

**ADOPTED JANUARY 9, 2020**

**Regional Planning Commission  
of Greater Birmingham**

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# **PLAN PELHAM**

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**City of Pelham**  
Comprehensive Plan Update

**Existing  
Conditions  
Document**

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This plan was prepared as a cooperative effort of the U.S. Department of Transportation (USDOT), Federal Highway Administration (FHWA), Federal Transit Administration (FTA), the Alabama Department of Transportation (ALDOT), MPO and RPCGB as a requirement of Title 23 USC 134 and subsequent modification under Public Law 114-94 (FAST Act) December 2015. The contents of the plan do not necessarily reflect the official views or policies of the USDOT.

The contents of this Comprehensive Plan are designed to serve as a guide in the public and private development of land and as such are not binding upon the City of Pelham when making specific land use decisions and public investments.



# ACKNOWLEDGMENTS

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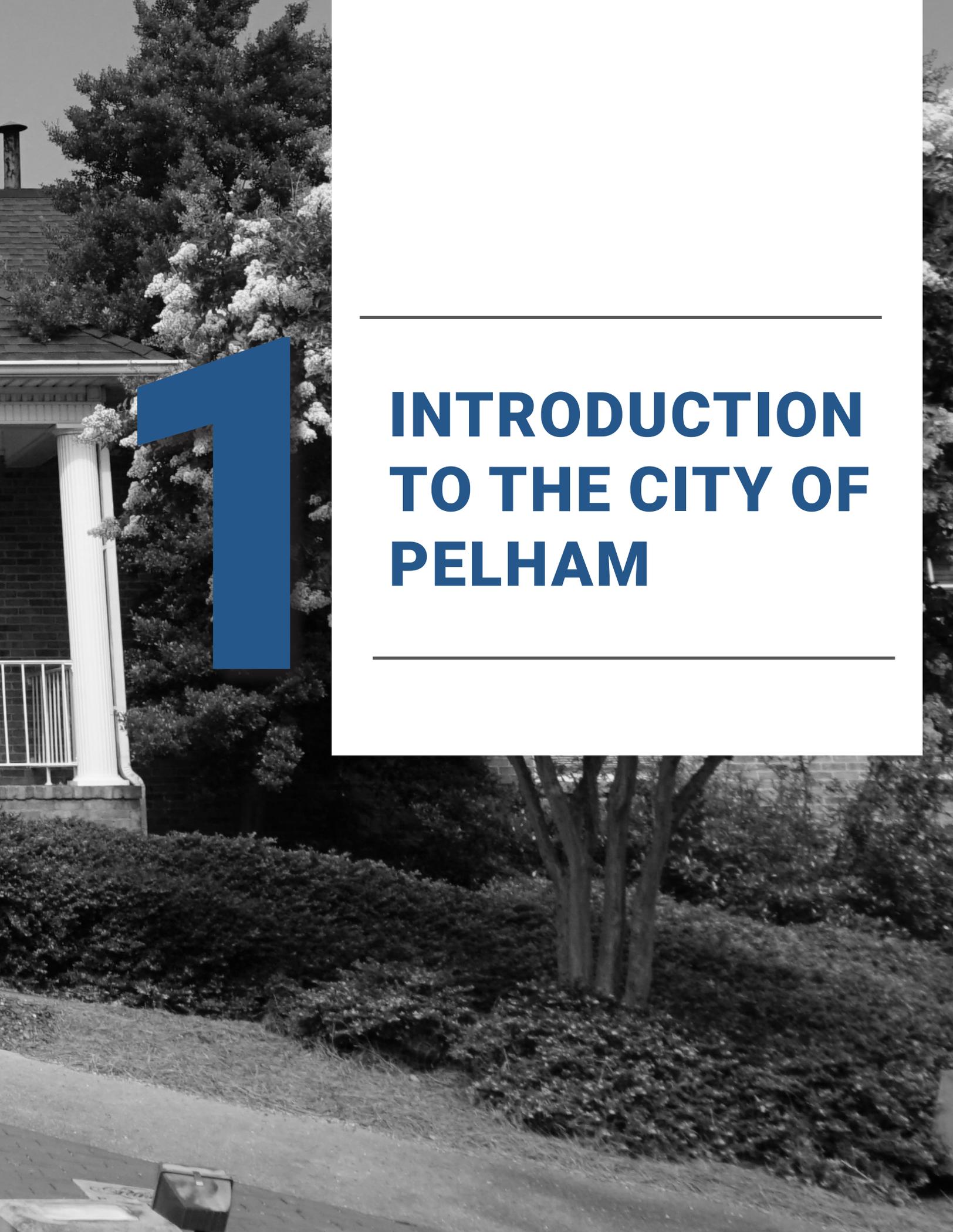
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**LIBRARY HOURS**

Mon-Thur 9-8  
Friday 9-5  
Saturday 10-5

LIBRARY



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# INTRODUCTION TO THE CITY OF PELHAM

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## 01 INTRODUCTION

The City of Pelham Comprehensive Plan, which has been branded as Plan Pelham, is the cooperative effort between the Regional Planning Commission of Greater Birmingham (RPCGB) and the City of Pelham. The purpose of this plan is to ensure that City of Pelham can be prepared for future growth and change for the next 5 to 10 years. Comprehensive plans are used as a guide in making decisions about the natural and built environment, as well as regarding land use, development, growth management and capital improvements. More information on the purpose of a Comprehensive Plan can be found in the next section.

The purpose of this Existing Conditions report is to document, or take a “snap shot” of, the existing conditions and trends within the City of Pelham. The information in this document will allow Pelham and its leaders to better understand its residential and non-residential development pattern, thus enabling the City to plan for the delivery of services and infrastructure to accommodate future residential and economic growth.

## 02 GEOGRAPHIC LOCATION

The City of Pelham is located south of the intersection of Interstate 65 and State Route 119 in northwestern Shelby County, approximately 20 miles south of Downtown Birmingham. Shelby County is home to many of the suburban bedroom communities of metropolitan Birmingham, and in 2017 was the sixth fastest-growing county in the State of Alabama. Pelham is the second-largest Shelby County municipality by population. The four neighboring municipal jurisdictions include Helena to the west, Hoover to the north, Chelsea to the northeast, and Alabaster to the south.

## 03 HISTORY OF THE CITY OF PELHAM

Pelham was incorporated in 1964 as the 11th city in Shelby County, and at the time had only 654 residents. However, the community of Pelham has existed since the 1870’s when several physicians had offices and practiced in the community from 1879-1901, which had only approximately 250 residents.

Pelham has experienced major growth as a city in recent years, especially since the 1980’s. Since its inception, Pelham has grown into the second largest city in Shelby County, behind Alabaster, with a population of over 23,000 people. For more detailed history, please visit the [City of Pelham’s website](#) or the [Alabama Genalogy website](#).

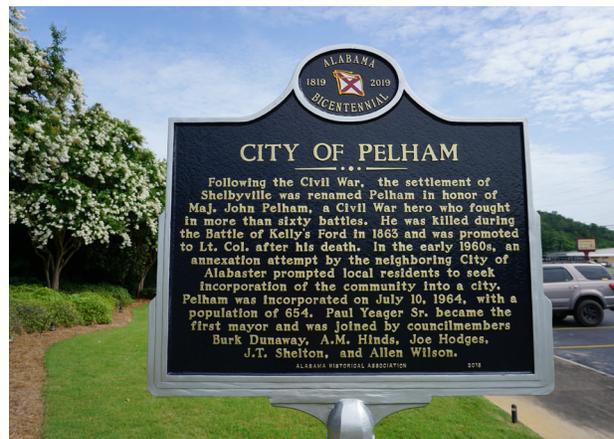
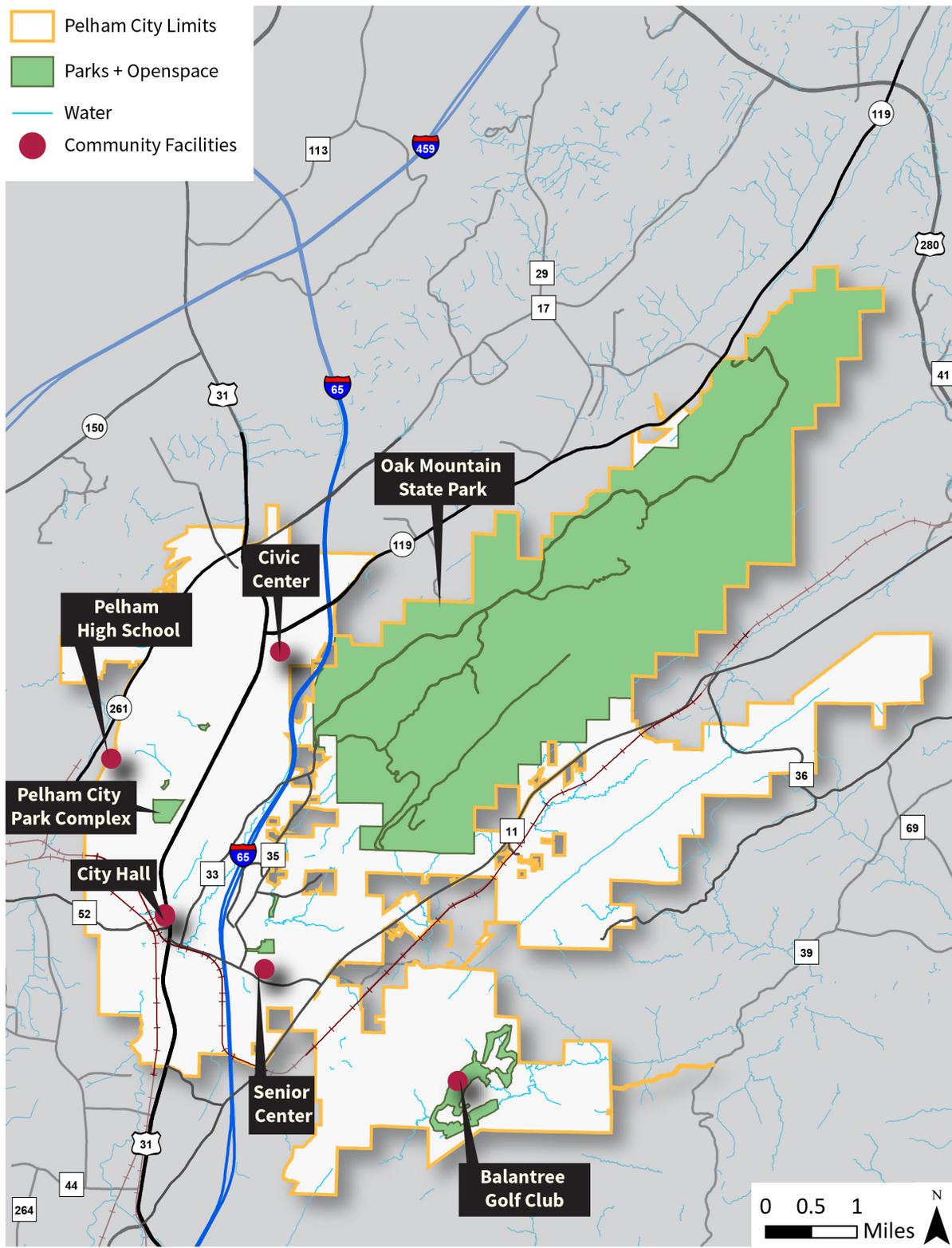


Figure 1.1: Pelham City Limits Map (2018)



## 04 PREVIOUS PLANNING INITIATIVES + ACCOMPLISHMENTS

The most recent Comprehensive Plan that was developed for Pelham was adopted by the Pelham Planning Commission on November 14, 2002; and before that was the 1977 Pelham Comprehensive Plan. The theme for the 2002 plan was “continuing the progress”, which reflected the City’s desire to continue building upon the accomplishments and advancements the City underwent over the previous 30 years. Since its incorporation in 1964, the Comprehensive Plan of 1977 was the only plan of its kind to be developed until it was updated in 2002.

Several desired outcomes were outlined within the 2002 Comprehensive Plan. These included developing safe and attractive neighborhoods, ensuring quality educational opportunities, creating vibrant economic opportunities, providing citizens with opportunities to participate in diverse cultural and recreational activities, and improving the overall quality of life of Pelham’s residents. Much has been done towards accomplishing these goals within the city. Constructed in 1996, the Pelham Civic Complex opened, and now houses the Birmingham Bulls professional ice hockey team. Moreover, a brand-new Recreation Center opened in January 2018, complete with basketball and volleyball courts, an indoor walking track, weight and cardio room, spin room, and spaces for various other exercise activities.

In addition to these new developments, Pelham was named “The Best Place to Live in Alabama” by Time MONEY in January 2018, noted for its projected job growth of 8.65% and median household income of \$66,772. The City was also selected for the 10th spot on the list of the 25 Best Places to Live in Alabama for 2018 by the Alabama Media Group.





## 05 PLANNING AUTHORITY + PARTICIPANTS IN LOCAL PLANNING

### PURPOSE OF A COMPREHENSIVE PLAN

A Comprehensive Plan is used as a guide for decision-making about the natural and built environment of city, as well as the land use, development, growth management and capital improvements the city will face. In addition, it provides a framework for directing public and private decisions that will affect new developments and the reinvestments in existing neighborhoods and business areas. A Comprehensive Plan is based on the residents' vision of how they want their city to grow in the future. It is a long-term vision-typically covering 15 to 25 years-that may extend beyond the lifetime of those participating in drafting the plan. It is composed of a combination of maps, development policies and design guidelines.

### PLANNING AUTHORITY IN ALABAMA

The Code of Alabama, 1975, Section 11-52- 2 authorizes and empowers municipalities to "plan". This legislation defines the system in which planning is performed by a local government. The local planning system for any city in Alabama consists of three main entities: The City Council, the Planning Commission (or Board) and the Zoning Board of Adjustment.

These bodies play unique parts in the establishment and administration of policies and regulations intended to maintain a positive quality of life for all citizens in the face of growth and change within the community.

The City Council, the elected legislative body of a municipality, is the major decision-making group within the planning system. The Council is responsible for the use of public revenues to provide and expand local services and facilities (roads, water, sewer, parks, meeting facilities, etc.), a pivotal element in the growth of any community. By establishing a "plan" and a "local planning system", a city creates a framework in which all decisions are based on community policy and goals for the city's future, including the ways in which private property is developed.

As provided by State Code, zoning and land subdivision regulations are the two major areas a city may regulate to ensure growth. The Planning Commission interacts with the developers and hears zoning requests before making recommendations to the City Council as to whether or not to approve or disapprove of the zoning requests.

The Zoning Board of Adjustment is intended to ensure that the interpretation and enforcement of zoning regulations does not unfairly affect the use of property. In contrast to the way zoning includes all these groups, land subdivision regulations are controlled exclusively by the Planning Commission. In order that the local planning system works efficiently and follows the "vision" of the community, it is important that all the players be familiar with the policies of the Comprehensive Plan; that land regulations support these policies; and that interpretation and enforcement of regulations are in concert with the overall intent of the Comprehensive Plan.

## RELATIONSHIP OF THE COMPREHENSIVE PLAN TO THE ZONING ORDINANCE

The Comprehensive Plan guides land use decisions and becomes the foundation of zoning and subdivision choices that are made by the Planning Commission and the Zoning Board of Adjustment. Pelham’s first Zoning Ordinance was adopted and approved by the City Council on October 5, 1964, though most of the ordinances passed in the early stages of the city’s incorporation have since been updated. The Zoning Ordinance is part of the City’s Code and regulates the type, scale, and intensity of development that may occur in the specific zoning districts. To fully understand how a parcel of land can be used, one needs to know how the land is planned in the Comprehensive Plan, and then determine how the land is zoned.

The Comprehensive Plan should not be confused with zoning (see **Table 1.1**). Zoning is a legal mechanism enacted by the City

Council whereby land is classified according to specified uses. The Comprehensive Plan, however, is a guide for future growth and development. Zoning is the tool utilized by the city to influence and direct the development of the community to reflect the direction and desired form specified by the Comprehensive Plan. The City’s Zoning Ordinance is one tool used to implement the vision, goals, policies and actions of the Comprehensive Plan. Although they should not be confused with each other, the official Zoning Map and the Comprehensive Plan are tied together as zoning regulations should be adopted in accordance with the Comprehensive Plan.

While the Comprehensive Plan itself does not change the Zoning Ordinance or zoning of any property, some of the plan’s recommendations will be implemented through text and map amendments. Just as changing the Comprehensive Plan for a parcel of land requires a Comprehensive Plan amendment, changing the zoning for that parcel requires a rezoning application.

**Table 1.1: Comprehensive Plan vs. Zoning Ordinance**

Comprehensive Plan	Zoning Ordinance
Provides general policies, a guide.	Provides specific regulations, the law.
Describes what should happen in the long-term; recommended land use for the next 20 years, not necessarily the recommended use for today.	Describes what is and what is not allowed today, based on existing conditions
Includes recommendations that involve other agencies and groups	Deals only with development-related issues under control
Flexible to respond to changing conditions	Predictably, rigid, requires formal amendment for change
General Land Use Categories (i.e. residential, commercial, etc.)	Zoning Districts (i.e. R-1 Residential, B-1 Business Zone, etc.)
General Land Use Locations	Parcel specific zoning designations
Base document, declaration of goals	Implementation of goals/plans

## 06 GENERAL CITY GOVERNMENT BACKGROUND

The City of Pelham has over 300 dedicated employees focused on providing stellar service to the citizens, businesses and visitors of the city. The City operates under a council-manager form of government. This form of government most closely resembles the corporate sector with the Mayor serving as the policy head of the City and the City Council serves as the legislative body for the community. The Mayor and the five Council members are elected at-large for four-year terms as the governing authority for the City.

The departments within the City of Pelham include: Ballantrae Golf Club; Development Services and Public Works; Building Department; City Clerk; Finance Department; Human Resources; Municipal Court; Police Department; Fire Department; Parks and Recreation; Pelham Civic Complex and Ice Arena; Streets, Landscape and Maintenance; and Water and Sewer.

Together, the Mayor and City Council work with the City Manager and the City employees to provide the public with:

- A safe community in which to live and work
- Services delivered courteously and professionally
- Fiscal responsibility with accountability
- Convenient opportunities for recreation

Details of the services provided by these city departments are provided on [page 16](#) of this chapter.

## CITY COUNCIL

The City of Pelham operates under a Mayor-Council form of government. This form of government most closely resembles the private sector with the Mayor serving as the Chief Executive Officer and the Council as the Board of Directors. The Council, which is made up of five members, elects a president and president pro tempore to preside over the council meetings. The Mayor oversees day-to-day operations of the city. He is not a voting member of the council. The Mayor and City Council Members are elected at large for four-year terms, and the last municipal election was held in 2016. They serve as the leaders and policy makers in the community, elected to represent various segments of the community and to concentrate on policy issues that are responsive to residents' needs and requests. Duties of the Council include establishing goals and policies, enacting legislation, adopting the City's operating budget, and appropriating the funds necessary to provide service to the City's residents, businesses, and visitors.

Pelham City Council meetings are held at 7:00 pm on the 1st and 3rd Mondays of each month. Meeting are held in the Council Chambers, Pelham City Hall, 3162 Pelham Parkway Pelham, Alabama 35124.



## OFFICE OF THE CITY MANAGER

The office of the City Manager is the newest addition to the City of Pelham's leadership team, beginning only in the summer of 2017. This role serves as the Chief Administrative officer of the Pelham and is therefore responsible for the overall operations and supervision of government functions of the city. In addition, the City Manager functions as the chief advisor to the Mayor and City Council, offering advice and recommendations concerning various city decisions.

## CITY DEPARTMENTS

### BALLANTRAE GOLF CLUB

[Ballantrae Golf Club](#) is a Bob Cupp-designed semi-private golf course located at 1300 Ballantrae Golf Club Drive. For three consecutive years beginning in 2006, Ballantrae Golf Club was proud to host the Alabama Open, featuring amateur and professional golfers. The Club has been featured in Golf Digest. Ballantrae offers membership at individual and family rates.

### DEVELOPMENT SERVICES + PUBLIC WORKS

In 2018 the City created the Department of Development Services and Public Works. This new department combines four divisions including Water and Sewer; Streets, Landscape and Maintenance; Engineering and Planning; and the Building Department.

### BUILDING DEPARTMENT

[The Building Department](#), located at 3162 Pelham Parkway, aids in enforcing city codes and ordinances, such as the zoning ordinance, sign ordinance, the MS4 Stormwater Program and the comprehensive plan. It does this by issuing permits in addition to inspecting all commercial and residential construction within the city limits.

### CITY CLERK

In general, the [City Clerk](#) serves as custodian of the rules, ordinances, resolutions and

minutes of the city council, municipal lawsuits, subdivision bonds and other permanent records of the city. Other responsibilities include processing municipal bids and contracts, updating the Code of Ordinances, and providing records management for the city and public records access. The City Clerk also serves as the Election Manager in charge of all municipal elections.

### FINANCE DEPARTMENT

The [Finance Department](#) adheres to all Governmental Accounting Standards Board (GASB) rules and regulations. This department prepares and distributes monthly financial reports for the city and records all municipal revenues. The Finance Department also prepares annual City budgets, manages debt service, and is also responsible for accounts payable. The Department also assists external auditors in completing annual audits.

### HUMAN RESOURCES

The [Human Resources Department](#), has many responsibilities, including overseeing benefits for the over 300 City of Pelham employees and engaging in the hiring process for new City employees. The Department also manages compliance with E-Verify, in which Pelham participates, and maintains records of civil service law.

### MUNICIPAL COURT

The [Pelham Municipal Court](#), located at 32 Philip Davis Street, employs six full time employees, one part-time judge, and one public defender.

### POLICE DEPARTMENT

The [Pelham Police Department](#), located at 32 Philip Davis Street, is a full-service municipal law enforcement agency that provides superior service to the Pelham community. The Police Department employs 72 sworn officers, four administrative staff, 13 full time dispatchers, and two part time dispatchers.



**FIRE DEPARTMENT**

The [Pelham Fire Department](#) manages five stations throughout Pelham, and each station is equipped with Advanced Life Support (ALS) equipment. The Fire Department is responsible for an area of approximately 38 square miles, including Oak Mountain State Park. The Pelham Fire Department, which maintains both a Fire Prevention Division and an EMS Division, provides fire prevention, fire suppression, and emergency medical services to approximately 23,000 people. The Fire Department employs 78 firefighters and command staff and one administrative staff person and responds to approximately 3,000 calls annually. Over 80% of the Department’s employees are certified paramedics.

The Pelham Fire District maintains an Insurance Services Office (ISO) rating of Class 2. The ISO classification grading system ranges from Class 1, which is exemplary, to Class 10, which indicates the program does not meet minimum standards. An ISO rating of Class 2 puts the Pelham Fire Department in the top 4% of all fire departments statewide.

**PARKS + RECREATION**

The [Pelham Parks + Recreation Department](#) is dedicated to providing and maintaining quality athletic programs and facilities in a clean, attractive, and operable condition that promotes safety, improves quality of life, and encourages unity and pride within the

community. The department is responsible for maintaining the city park and four neighborhood parks.

**PELHAM CIVIC COMPLEX + ICE ARENA**

Visit the website of the Pelham Civic Complex + Ice Arena for information on ice skating, banquet events, figure skating, and both adult and youth ice hockey. The arena is also home of collegiate and professional ice hockey events.

**STREETS, LANDSCAPE + MAINTENANCE**

The Street Department’s primary objectives are to keep the city looking its best at all times and to maintain safe city streets for all to travel. Duties include repairing and maintaining city streets, installing street signs, mowing grass along city rights-of-way, displaying flags on holidays, decorating for the Christmas season, picking up limbs, leaves or grass clippings, street/traffic light maintenance and animal control.

**WATER + SEWER**

Housed at the Pelham Water Works, which is located at 3111 Cummings Street, the Water and Sewer department provides customers with safe, high quality water and sewer service. See [page 71](#) for rates and more information.

## BOARDS + COMMISSIONS

The City of Pelham's Boards and Commissions offer citizens an opportunity to participate in local governmental affairs. Their activities help to shape or influence public policy in many areas. Although many boards and commissions are advisory, their influence and value can be significant. They make recommendations on a wide range of topics that come before the City Council. The following boards and commissions have been established in Pelham:

### BEAUTIFICATION BOARD

The Beautification Board's mission is to enhance the quality of life in Pelham by working with city officials to develop and implement a master beautification plan for the community by developing programs that encourage community participation and pride. It is made up of nine members, one of which is president of the board.

### THE PELHAM CITY SCHOOLS BOARD OF EDUCATION

This board consists of five members, of which a president and vice-president are chosen, and one superintendent that deal with issues and decisions related to the four schools in the Pelham City School System. Board of Education meetings are typically held on the last Monday of each month at 6:30 pm in the Pelham City Hall Council Chambers.

### LIBRARY BOARD

The Pelham Library Board consists of four members and a chair. These members work collectively to ensure that the library is well-kept, and its funds are used responsibly to provide accessible services to Pelham's residents.



### **PARKS + RECREATION ADVISORY BOARD**

The Parks and Recreation Advisory Board is made up of five members, of which the offices of chairperson, vice-chairperson, and secretary are chosen. This group is responsible for hearing public opinions, making decisions, and implementing changes regarding the Parks and Recreation Department.

### **PELHAM PLANNING COMMISSION**

The Planning Commission is made up of seven members, of which the offices of chairperson and co-chairperson are selected. This commission is responsible for receiving and reviewing all zoning requests. After these documents are reviewed, the commission makes recommendations to the City Council for action and implementation. The Planning Commission meets on the 2nd Thursday night of each month at 7:00 pm at Pelham City Hall, located at 3162 Pelham Parkway.



## **07 BUSINESS LICENSE + TAX INFORMATION**

Applications for new business license are taken daily between the hours of 8:00 AM and 5:00 PM at the Finance Department, City Hall, 3162 Pelham Parkway, Pelham, AL 35124.

The business license year is based on a calendar year – January 1 through December 31. All licenses must be renewed by January 1 of each year and are considered delinquent after January 31 of each year. Before issuance of the initial business license, inspections must be made by both the Pelham Building Department and the Pelham Fire Department.

More information regarding business licenses in the City of Pelham can be found in [City of Pelham Ordinance no. 288-6](#).

### **SHELBY COUNTY BUSINESS LICENSE + OCCUPATIONAL TAX**

A business may also need a Shelby County and/or State of Alabama business license. Shelby County Occupational Tax calls should be made to Shelby County Department of Development Services, Planning Services Division, located at 1123 County Services Drive in Pelham, AL.

### **ALCOHOLIC BEVERAGE LICENSE**

To apply for any alcoholic beverage license, the application process begins with the Alcoholic Beverage Control Board.

### **STATE OF ALABAMA REVENUE OFFICE**

Assists a business in applying for a State Sales and/or Use Tax Number.

### **CITY OF PELHAM SALES AND USE TAX BREAKDOWN FORMULA:**

- City of Pelham: 3%
- City of Pelham Schools: 1%
- State of Alabama: 4%
- Shelby County: 1%



BAYLEE BRADLEY  
CITY MANAGER

HERB RILES  
CITY MANAGER



# 2

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## **SOCIOECONOMIC PROFILE**

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# 01 DEMOGRAPHICS

## POPULATION TRENDS

The City of Pelham is a community of approximately 23,108 residents. It encompasses an area of 38 square miles. The population has steadily increased over the past 18 years, growing by over 6,947 residents since 2000 and 1,891 since 2010 (see Table 2.1). At this growth rate, it can be expected that Pelham will have over 30,000 residents by 2040.

**Table 2.1: 2010 to 2017 Population Change**

	Pelham	Shelby County	Alabama
<b>2000 Population</b>	16,161	143,293	4,447,100
<b>2010 Population</b>	21,217	195,085	4,779,736
<b>2017 Population</b>	23,108	213,605	4,858,979

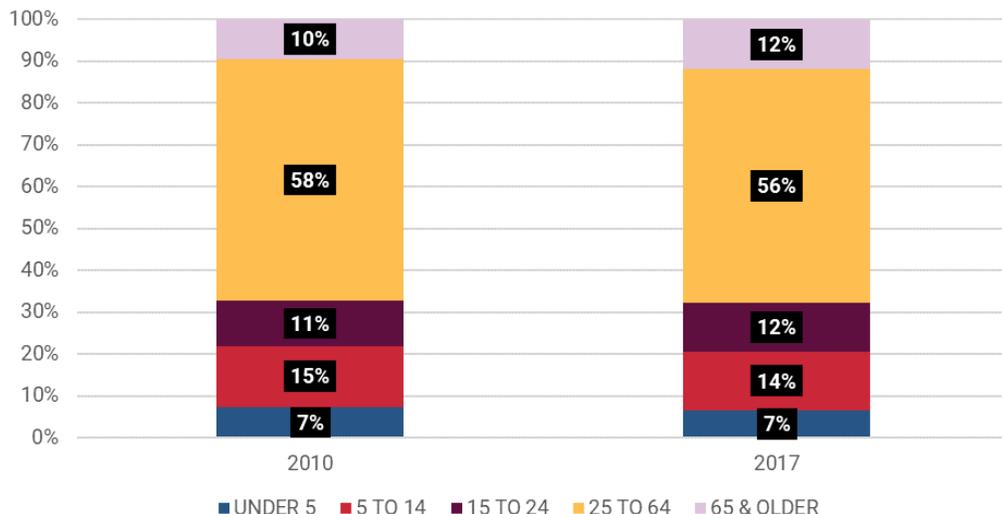
Source: U.S. Census Bureau

## AGE DISTRIBUTION

The age distribution of the residential population of Pelham reflects that of Shelby County as a whole, with nearly 69% of its residents between 15 and 64 years of age. The median age of Pelham residents in 2017 was 38, which is slightly younger than the state of Alabama median age of 39. These numbers may be affected in the future as Pelham’s population continues to rise. The city’s populace increased by 9% from 2010 to 2017, while Alabama’s residential population increased by only 2%.

The age distribution in Pelham has roughly stayed the same between the years of 2010 and 2017 (see **Figure 2.1**). The primary working population, residents between the ages on 25 and 64 years of age, decreased 2% in the recorded seven years, while the oldest age bracket, those 65 years and older, increased from 10% to 12% in 2017. These changes in age characteristics within the city will translate to varying demands on city services and added market demands for goods and services.

**Figure 2.1: Age Distribution (2010 – 2017)**



Source: 2010 U.S. Census Bureau and ESRI forecasts for 2017

## RACIAL COMPOSITION

Based on 2017 estimates, the following list describes the racial composition of the City of Pelham: 80% White, 9% as African American, and 11% remaining racial categories (see [Table 2.2](#)).

**Table 2.2: Racial Composition (2017)**

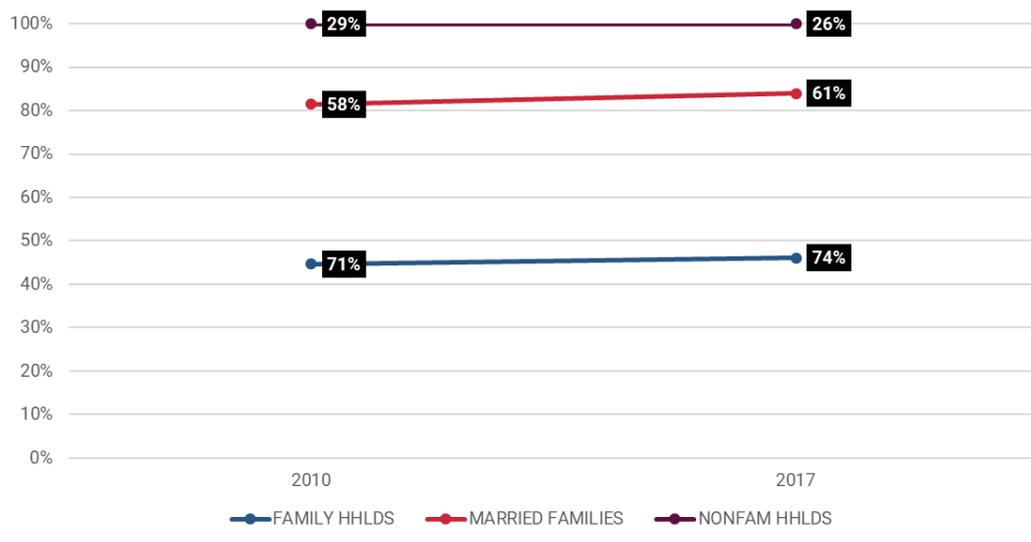
Race	Number of People	Percent of Population
White	18,371	80%
African American	2,149	9%
Other Races	2,588	11%

Source: U.S. Census Bureau and ESRI Forecasts for 2017

## HOUSEHOLD CHARACTERISTICS

Pelham has remained a desirable location for families. Between 2010 and 2017, the number of family households increased from 5,725 to 6,151, an increase of 426 total families (See [Figure 2.2](#)). The number of married couple families slightly increased from an estimated 58% in 2010 to 61% in 2017. Pelham also experienced a 3% decrease in non-family households from 2010 to 2017. Non-family households consist of single individuals living alone or with non-relatives. This increase in family households follows that of general national trends that are also indicative of increases in single parent households and multigenerational households.

**Figure 2.2: Household Characteristics in Pelham (2010 - 2017)**



Source: U.S. Census Bureau 2010-2014 and ESRI Forecasts for 2017

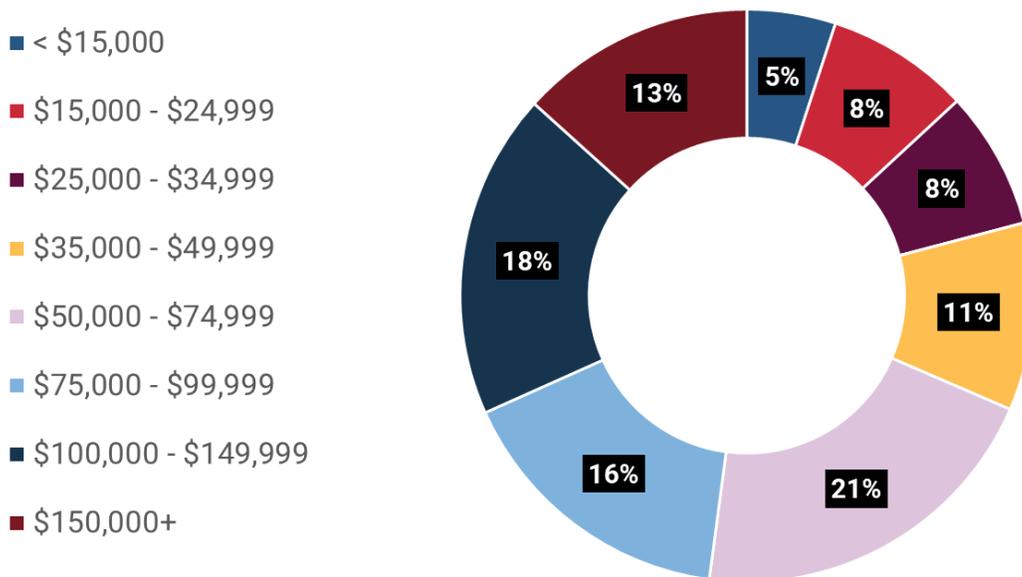
## HOUSEHOLD INCOME

The median household income in the City of Pelham has increased from \$54,808 in 2000 to an estimated \$71,429 in 2017, an increase of 30%. While general income trends have shown increases over time, the City of Pelham has experienced a higher rate of increase than that of the State of Alabama, which had a 2017 median income of \$44,578, but a slightly lower rate than Shelby County, which had a median income of \$72,310 in 2017.

The overall median income increase is likely due in part to the continued effects of educational attainment among city residents, comparably higher wage jobs among employed residents, higher rates of economic mobility and opportunity, and lower unemployment when compared to other areas.

According to 2017 estimates, nearly 69% of all Pelham households earn more than \$50,000 per year, while over 30% of all households earn more than \$100,000 per year (see **Figure 2.3**). The 2017 average household income in Pelham was \$89,670, while the average income for Shelby County was \$89,952. In addition, it is estimated that nearly just under 6% of all households are below poverty (earning less than \$20,160 in 2017 for a 3-person household), which is lower than Shelby County as a whole (8%) and the state of Alabama (17%). Poverty has an opposing effect on the economic vitality of a community, and individuals living in poverty are often at risk of adverse consequences such as poor health and criminal activity which result in reduced labor market participation. Poverty impacts the development of skills, abilities, knowledge and habits that are necessary for active participation in the workforce. Human capital is a fundamental component of economic growth and poverty can work against the development of economic growth by stifling the ability to contribute to the economy.

**Figure 2.3: Households by Household Income in Pelham (2017)**



Source: U.S. Census Bureau 2010-2014 and ESRI Forecasts for 2017

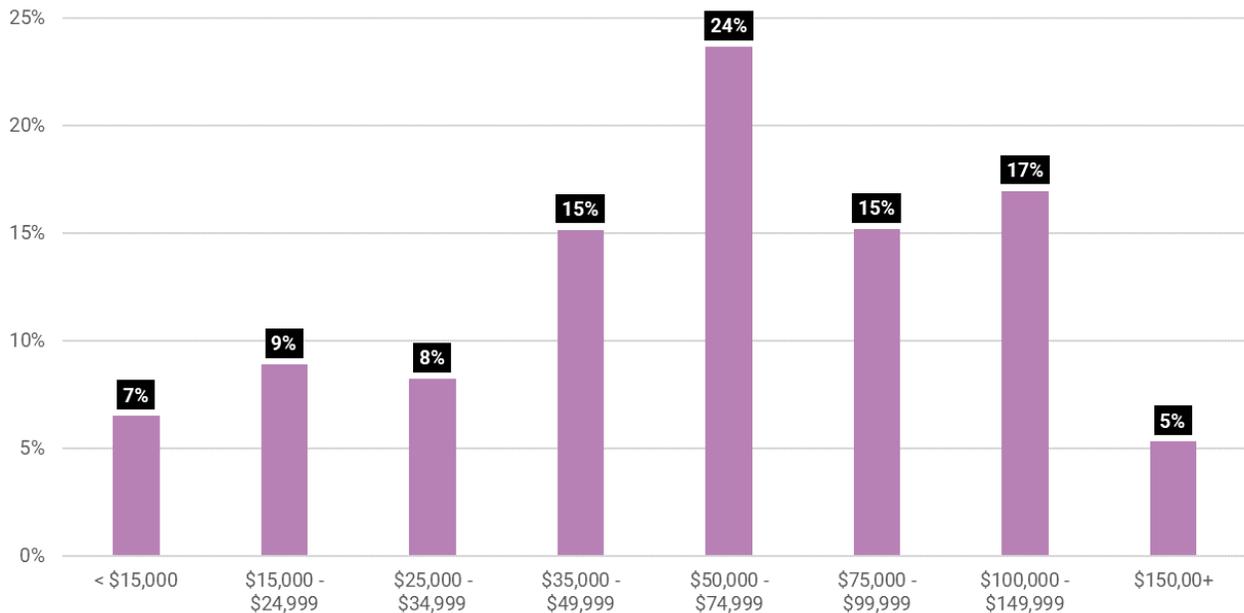
## DISPOSABLE INCOME

Disposable income, also called surplus income, is the amount of household funds available for spending and saving after paying taxes. The amount of disposable income is an important indicator for the economic health of an area, and it is used to gauge the investment viability of business activity. The amount of income remaining for discretionary spending does not include expenditures on housing, transportation, food, child care, etc., therefore the amount of truly disposable income, whether it is used for household savings or retail spending, is lower than may be indicated. The 2018 estimated average for disposable income in the City of Pelham is \$72,317. For comparison, Shelby County’s average disposable income is an estimated \$75,603, therefore the average disposable income for a Pelham resident is in line with that of Shelby County at large. With an estimated 50% of disposable income being spent on necessities such as housing, food and transportation, the remaining \$36,000 represents the actual discretionary (surplus) income available to the average Pelham household.

According to the 2018 estimates of household disposable income, around 24% of Pelham households possess less than \$35,000 in disposable income, with only a little more than 15% possessing less than \$25,000 (see **Figure 2.4**). Additionally, 61% of Pelham households have \$50,000 or more in disposable income, while 22% have over \$100,000. Of the households making more than \$50,000, the majority are householders between the ages of 35 and 54 years.

Conversely, young householders under 25 years, which make up 2% of all households, and senior householders 65 years and older, which are 20% of all households, possess the least amount of disposable income. Households 25 years and younger have the median disposable income of \$38,330, while seniors ages 65 and older have a median disposable income of \$42,973.

**Figure 2.4: Households by Disposable Income in Pelham (2018)**



Source: U.S. Census Bureau 2010-2014 and ESRI Forecasts for 2018

## EDUCATIONAL ATTAINMENT

Education and income are undeniably linked, and the City of Pelham has competitive educational attainment rate. In 2017, 26% of Pelham residents held a bachelor’s degree, slightly lower than the county total of 28%. Additionally, 13% of Pelham adults over the age of 25 hold a graduate degree, compared to a total of 15% in Shelby County. See [Table 2.3](#).

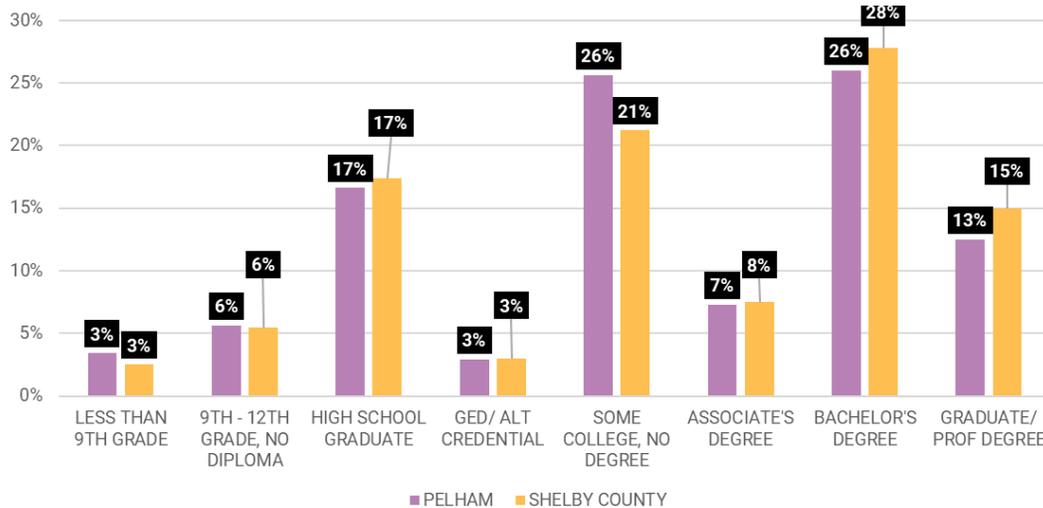
**Table 2.3: Educational Attainment in Pelham (2017)**

	Pelham		Shelby County	
	Total	Percent*	Total	Percent*
Less than 9th Grade	532	3%	3,691	3%
9th Grade to 12th Grade, no Diploma	876	6%	8,120	6%
High School Graduate	2,598	17%	25,690	17%
GED/Alternative Credit	454	3%	4,429	3%
Some College, No Degree	4,006	26%	31,301	21%
Associate Degree	1,142	7%	11,073	8%
Bachelor’s Degree	4,068	26%	41,045	28%
Graduate Professional Degree	1,956	13%	22,147	15%

Source: ESRI forecasts for 2017

\* Numbers are rounded to the nearest whole number.

**Figure 2.5: Comparative Educational Attainment in Pelham and Shelby County (2017)**



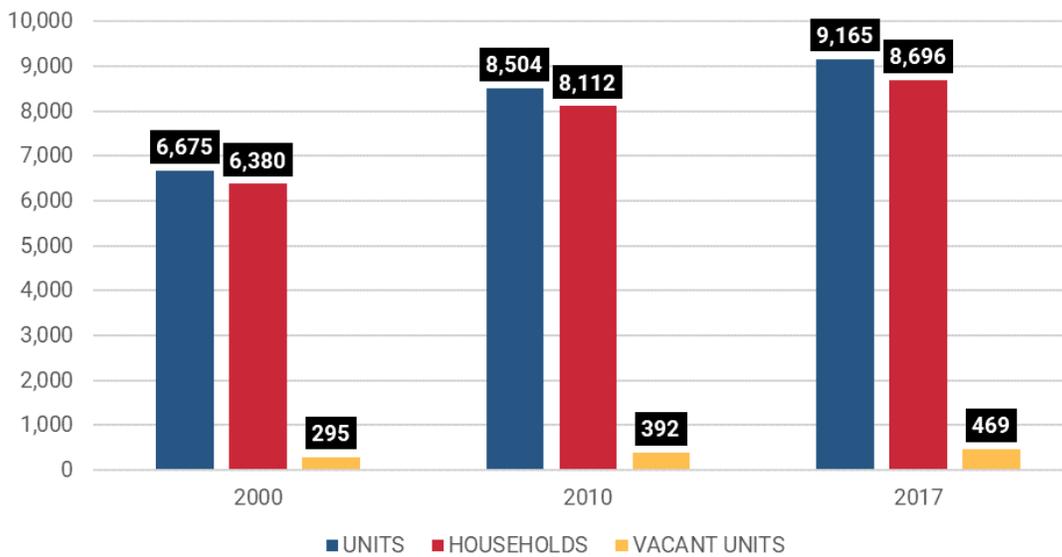
Source: U.S. Census Bureau 2000 - 2014 and ESRI forecasts for 2017

## 02 HOUSING

### HOUSING UNIT CHARACTERISTICS

The housing unit characteristics of Pelham have experienced gradual changes over the decades. The characteristics, largely typical for a mature suburban community, include large numbers of single family detached housing and the presence of higher density multi-family developments. Vacancies have slightly increased from 2010, but the share of family households has been steady, and the numbers of units have risen. For example, the number of housing units increased from 8,504 units in 2010 to approximately 9,165 housing units in 2017, an increase of 8% or 661 units (see **Figure 2.6**).

**Figure 2.6: Housing Unit Characteristics in Pelham (2000 - 2017)**

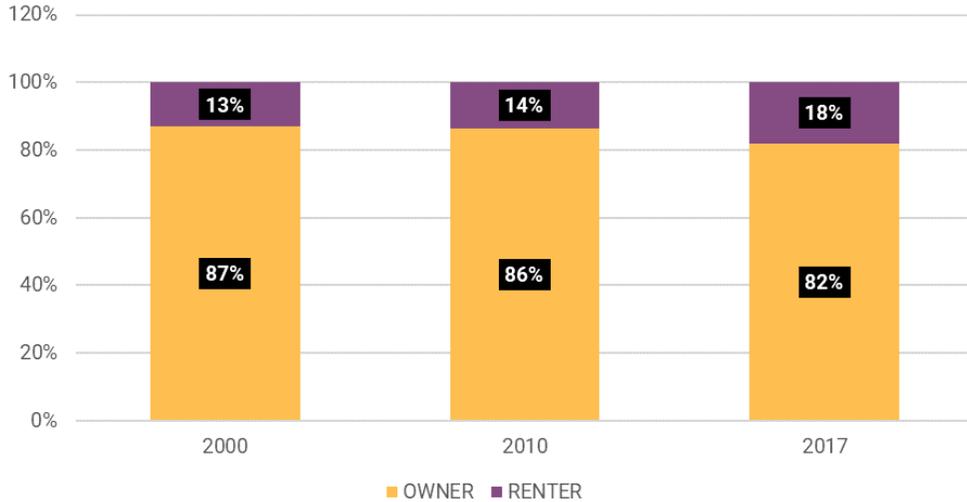


Source: U.S. Census Bureau 2000 - 2014 and ESRI forecasts for 2017

## HOUSING TENURE (OWNER VS RENTER OCCUPIED)

In 2017, 82% of the housing units in Pelham were owner occupied, while 18% of all housing units were renter-occupied (see **Figure 2.7**). This increase in renter occupied homes is likely due in part to a disparity in residential property values, a demand for rentable properties near desirable schools, or a combination of these factors.

**Figure 2.7: Housing Tenure (Owner vs. Renter Occupied) in Pelham (2017)**

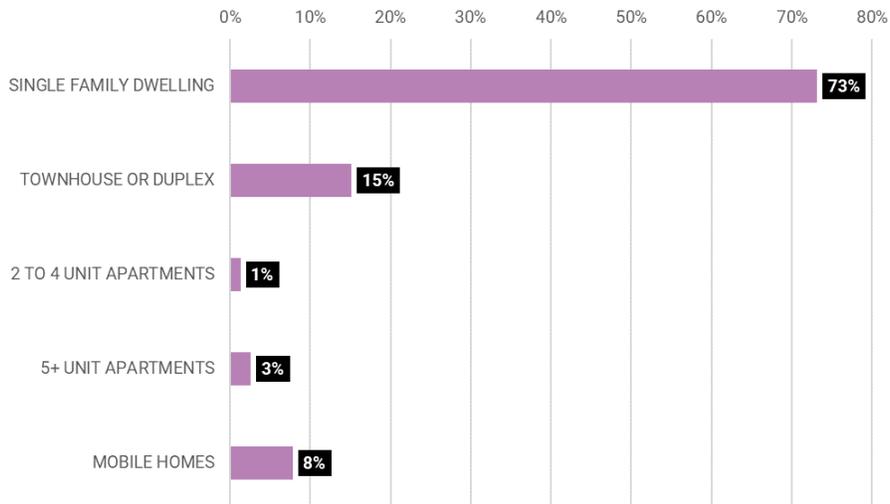


Source: U.S. Census Bureau 2000 - 2014 and ESRI forecasts for 2017

## HOUSING UNIT TYPE

The dominance of single unit detached housing is typical of local market preferences and housing demand, and it is a common development trend within suburban communities. The majority of Pelham’s housing market consists of single family detached dwellings (73%), with the remaining units being distributed between structures such as 1-unit attached townhouses (15%), condo/multiplex (1%), apartments (3%), and manufactured/ mobile homes (8%). **Figure 2.8** illustrates housing unit preferences in the study area.

**Figure 2.8: Housing Unit Types in Pelham (2017)**

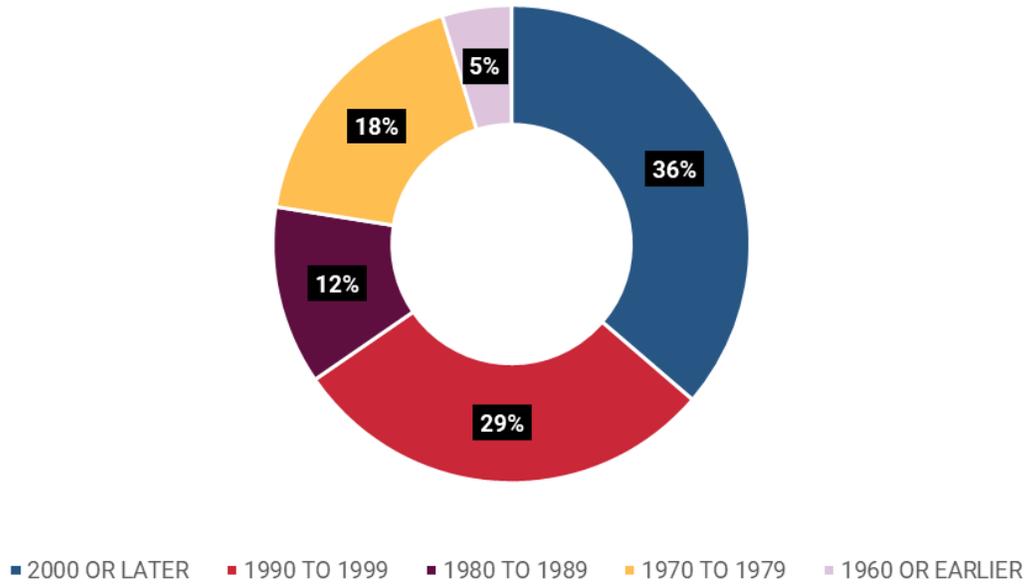


Source: U.S. Census Bureau 2000 - 2014 and ESRI forecasts for 2017

## AGE OF HOUSING

The majority of housing units in Pelham are relatively new with about 36% of the housing built after 2000. Approximately, 29% of housing was built from between 1990 to 1999, and 35% of housing was built prior to 1980. Communities, like Pelham, with a variety of housing ages can appeal to a broader group of existing and potential future residents.

**Figure 2.9: Age of Housing Units in Pelham (2017)**

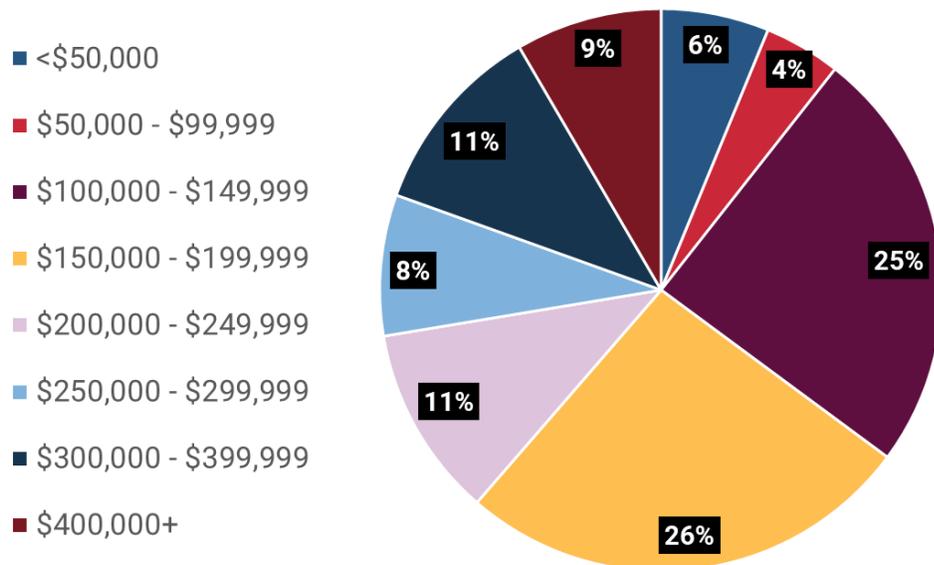


Source: U.S. Census Bureau 2000 - 2014 and ESRI forecasts for 2017

## HOUSING VALUE

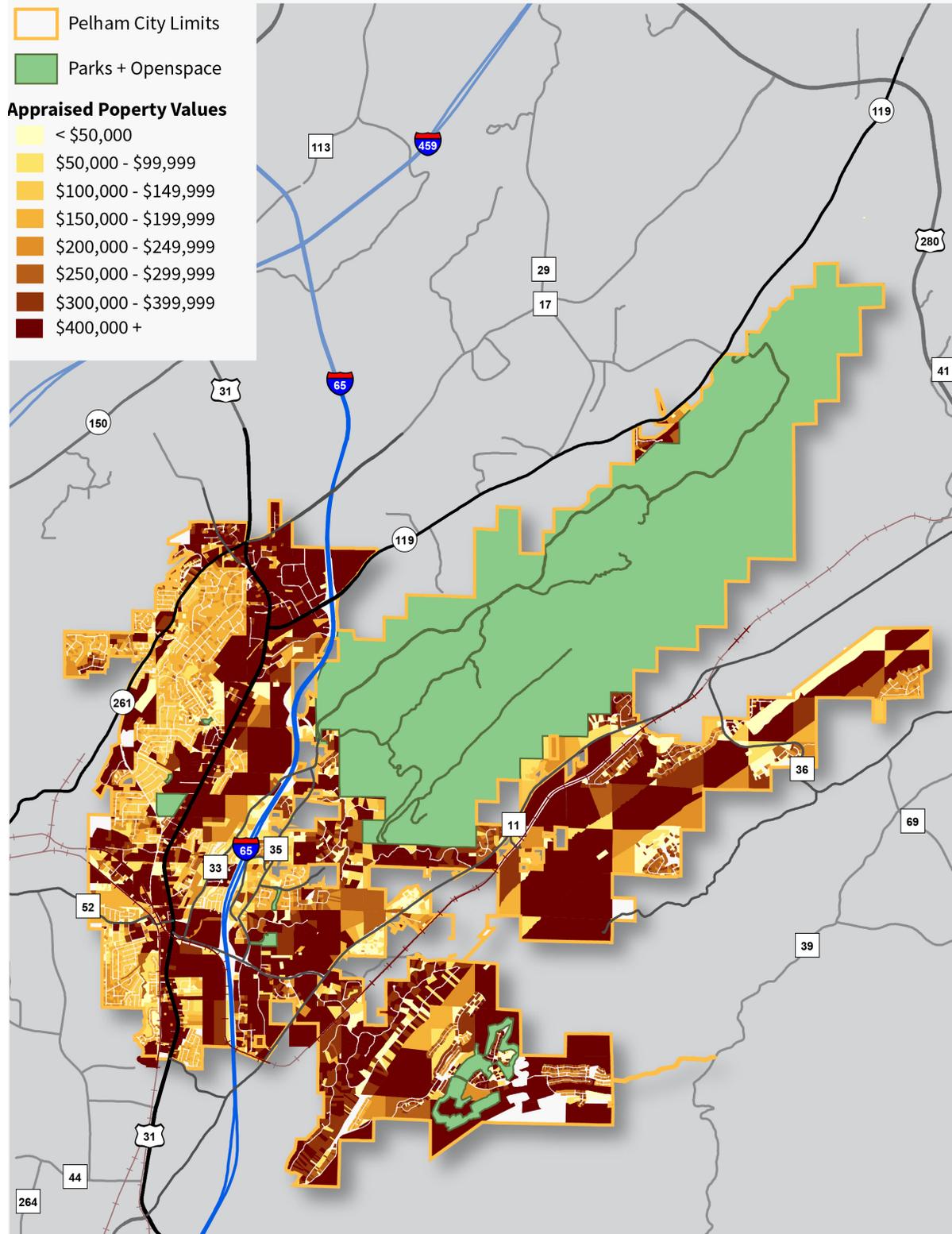
Pelham continues to be an affordable city to own a home. In fact, 61% of all owner occupied housing in Pelham was valued at less than \$199,999. While 39% of all housing units were valued more than \$200,000 in 2017. The average home value in 2017 was \$219,090.

**Figure 2.10: Value of Housing Units in Pelham (2017)**



Source: U.S. Census Bureau 2000 - 2014 and ESRI forecasts for 2017

Figure 2.11: Appraised Property Values Map



### 03 EMPLOYMENT PROFILE

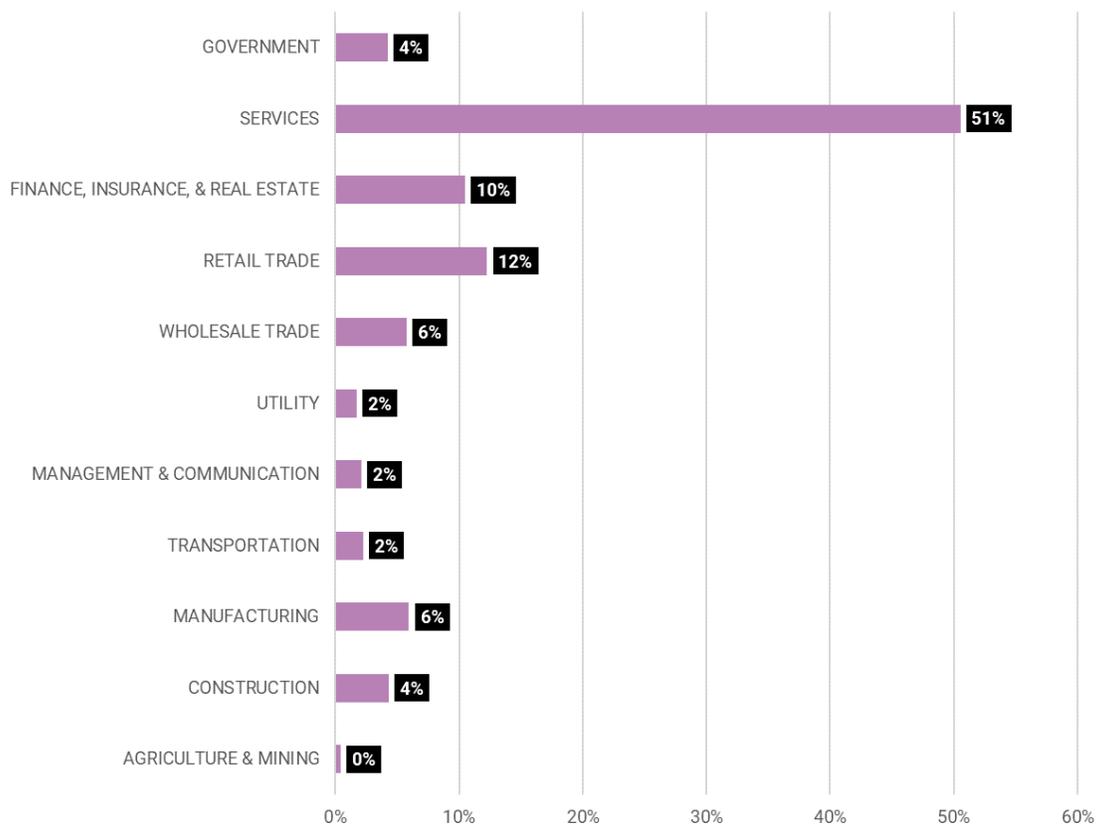
The Employment Profile is intended to provide an assessment of the city’s existing business and job conditions. This analysis of employment and industry data is necessary to determine the nature of the city’s workforce, the job environment and business activity.

#### RESIDENT WORKFORCE CHARACTERISTICS

According to estimates based on U.S. Census data and the Alabama Department of Labor, the residential labor force in the City of Pelham was approximately 11,859 residents in 2017. Of those labor force participants, 95% were employed and 5% were unemployed. Shelby County’s comparative unemployment rate was 3%.

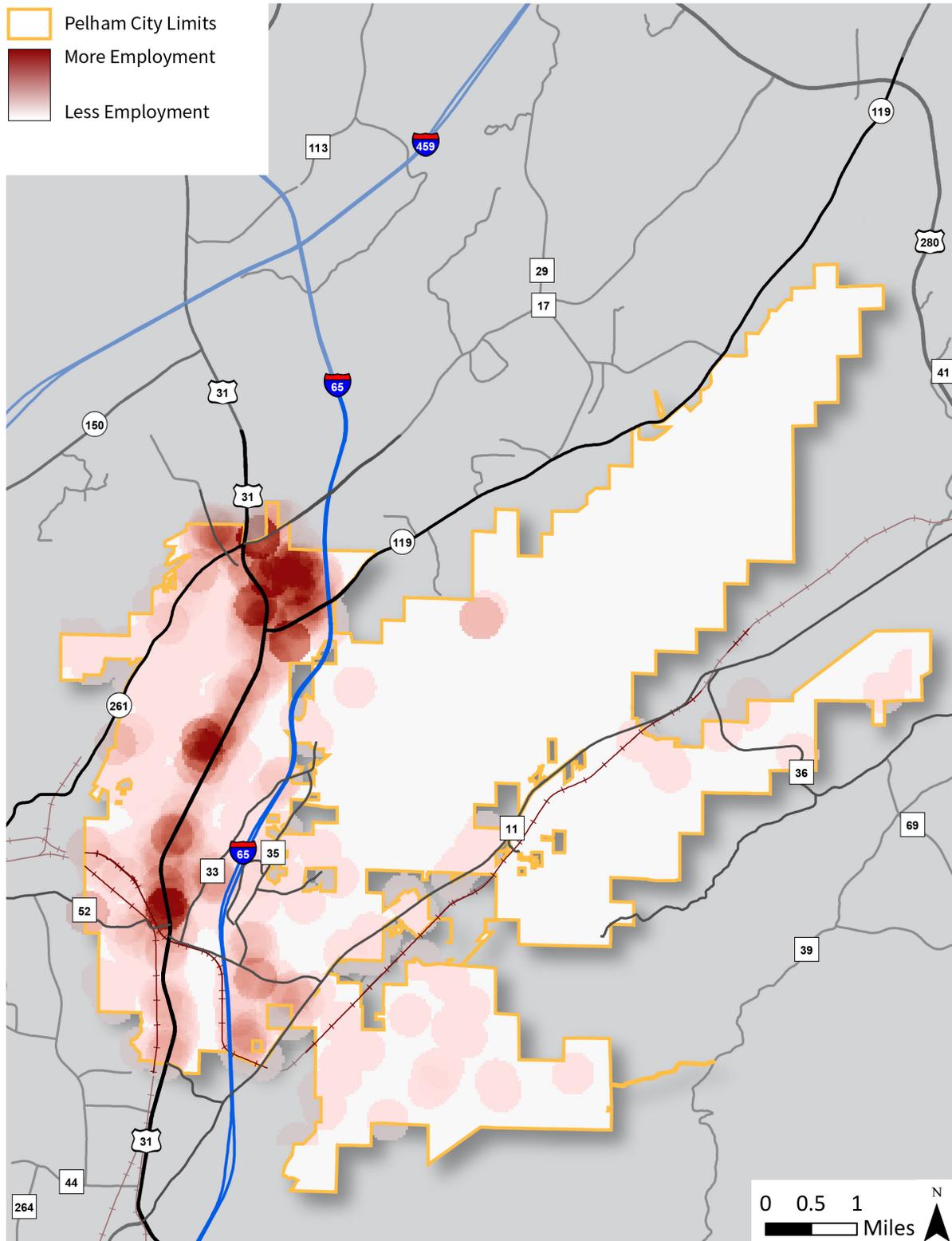
As shown in **Figure 2.12**, an estimated 51% of Pelham’s workforce is employed within the Service Industry. Other primary industries include Retail Trade (12%), Finance, Insurance, and Real Estate (10%), Manufacturing (6%), and Wholesale Trade (6%). Wage and employment numbers are important to residents and businesses alike. Workers rely on a living wage to accommodate the needs of their families, while businesses are interested in paying workers a competitive wage to access and retain skilled labor.

**Figure 2.12: Industry Employed Pelham Residents**



Source: Census Bureau Longitudinal Employment Dynamics (LED) 2015

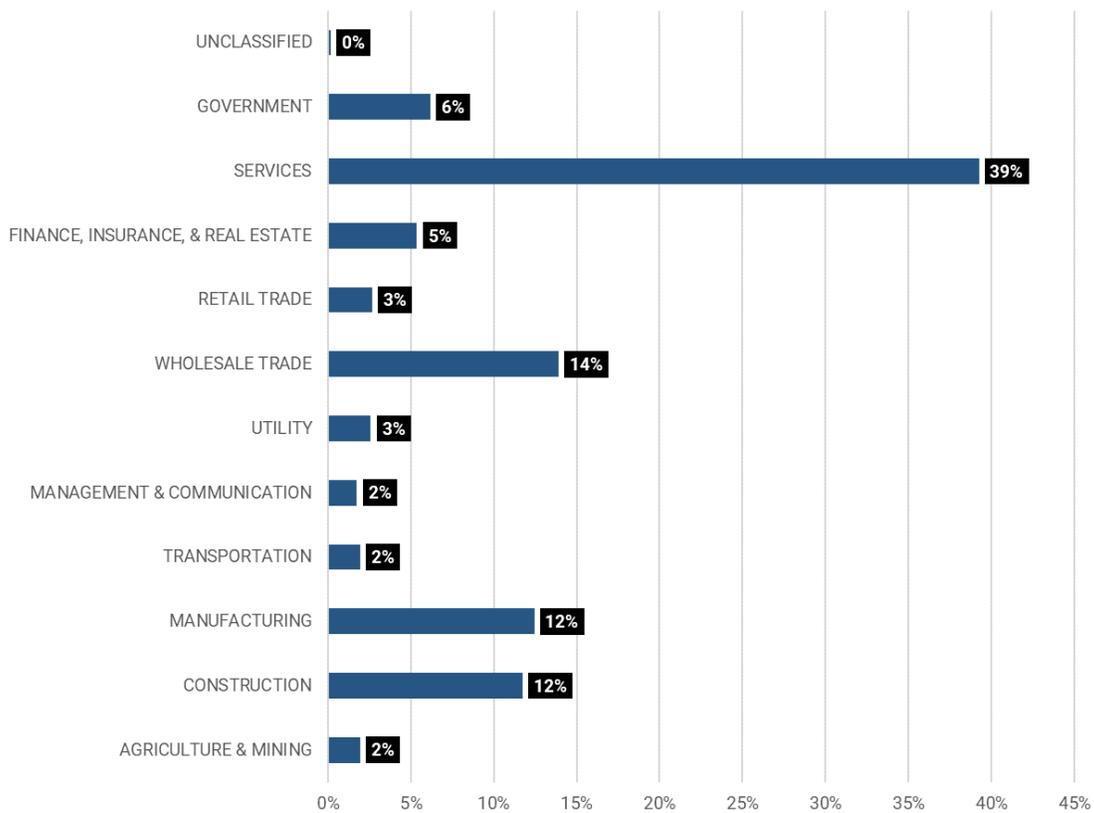
Figure 2.13: Employment Concentration Map



## LOCAL EMPLOYER CHARACTERISTICS

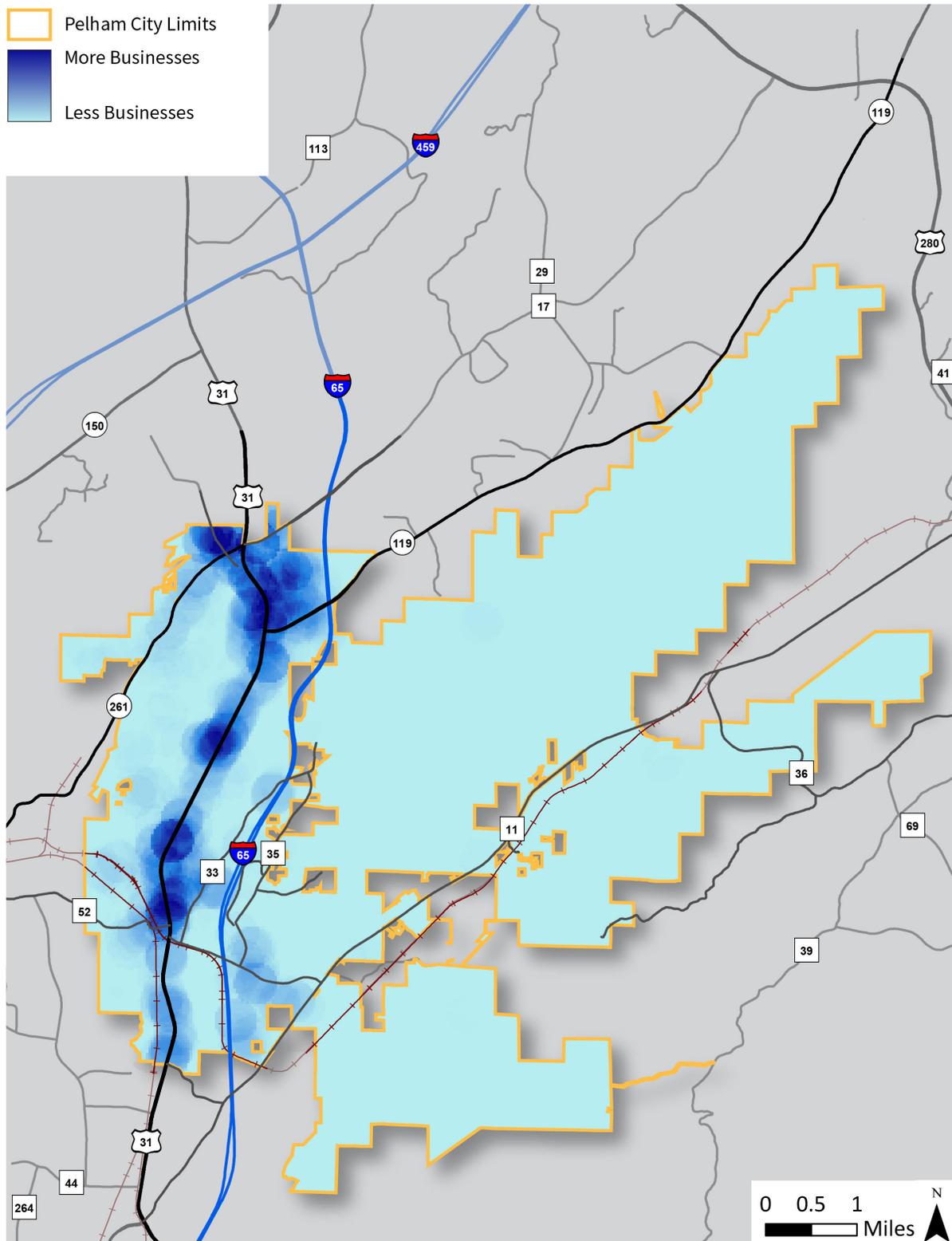
There are approximately 1,762 businesses in the City of Pelham employing over 18,600 people. As shown in **Figure 2.14**, an estimated 39% of Pelham jobs are in the Service industry. The Wholesale Trade industry makes up 14% of the area jobs, followed by Manufacturing (12%), Construction (12%) and Government (6%). Business and job growth, particularly those in the Retail and Services industries, typically follow residential population growth. Pelham, however, loses many of those jobs to commercial development in nearby jurisdictions. While many retail job opportunities are not typically high paying jobs, a greater impact to the City is felt in losses of retail sales tax revenue that could otherwise be spent in Pelham.

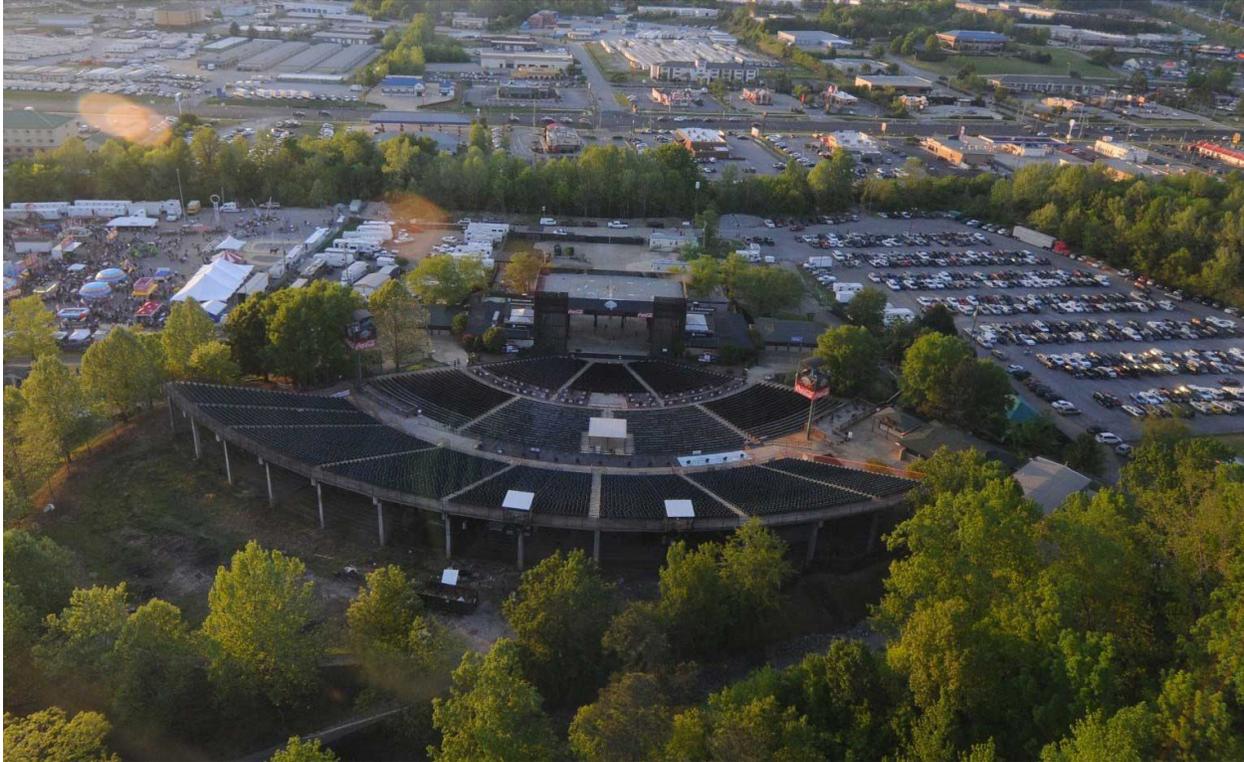
**Figure 2.14: Pelham Employment by Industry**



Source: Census Bureau Longitudinal Employment Dynamics (LED) 2015

Figure 2.15: Business Concentration Map





**LARGEST EMPLOYERS**

As shown in **Table 2.4**, the largest employers in Pelham include Pelham City Schools (354 employees), City of Pelham (324 employees), Vulcan Steel Products (250 employees), Process Barron (250 employees), and Walmart Supercenter (250 employees) Collectively, these five businesses make up approximately 12% of Pelham’s total jobs. Employment is clustered along primary transportation corridors, in particular along State Route 119 and U.S. 31.

**Table 2.4: Ten Largest Employers in Pelham (2017)**

<b>Employer</b>	<b>Product/ Service</b>	<b># of Employees</b>
<b>Pelham City Schools</b>	Education	354
<b>City of Pelham</b>	Government	324
<b>Vulcan Steel Products</b>	Threaded Rod and Heat Treated Products	250
<b>Process Barron</b>	Industrial Fans, Fuel, Air, and Ash Handling	250
<b>Wal-Mart</b>	Retail	250
<b>Summer Classics</b>	Lawn and Garden Furniture	200
<b>Publix</b>	Retail	200
<b>McDowell Security Services</b>	Security Services	185
<b>MacLean Power Systems</b>	Utility Products	150
<b>Southeastern Food Merchandisers</b>	Food Distribution	110

Source: 58 Inc.

## 04 COMMUTING PROFILE

Current commuting trends show that people are driving more places at longer distances. Average daily travel times for workers living in the City of Pelham were reported to average 27 minutes in 2016, with nearly 44% of employed residents commuting more than 30 minutes to work each day. By creating a better balance between jobs and housing units, travel distances for Pelham workers can be reduced while adding additional residential appeal to the community.

An analysis of local commuter data of employment by place of work and employment by place of residence indicates that Pelham residents are not the primary source of labor for jobs located in the city. Commuting data indicates that just 9% of employed residents living in Pelham also work in Pelham, while over 91% of employed residents work outside the city. Primary commuting destinations include Birmingham (23%), Hoover (17%), Homewood (6%), and Alabaster (5%). A more detailed analysis of the workplace destinations of Pelham commuters includes the Birmingham City Center and Southside areas for Finance, Professional, Healthcare, and Educational Services jobs, the Birmingham Avondale area for Manufacturing and Retail jobs, and Hoover for Retail and Services jobs. See **Figure 2.15**.

### MODAL OPTIONS

From a modal standpoint, the private automobile is by far the predominant form of transportation for Pelham residents; 95% of residents travel to work either as an auto-driver (drive alone) or an auto-passenger (carpool). Regarding vehicle ownership, 14% of Pelham households own one motor vehicle and nearly 50% of households own two, while 36% of households own three or more vehicles. This is comparable to the vehicular trends in Shelby County, where 14% of households own one vehicle, nearly 48% own two, and 39% own three or more.

**Table 2.5: Mode to Travel to Work**

Mode of Travel to Work (Workers 16 Years of Age or Older)	Pelham	Shelby County
Drove Alone	88%	87%
Carpooled	7%	8%
Worked at Home	5%	5%

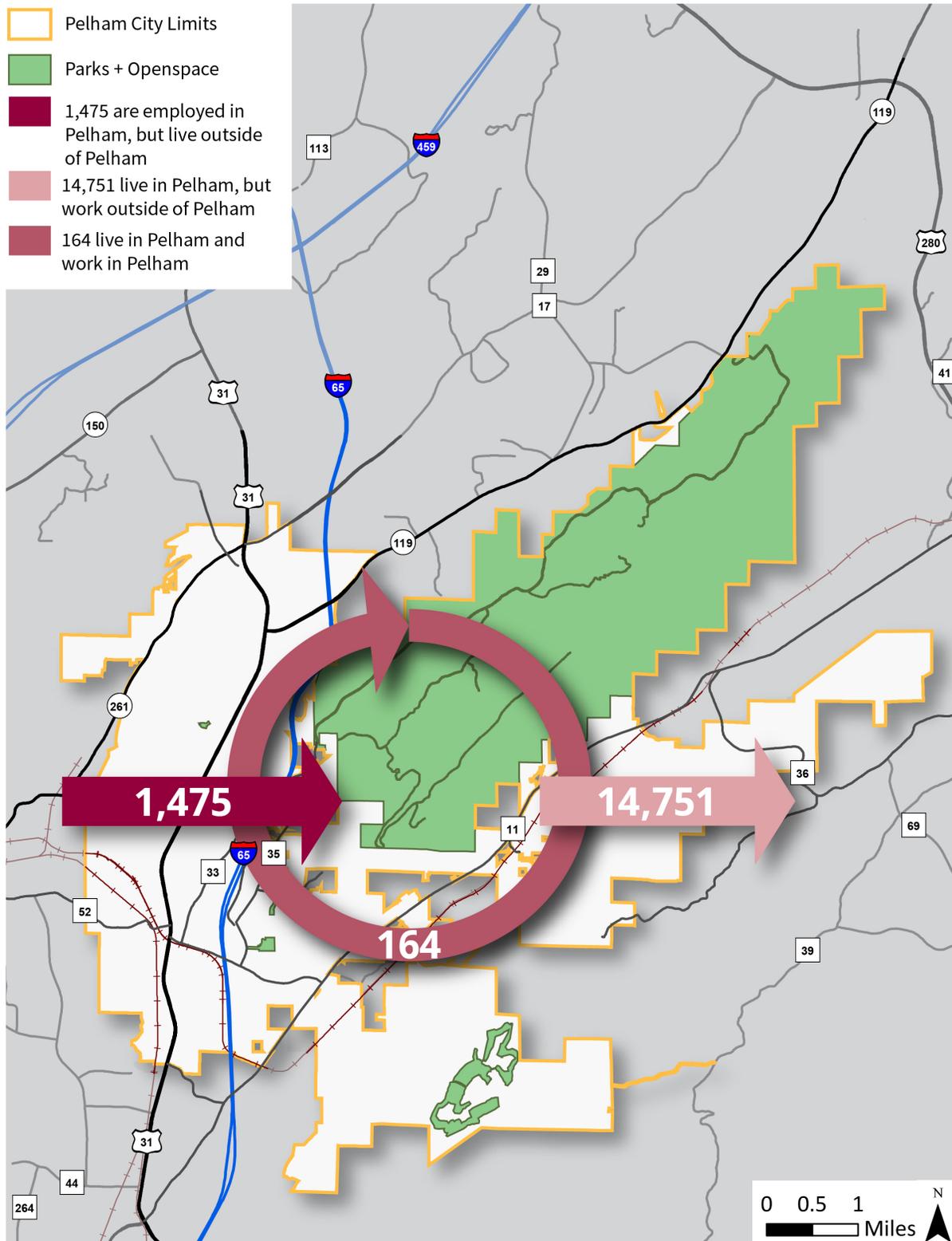
Source: US Census Bureau, 2016 American Community Survey

**Table 2.6: Percent of Occupied Housing Units with Access to Vehicles**

Number of Vehicles Available (Workers 16 Years of Age or Older)	Pelham	Shelby County
No vehicles available	1%	1%
1 vehicle available	14%	14%
2 vehicles available	49%	46%
3+ vehicles available	36%	39%

Source: US Census Bureau, 2016 American Community Survey

Figure 2.16: Commuting Map







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# LAND USE + DEVELOPMENT TRENDS

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## 01 LAND USE + DEVELOPMENT TRENDS

This section analyzes the existing land uses, development patterns and zoning in Pelham. Understanding existing land use patterns can help the City to identify areas for new development and redevelopment. In addition to identifying locations for various developments, land use patterns also help the City determine where to focus future infrastructure and services. The existing land use map of Pelham is shown in **Figure 3.1** and **Table 3.1** details the breakdown of acreage by existing land use within the city limits.

### EXISTING LAND USE

There is a total of 25,152 acres of land within the current city limits of Pelham. Today, approximately 76% of the total area has been developed. Residential development is the primary use of developed land in Pelham (followed by Parks and Openspace) which illustrates the city’s initial development as a bedroom community, from which residents have travelled regularly for work, shopping and other destinations.

### AGRICULTURE AND ESTATE

Agricultural land used for farming, timber production, and residential estates accounts for approximately 2,516 acres (10%) of the city’s land area. The majority of land in this category is located in southern and eastern Pelham, as well as some land inside Oak Mountain State Park.

### PARKS + OPENSOURCE

There are approximately 8,493 acres (34%) of the city’s total land area that is maintained for public and private parks and recreational uses, as well as common openspaces serving residential developments. This land use category, the largest in Pelham, is dominated by Oak Mountain State Park.



### RESIDENTIAL

Existing residential development accounts for approximately 3,873 acres in Pelham, making it the largest single use of developed land in the City. While it accounts for 15% of the city’s total land area, residential development comprises 20% of all developed land in Pelham. This category represents a wide variety of residential types, from large homes on multi-acre estates to attached dwellings, such as duplexes and townhouses, to apartments.

### COMMERCIAL

Commercial development accounts for approximately 1,177 acres of land in the city and includes professional offices, lodging, retail and service establishments. This accounts for 5% of the city’s total land area. Commercial development includes the following subcategories:

**Office:** This category includes business offices used exclusively for office purposes, such as professional offices, occupied by physicians, surgeons, dentists, attorneys, architects, engineers and other similar uses. Office development accounts for approximately 25 acres of land in the City and is concentrated in



several pockets of northern Pelham along U.S. 31 and State Route 261.

**General Commercial:** This category includes a variety of retail and service establishments, including commercial shopping centers. There are approximately 1,152 acres (5%) of the city’s total land that is currently developed as general commercial uses. These businesses include individual establishments as well as those located in multi-tenant shopping centers. This land use is primarily found along U.S. 31 throughout Pelham, as well as along sections of County Road 52 and County Road 11.

### LIGHT INDUSTRIAL

The light industrial land use classification accounts for approximately 865 acres (3%) of the City’s total land and is defined as small scale industrial and manufacturing establishments such as warehouse and distribution facilities. The light industrial land use pattern in Pelham is scattered along County Road 52 and portions of U.S. 31. The largest concentration of light industrial land is located along County Road 52.

### HEAVY INDUSTRIAL

The heavy industrial land use classification accounts for approximately 80 acres (0.3%) of the City’s total land and is located along I-65 and County Road 11. In Pelham, heavy industrial land uses include large scale manufacturing and distribution facilities.

### INSTITUTIONAL

Institutional uses, such as municipal facilities, churches and schools, account for approximately 178 acres (1%) of the city’s total land area. Pelham has institutional uses, including schools, along U.S. 31 in central Pelham and east of I-65 along the northern boundary of the City.



**VACANT OR UNDEVELOPED**

Vacant or undeveloped land accounts for approximately 6,103 acres of land in the city, which is 24% of Pelham’s total land area. This does not include land inside Oak Mountain State Park. This vacant or undeveloped land accounts for most of the eastern area of Pelham to the south of Oak Mountain State Park, as well as further south in the area surrounding Ballantrae Golf Club. There are also significant swathes of vacant or undeveloped land in western and central Pelham, mainly in the southern portion and between I-65 and Oak Mountain State Park.

**TRANSPORTATION RIGHTS-OF-WAY**

This category includes all the land located within transportation rights-of-way (streets), or other types of public utility easements. It accounts for approximately 1,867 acres, or 7% of the city’s land.

**Table 3.1: Existing Land Use by Category**

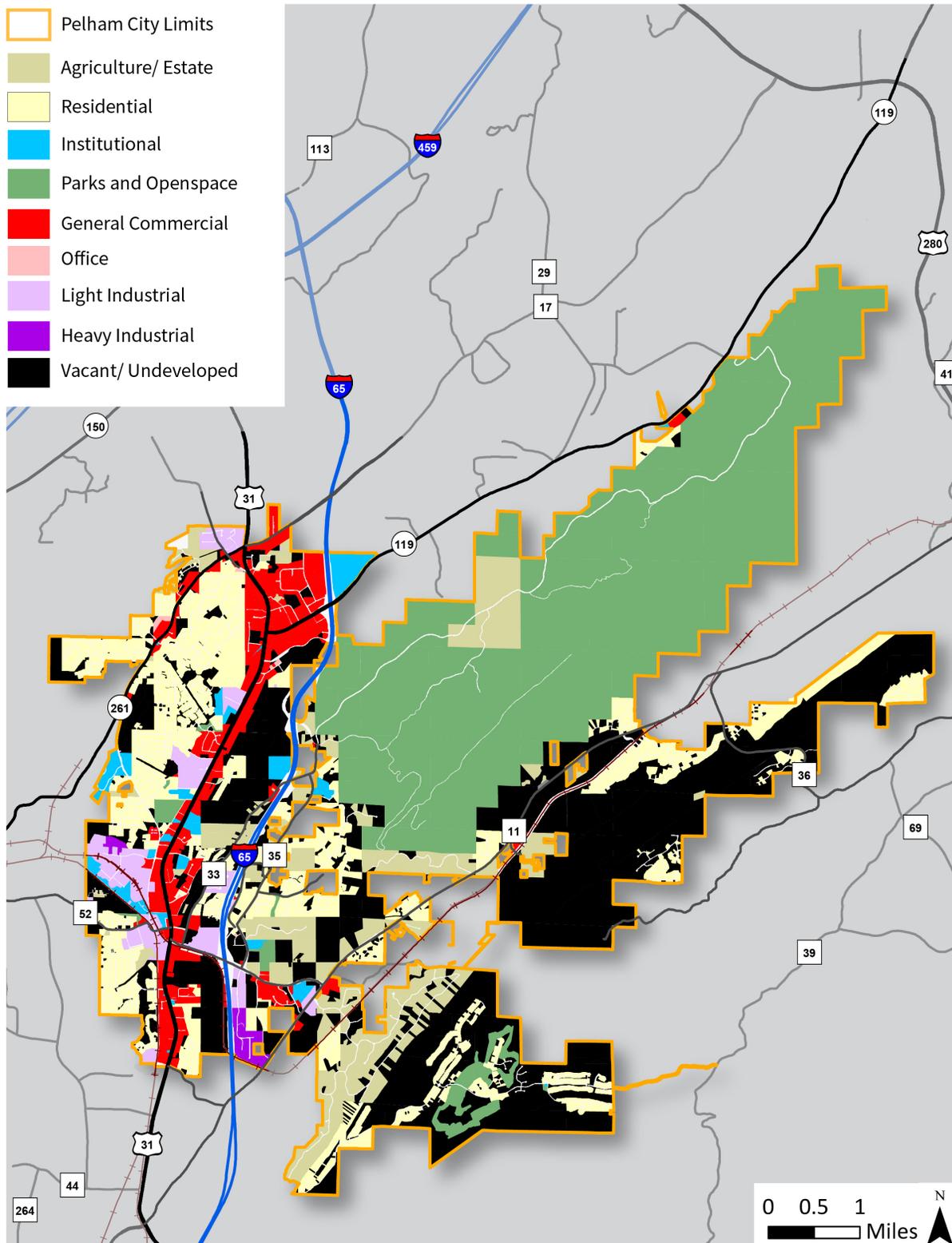
Land Use Category	Acres	% of Total
Agriculture/ Estate	2,516	10%
Parks and Openspace	8,493	34%
Residential	3,873	15%
Institutional	178	1%
General Commercial	1,152	5%
Office	25	0.1%
Light Industrial	865	3%
Heavy Industrial	80	0.3%
Vacant/ Undeveloped	6,103	24%
Transportation Rights-of-Way	1,867	7%
<b>Total</b>	<b>25,152</b>	<b>100%*</b>

Source: Regional Planning Commission of Greater Birmingham

\* Numbers are rounded to the nearest whole number.



Figure 3.1: Existing Land Use Map



## ZONING

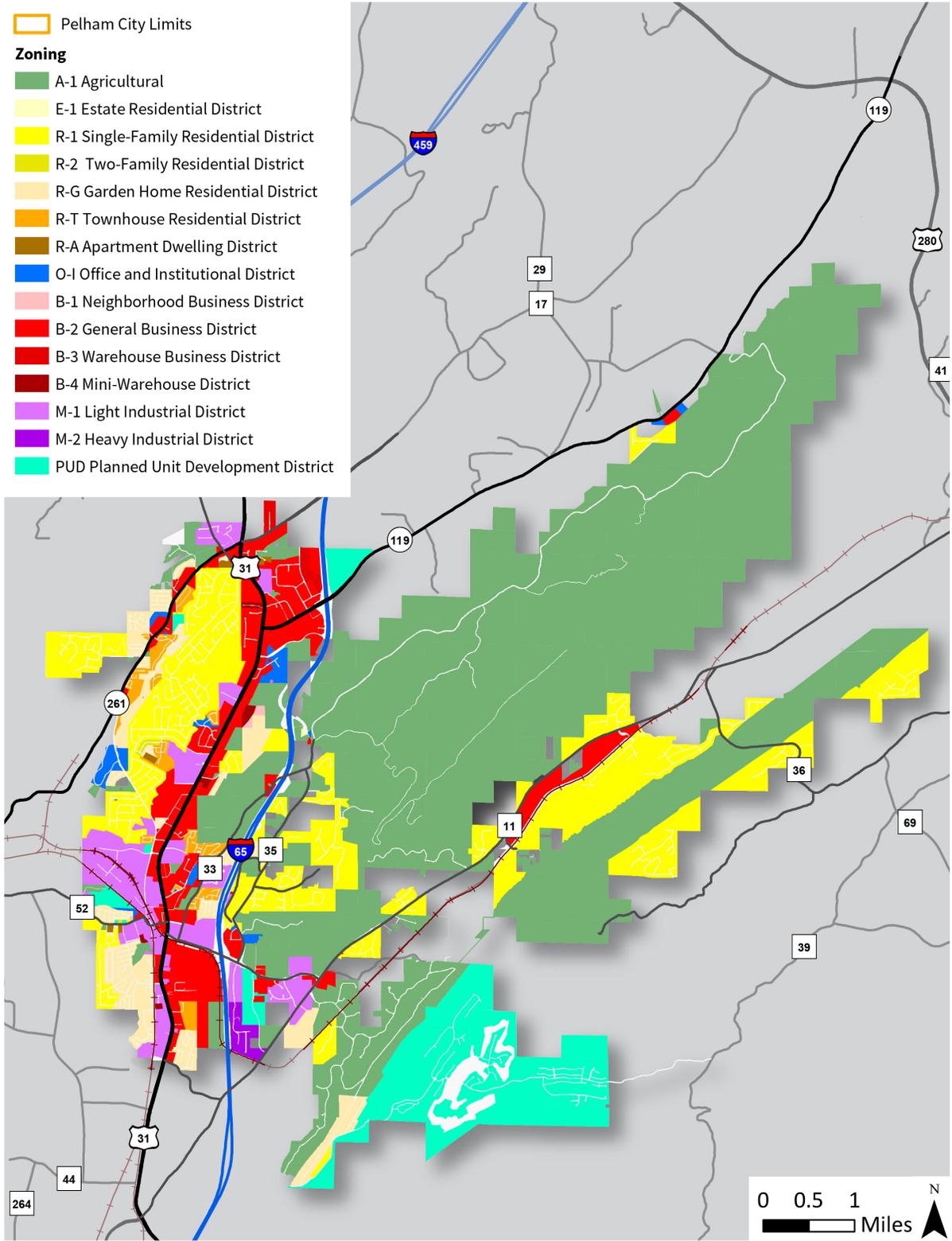
The current zoning in Pelham is dominated by the A-1 Agricultural District, much of which is Oak Mountain State Park. Approximately 13,449 acres (53%) of the land is zoned for agricultural uses. The next largest zoning district within the City of Pelham is the R-1 Single-Family Residential District, which requires a minimum lot area of 20,000 square feet and covers approximately 3,713 acres of land. The existing zoning map of Pelham is shown in **Figure 3.2** and **Table 3.2** details the breakdown of acreage by zoning district within the city limits.

**Table 3.2: Zoning by District (2018)**

Zoning District	Abbreviation	Acres	% of Total
<b>Agricultural District</b>	A-1	13,449	53%
<b>Estate Residential District</b>	E-1	3	0.01%
<b>Single-Family Residential District</b>	R-1	3,713	15%
<b>Two-Family Residential District</b>	R-2	11	0.04%
<b>Garden Home Residential District</b>	R-G	875	3%
<b>Townhouse Residential District</b>	R-T	256	1%
<b>Apartment Dwelling District</b>	R-A	28	0.1%
<b>Office and Institutional District</b>	O&I	181	1%
<b>Neighborhood Business District</b>	B-1	13	0.1%
<b>General Business District</b>	B-2	1,668	7%
<b>Business Warehouse District</b>	B-3	63	0.3%
<b>Mini-Warehouse District</b>	B-4	40	0.2%
<b>Light Industrial District</b>	M-1	969	4%
<b>Heavy Industrial District</b>	M-2	81	0.3%
<b>Planned Unit Development District</b>	PUD	1,936	8%
<b>Right-of-way/ Transportation</b>	N/A	1,867	7%
<b>Total</b>		25,152	100%*

\* Numbers are rounded to the nearest whole number.

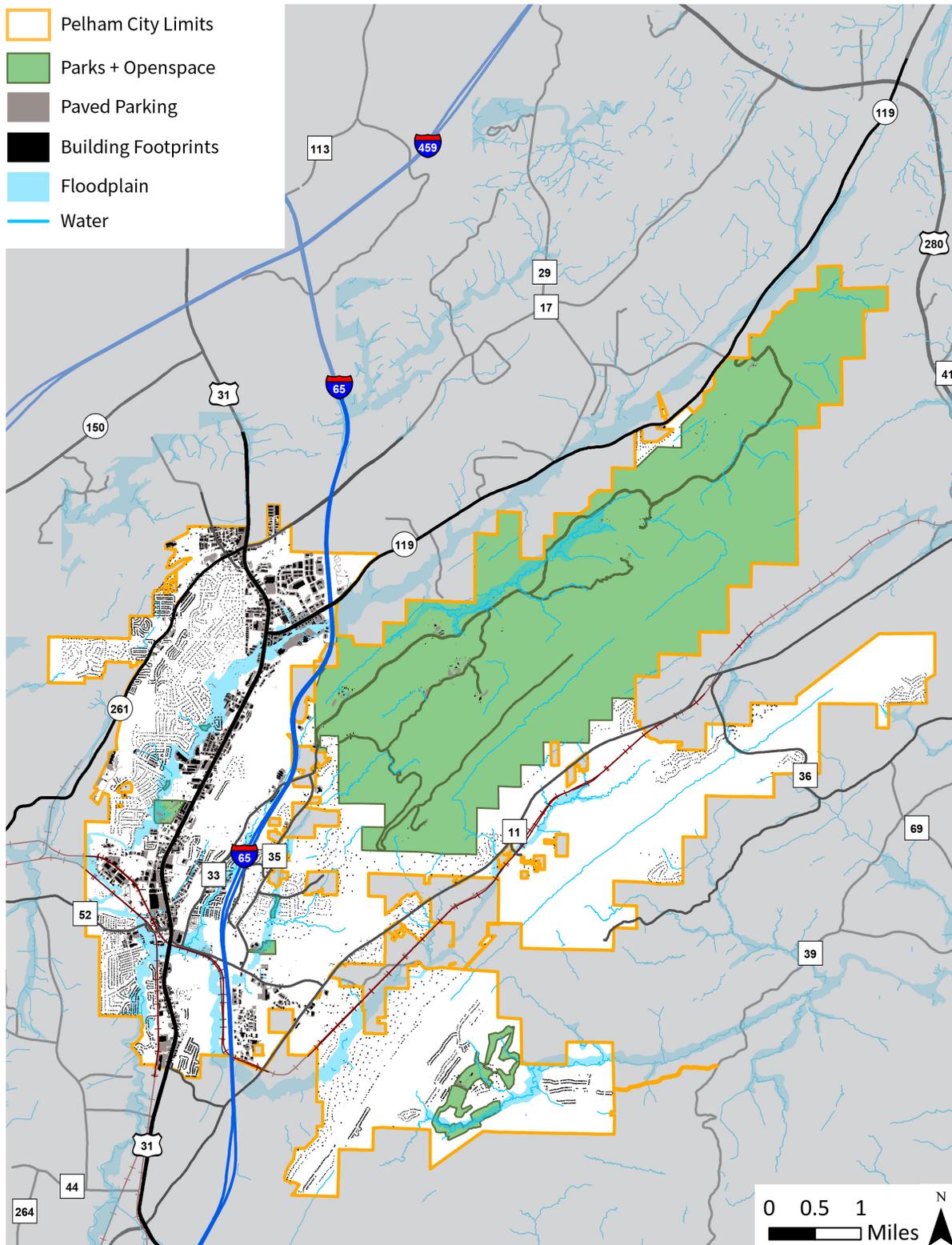
Figure 3.2: Zoning Map



## **EXISTING DEVELOPMENT FOOTPRINT**

Buildings, pavement, sidewalks, parking lots, etc. all combine to form impervious surface, which collect solar heat and produce “heat islands” and, perhaps more importantly, stormwater runoff. Runoff creates flooding potential and discharges harmful pollutants into water bodies. The city limits include features that are susceptible to runoff, including Buck Creek, Bishop Creek, Peavine Creek, their tributaries and several wetlands, as described in the sections below. **Figure 3.3** shows the existing development footprint within the City. Currently, there are approximately 975 acres of impervious surface within the Pelham City limits.

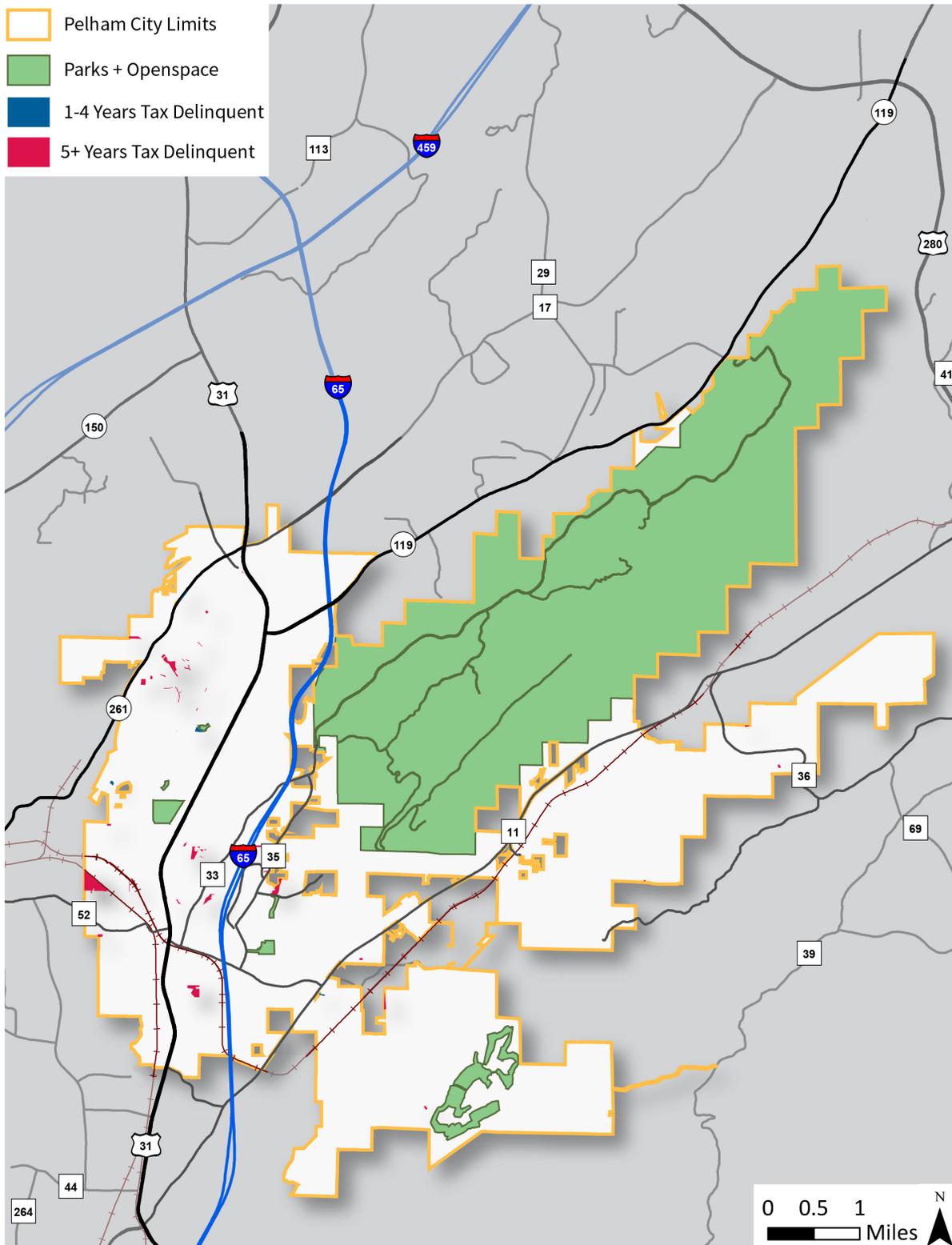
Figure 3.3: Existing Development Footprint and Impervious Surfaces Map



## **TAX DELINQUENT PROPERTIES**

In 2016 there were approximately 49 tax delinquent properties in Pelham. In total, these properties account for less than 0.5% of all properties in the City. Some of these properties have been delinquent for several years. These properties have accrued liens for both taxes and other unpaid bills like weed abatement. Tax delinquent properties often are affected by blight and can be difficult to sell because their tax status often exceeds their market value. Of the 49 properties in the City that are tax delinquent, 14 (29%) became delinquent in the five years leading up to and including 2016, and 35 (71%) had been tax delinquent for more than five years (see [Figure 3.4](#)).

Figure 3.4: Tax Delinquent Properties (2016)



## 02 COMMUNITY FACILITIES + SERVICES

### SCHOOLS

The City of Pelham Board of Education administers four public schools within the City of Pelham. The City has two elementary schools, one middle school, and one high school. In total these schools educate and house over 3,200 students. **Table 3.3** lists the public schools in Pelham.

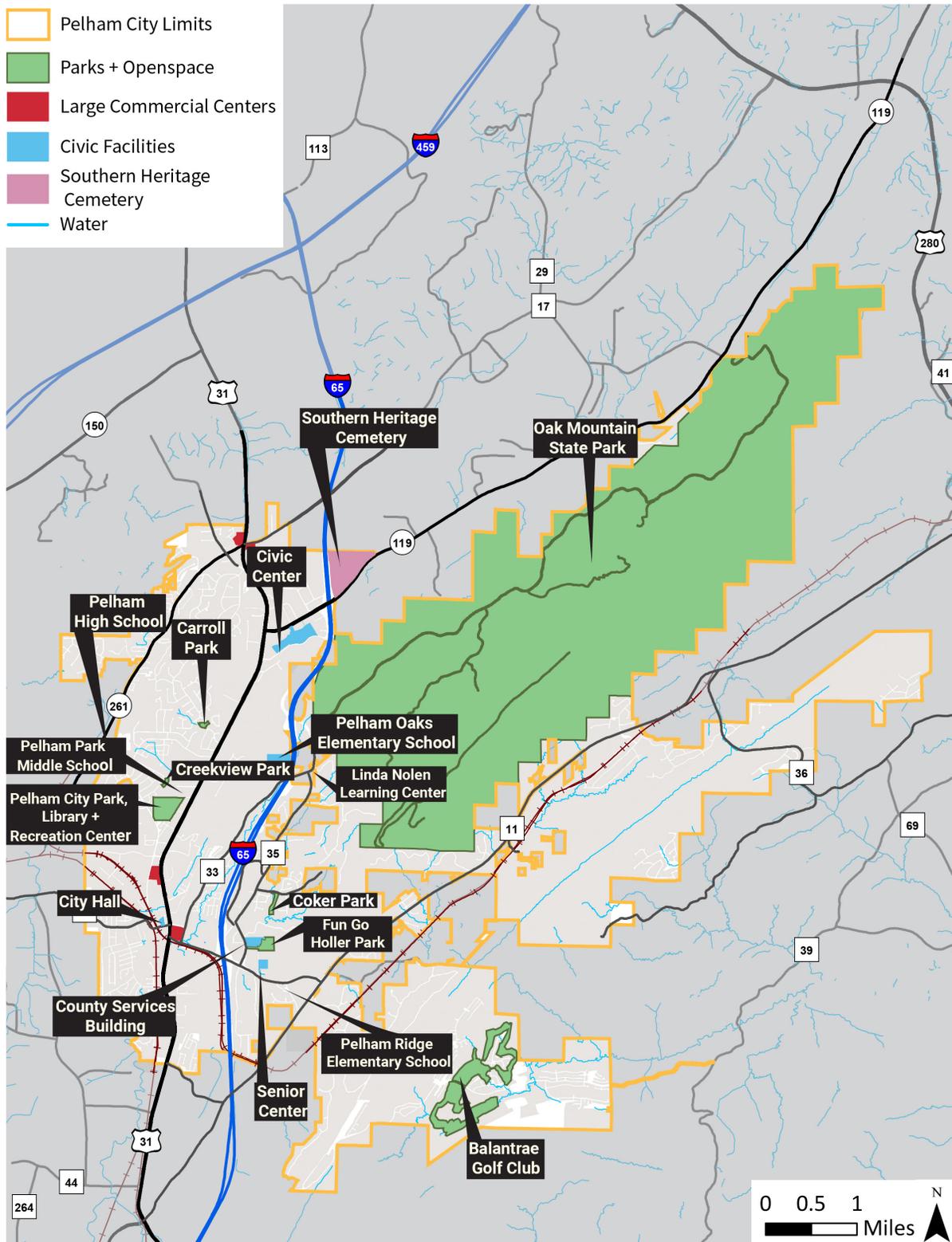
In 2017, the City opened a new middle school, Pelham Park Middle School, which is located off of U.S. 31 between the public library and the new recreation center. The development of the new middle school followed the Board of Education’s approval of the selling of the previous middle school, Riverchase Elementary, to the City of Hoover for \$4.25 million.

In addition to the schools listed above, the Linda Nolen Learning Center serves students ages 3 - 21 with special needs. Locations of the schools are shown in **Figure 3.5** on the Community Facilities map.

**Table 3.3: Public Schools Located in Pelham**

Public Schools	Address	Grades or Ages Served	2017 – 2018 School Enrollment
<b>Pelham Oaks Elementary School</b>	2200 County Road 33 Pelham, AL 35124	K-5th	613
<b>Pelham Ridge Elementary School</b>	251 Applegate Parkway Pelham, AL 35124	K-5th	891
<b>Pelham Park Middle School</b>	2016 Pelham Park Boulevard Pelham, AL 35124	6th-8th	757
<b>Pelham High School</b>	2500 Panther Circle Pelham, AL 35124	9th-12th	945
<b>Linda Nolen Learning Center (Shelby County School System)</b>	2280 County Road 35 Pelham, AL 35124	Ages 3-21	32

Figure 3.5: Community Facilities Map





## **PARKS AND RECREATION**

The City of Pelham has five parks and recreation areas, which provide year-round recreational opportunities. Locations of the parks are shown in **Figure 3.5** on the Community Facilities map.

### **CARROLL PARK**

Carroll Park is approximately 3 acres in size and is located at 1800 Chandalar Court. This park contains a recreation area.

### **FUN GO HOLLER PARK**

Fun Go Holler Park is approximately 16 acres in size and is located at 200 Racquet Club Parkway. This park contains a basketball court, picnic area, playground area, walking track, softball field, and restroom facilities.

### **CREEKVIEW NEIGHBORHOOD PARK**

Creekview Neighborhood Park is approximately 2 acres in size and is located at the intersection of Creekview Drive and Creekview Terrace, just north of Bearden Road. This park contains a playground area and picnic area.

### **COKER PARK**

Coker Park is approximately 6 acres in size and is located at the intersection of County Road 72 and Hunters Terrace, just east of Oak Mountain Trail. This park contains an outdoor fitness area, a picnic area, a walking track, and a playground area.

### **PELHAM CITY PARK COMPLEX**

The Pelham City Park Complex is approximately 42 acres in size and is located at 555 Ballpark Road. This complex contains baseball/softball fields, football fields, batting cages, playground areas, tennis courts, a walking track, a dog park, and 2 playground areas.

### **OAK MOUNTAIN STATE PARK**

8,457 acres of Oak Mountain State Park lie within the city limits of Pelham. The state park features more than 50 miles of walking and mountain biking trails, a BMX course, camping and lodging options, the Oaks golf course, horse riding stables and trails, the Alabama Wildlife Center and the Oak Mountain Interpretive Center, a 2,500 square foot interactive exhibit space, meeting room and teaching laboratory.

### PELHAM RECREATION CENTER

The [Pelham Recreation Center](#), located at 2020 Pelham Park Boulevard, opened in January 2018. Recreation Center services and facilities include fitness classes, basketball and sand volleyball courts, and a weight room. Membership, which is only for residents of Pelham, is required for use of all Recreation Center Facilities.



### PELHAM PUBLIC LIBRARY

The [Pelham Public Library](#) offers books and other printed reading materials to the people of Pelham. The library also offers computer use and accompanying digital services, including access to the Alabama Virtual Library, and offers other services to the community, such as free tax form preparation and employment assistance.



### PELHAM SENIOR CENTER

The [Pelham Senior Center](#) enhances the quality of life for Pelham area senior citizens by providing programming, including guest speakers, music programs, games, arts and crafts, classes, and active recreational activities. The Senior Center is located at 50 Racquet Club Parkway and is under the division of the Pelham Public Library.



### 58 INC.

Named for the Shelby County license plate number, [58 INC.](#) is based in Pelham and strives to foster a healthy business climate and economic prosperity throughout Shelby County. 58 INC. works with businesses and municipalities in Shelby County, including the City of Pelham, and recruits new industrial, commercial, and retail businesses to the County.



**Greater Shelby County Chamber of Commerce**  
Community • Commerce • Collaboration



THE CENTER OF IT ALL.

PELHAM





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# GREEN SYSTEMS

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## 01 FLOODPLAINS

The City has several areas that are prone to flooding and present natural barriers to development. Approximately 1,395 acres within the City of Pelham lie within the 100-year floodplain. Notably, only 212 acres (15%) of Pelham’s 100-year floodplain are in Oak Mountain State Park, with the remaining 1,183 (85%) of the floodplain outside of the State Park and thus in more highly populated areas. For example, 1,035 acres (74%) of the 100-year floodplain lie near or along main thoroughfares including U.S. 31, State Routes 119 and 261, and County Roads 11, 17, and 52. Ultimately, these flood prone areas are not static, and they can expand as land uses change over time. New commercial and residential developments increase the amount of impervious surfaces, which serve to increase the rate and velocity of surface water runoff into the waterways of Pelham and therefore degrading water quality.

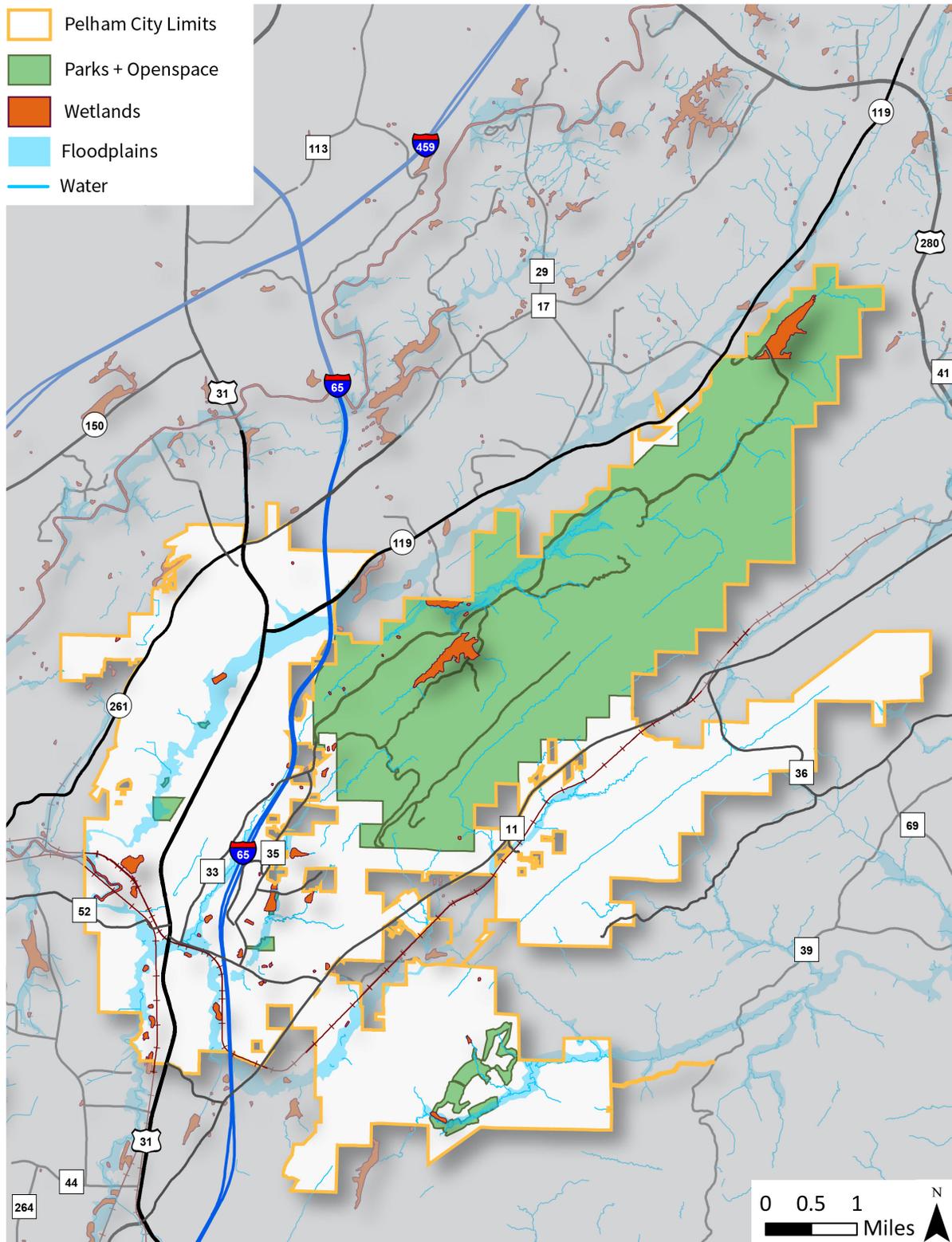


## 02 WETLANDS

There are approximately 537 acres of wetlands (over 2% of the city’s area) present within Pelham, all of which are vital to the overall health of the City’s ecosystem. Wetlands have many important functions including: providing habitat, filtering and cleaning stormwater, collecting floodwaters, and providing recreational opportunities. According to the National Wetlands Inventory, the following types of wetlands are located in Pelham:

- **137 acres of Freshwater Forested/Shrub Wetlands.** These wetlands have characteristics of forested swamps, or bogs. They are saturated seasonally.
- **106 acres of Freshwater Ponds.** These wetlands host permanent and artificial saturation and are scattered throughout the city limits.
- **14 acres of Freshwater Emergent Wetland.** These are found in two small pockets bordering bodies of water, one in Oak Mountain State Park and one in eastern Pelham bordering unincorporated Shelby County
- **269 acres of Lake wetlands,** mostly in Oak Mountain State Park.
- **12 acres of Riverine wetlands,** consisting of Buck Creek in eastern Pelham bordering Helena.

Figure 4.1: Hydrology Map



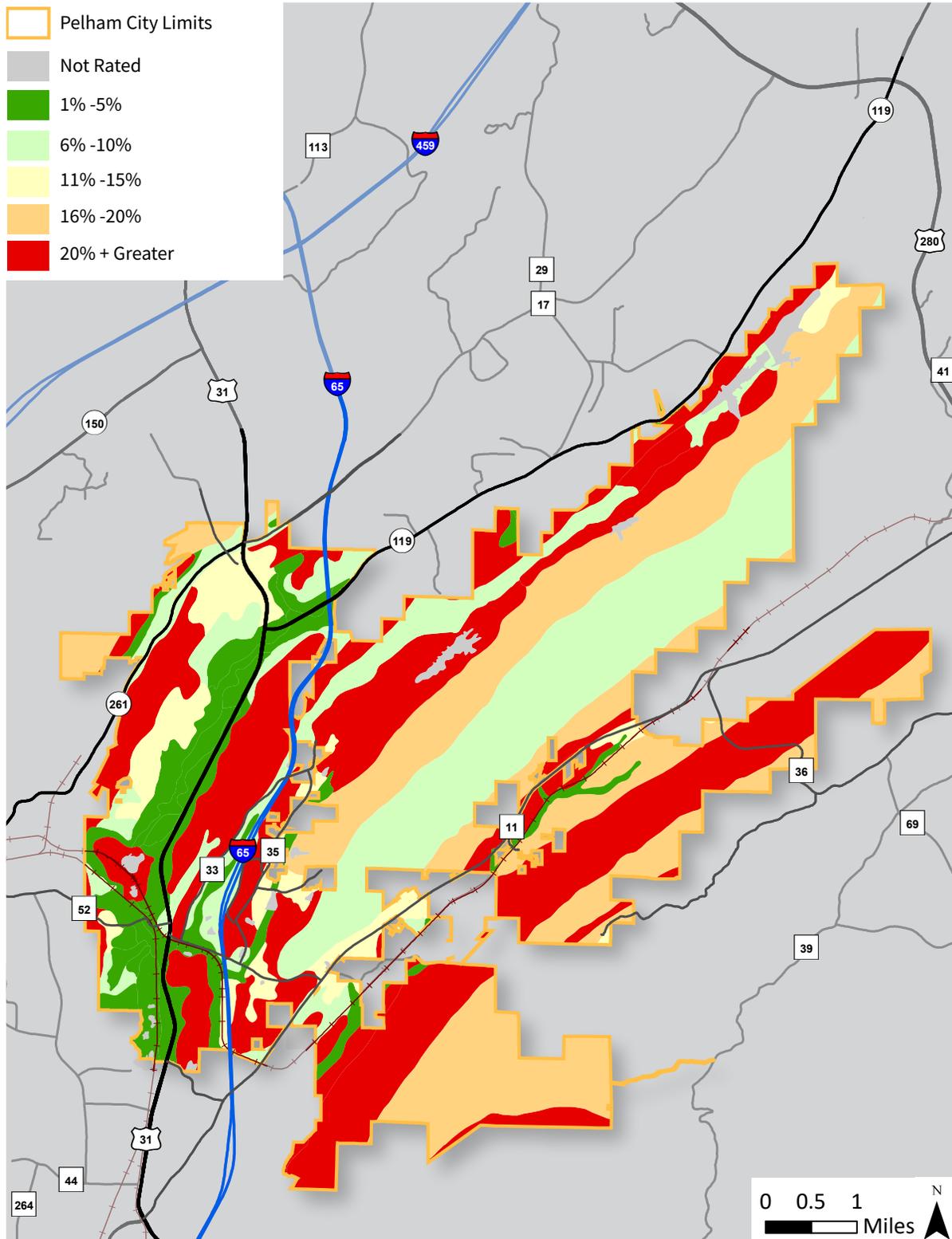
## 03 SLOPES

There are areas of steep slopes—20% and greater—in various locations in the City. Areas of steep slopes pose constraints for land development. Development on steep slopes is more expensive than on flat land and can have unwanted impacts on stormwater drainage and exacerbate erosion. Pelham’s topographic features have had a direct influence on the community’s past development pattern and will continue to be a factor in the City’s future growth. Although specific threshold criteria for steep slopes vary depending upon the type of development activity, the general slope thresholds used to determine where slopes become a significant engineering and design constraint to development are listed below:

### SLOPE THRESHOLD CRITERIA:

- **0-5%:** Well suited for large-scale shopping center development and small-scale individual commercial structures, single and multi-family residences. Acceptable limit for construction of roads and railroads.
- **6-10%:** Truck access becomes difficult and expensive when the slope exceeds 7%, and in areas of slope over 8% road routing is virtually dictated by the terrain. Small-scale, individual, commercial structures on slopes from 5 to 8% with virtually no parking demand or, if provided, with parking garages.
- **11-15%:** Financially impractical for industrial, commercial and townhouse developments. Hillside subdivision for single-family homes and apartment construction is often feasible, with special care taken with design of access roads and parking areas.
- **16-20%:** Point at which engineering costs for most developments become significant and extensive anchoring, soil stabilization, and stormwater management measures must be applied. Single-family homes and apartment construction is possible only if special care is taken in the design of access roads, parking areas, water supply, and sewage disposal. Any road design requires special care.
- **20% or greater:** Financially impractical for all development activity. All urban areas which require the construction of roads and the provision of utilities are both prohibitively expensive and extremely damaging to the terrain.

Figure 4.2: Weighted Slope Average Map







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**TRANSPORTATION  
+ INFRASTRUCTURE**

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## 01 ROADWAY NETWORK

Roadways vary not only in their design, but also in their function. Roads are classified by the Federal and State Departments of Transportation (DOTs) according to the function they provide to the community. This functional classification describes the type of service the road is intended to provide. The various road classifications primarily serve two competing functions: access to property and travel mobility depending upon their purpose. Within the city limits of Pelham, there are approximately 273 miles of roadways grouped into five functional classifications: interstates, principal arterials, minor arterials, major collectors, and local roads.

### INTERSTATE HIGHWAYS

Interstate highways have full control of access, meaning access occurs only at interchanges rather than at-grade intersections. Because they limit local access, they permit the highest vehicle speeds and carry the most traffic. I-65 is the only interstate running through Pelham.

### PRINCIPAL ARTERIALS

Principal Arterials serve long trips between major activity centers, and carry high volumes of both pass-through and local traffic. At-grade intersections are typically few and far between, and controlled with traffic signals, in order to keep their high traffic volumes moving. The only road in this classification in Pelham is U.S. 31.

### MINOR ARTERIALS

Minor Arterials provide moderate length trips. They serve a moderate size geographic area and offer connectivity to higher classified roadways such as interstates and principal arterials. The minor arterial roadways include State Route 119, State Route 261, County Road 11 and County Road 52.

### COLLECTORS

Collectors are roadways that serve often definable neighborhoods. As their name

suggests, collector roads ideally “collect and distribute” local traffic, providing a link between local neighborhood streets (i.e. non-arterials) and larger arterials. While they may be divided into major and minor collectors, there are no minor collectors in Pelham. A major collector offers more mobility than access, but may still provide access to commercial, residential or mixed-use developments. The major collectors in Pelham include Bearden Road / Lee Street, County Road 11, County Road 33, County Road 35 / Oak Mountain Park Road, County Road 36 and County Road 275.

### LOCAL STREETS

Local Streets are intended to provide the highest degree of land access (short trips at lower speeds), and thus limited mobility, discouraging through-traffic. They provide access to individual single-family residential lots, entry and exit to the neighborhood, and connectivity to collectors and thoroughfares. In short, all other roadways not previously listed are considered local streets. Local roads comprise the majority of roads in Pelham.

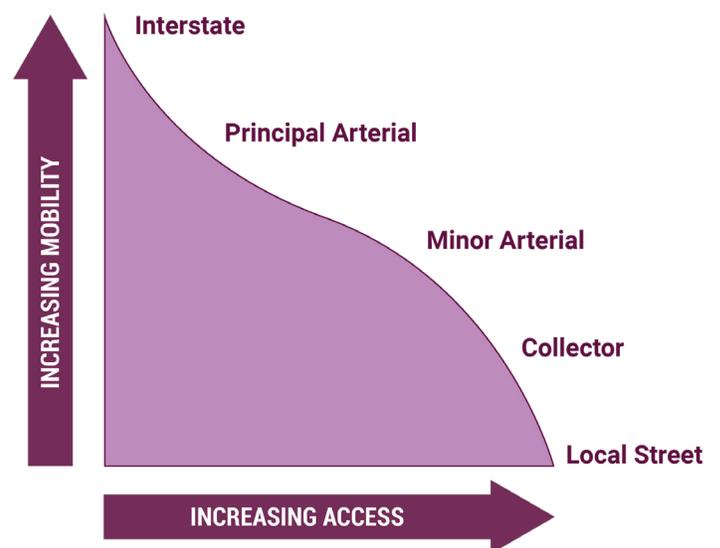
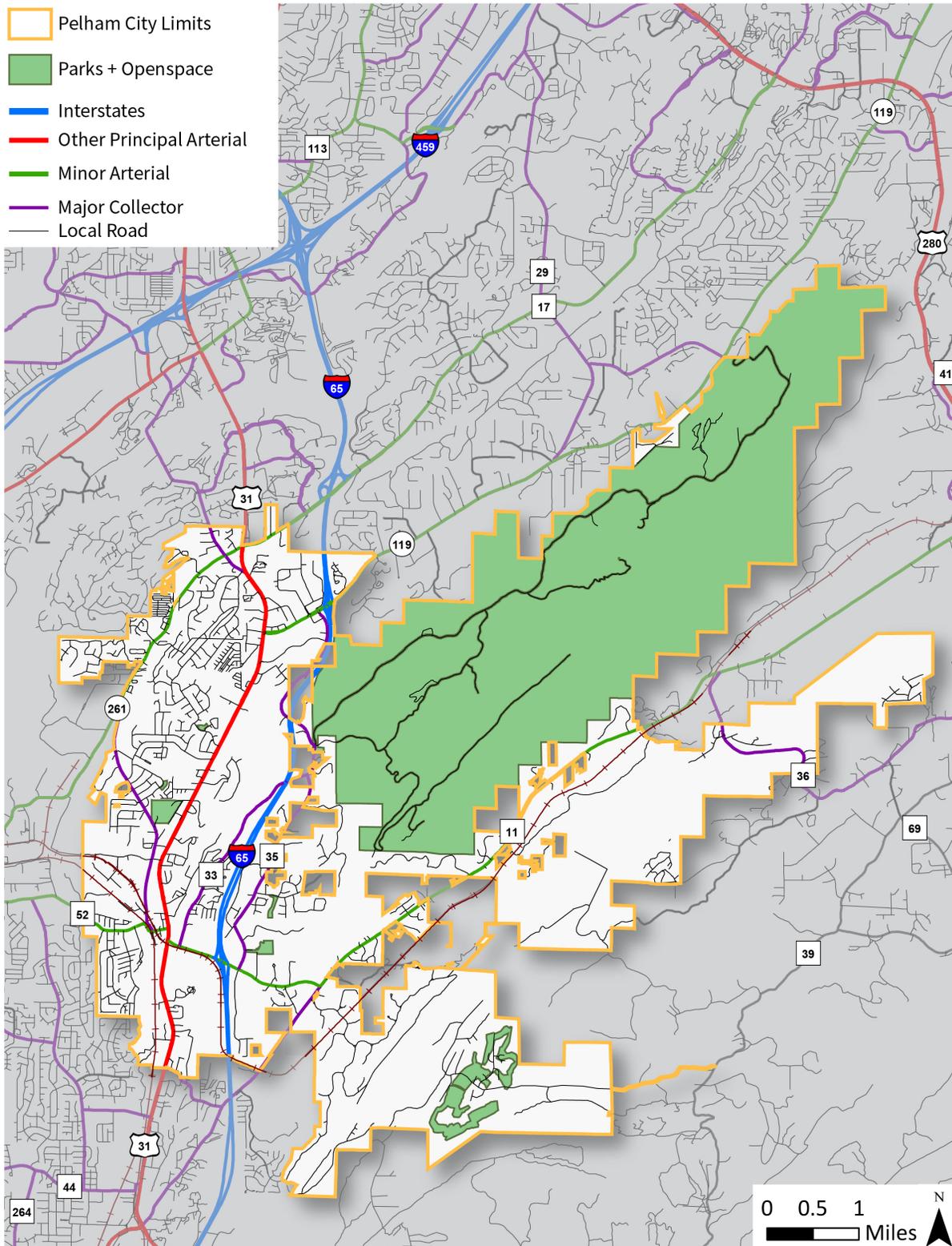


Figure 5.1: Roadway Functional Classification Map



## ANNUAL AVERAGE DAILY TRAFFIC COUNTS

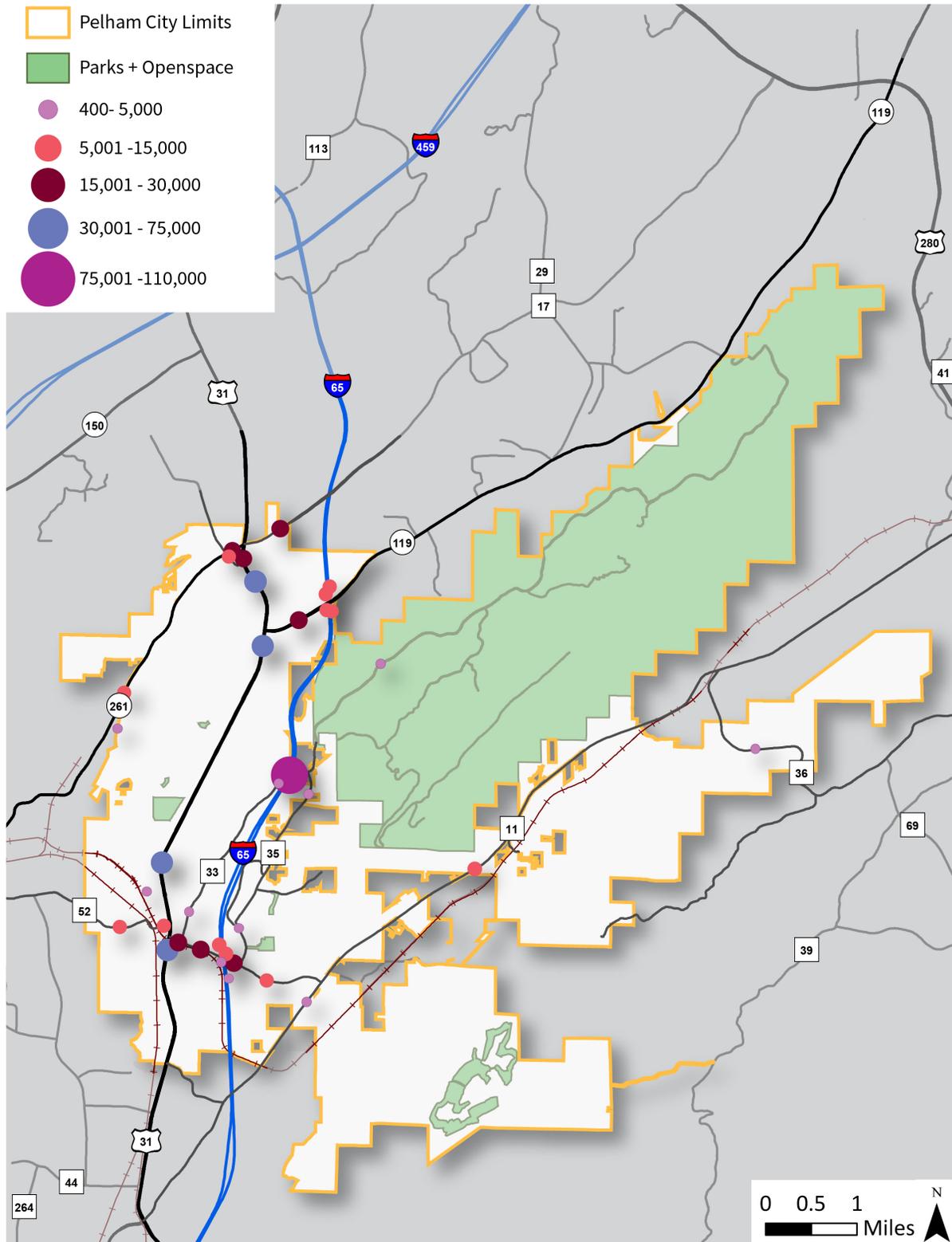
The Annual Average Daily Traffic (AADT) volumes for the major roadways within the City of Pelham are shown in **Figure 5.2** and **Table 5.1** lists a summary of the locations along with the AADT estimates. The counts were collected by the Alabama Department of Transportation (ALDOT) at count stations in 2015. This AADT data identifies the volume of traffic moving through each roadway segment on an “average” day of the year; and in doing so, assists future planning by providing a baseline number to be analyzed.

**Table 5.1: Annual Average Daily Traffic Counts on Road Segments (2015)**

Location	AADT Count
I-65 between Exits 242 (County Road 52) and 246 (State Route 119)	85,270
U.S. 31 south of Morgan Parkview Road	32,890
U.S. 31 south of County Road 52(E)	32,410
U.S. 31 south of Commerce Street	31,820
U.S. 31 south of Industrial Park Drive	30,050
State Route 119 between I-65 and U.S. 31	28,830
U.S. 31 south of Valleydale Road	27,500
County Road 52(E) west of I-65	25,700
County Road 52 east of U.S. 31	25,090
County Road 52 just east of I-65	24,940
County Road 17 northeast of U.S. 31	22,550
State Route 261 west of U.S. 31	18,400
I-65(N) on ramp from County Road 52	13,530
I-65(S) off ramp to State Route 119	13,010
I-65(S) off ramp to County Road 52	12,786
County Road 52(E) west of County Road 11	12,050
State Route 261 north of Bearden Road	12,020
County Road 52 east of King Valley Road	11,840
County Road 52 west of U.S. 31	10,980
County Road 275 between Helena Road and U.S. 31	10,620
I-65(N) on ramp from State Route 119	10,512
County Road 11 north of Hill Crest Road	9,050
I-65(S) on ramp from State Route 119	6,558
I-65(N) off ramp to State Route 119	5,999
County Road 11 south of County Road 52	4,950
County Road 33 north of County Road 52(E)	4,650
I-65(N) off ramp to County Road 52	4,373
I-65(S) on ramp from County Road 52	4,190
Bearden Road south of Industrial Park Drive	3,840
Bearden Road south of State Route 261	3,810
County Road 35 north of County Road 52(E)	3,630
County Road 36 southwest of Pickle Drive	3,290

Source: Alabama Department of Transportation

Figure 5.2: Average Annual Daily Traffic Count (AADT) Map



## VEHICULAR CRASHES

Crash data from the Critical Analysis Reporting Environment (CARE) software was used to identify crash locations throughout the city of Pelham for the three-year period from January 2014 to October 2016. Crash locations are shown in **Figure 5.3**. In that time span, approximately 1,919 crashes occurred within the city limits. General crash trends indicate that over 71% of the crashes occurred at intersections. The largest number of incidents occurred at the following intersections: State Route 119 and Interstate 65, County Road 52 and U.S. 31, County Road 52 and Interstate 65, and U.S. 31 and State Route 261/ Valleydale Road.

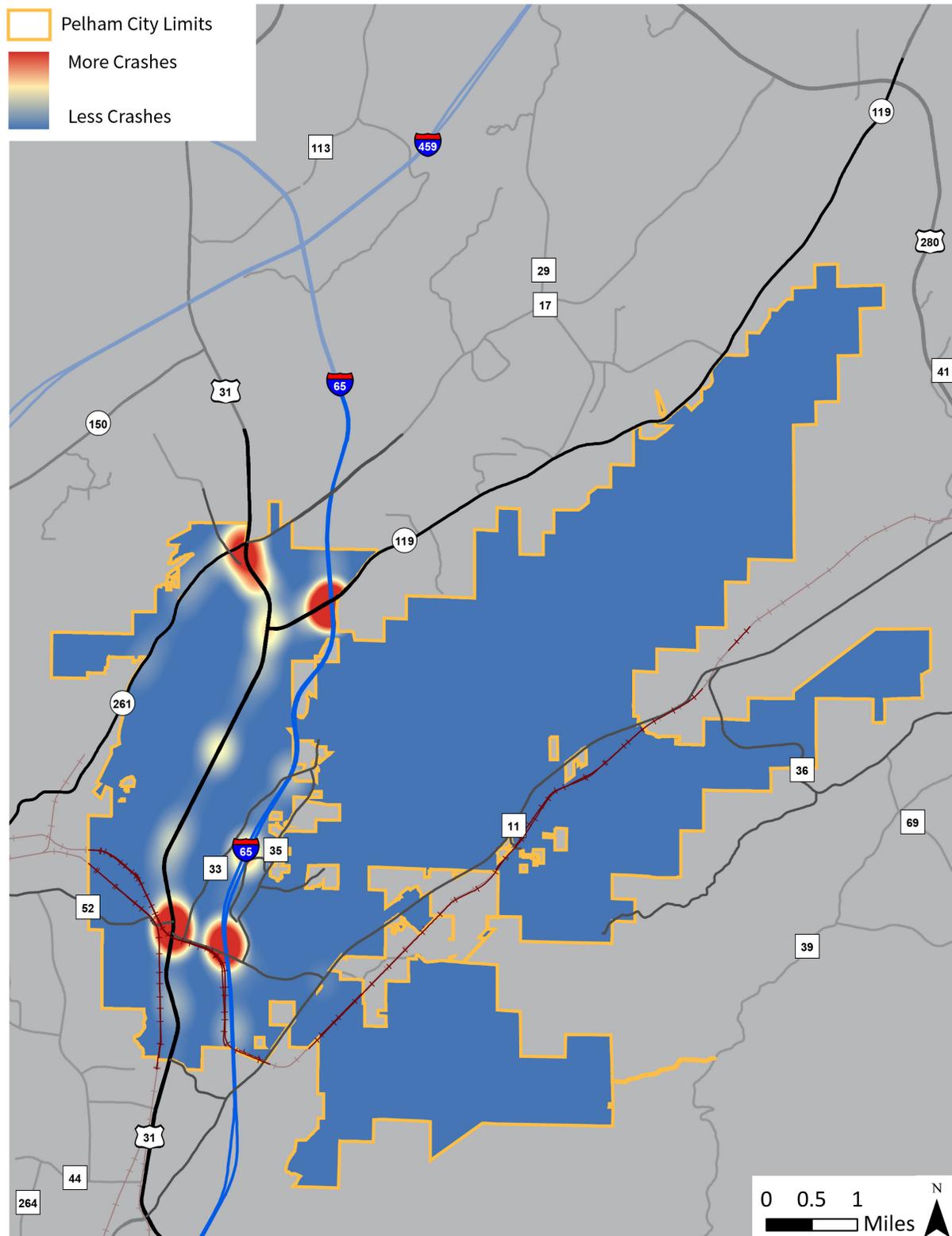


Above: State Route 119 and Interstate 65 intersection.



Above: Highway 52 and U.S. 31 intersection.

Figure 5.3: Highest Crash Locations (2014 - 2016)



## 02 EXISTING ACTIVE TRANSPORTATION NETWORK

### SIDEWALKS

A majority of the streets within the City of Pelham lack sidewalks. Pelham has approximately 60 miles of sidewalks, compared with approximately 273 miles of roadway. 29 miles of sidewalk (49% of the total) are in the R-G Garden Home Residential District, generally in the northwestern and southwestern areas of Pelham. Much of the remaining sidewalks are found in Ballantrae and portions of the R-1 Single-Family Residential District in eastern Pelham and along County Road 11.

### BIKE FACILITIES

The only existing bike lane in Pelham is located in Oak Mountain State Park it is approximately 7.65 miles long.

### TRAILS

The YMCA trail is the only existing trail/ greenway within the city limits today. It is currently 0.6 miles long and will connect to the proposed greenway as described below.

## GREENWAY FEASIBILITY STUDY: BEARDEN ROAD TO OAK MOUNTAIN STATE PARK ENTRANCE

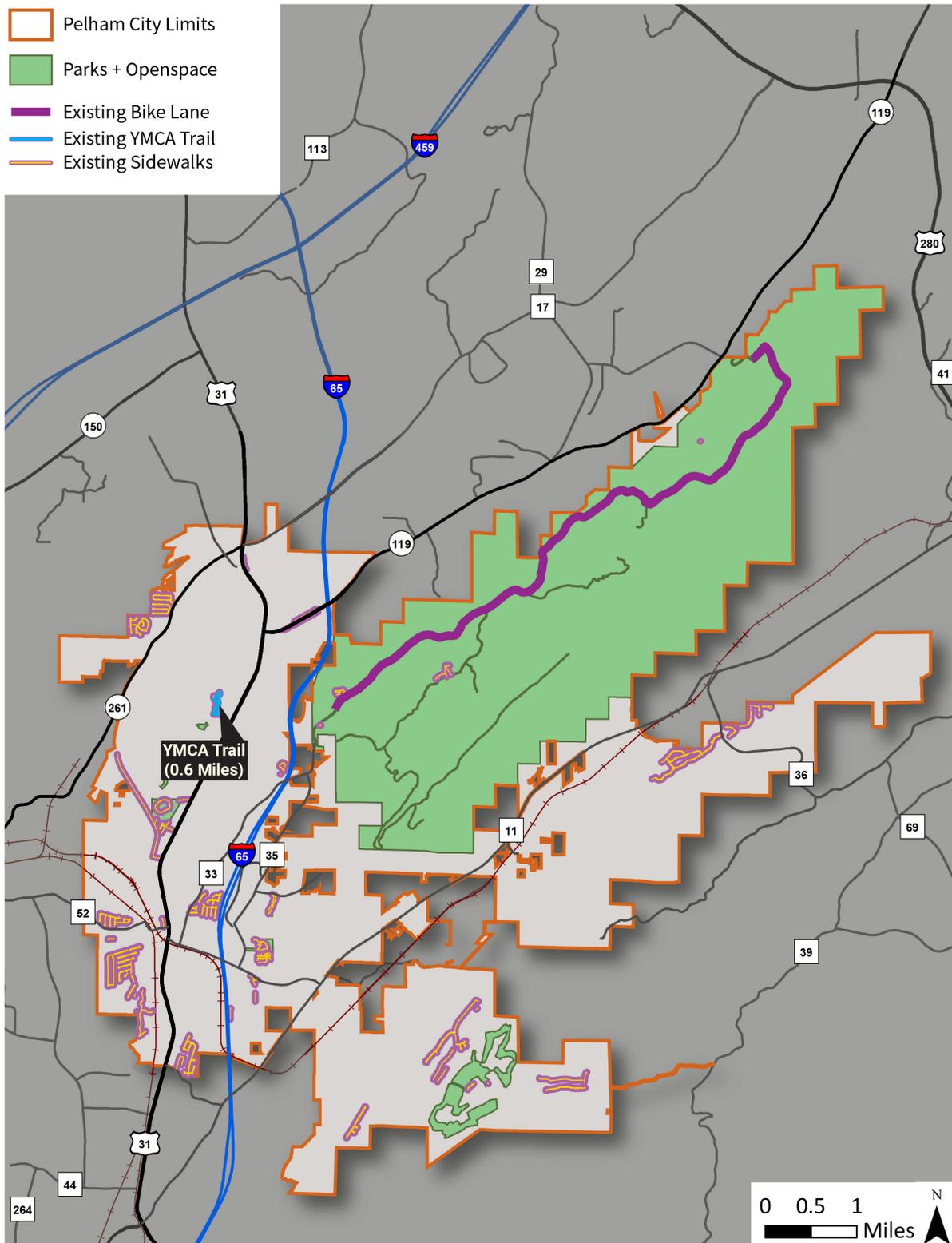
In 2015 the City of Pelham, along with the Regional Planning Commission of Greater Birmingham (RPCGB), initiated a study to investigate the feasibility of a bike and pedestrian greenway trail along Bishop Creek that would connect an existing sidewalk along Bearden Road to the entrance of Oak Mountain State Park. The study was conducted under the RPCGB's "APPLE" (Advanced Planning, Programming and Logical Engineering) program. APPLE studies are a preliminary process designed to help the city decide the best course of action for a potential project. It is not a complete design for the project in question but instead analyzes existing conditions, provides planning level cost estimates for multiple potential designs, seeks stakeholder and public input, provides an evaluation of potential positive and negative impacts to the area and adjacent properties, and provides an analysis of potential design options and alternatives.

The proposed trail is 6.5 miles in length and would travel through City Park in Pelham, primarily along Bishop Creek and along Oak Mountain Park Road between Amphitheater Road and John Findlay Drive. The envisioned alignment would follow the bank of Bishop Creek, beginning at Bearden Road and would continue to Oak Mountain Park Road. At Oak Mountain Park Road, the proposed trail alignment would leave the creek bank and extend southward to the entrance of Oak Mountain State Park at the intersection of John Findlay Drive.

The completed feasibility study from July of 2015 can be found at the [Regional Planning Commission of Greater Birmingham's website](#).

To date, federal and local funding was secured to design and construct this project, as described in the feasibility study and construction is estimated to begin in June 2020. Phases of this project are listed in [Table 5.2](#) below as Family ID 40683 and 42056.

Figure 5.4: Existing Sidewalks, Bike Lane, and Trails Map



### 03 PLANNED/PROGRAMMED TRANSPORTATION PROJECTS

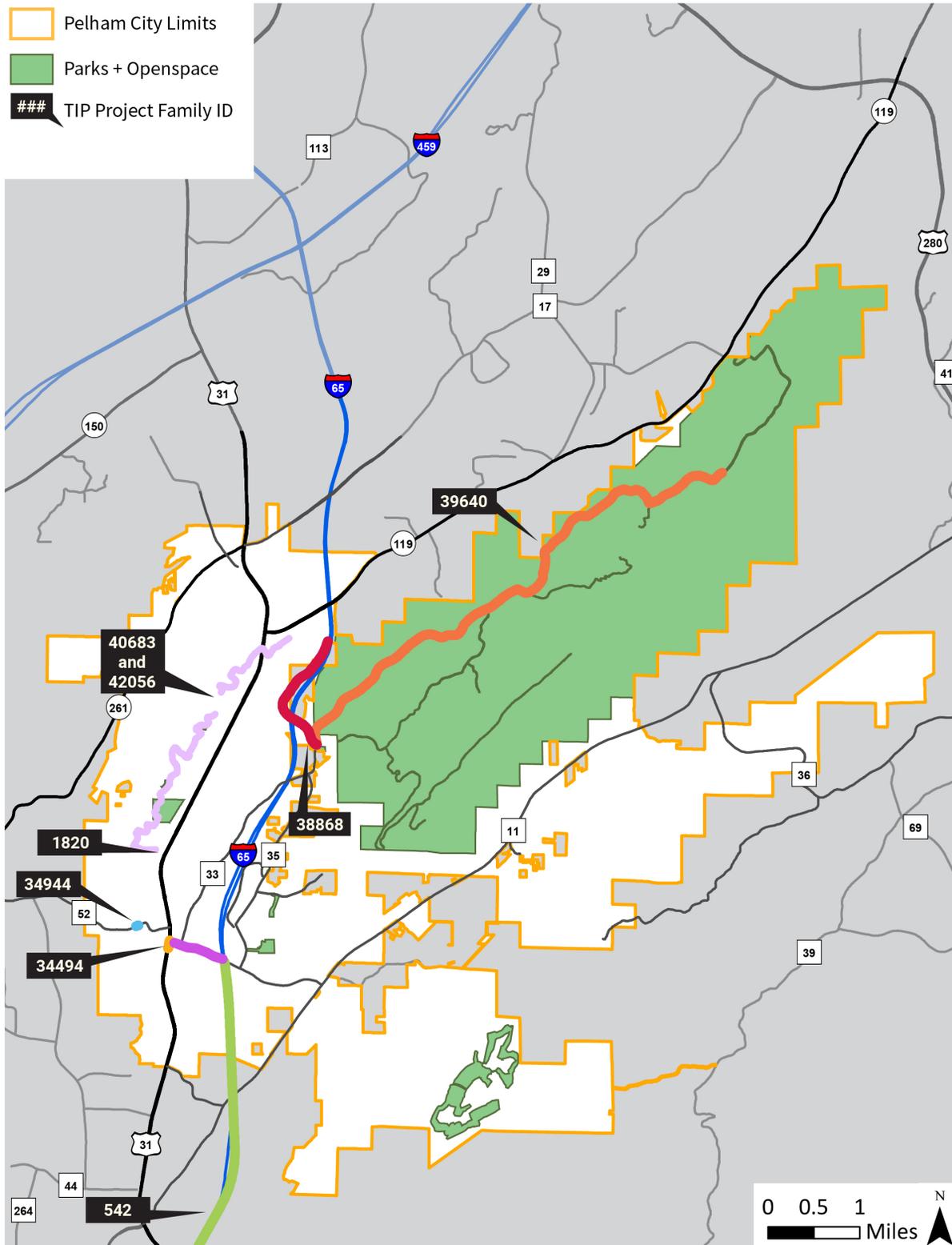
The Birmingham Metropolitan Planning Organization develops the Transportation Improvement Program (TIP), which is a document that provides a short-term (four-year) work program that lists all regionally significant and federally funded transportation projects, programs, and transportation services to be carried out within the metropolitan planning area. The TIP is a direct subset of the 2040 Regional Transportation Plan (RTP) and serves as a strategic management tool that accomplishes the objectives of the RTP. Though the TIP is adopted only once every four years, and essentially is the first four years of the 25-year RTP, it is updated annually and can be amended as necessary to account for changes in funding or project needs.

At present, there are 8 major transportation projects with programmed funding in the TIP within the city limits. They are detailed in [Table 5.2](#).

**Table 5.2: Projects with Federal Funding listed in the FY 2016-2019 Transportation Improvement Program (TIP)**

Family ID	ALDOT Project Number / Funding Type	Project Description	Project Length (miles)	Project Status	Total Project Cost (includes federal funding)
1820	100039450 / Surface Transportation Program Funds	Widen County Road 52 from U.S. 31 to I-65 interchange	1.13	Construction is planned to begin in November 2019	\$561,262 for construction
40683	100065519 Congestion Mitigation Air Quality and Transportation Alternative Program	Pelham trails and greenways located along the U.S.31 corridor in Pelham adjacent to Bishop Creek from County Road 105 to State Route 119 and eventually crossing under I-65 and continuing to the entrance of Oak Mountain State Park: Phase 1 and 2	1.52	Construction is planned to begin in June 2020	\$1,448,266
42056	100067294 Congestion Mitigation Air Quality and Transportation Alternative Program	Multi-use trail and greenway system along the U.S. 31 corridor adjacent to Bishop Creek in Pelham; Phases 3 and 4	2.55	Construction is planned to begin in September 2020.	\$1,478,786
39640	100064282 / Congestion Mitigation and Air Quality	Widening of existing bike lanes on John Findlay Drive from State Park Road North Trail Head	5.6	This project is planned to be under construction in November 2018	\$5,486,932 for construction

**Figure 5.5: Projects with Federal Funding listed in the FY 2016-2019 Transportation Improvement Plan/Improvement Program (TIP)**



<b>Family ID</b>	<b>ALDOT Project Number / Funding Type</b>	<b>Project Description</b>	<b>Project Length (miles)</b>	<b>Project Status</b>	<b>Total Project Cost (includes federal funding)</b>
<b>542</b>	100044672 / National Highway System	I-65 add lanes from U.S. 31 to County Road 52	1.01	The project is under construction and is planned to be completed in January 2019	\$81,644,622 for construction
<b>38868</b>	100063241-43 / Surface Transportation Program and Congestion Mitigation and Air Quality	Safety and intersection improvements on State Park Road from State Route 119 to John Findlay Drive to include the addition of bike lanes	1.5	Right-of-way acquisition is ongoing and construction is planned for the Fall of 2019	\$2,373,531 (includes \$75,000 for utilities, \$599,940 for right of way acquisition, and \$1,698,591 for construction)
<b>34494</b>	100057649	U.S. 31 bridge over Pevine Creek and CSX RR, Bridge Replacement	0.9	The design phase for this project is planned to be begin in January 2019	\$540,314 for preliminary engineering for replacement
<b>34944</b>	100059502 / ATRP	Bridge widening on County Road 52 (4th Avenue) over Buck Creek	0	Construction is planned to begin in March 2019	\$2,269,438 for construction

Source: Birmingham Metropolitan Planning Organization

## 04 UTILITIES + INFRASTRUCTURE

### WATER AND SEWER SERVICE

The Pelham Water and Sewer Department provides sewer and water service to residents of Pelham and some outlying areas.

The Pelham Water and Sewer Department charges residential and commercial consumers \$15 per month for the first 3,000 gallons of water and then \$3.88 for each additional 1,000 gallons, with higher rates for properties outside Pelham and lower rates for customers receiving Social Security or Social Security Disability benefits.

For sewer rates, the Pelham Water and Sewer Department charges residential customers \$24.30 for the first 3,000 gallons and then \$6 for each additional 1,000 gallons, while commercial customers are assessed \$60.75 per month for the first 7,500 gallons and \$8.10 for each additional 1,000 gallons. Rates are higher for significant commercial customers and lower for customers receiving Social Security/Social Security Disability benefits.

**Table 5.3: Pelham Water and Sewer Department Monthly Water Rates**

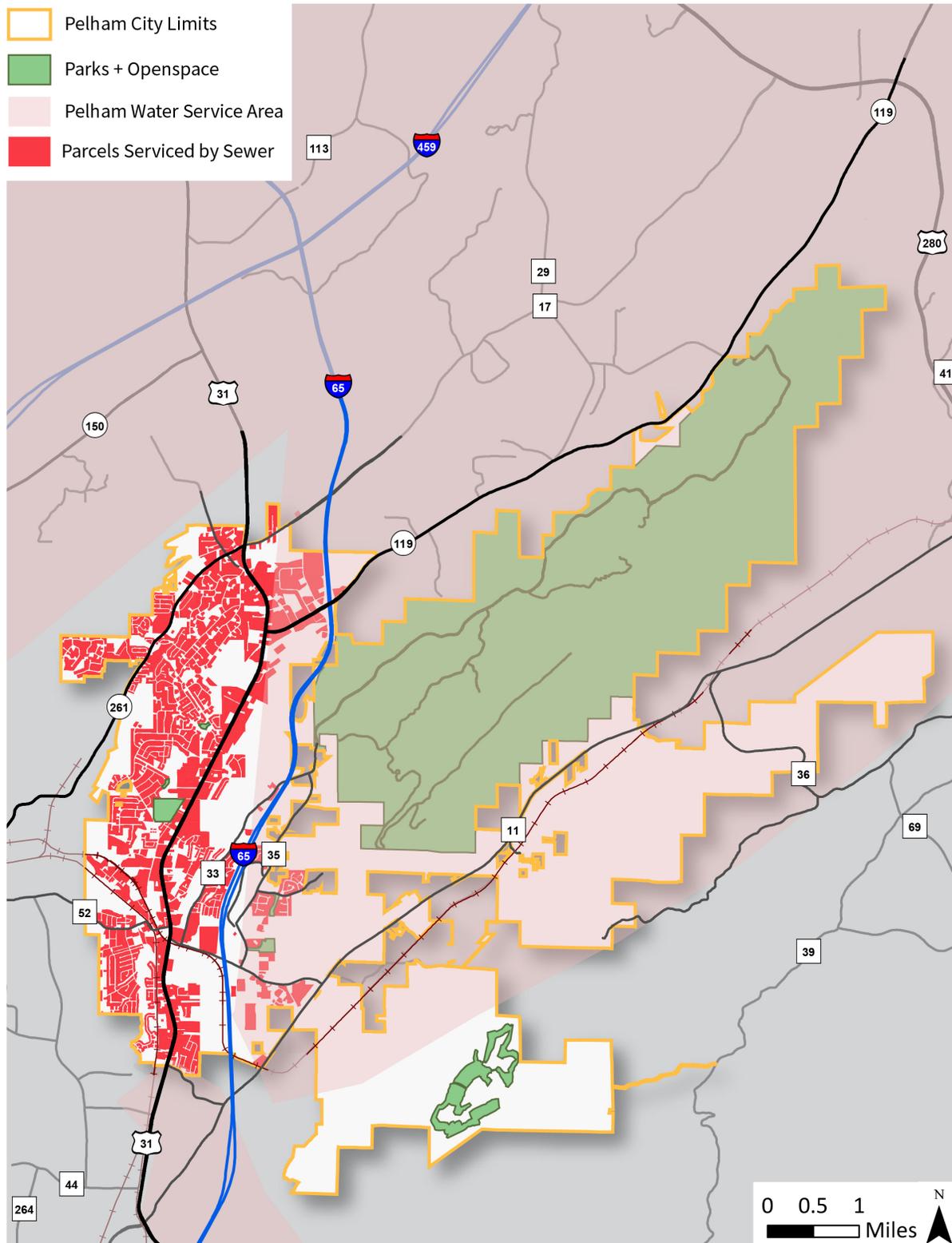
User Type	First 3,000 Gallons	Each additional 1,000 Gallons
Residential and Commercial Uses within the City of Pelham	\$15.00	\$3.88
Residential and Commercial Uses outside the City of Pelham	\$17.75	\$4.47
Social Security/Social Security Disability	\$5.60	\$2.00

**Table 5.4: Pelham Water and Sewer Department Monthly Sewer Rates (only available within the City Limits)**

User Type	First Rate	Each additional 1,000 Gallons
Residential	First 3,000 Gallons: \$24.30	\$6
Social Security/Social Security Disability	First 3,000 Gallons: \$22	\$4
Residential: Access to System but not Connected	Flat monthly rate: \$24.30	
Commercial	First 7,500 Gallons: \$60.75	\$8.10
Significant Commercial	First 7,500 Gallons: \$88	\$11.74

Source: [City of Pelham](#)

Figure 5.6: Pelham Water and Sewer Department Service Area Map



## STORM WATER COLLECTION AND MANAGEMENT

The City of Pelham's Municipal Separate Storm Sewer System (MS4) operates under a National Pollutant Discharge Elimination System (NPDES) Permit since 2015. Between 1996 and issuance of the 2015 permit, Pelham's MS4 operated as a co-permittee within Shelby County.

Pelham's MS4 is required by law to implement eleven elements:

- Structural Controls
- Public Education and Involvement Program
- Illicit Discharge Detection and Elimination (IDDE) Program
- Construction Site Runoff Program
- Post-Construction Site Runoff Program
- Spill Prevention and Response
- Municipal Operations Program
- Pesticide, Herbicide, and Fertilizer Application Program
- Oils, Toxics, and Household Hazardous Waste Control Program
- Industrial / High-Risk Program
- Monitoring Programs

Source: [City of Pelham](#)

## SOLID WASTE COLLECTION AND DISPOSAL

The City of Pelham contracts with [Advanced Disposal](#), a private company, to serve the City of Pelham for a garbage and recycling pickup. Yard debris is collected by the City of Pelham's Public Works Department.

