objectives and Recommended Actions			Priority			Status
			1	2	3	
Establish and enforce an equitable system for development of new school facilities and renovation of existing facilities.			✓			
Review the performance and effectiveness of existing facilities and proceed with changes or expansion as necessary.			✓			
Meet community educational service/facility needs as a priority.			✓			
Ensure that additional school facility and service costs resulting from new development are equitably borne by those benefiting.			✓			
Coordinate and locate school facility expansion with the Macon County Development Plan and with future development ensuring school accessibility to county residents.			✓			
Build a sustainable economy for Macon County through education and workforce development.			✓			
Encourage residents to become self reliant thru education and training programs.			✓			
Expand existing opportunities for vocational education to address the shortage of well-trained skilled labor in the community.			✓			
Provide appropriate work skill training for the community's large pool of unskilled labor force, fully utilizing all available workforce training programs and opportunities, including ADECA's Workforce Development program and others.			✓			
Partner with private and public organizations to institute educational technologies that focus on local economic opportunities to prepare students for gainful employment in Macon County.			✓			
Investigate and implement methods of improving the quality of education in Macon County so that it is competitive with State education levels.			✓			
Partner with Tuskegee University to enhance public education.			✓			
Support and enact financial aid programs that benefit, encourage and protect nuclear families through a partnership between the Macon County Board of Education and Tuskegee University.			✓			

Goal 3:	Institute a program for community resource development and management that ensures a network of quality facilities and venues across the county to meet the basic needs of Macon County residents and encourage their participation in Macon County's unique community life.					
Objectives and Recommended Actions			Priority			Status
			1	2	3	
Improve the quality of life by providing necessary public facilities and services.				✓		
Establish a non-profit charitable organization under the banner "Macon County Community Foundation."					✓	
Provide planning services for the community in terms of financial management, strategic development and educational / training /community services to communities.				✓		
Increase public transportation facilities to connect people and their needs.			✓			
Encourage strong leadership at neighborhood level to work towards local community issues.			✓			
Establish small community volunteer groups throughout the county.			✓			
Provide residents of Macon County with the highest quality and most efficient public safety.			✓			
Provide responsive public safety to meet the needs of existing services and to meet the need of residents and future growth.			✓			
Maintain the volunteer system of the individual departments, to preserve their autonomy while encouraging centralized coordination, communication, and supervision.			✓			
Define, evaluate, and make recommendations concerning adequate and appropriate level of fire and rescue protection and to evaluate and improve Macon County's existing fire and rescue services.			✓			
Support a fire marshal office for the purpose of prevention, investigation, fire protection systems and public education.					✓	
Support implementation of countywide policies and procedures.				✓		
Improve the level of training by establishing a countywide training committee and standards.			✓			
Develop new facilities in a cost effective manner.			✓			
Promote resources for equitable levels of police protection county-wide.			✓			
Promote available and accessible quality health care facilities and services throughout Macon County.			✓			
Support the unification/consolidation of municipal and county public health functions and administration.			✓			
Communicate and coordinate with health care facilities and provides information to anticipate and address future needs.			✓			

Improve and increase access to public library resources to all residents and areas of the County.	✓			
Encourage and support the current library and its programs.	✓			
Encourage the adaptive reuse/shared use of existing facilities in providing expanded service to County residents.	✓			
Review the conditions and performance of existing facilities in planning new or expanded facilities and services.	✓			
Promote the conservation of cultural and natural resources.	✓			
Create a comprehensive list of historic sites within the entirety of the county, not just Tuskegee and designate them as such.	✓			
Institute standards of care for privately held points of interest.			✓	
Use higher than federal protection standards on industries that damage or drain county resources such as mining and timber production.		✓		
Set aside and put in trust those protected areas that can be harmed by county development with wetlands, habitats for protected or endangered species and areas with direct impact on ground water aquifers being the highest priority.	✓			
Identify, record and promote Macon County's significant buildings, sites, districts, and objects that reflect the community's cultural heritage.	✓			
Evaluate and prioritize inventoried buildings, sites, districts, and objects to determine local, state and national significance		✓		
Encourage the preservation of historic landscapes and viewsheds.	✓			
Preserve and document Tuskegee's historic heritage and explore related commercial opportunities, focusing on homes, historic districts, commercial buildings, other structures and community history.			✓	
Create an environment that is conducive to resident enjoyment of recreational opportunities, while attracting tourism.	✓			
Promote community events like public and religious festivals, and recreational events.	✓			
Promote and advertise scenic, recreational and cultural facilities with the help of public and private funds for economic development which ensures the protection of natural resources and environment.		✓		
Coordinate recreational facility development with the Macon County Development Plan, thereby ensuring that facilities and residential development occur simultaneously.		✓		
Plan community facilities with the capability of having multi-functional uses by two or more organizations (public or private).	✓			

Recreational facilities should be included in new school construction planning.	✓			
Ensure that additional public recreational facility costs and recommended programs (due to new development) are equitably borne by those benefiting.		✓		
Coordinate natural resource protection efforts with future County park, open space, and recreational land use opportunities.		✓		
Parks and open space shall be developed and improved to take advantage of natural community features.		✓		
Ensure that existing residents' needs are a first priority.	✓			

Goal 4:	Ensure that all citizens of Macon County have equal access to safe and sound housing that is adequate for their needs, desires and income levels.			
Objectives and Recommended Actions	Priority			Status
	1	2	3	
Insure that every family and citizen of Macon County has decent adequate housing.		✓		
Adopt zoning laws and building code enforcement practices designed to improve and maintain the housing environment, preserve existing housing, promote quality building practices, and regulate manufactured home quality in Macon County.	✓			
Develop adequate sewer systems and improve on existing systems to serve all feasible concentrations of residents in Macon County.	✓			
Regulate residential development in environmentally hazardous areas such as floodplain areas.	✓			
Improve existing and provide new residential streets, as necessary, to maintain an adequate transportation system.	✓			
Develop affordable housing for the elderly.	✓			
Reduce and strive to eliminate substandard housing within Macon County.	✓			
Continue support of a countywide clean-up to encourage county residents to make repairs and a general clean up of rural areas.	✓			
Provide equal housing opportunities for all families and residents of Macon County.	✓			
Develop and implement housing assistance programs aimed at upgrading housing conditions for the physically and economically disadvantaged families and residents of Macon County.	✓			
Provide an increase of housing opportunities for low and moderate income families.	✓			
Establish a rural housing authority and/or housing assistance programs.			✓	
Improve the availability of moderately and low priced housing types and housing environments.		✓		
Develop Modular Home Parks to HUD specifications.		✓		
Develop multi-family residential units that would provide cost-efficient alternative housing for those residents in need of such housing.		✓		
Initiate an aggressive housing rehabilitation program to preserve and re-use existing structurally sound housing.			✓	
Control future development so that unincorporated Macon County can develop density in residential areas.			✓	

Promote private home ownership through the identification and zoning of areas specifically for single or joint property ownership and limiting the maximum lot size during land subdivision.			✓	
Provide stable residential environments in which the residents literally “buy into” the community and take ownership of their surroundings as well as their individual properties.	✓			

Goal 5:	Develop a diverse and competitive regional economy through promotion of Macon County's agricultural vitality and rural character in concert with the use of technological advancements and information technology.			
Objectives and Recommended Actions	Priority			Status
	1	2	3	
Establish land use patterns that protect, promote and maintain the rural characteristics and integrity of Macon County which will make it a desirable place to live.		✓		
Promote conservation reserve programs and environmental quality incentives programs to protect resources and promote environmental quality.			✓	
Encourage farmers to participate in Agricultural Management Assistance which addresses all water quality and erosion issues brought up by major farming operations.			✓	
Ensure that the rural landscape remains a unique and permanent composite of the manmade environments, forests and farm areas, natural wildlife habitats and historical areas in a manner that protects and maintains their rural disposition.		✓		
Promote dense and clustered development connected by greenways and avoid areas that are not suitable for development.		✓		
Maintain the rural attraction of Macon County through the prevention of overdevelopment of the natural environment.		✓		
Promote Macon County's natural resources as a means to attract tourism.	✓			
Create greenways and wildlife corridors to connect high priority areas for the conservation of Macon County's natural resources.		✓		
Preserve Macon County's agricultural land for future productivity and education.		✓		
Provide incentives and assistance to farmers, particularly those whose methods are environmentally sustainable.			✓	
Control growth through implementation of a sound land use plan and zoning ordinance.	✓			
Establish and use stringent zoning to achieve growth how and where it fits within the overall growth concept.	✓			
Take advantage of transportation resources and promote growth in and along the I-85 corridor.	✓			
Provide for clear economic opportunities by promoting and protecting land values.	✓			
Direct future development away from environmentally vulnerable areas as a means to protect the existing natural resources as well as the long term structural integrity of the area		✓		

Protect Macon County's natural assets with development restrictions and buffer zones.	✓			
Promote opportunities and welcome commerce and business while maintaining a sense of neighborhood and community.	✓			
Support and enhance the rural economy of Macon County by promoting green elements and working landscapes.	✓			
Encourage adaptive reuse and shared use of community facilities by the public and government agencies.	✓			
Give priority to expanding existing facilities rather than to creating new facilities.		✓		
Develop County facilities in locations that are actual or potential focal points for citizens' activities	✓			
Establish commercial center boundaries and adopt a system to allow or regulate uses in certain areas.	✓			
Ensure that pedestrians and neighborhoods thrive with mixed uses and positive opportunities for or success.		✓		
Develop, modify and enforce county subdivision regulations that work together with land use controls to meet the local objectives for balancing business, environment, neighborhood and community.	✓			

Goal 6:	Establish Macon County as a regional destination with a self sufficient economy through the enhancement, development and promotion of the County's assets.				
Objectives and Recommended Actions		Priority			Status
		1	2	3	
Encourage economic development, including the creation of higher paying jobs for a more diversified local economy.		✓			
Assure adequate business competition that provides a wide range of employment opportunities and stimulates the development of new products and processes.			✓		
Establish an economic development program that supports existing development and advances future growth through intergovernmental cooperation.		✓			
Ensure that the unique character of Macon County is not destroyed by desperate efforts to attract development.		✓			
Strengthen the existing Macon County Economic Development Authority making it representative of all municipalities and unincorporated areas within Macon County.		✓			
Assess the economic development needs of the county through the Macon County Economic Development Authority and target specific industries and businesses that are desired.		✓			
Expand and diversify the economy to create long-term financial stability, create jobs and improve the overall quality of life.		✓			
Select economic activities that are compatible with the area.		✓			
Promote a stable and diversified economy that utilizes the community resources in the best possible manner that offers adequate employment opportunities to many of its residents.			✓		
Improve economic climate in Macon County through marketing and promotion of the county's numerous assets.		✓			
Evaluate each economic development opportunity or project to ensure its compatibility with Macon County commitment to preserve its natural environment.		✓			
Participate in and utilize existing regional tourism promotion initiatives, including Alabama's Black Heritage Tour and Alabama's Tourism Partnership		✓			
Develop and implement a comprehensive marketing plan to promote Macon County as a tourist destination.		✓			
Develop and implement a comprehensive and coordinated retiree retention and recruitment program with a full service senior citizen center to meet the current and future needs of the community.		✓			
Construct a webpage for Macon County that highlights key economic indicators and opportunities within the region.		✓			

Enhance and capitalize on unique assets such as natural resources, the Tuskegee National Forest, the Old Federal Road and Civil Rights History, Tuskegee University and EV Smith.	✓			
Coordinate with surrounding counties and the State with already established or proposed tourism marketing i.e. Rosa Parks Museum, Martin Luther King home, Shakespeare Festival, The Alabama State Tourism Council, etc.	✓			
Create website dedicated to things to see and do in Macon County. Include the lesser known historic places, fun things to do and links on where to stay, eat or shop.	✓			
Increase marketability by maintaining current economic databases and mapping services (on-line geographic information systems).	✓			
Improve economic climate in Macon County by establishing a positive and recognizable identity for the county.	✓			
Develop a core concept for the identity of Macon County related to what the citizens want the county to be or be known for.	✓			
Coordinate the core concept with marketing efforts, tying the concept into the comprehensive plan for the county.	✓			
Build local public support for establishing and promoting Macon County's core identity and take periodic regional surveys to determine what amount of market saturation your concept is achieving.	✓			
Promote and inform the business community of opportunities within Macon County through the use of a county webpage.	✓			
Adopt land use practices that provide for employment and economic development by promoting industrial and commercial development.	✓			
Create a position entitled "Information Planner" within the county government system for collecting and maintaining data related to economic development.	✓			
Maximize development opportunities in highly visible and accessible locations along Interstate 85 in Macon.	✓			
Ensure that the benefits of industrial development outweigh the costs by promoting environmentally responsible construction, as well as wildlife and stream buffers.		✓		
Offer incentives to companies who hire primarily Macon County residents.			✓	

Goal 7:	Develop a multi-functional system of transportation that facilitates movement in, out and around Macon County, as well as encouraging extended visitation by travelers passing through the county.			
Objectives and Recommended Actions	Priority			Status
	1	2	3	
Provide safe, efficient and effective infrastructure to serve the economic development needs of Macon County.	✓			
Increase transportation access to all areas of Macon County.	✓			
Explore funding alternatives for extending sanitary sewer services or upgrade underserved areas of Macon County.		✓		
Develop high technology infrastructure in Macon County.		✓		
Seek funding grants from the United States Department of Agriculture, Office of Rural Development, for solid waste management and technical assistance.			✓	
Open, improve and maintain transportation networks that will facilitate high quality mobility for citizens and industry.		✓		
Improve routes that connect existing and potential communities and industries to I-85 and each other.	✓			
Develop means of transportation alternative to the automobile with a focus on a viable public transportation network.		✓		
Utilize the tourism benefits of improvements to Moton Field as a catalyst for development in the area.	✓			
Convert abandoned rail beds in Macon County into pedestrian and bicycle trails with federal funding as well as state grants.		✓		
Create welcoming and attractive gateways, or entrances, to Macon County at the interstate interchanges with signage and landscaping projects.	✓			
Establish corridor development overlay districts along major thoroughfares to insure that these corridors remain attractive for economic purposes.	✓			
Work with major industries to conduct a study of to determine the degree to which state highway and county road improvements would encourage economic growth within Macon County.	✓			
Improve and extend specific routes in order to provide and entice economic opportunities to move into the county.	✓			
Improve road conditions throughout county.	✓			
Work with the Alabama Department of Transportation to widen and improve Alabama Highways 29 and 80.	✓			
Pave county roads that now dirt roads. While many of these unpaved roads are in good condition, they can easily become impassable with a sudden change in weather.	✓			

Institute an on-going bridge maintenance and improvement program to ensure connectivity throughout the county.	✓			
Pave all of County Road 2 to provide a direct route from the southern part of the county to U.S. Highway 80.	✓			
Refurbish the existing road network in order to provide adequate transportation and pave all dirt roads to complete the county road system network.	✓			
Reinstate and complete other transportation opportunities other than the automobile.		✓		
Expand public transportation fleet and increase resident accessibility through additional stops.		✓		
Create new pedestrian corridors, sidewalks, and trails connecting Tuskegee to Tuskegee University, Tuskegee National Forest, and other trail networks in the region as a joint venture, with funding and assistance from the City of Tuskegee, Tuskegee University and the Tuskegee National Forest.		✓		
Complete the existing rail line that runs through the southern portion of the county.		✓		
Utilize existing CSX rail line in the northern part of the county as a passenger transit purposes, as well as cargo transportation.	✓			