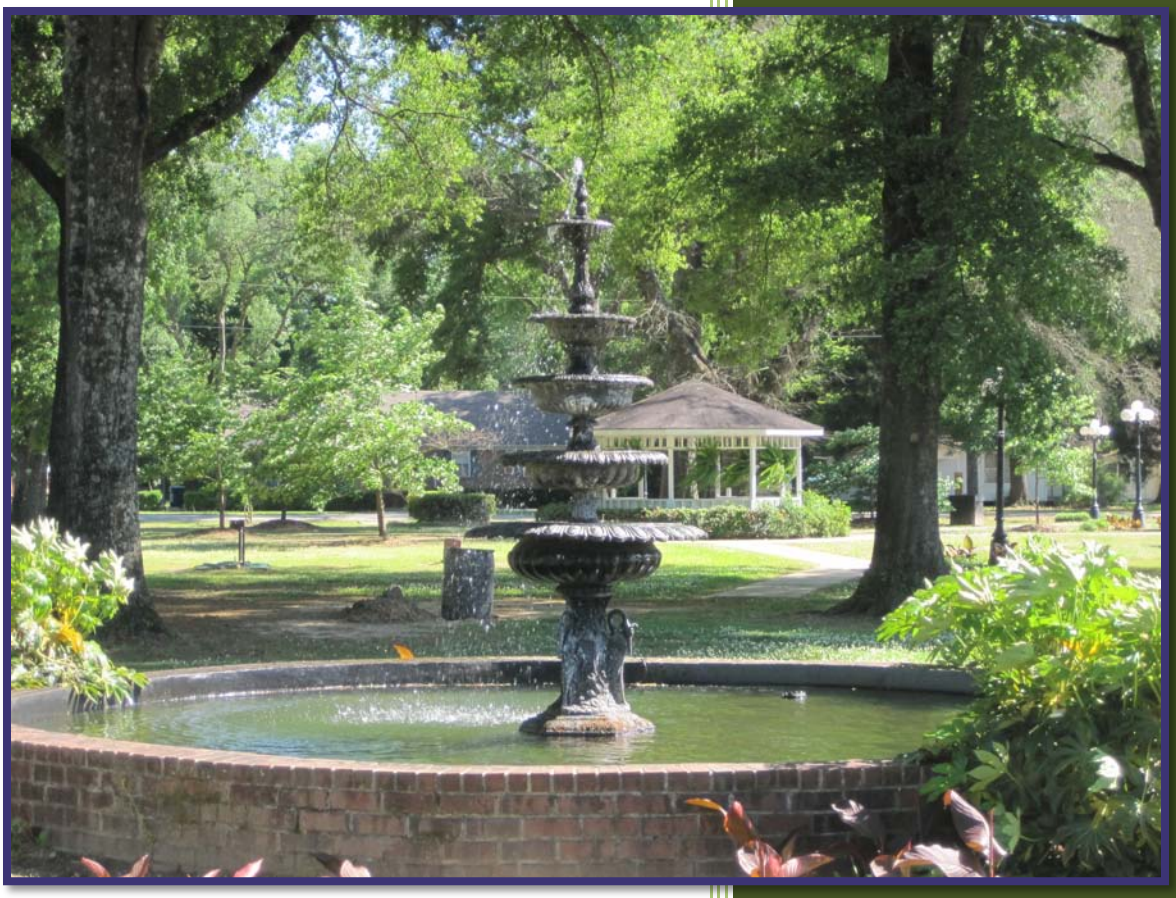
City of Satsuma

Comprehensive Plan 2030



ADOPTED

March 3, 2011

Prepared by:

South Alabama Regional

Planning Commission

2010

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This Plan's mission, vision, and goals were developed by the Satsuma Comprehensive Plan 2030 Steering Committee, the 2010 Satsuma Planning Commission and the 2010 Satsuma City Council members listed below with assistance provided from the South Alabama Regional Planning Commission.

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I, Chris Hicks, _____, do hereby certify that this a true copy of the City of Satsuma's Comprehensive Plan, Adopted March 3, 2011.

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Mission Statement and Purpose

Mission Statement

To preserve and enhance Satsuma's small town atmosphere, historical heritage, and natural resources while providing quality City services; progressive and innovative government that is accessible, accountable, and efficient; allowing only businesses that enhance our small town atmosphere, the natural environment, including air and water quality; and, to identify and seize opportunities for maintaining and sustaining the highest quality of life for all present and future Satsuma citizens.

Purpose

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

Satsuma Veterans Memorial

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Introduction

The planning process for the City of Satsuma created a future vision and direction for development based on the community's values, issues, and ideas.

What Is A Comprehensive Plan?

A Comprehensive Plan is a policy document developed with substantial public participation to help guide public and private decision makers, specifically related to land use and public infrastructure. Comprehensive planning is a process, which provides, regardless of size or economic capabilities, an opportunity to develop goals and identify gaps based on long-range concerns and issues.

The Comprehensive Plan is an official document, which is approved and adopted by the Planning Commission and City Council. It describes goals, objectives, and recommendations for various segments of City operations such as transportation, recreation, economic development, public facilities, and land use. While it is considered by some as a blue print or road map to reach a designated goal in the future, it is, by necessity, a document or plan which is under constant scrutiny and revision as conditions change over time.

Why Should Satsuma Have A Comprehensive Plan?

A Comprehensive Plan provides not only a guide for the present, but also a plan for future leaders to build on as Satsuma grows and changes over the next 20 years. It identifies the deficiencies now and enables leaders to have a plan to address those areas while looking to future improvements.

What Will A Comprehensive Plan Do For Satsuma?

Comprehensive Planning will provide Satsuma with the opportunity to focus on long-range concerns and issues. The Satsuma Comprehensive Plan is an official document that shall be adopted by the Satsuma Planning Commission and Satsuma's City Council. The Satsuma Comprehensive Plan describes goals and recommendations under various elements such as:

- ✓ Historical, Regional, and Environmental Setting
- ✓ Population and Economy
- ✓ Housing
- ✓ Transportation
- ✓ Land Use
- ✓ City Facilities and Services
- ✓ Parks and Recreation
- ✓ Community Design

The Comprehensive Plan is a guide for decision making related to growth and development. The Comprehensive Plan will help the City of Satsuma determine when and where new public facilities and improvements are needed.

The Satsuma Comprehensive Plan is a main point of reference for evaluation of City programs and projects affecting development, and a major source of guidance for private investors. It also provides guidance for areas outside the City's current boundaries that will influence the City's development such as transportation, public facilities, and land use decisions. Satsuma's Comprehensive Plan Implementation section identifies immediate, short-term (1-4 years), and long term (more than 5 years) priorities.

Recommendations can be amended as new information becomes available, or to address a change in circumstances. The Satsuma Comprehensive Plan should be updated periodically, at minimum once every five years, to reflect changing conditions.

The City of Satsuma and its planning commission should:

1. Develop and adopt a Comprehensive Plan, Satsuma Comprehensive Plan 2030.
2. Revise Zoning Ordinance.
3. Review and act on all subdivision plans within the corporate limits and planning jurisdiction.
4. Review and make recommendations to City Council on all amendments to the Zoning Ordinance, including the drafting of revisions to the text and map.
5. Review all public improvements, proposals, and thoroughfares, which involve the implementation of the Comprehensive Plan.
6. Every year revise the long-range Capital Improvements Program.
7. Undertake surveys and studies, and prepare reports as may be required to carry out this planning program.

Upon adoption, the Satsuma Comprehensive Plan is to be used by the Planning Commission, Board of Adjustments, and City Council as they review all proposed development plans to determine conformance with the comments and recommendations included in the Plan.

Comprehensive Plans Are Meant To Be Implemented

The adoption of a Comprehensive Plan is the beginning of the implementation process. The Plan's success rests on how well ideas and visions for the future of Satsuma are expressed in the Plan and how well the Plan is monitored and implemented over time.

The Plan provides guidance on strategies for successful implementation and identifies implementation priorities. It includes priority assignments for both physical improvements and policy and regulatory enhancements. These listings can be found in the full text of the Plan.

Citizen Comments

To ensure that Satsuma's Comprehensive Plan reflects the values and desires of the residents, it is important that the community play an active role in its development. During the comprehensive planning process, residents of Satsuma were asked to participate in many visioning workshops. Three community participation methods were used to collect data: the Public Opinion Survey, S.W.O.T. Analysis, and the Visual Preference Survey. The citizen comments identified in this comprehensive plan were formulated from these methods in cooperation with the City, Planning Commission, Steering Committee and residents of the community. The data provided from the city and residents, combined with in-depth analysis and projections from the South Alabama Regional Planning Commission; Governmental Planning Staff (SARPC), creates the foundation for the proposed recommendations found throughout this plan.

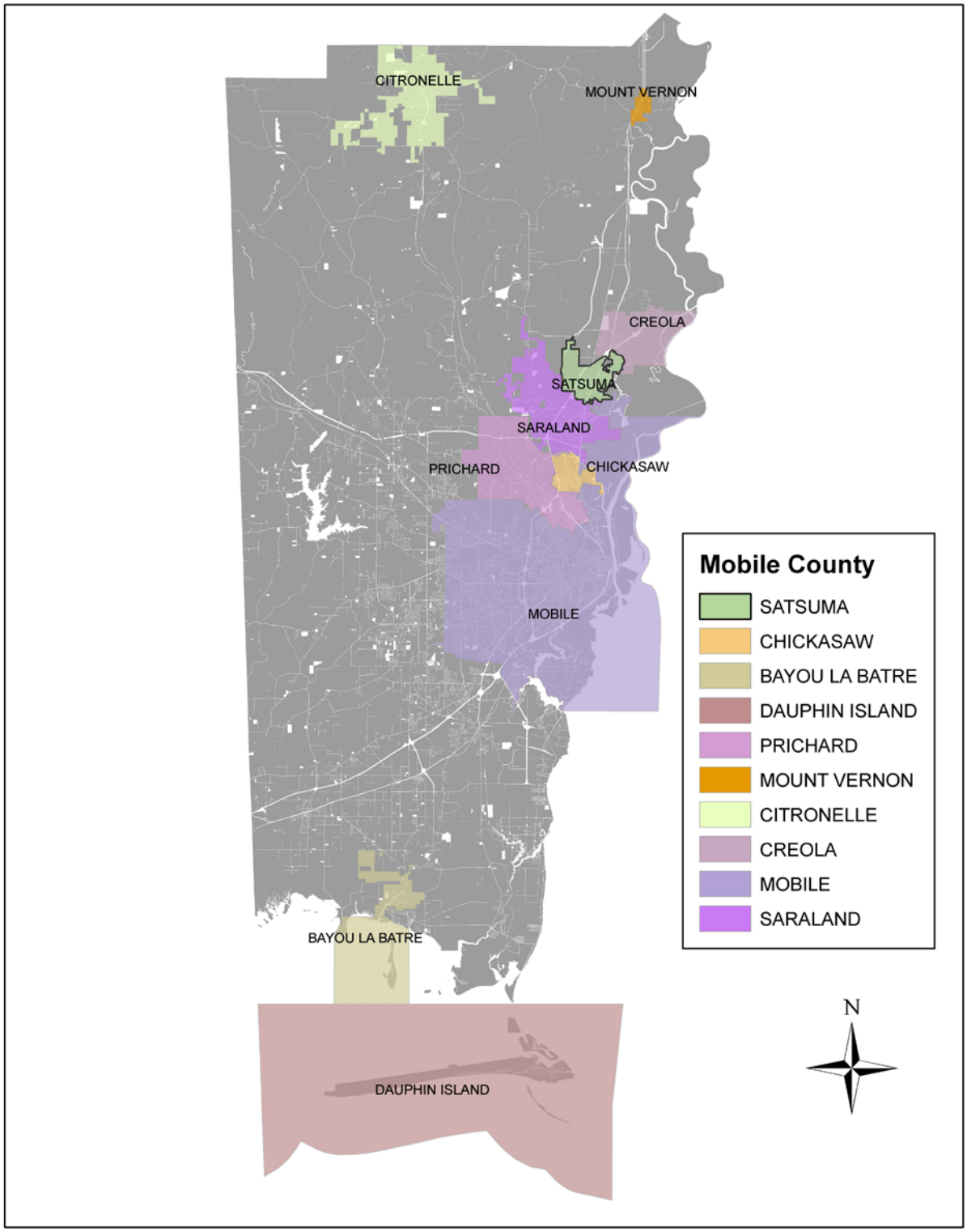
Plan Implementation Strategies

To help ensure the Plan is implemented and remains up-to-date, the following strategies are recommended:

1. Maximize involvement and implementers. Work to maximize the number of different parties actively addressing at least one recommendation.
2. Prepare an annual action agenda of recommendations to be implemented.
3. Prepare an annual status report of the previous year's Plan implementation activities.
4. Update the Plan at least every five years.
5. Enhance the effectiveness of the City's planning and building department functions.

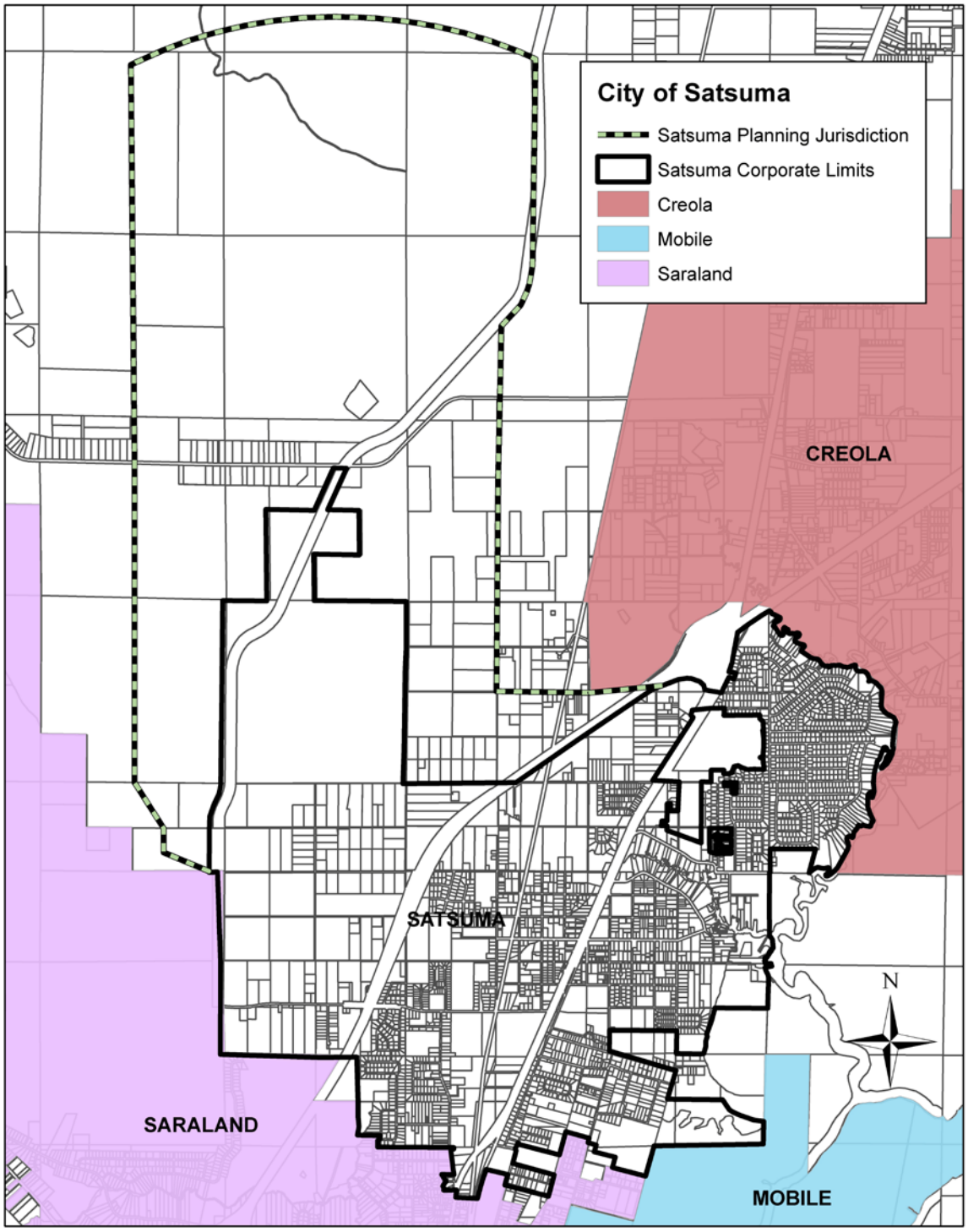
Map 1 illustrates Satsuma's geographic location. Map 2 illustrates Satsuma's corporate limits and extra territorial planning jurisdiction.

Map 1 - Satsuma Geographic Location



Source: South Alabama Regional Planning Commission

Map 2 - Satsuma Corporate Limits and Planning Jurisdiction



Source: South Alabama Regional Planning Commission

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Historical, Regional, and Environmental Settings

The Historical, Regional, and Environmental Settings section provides an inventory and assessment of Satsuma's historical and natural resources, and proposes recommendations to preserve and enhance their character. Historical resources include a brief account of the City's history, and a current account of historical places located in Satsuma. Natural resources include climate, topography, hydrology, soils, wetlands, natural habitats and wildlife for Satsuma and Satsuma's Planning Jurisdiction. The purpose of identifying these resources includes basic necessary functions such as; clean air and water but also stable and fertile soils. These natural resources not only provide drinking water, breathable air, habitats and agricultural opportunities, but also enhance a competitive advantage for future growth and prosperity. This section is also used as a guide to help the community recognize areas that need to be protected or may require special concessions for future development purposes. The natural features of Satsuma are an important resource for residents and visitors. Conservation and preservation of the unique lands, stream corridors, and other significant natural features are important to the viability of Satsuma. By incorporating this information into land use decisions, the City of Satsuma can better guide future planning and development.

History

Between the years 1876 and 1878 Mandarin Satsuma oranges were introduced to Alabama and Florida farmers by the minister to Japan, Senator Robert B. Van Valkenburg's wife. During this time, the Satsuma area was known as Fig Tree Island and in 1910 was known as Pace Orange Orchard. It was not until the year 1910 that the epidemic of "Satsuma Madness" took over the Gulf Coast. Approximately 90 to 100 acres of pecan and satsuma trees were planted in the Satsuma area, and operated by Hunter and Henderson of the Southern Railroad.

In 1911, a land survey was made by the Grand Bay Land Company in the southeast part of Mobile County and the area was named the Town of Satsuma. An original plat shows the town drawn into 53 sections and was submitted by the company surveyor, Ralph P. Delmas. In 1912, a citrus canker was brought into Florida on "bug wood" from Japan. The citrus trifoliate (stem of the Satsuma) was very susceptible to this new disease, and within two years it had spread over the entire satsuma growing area which threatened the entire industry.

By 1915, the area was officially known as the Town of Satsuma, but it would be many years before a formal government was organized and a request for a Town Charter to the County of Mobile and State of Alabama would be made. In 1918, Mr. Norman E. Mc Conaghy was hired as the manager of the Satsuma Orange and Pecan Groves Company, and in 1922 he built a packing house which was located on the hill above Mac's landing.

In 1924, the hardiness of the satsuma trees was further tested by an abnormal winter storm. Many farmers tried to protect their groves by using smudges; however the cold, high winds quickly put

these fires out. For 36 hours, growers watched as the cold held and the leaves of their satsuma's turned brown and trees began to fall; only the strongest trees survived the 12 degree weather.

During subsequent years, numerous families settled in the vicinity of the Town which was being governed by Mobile County. There were several attempts to form a system of government but it was not until the later part of the 1950's that there was a sufficient amount of settlers determined to institute and support a town government. Corporate plans for a Town Charter were submitted to Mobile County and the State of Alabama during the early months of 1959. The Town Charter was approved and the Town of Satsuma held its first municipal election on April 6, 1959. The City of Satsuma recently celebrated its 50th year of incorporation in 2009.

Natural Resources

Climate

Mobile County has a humid, nearly subtropical climate. The summers are long and fairly hot; however the heat is tempered by breezes from the Gulf of Mexico. The winters are short and moderate, with only occasional subfreezing temperatures. Snowfall is rare. The average annual temperature ranges from 50 degrees during the winter months to 80 degrees during the summer months. Annual rainfall average is 67 inches, which makes Mobile County one of the wettest sections of the United States.

Topography

Topography is the precise detailed study of the surface features of a place or region; further, it is the configuration of a surface and the relations among its man-made and natural features. Mobile County has a varied topographic pattern, and lies in the east Gulf Coastal Plain. The County has distinguishing surface features that occur in belts that stretch from east to west, conforming to the shorelines. Rocks underlying the area are of sedimentary origin and consist of sand, gravel and porous limestone imbedded with chalk, marl and clay. These belts range from large expanses of nearly level terrain to hilly areas. The elevations range from below sea level to 300 feet above sea level.

Satsuma's elevation ranges from 11 to 25 feet above sea level and is characterized by nearly level terrain to gently sloping hills. None to very little of the land is restricted in development because of too steep a slope.

Hydrology

Hydrology refers to the distribution of water on the surface of the land, in the soil, and underlying rocks. Creeks, streams, and other water bodies ultimately flow to drainage paths within a specific watershed - the land area that drains into a specific low point. Satsuma is located at the headwaters of Sweet Gum Branch and Gunnison Creek. Sweet Gum Branch and Gunnison Creek are tributaries to Mobile River Basin which flows into Mobile Bay Watershed. At 43,662 square miles,

the Mobile Bay Watershed is the sixth largest watershed, in terms of size, and 4th largest, in terms of flow volume, in the United States.

It is important to consider watershed conservation when determining planning issues, as it is frequently impossible to separate downstream effects from upstream causes. Population growth and land use modifications can affect the quantity and quality of drinking water, alter natural wetlands, and increase human exposure to geologic hazards. The watershed approach to planning is an understanding and appreciation of the impacts that activities will have on other resources in and connected to the watershed. This approach also implies inter-organizational collaboration and involvement with those adjacent to, but that is outside the planning area.

Soils

Soil suitability is a main factor in determining locations for new development. Factors such as drainage, erosion, land use, and watershed management are affected by the soil type. There are seven soil associations present in Satsuma: Dorovan-Bibb, Dorovan-Levy, Alaga-Harleston, Izagora-Bethera, Smithton-Benndale, Troup-Benndale, and Troup-Heidel.

Alaga-Harleston

This association consists of somewhat excessively drained and moderately well drained soils in a regular and repeating pattern on broad flat terraces and low uplands. Alaga soils are in higher positions than the Harleston soils. Slopes range from 0 to 5 percent.

Alaga soil is dark, grayish brown loamy sand. This soil is rapidly permeable with low available water capacity. Harleston soil is very dark grey loamy sand. This soil is moderately permeable and has moderate available water capacity.

These soils are very low to low in natural fertility and organic matter content. Tilth is good, and these soils can be cultivated or tilled over a wide moisture range. The root zone is deep and easily penetrated by roots. The potential of these soils are fair for cultivated crops and good for hay and pastures. These soils have fair potential for most urban developments.

Dorovan-Bibb

This association consists of very poorly drained and poorly drained soils in a regular and repeating pattern on stream bottoms and in swamps along streams. Dorovan soils are in slight depressions at the base of uplands and Bibb soils are on slightly higher positions adjacent to stream channels.

Dorovan soil is very dark grayish brown muck. This soil is very slowly permeable and has high available water capacity. Bibb soil is dark gray sandy loam. This soil is moderately permeable and has high available water capacity.

These soils are used almost entirely for woodland and for wildlife habitat. Due to wetness these soils have severe equipment limitation and seedling mortality rate. These soils have good potential

as a habitat for wetland wildlife but poor potential for cultivated crops, pasture, and urban developments.

Dorovan-Levy

This association consists of very poorly drained soils in a regular repeating pattern in depressional swamps and first bottoms along the Mobile and Tensaw Rivers.

Dorovan soil is very dark grayish brown muck. This soil is very slowly permeable and has high available water capacity. Levy soil is gray silty clay loam. This soil is slowly permeable and has high available water capacity.

These soils have severe equipment limitations and seedling morality rates due to wetness and flooding. The potential of these soils is fair for woodland (water tolerant species) and good for wildlife habitats but poor for cultivated crops, pastures and urban developments.

Izagora-Bethera

This association consists of moderately well drained and poorly drained soils in a regular and repeating pattern on broad terraces. The Izagora soils are on broad flats and gently sloping side slopes and Bethera soils are in narrow to broad depressions and narrow drainage-ways. Slopes range from 0 to 3 percent.

Izagora soil is very dark grayish brown sandy loam. This soil is moderately permeable in the upper part of the subsoil and slowly permeable in the lower part and has high available water capacity. Tilth is good, and can be cultivated over a wide moisture range. The root zone is deep and easily penetrated by plant roots. Bethera soil is very dark gray loam. This soil is moderately slowly to slowly permeable and has high available water capacity.

These soils are low in natural fertility and organic matter content. The potential of these soils for cultivated crops is good to fair with wetness being the major limitation. Izagora soils are seasonally wet but this limitation seldom delays tillage operations when adequate surface drainage is provided. Bethera soils are more poorly drained and require both surface and subsurface drainage. The potential for pasture lands is good. These soils have poor potential for most urban developments.

Smithton-Benndale

This association consists of poorly drained and well drained soils in a regular and repeating pattern on broad, nearly level flats with narrow drainage-ways that are separated by low ridges with smooth side slopes. Smithton soils are on the broad, flat areas along drainage-ways and on toe slopes. Benndale soils are on side slopes and ridgetops. Slopes range from 0 to 8 percent.

Smithton soil is dark grayish brown sandy loam. This soil is moderately slowly permeable and has moderate to high available water capacity. Benndale soil is dark gray sandy loam. This soil is moderately permeable and has moderate available water capacity. The root zone is deep and easily penetrated by plant roots.

These soils are low in natural fertility and organic matter content. The potential for cultivated crops is poor to fair. The wetness of Smithton soil often delays tillage operations and the poor aeration in the root zone slows early root growth which may cause plants to be stunted. Benndale soils are fair for cultivation but potential is somewhat reduced by the small size of most areas and by slopes. Erosion is a moderate to severe hazard on areas that have slopes of more than 2 percent. The potential for woodland is fair to good but has poor potential for most urban developments.

Troup-Benndale

This association consists of well drained soils in a regular and repeating pattern on narrow to moderately wide ridgetops, long convex side slopes, and mostly narrow drainage-ways. Troup soils are mainly on narrow ridgetops and on moderately steep side slopes. Benndale soils are on broader ridgetops and the longer, more gently sloping side slopes. Slopes range from 5 to 17 percent.

Troup soil is dark grey brown loamy sand. This soil is rapidly permeable in the sandy layers and moderately permeable in the subsoil and has low available water capacity. Benndale is dark grey sandy loam. This soil is moderately permeable and has moderate available water capacity.

These soils are low in natural fertility and organic matter content. The root zone is deep. The potential for cultivated crops is poor due to slopes and the low water capacity of the Troup soil, and erosion is considered a hazard. Potential is fair for deep rooted pasture grasses and woodlands. These soils have fair potential for most urban developments but slopes can be a moderate to severe limitation but can be overcome by good design and construction measures.

Troup-Heidel

This association consists of well drained soils in a regular and repeating pattern on broad, nearly level ridgetops and gently sloping to sloping side slopes. Troup soils are mostly on side sloops and Heidel soils are mostly on nearly level ridgetops. Slopes range from 0 to 8 percent.

Troup soil is dark grayish brown loamy sand. This soil is rapidly permeable in the sandy layers and moderately permeable is the subsoil and has low available water capacity. Heidel soil is dark grayish brown sandy loam. This soil is moderately permeable and has moderate water capacity.

These soils are low in natural fertility and organic matter content. Tilth is good, and these soils can be cultivated over a wide moisture range. The root zone is deep. The potential of these soils are fair to good for cultivated crops and woodland. These soils have good potential for most urban developments.

See Map 3, Satsuma Soils.

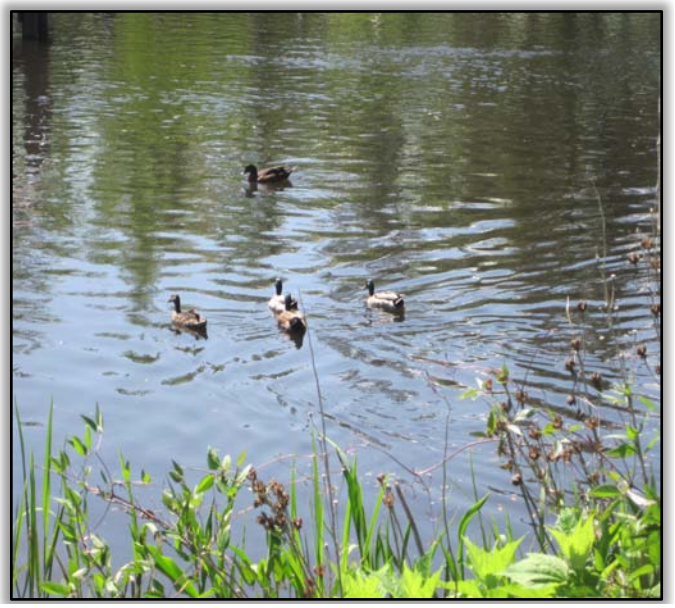
Wetlands

Wetlands are a vitally important natural feature. Wetlands provide a variety of functions such as; storm water storage, erosion control, water purification, sediment trapping, nutrient removal, groundwater discharge and recharge, animal and plant habitats, and economic and recreational opportunities for the community.

There are approximately 655 acres of wetlands in the City of Satsuma. The wetlands are primarily described as Palustrine wetlands. Wetlands within this category include inland marshes and swamps as well as bogs, fens, tundra and floodplains. Palustrine systems include any inland wetland which lacks flowing water, contains ocean-derived salts in concentrations of less than 0.05%, and is non-tidal. See Map 4, Satsuma Wetlands.

Natural Habitats and Wildlife

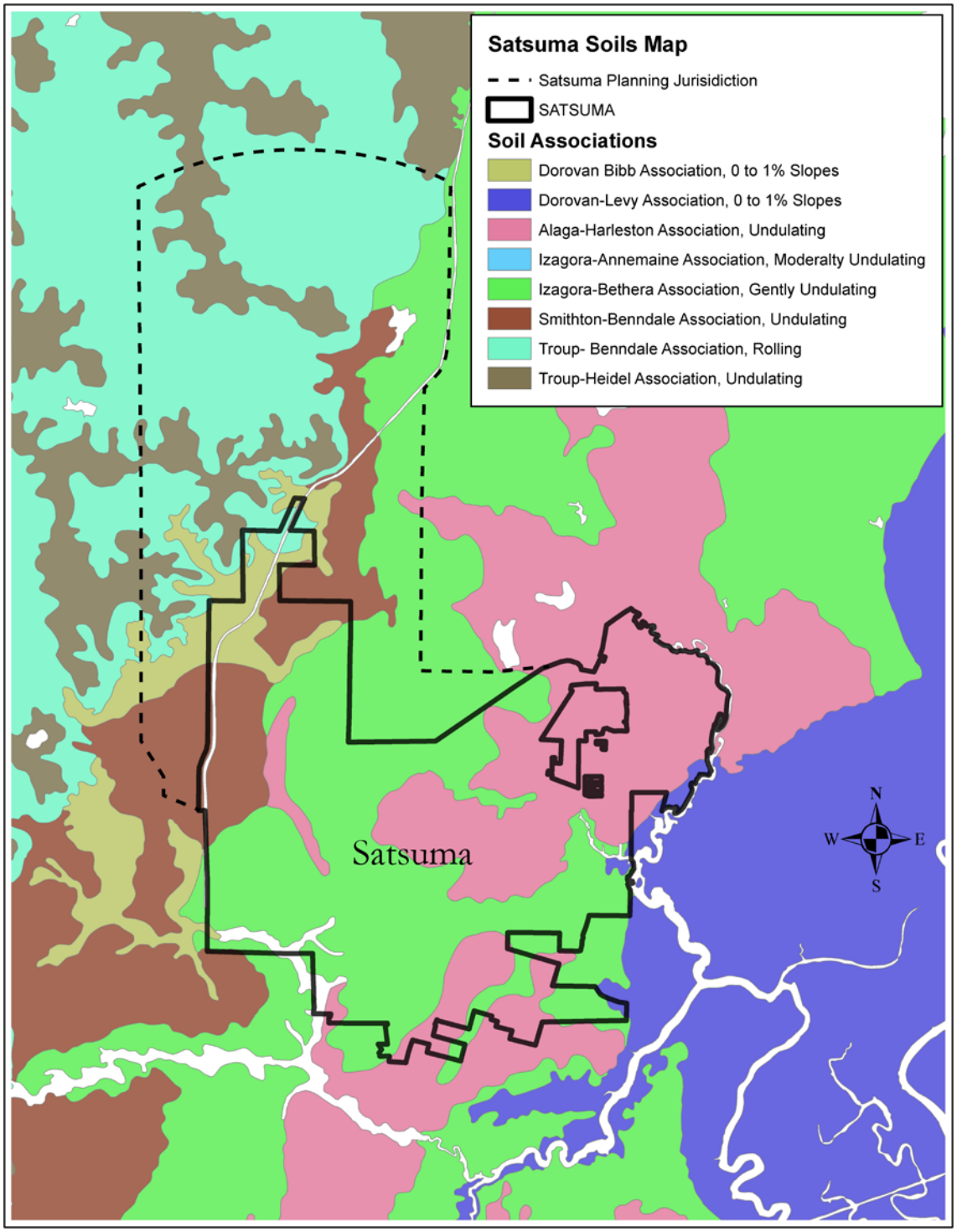
There are large tracts of land in Satsuma's planning jurisdiction that have been identified as undeveloped property. As growth continues, some of these lands will be sold and developed. The transition of these large areas into urban uses can result in the fragmentation and/or loss of natural wildlife habitat. Satsuma officials should consider initiating natural area and wildlife habitat protection goals into future planning efforts.



Wildlife at Steele Creek Lodge and Park

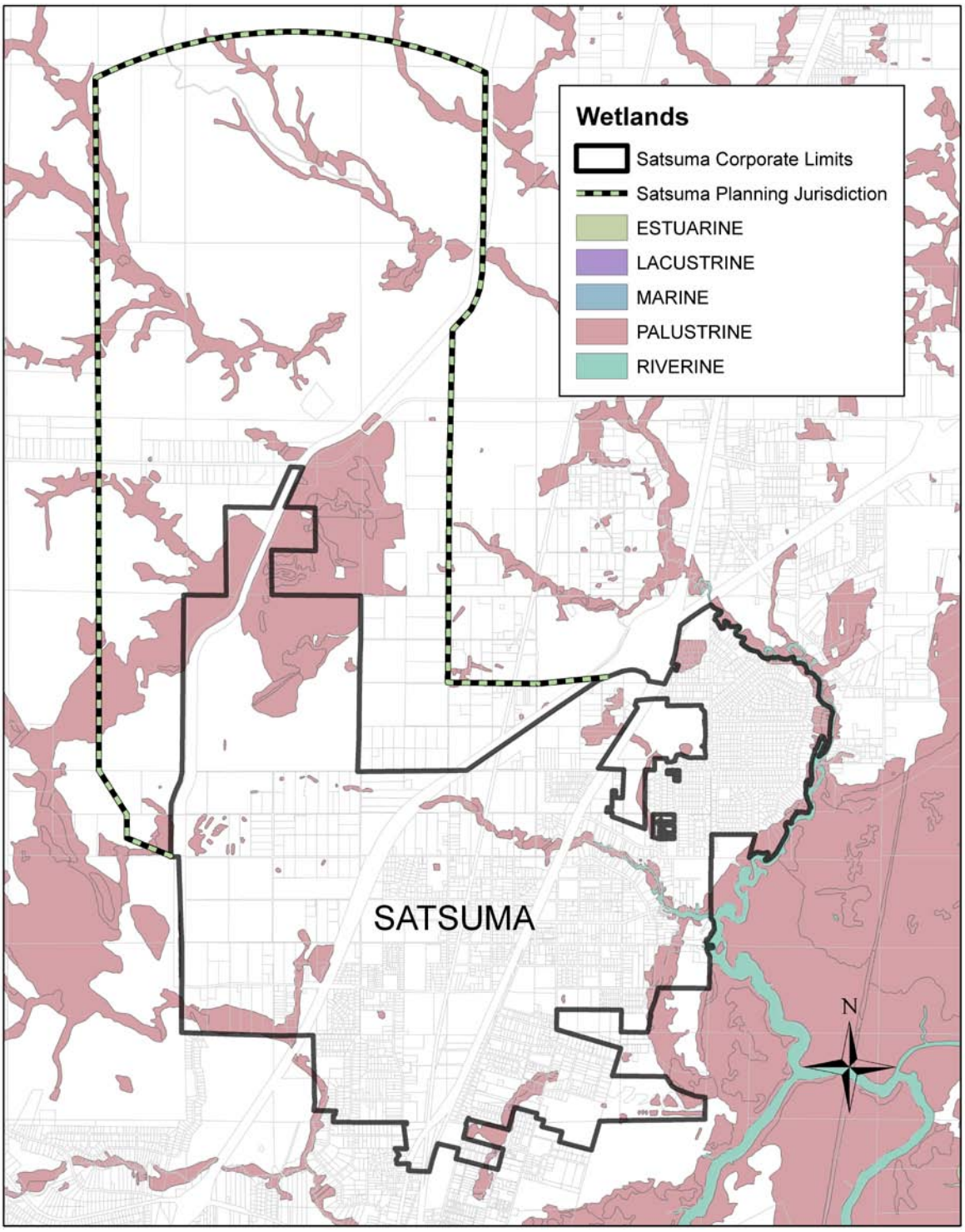
Wildlife management strategies such as leaving "soft edges" around cleared forested areas should be encouraged. Soft edges are vegetative buffers that can support wildlife if there is a slower transition, rather than an abrupt change. Habitat corridors between developed lands allow animals to move back and forth from shelter to water and feeding areas without leaving cover of natural vegetation. This can greatly reduce the conflicts that sometimes arise when foraging animals collide with people. Ideally these wildlife corridors should connect. This connection may not always be possible but any linkage is encouraged. These corridors also serve as people connections, wetlands and stream bank buffers, and other landscape functions. Buffers around aquatic systems, including wetlands, streams, rivers, and ponds is encouraged to protect the aquatic systems and wildlife habitat. Allowing development to extend to the water's edge increases the potential introduction of fertilizers and chemical agents into the waterways. Buffers should consist of native grasses, vegetation and wildflowers which require less maintenance. There are significant economic, recreational, and quality of life benefits realized in preserving these natural areas so that people and wildlife can coexist.

Map 3 - Satsuma Soils



Source: South Alabama Regional Planning Commission

Map 4 - Satsuma Wetlands



Source: South Alabama Regional Planning Commission

Citizen Comments

During the community workshops, many comments were collected regarding the historical, regional, and environmental resources of Satsuma. Overall, citizens do not want to lose the small town atmosphere that currently exists in Satsuma. The following goals were identified by the residents of the community to maintain or achieve by 2030:

- ✓ Preservation of natural resources and undeveloped land was rated as very important.
- ✓ Protect and preserve the natural beauty and resources of the community, including wetlands, creeks, streams and natural habitats, from over development.
- ✓ More diversified tourist economy that takes advantage of the Highway 43 Business Corridor and natural water resources of the community which utilizes the services of local residents.

Recommendations

The recommendations below were formulated by SARPC, in combination with the citizen comments and surveys, to establish the framework for future actions and provide a means to evaluate progress. By implementing these recommendations below the City will achieve their identified goals and be closer to obtaining their vision for Satsuma's future.

1. Identify and protect historic areas of Satsuma.
2. Encourage and develop connections between environmental quality and economic vitality.
3. Support economic vitality by having annual festivals and events based on the historical and natural resources of the community.
4. Require a natural resource buffer for wetlands, creeks, streams, and any other ecologically significant resources. Typical buffers are between 30 to 50 feet and they restrict any development from occurring within their boundaries.
5. Expand sanitary sewer system with demand.
6. Protect the quality of surface water and groundwater by implementing restrictive storm water management regulations that support environmental friendly techniques.
7. Adopt a wetlands ordinance to protect and preserve the ecological and hydrological functions of this resource from development.
8. Provide incentives to local land owners to keep natural areas and resources from being developed by using conservation easements. State and federal agencies offer grant opportunities for these activities.
9. Amend Subdivision Regulations to require environmental design solutions, when warranted, to include conservation easements, low impact development and site design, and preservation of natural features.

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Land Use

The Land Use section provides an inventory and analysis of the existing land use patterns which are an integral part of the community planning process. This section sets forth the physical plan for future development in Satsuma and designates appropriate locations for future uses which will guide the City in establishing criteria for future land use management, standards, and regulations. This section will also identify future recommendations that will guide the City in achieving its desired future land use goals. This section contains recommendations that possibly will not be completed during the timeline parameters identified in this plan. These recommendations are intended to set the stage for what Satsuma will be in 100 years.

In the spring of 2010, the South Alabama Regional Planning Commission conducted a windshield land use survey to identify the existing land uses in Satsuma. For the purpose of this plan, the land use survey area includes the city limits plus two and a half miles of extraterritorial planning jurisdiction. These two areas combined create Satsuma's Planning Area.

Goals

Manage and regulate land use types, locations, and densities in combination with protecting the natural resources.

Provide the residents of Satsuma with an aesthetically pleasing, economically beneficial, and socially adequate environment.

Existing Land Use Analysis

Inventory

As stated earlier a land use survey was conducted for the City of Satsuma. The survey was then mapped and percentages determined by land use categories using a geographical information system. The findings are discussed in the following paragraphs.

The City of Satsuma has approximately 3,596 acres of land area. Of that, only 1,453 acres, approximately 40 percent, are developed. The unincorporated area is made up of 6,191 acres with approximately 6 acres developed.

Agricultural

This category includes land used primarily for agricultural purposes though there may be structures which are incidental to its function, such as houses, barns and equipment storage sheds. Agriculture uses comprise approximately 22 acres or approximately 1 % of the developed land use acreage within the city limits. There were no agricultural uses identified in the planning jurisdiction.

Single- Family Residential

This land use category consists of land where a single-family dwelling unit and accessory buildings are located on individual lots. Single-family residential land use comprises approximately 1,115 acres or 77% of developed land use acreage within the city limits and 271 or 75% of developed land use acreage within the planning jurisdiction. This category is the largest developed land use category having approximately 76% of the total developed land in Satsuma's Planning Area.

Multi-Family Residential

This category consists of land used where there are two or more dwelling units per residential structure or series of structures, such as: duplexes, apartments, and town houses. Multi-family residential land use comprise approximately 7 acres or 0.4%. There are no multi-family residential land uses in the planning jurisdiction.

Commercial

This category includes land areas with or without structures, including off-street parking lots, where goods are distributed and personal services are provided. Commercial land uses comprise approximately 42 acres or 3% of developed land use acreage within the city limits. There were no commercial uses identified in the planning jurisdiction.

Industrial

This category includes land areas with or without buildings, where semi-finished or rough material is further processed, fabricated, or manufactured. It includes warehousing and wholesaling establishments engaged in both indoor or outdoor storage and non-retail sales. Industrial uses comprise approximately 42 acres or 3% of developed land use acreage within the city limits and 90 acres or 25% of developed land use acreage within the planning jurisdiction. This category comprises of approximately 7 % of the total developed land in Satsuma's Planning Area.

Public and Semi-Public

Public land consists of land areas occupied by educational and governmental facilities or land that is owned by federal, state, or local units of government.

Semi-public land includes land that is occupied by privately-owned uses that are generally open to the public. These land uses include, lodges, churches and cemeteries. Public and Semi-public land uses equal approximately 174 acres or 12% of developed land use acreage within the city limits. There were no public or semi-public land uses identified in the planning jurisdiction.

Recreation/Parks

This land use category consists of land used for recreational purposes, such as: local parks, ball fields, and marinas. Recreational uses comprise approximately 51 acres or 3.5% of developed land use acreage within the city limits. There were no recreational land uses identified in the planning jurisdiction.

Wetlands

This land use category consists of wetlands including inland marshes, swamps, bogs, fens, tundra and floodplains. There are approximately 655 acres of wetlands in the City of Satsuma.

Undeveloped

This land use category is devoid of urban developments which include vacant plots, gullies and subdivided land, with no structures. Forestry is also included in this category. Undeveloped lands comprise of approximately 2,143 acres or 60% of the total land area within the city limits and 5,830 acres or 94% of total land area within the planning jurisdiction.

This land use category is the largest comprising approximately 81.5% of the total land area in Satsuma's Planning Area. Any further development or future use of this land should be planned to conform to the development policies that are established in this plan.

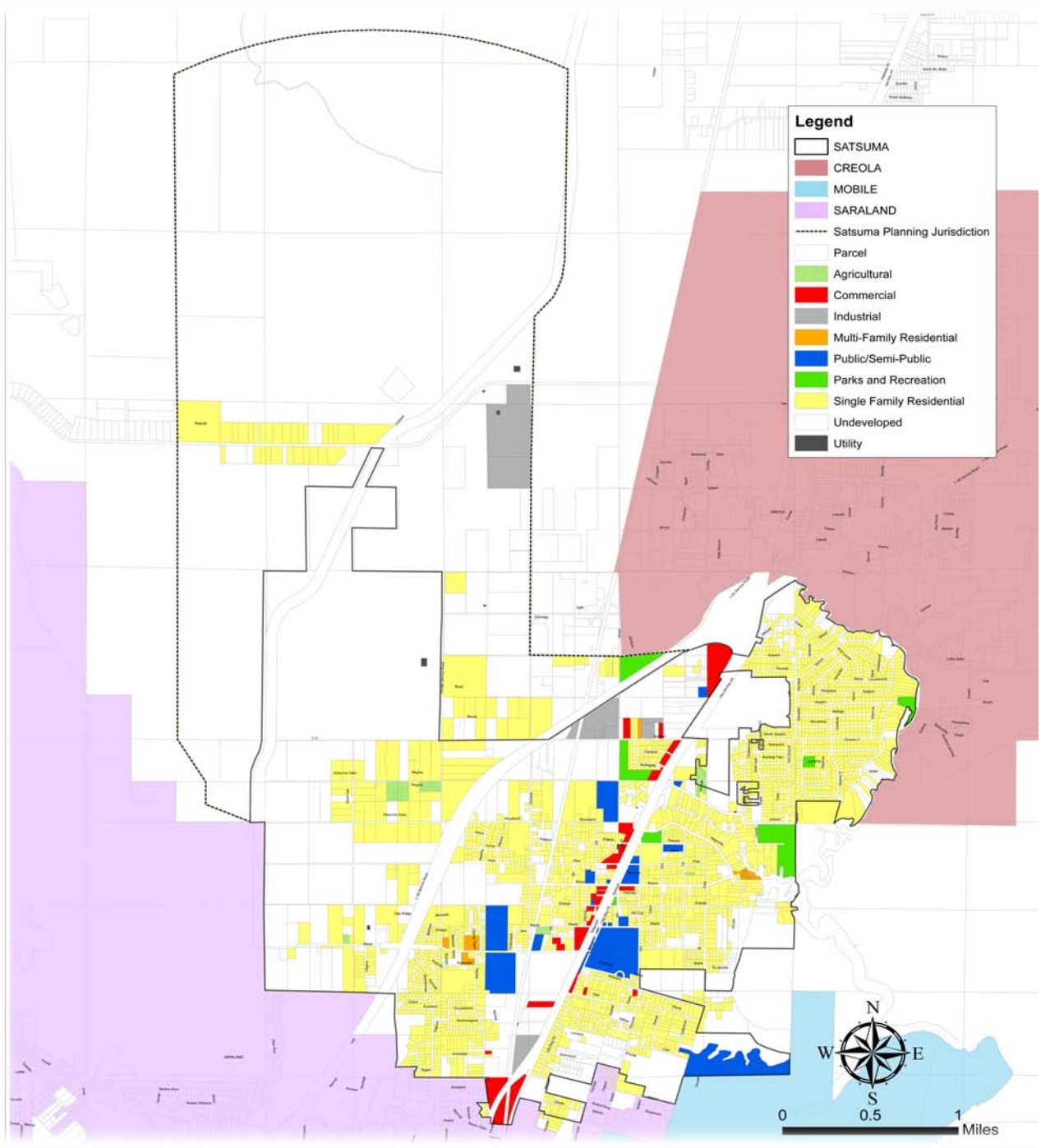
Table 1 shows Existing Land Use by Acreage in Satsuma's Planning Area and Map 5 illustrates Satsuma Existing Land Use.

Table 1: Existing Land Use by Acreage
Satsuma's Planning Area - 2010

Land Use Categories	City Limits	%	Planning Area	%	Total	%
Agricultural	22	1	0	0	22	1
Single-Family	1,115	77	271	75	1,386	76
Multi-Family	7	*	0	0	7	*
Commercial	42	3	0	0	42	3
Industrial	42	4	90	25	132	7
Public-Semi-Public	174	12	0	0	174	10
Undeveloped	2,143	60	5,830	94	7,973	81
Total Developed Land	1,453	40	361	6	1,814	19
Total Land Area	**3,596**	**100**	**6,191**	**100**	**9,787**	**100**

* Denotes less than 1%

Map 5 - Satsuma Existing Land Use
2010



Source: South Alabama Regional Planning Commission

Land Use Relationships

The compatibility of land use with another in its physical or spatial relationship is a primary factor in the location of new development. The Satsuma Comprehensive Plan 2030 deals directly with the physical relationships of land use types, especially in the definition and mapped location of land uses. Industrial uses are not normally compatible with low-density residential uses. Thus there should be horizontal distance, a traditional land use type, or a physical buffer between the two uses. However, the physical relationship between a neighborhood business such as a convenience store and a residential area could be much closer.

The compatible location of land use types also achieves a broader set of the community's goals such as adequate light, air, and safety. Economically, it promotes and conserves the value of land, buildings, and structures. Ensuring compatible locations through proper planning also contributes to the public health, safety, comfort, and general welfare of the community. Table 2 outlines general land use types, indicating their basic compatibility and incompatibility with each other.

Table 2
Land Use Relationships
City of Satsuma Planning Area

	Residential			Commercial			Industry		Community Facilities					Transportation					Utilities		
	Agriculture	Single- Family	Multi –Family	General	Neighborhood	Highway	Light	Open space	Elementary	Middle/ High	College	Parks	Municipal Buildings	Terminal & Transfer Facility	Arterial	Major	Collector	Local	Water Supply	Sewage Treatment	Solid Waste Disposal
AGRICULTURE	*	*	*	*		*	*	*	*	*	*	*		*	*	*	*	*	*	*	*
RESIDENTIAL																					
Single-Family	*	*			*			*	*	*		*					*	*			
Multi-Family	*		*	*	*	*		*	*	*	*	*			*	*	*				
COMMERCIAL																					
General	*		*	*	*	*	*								*	*					
Neighborhood		*	*	*	*	*						*	*				*	*			
Highway	*		*	*	*	*	*							*	*	*					
INDUSTRIAL	*			*		*	*							*	*	*			*	*	*
COMMUNITY FACILITIES																					
Schools	*	*	*					*	*	*	*	*					*	*			
Parks	*	*	*		*			*	*	*	*	*	*				*	*	*	*	*
Municipal Buildings					*							*	*				*	*			
TRANSPORTATION																					
Terminal & Transfer Facilities	*					*	*							*	*	*			*	*	*
Thoroughfares	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
UTILITIES																					
Sewer Service Plant	*						*	*				*		*	*				*	*	*
Water Service Plant	*						*	*				*		*	*				*	*	

Source: South Alabama Regional Planning Commission *Less than 1%

Future Land Use Plan

The Future Land Use Plan presented in the following pages, represents the City of Satsuma's official position on all matters related to the physical use and development of public and private lands within the Satsuma Planning Area. The purpose of this plan is to provide for adequate amounts of land based on accepted planning standards for each land use and to assure that these arrangements are harmonious. See Table 3 for Satsuma's Future Land Use by Acres and Percent. Map 6 illustrates the 2030 Future Land Use projected for the City of Satsuma.

Agricultural

This land use category is projected to decrease its acreage from 22 to 16 acres.

Residential

Housing is crucial to the overall health of a community's local economy and directly affects the perception of a community's overall quality of life. Private construction expenditures for housing accounts for a large percentage of a community's total private investment for new construction and total assessed value. But more importantly, how people feel about their neighborhoods, where they live and play can be a major factor in how they perceive the quality of life in their city as a whole. Thus to maintain a high quality of life in a community, high quality residential neighborhoods are essential.

Because residential land plays such an important role in Satsuma's future economy and quality of life, planning for the development of residential neighborhoods and support facilities for these neighborhoods makes it the main concern of the land use planning process. The key to providing high-quality places for people to live is to continue to create neighborhoods in which residents feel safe and comfortable which is greatly influenced by the design and function of the neighborhood. A well designed and maintained neighborhood creates an environment that is safe from crime, protected from traffic, and provides the desired facilities and services, which in turn protects property values. These developments should enhance the community by including community design components that include, but are not limited to, architectural design, landscaping, sidewalk connectivity and lighting discussed within the Community Design section of this Plan. The City should also consider Traditional Neighborhood Design (TND) standards for future residential developments where appropriate. These standards also include non- residential components that create a sense of place for neighborhoods. Listed below are typical TND guidelines:

- Parks, schools, civic buildings, and commercial establishments located within walking distance of homes;
- Residences with narrow front setbacks, front porches, and detached rear garages or alley-loaded parking;
- Network of streets and paths suitable for pedestrians, bicyclists, and vehicles;
- Narrower streets with crosswalks, streetscaping, and other traffic-calming measures;
- In-scale development that fits the local context ; and,
- Buildings oriented to the street with parking behind.

Single-Family

This category is projected to increase from 1,386 to 4,916 acres within the Satsuma Planning Area. Infill of residential development within the city limits, where City facilities and services are readily available, should be strongly encouraged. The City should consider lowering fees such as building permit fees and tap-on fees for utilities to encourage infill development. In existing residential developments that are not built using the TND standards listed above the city should look at incorporating TND criteria. An example would be to install traffic calming devices, such as traffic circles and speed humps. New developments, within the planning jurisdiction of Satsuma, should only occur where services are either existing or readily accessible.

Multi-Family

This category is projected to increase from 7 to 28 acres. This increase in multi-family residential occurs mainly in the I-65/Highway 43 interchange commercial development area. A typical trend for multi-family developments is to locate near high intensity commercial development areas with close proximity to interstate access.

Commercial

This land use category is projected to increase its acreage from 42 to 990 acres. This increase occurs generally along both sides of Highway 43.

Highway 43 Commercial Corridor

The Highway 43 Commercial Corridor is along Satsuma's main transportation corridor. Commercial development along Highway 43 in Satsuma generally serves the local motoring public, local residents and the occasional tourist. This commercial corridor is identified as 200 feet from the right-of-way line of Highway 43. The City should develop appropriate development standards for this corridor. These development standards should include, but are not limited to: architectural design standards; landscaping; sidewalk connectivity; lighting; etc. Any commercial development along this corridor should enhance Satsuma and incorporate the development standards defined by the City. Types of commercial development encouraged along this corridor are local businesses such as: retail, clothing boutiques, professional offices, book stores, salons, spas, and restaurants.

I-65 Interchange Commercial Area

The I-65 Interchange Commercial Area will provide convenient access to interstate travelers and provide opportunity for interstate-oriented business. The types of commercial development to locate in this area will be "big box" retailers, grocery stores, banks, restaurants, service stations, and hotels. The City should develop appropriate architectural and community design standards, including but not limited to: building facades; roof pitches; landscaping; etc. These standards are to ensure that each development complements the City. This commercial area has approximately 82.4 acres and is included in the total 990 commercial acres.

Planned Unit Development PUD

This land use category has 2,894 acres. This land use designation is assigned to a large tract of land located in the northeast quadrant, outside the corporate limits but within the planning jurisdiction, along the western boundary of the Mobile River Water Project. This area is to be developed as a commercial planned unit development. Conference hotel, restaurants, retail shops, sports areas that would support state tournaments, water park, movie theater or other type of place creating component. The City should identify the owner of the Mobile River Water Project and work to rename this waterway to create a "place". Possibly "Gator Ally" or "Creole Village Waterway".

Source: San Antonio Riverwalk.com

The City should develop design standards for the PUD that captures the theme of the waterway. Care should be given to create a destination, possibly targeting a similar customer base as the Motor Speedway development proposed south of the City. "Form" rather than "use" and maintaining a pedestrian scale should be considered when developing the design standards. The City should investigate the possibility of a public/private venture.

Industrial

Due to locations of appropriate industrial land in communities adjacent to Satsuma, this category is projected to decrease from 132 acres to 0 acres within the Satsuma Planning Area.

Public and Semi-Public

This category is projected to increase from 174 to 190 acres within the city limits. These locations are to provide for new public and semi-public facilities such as: city hall, police station, fire stations, post office, and schools identified within this Plan. This category also includes utilities. As shown on the future land use map sites have been identified for a new City Hall, Police Station and Fire Stations.

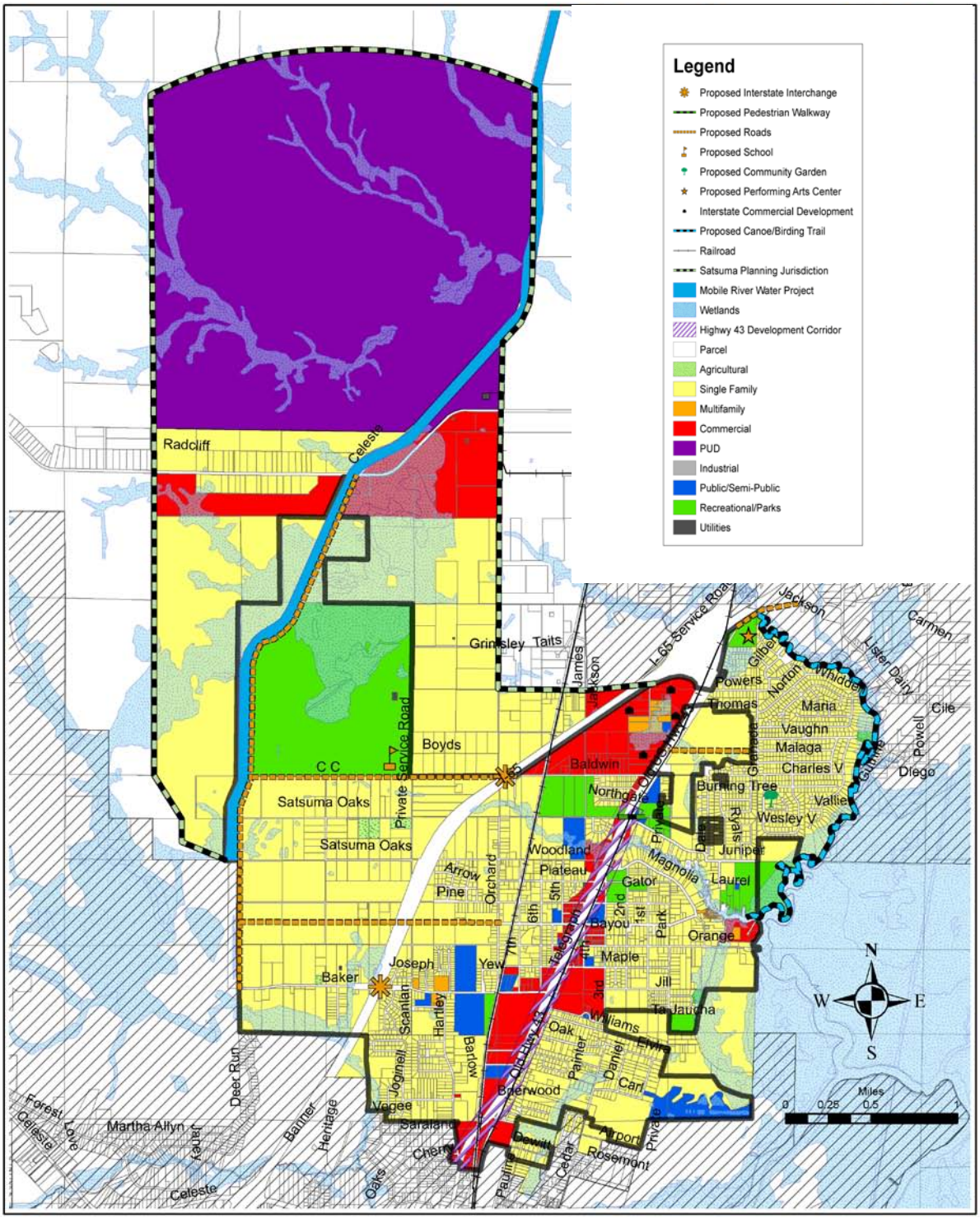
Recreation and Parks

This category is projected to increase from 51 to 750 acres throughout the city limits. Proposed recreational developments include but are not limited to: an ATV park, canoe and birding trails, a community garden, extending the sidewalk system, creating linear greenways, purchasing property adjacent to Steele Creek, and building a performing Arts Center. Pedestrian walkways should be identified and created to ensure safe pedestrian routes throughout the City. A pedestrian walkway is shown on the future land use map from Vaughn's Palisades Subdivision, across Highway 43, to Wright Park. The City should also obtain the ***Tree City*** designation.

Wetlands

There are 655 acres of wetlands in the Satsuma Planning jurisdiction. The City should create and adopt buffer standards to protect the existing wetlands. These buffers should be at least 100 feet outside the wetland boundary. These buffer areas should be used to develop linear greenways/parks and trails and develop pedestrian walkways.

Map 6 - Satsuma Future Land Use



Source: South Alabama Regional Planning Commission

Table 3: Future Land Use by Acres and Percent
Satsuma's Planning Area – 2030

Future Land Use Categories	Acres	Percent
Agriculture	16	0.2
Residential		
Single-Family	4,916	50.2
Multi-Family	28	0.3
Commercial	990	10.0
Planned Unit Development	2,894	29.6
Public/Semi-Public	193	12.0
Recreation/Parks	750*	7.7
Wetlands	655	N/A
Total Land Area	**9,787**	**100**

* Does not include linear park acreage

Source: South Alabama Regional Planning Commission

Citizens Comments

During the community workshops that were held, many comments were collected regarding the future development of Satsuma. Overall, the residents are pleased with the growth and development Satsuma has experienced over the past decade. Many expressed the need for additional commercial development along Highway 43. However, concerns were voiced on aesthetics and the importance of developing design guidelines for commercial development along Highway 43. The following goals were identified by the residents of the community to be maintained or achieved by 2030:

- ✓ Maintain the small town charm of Satsuma.
- ✓ Build a modern fire and police station.
- ✓ Need a middle school.
- ✓ Need more recreational areas.
- ✓ Support policies for design standards that would foster the creation of a downtown area or central business district area in Satsuma.
- ✓ Support big box commercial development areas along I-65.
- ✓ Support infill and revitalization of current commercial and residential areas.

Recommendations

The recommendations below were formulated using citizens' comments and analyzing current land use patterns and incorporating proposed future land use. These recommendations will established the framework for future actions and provide a means to evaluate progress further the implementation of this plan.

1. Create a Highway 43 Development District Overlay that includes guidelines which address architectural and community design standards. These standards should include, but are not limited to, shared parking, street lighting, landscaping, signs, setbacks, etc.
2. Promote infill and rehabilitation of current residential and commercial areas by providing lower fees in designated areas.
3. Create a zoning district that will promote big box commercial development in the areas identified as the I-65 Commercial Development District.
4. Purchase land adjacent to Steel Creek Lodge.
5. Amend Zoning Ordinance and Subdivision Regulations to create a buffer along the City's wetlands.
6. Obtain land for public and semi-public uses such as a City Hall Municipal Complex, an additional fire station, Library, High School, etc.
7. Obtain Tree City designation
8. Identify Welcome Center Locations. Develop design standards.
9. Create a Planned Unit Development (PUD) Zoning District. Amend Zoning Ordinance to include development criteria.
10. Investigate the possibility of a Public/Private partnership to develop the PUD.
11. Amend the Zoning Ordinance and Subdivision Regulations, as necessary, to accomplish the desired land use and development plans that complement and further the implantation of the Satsuma Comprehensive Plan.
12. Amend Satsuma Zoning Map, as appropriate, to include designations on the Future Land Use Map.

Population and Economy

The Population and Economy section provides an analysis of how Satsuma's population and economy has changed over past decades to present time and projects future population estimates and economic strategies for the City.

Goal

Promote a desirable residential environment and encourage new business and commercial projects that are complementary to the City of Satsuma.

Objectives

Preserve and enhance the quality of life to ensure that Satsuma remains an attractive residential community and promote sound commercial development while continuing to be responsive to the changing needs of the community**.**

Encourage commercial developments to be compatible and complimentary to the residential communities and sensitive to the natural and historic resources.

Population

Growth Trends

The population of Satsuma has had a substantial increase over the past 30 years with a total growth of 3,652 persons from 1970 to 2000. An 88% population increase occurred between 1970 and 1980 and an additional 36% increase occurred between 1980 and 1990. See Table 4. The population of Mobile County has increased by 81,033 persons between 1970 and 2000. A 26% increase occurred between 1980 and 1990.

Table 4: City of Satsuma and Mobile County Population Change 1970- 2000	Decennial Census Total Population				Population Increase	Percent Change
	1970	1980	1990	2000	1970-2000	1970-2000
City of Satsuma	2,035	3,822	5,194	5,687	3,652	179.5%
Mobile County	260,480	301,519	378,643	399,843	81,033	53.5%
Satsuma As % of County	0.78%	1.27%	1.37 %	1.42%	-	-

Source: U.S. Census

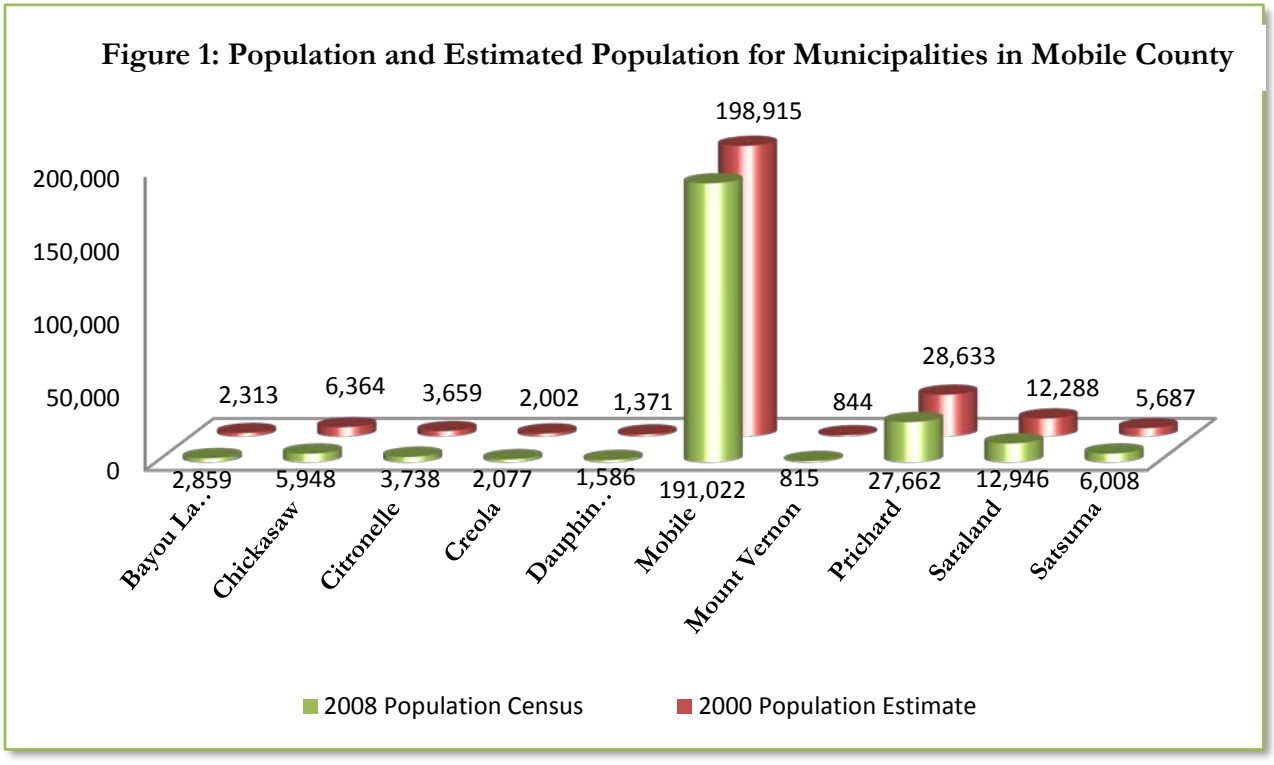
According to the annual population estimates from the University of Alabama's, Center for Business and Economic Research (CBER), the population of Satsuma and Mobile County has continued to see a slight overall increase since the 2000 U.S. Census. Satsuma's estimated population increased from 2000 to 2008 by 4.67% and Mobile County increased by 1.56%. See Table 5.

Table 5: Annual Population Estimates for Satsuma and Mobile County	City of Satsuma	Population Increase	Percent Change	Mobile County	Population Increase	Percent Change	City as % of Co.
Census 2000	5,687	-	-	399,843	-	-	
July 2000	5,711	-24	-0.42	400,028	185	0.05	1.4
July 2001	5,796	85	1.49	399,997	-31	-0.007	1.4
July 2002	5,770	-26	-0.45	398,228	-1,769	-0.44	1.4
July 2003	5,835	65	1.13	397,442	-786	-0.19	1.5
July 2004	5,879	44	0.75	397,174	-268	-0.07	1.5
July 2005	5,896	17	0.29	397,909	735	0.19	1.5
July 2006	5,951	55	0.93	401,629	3,720	0.93	1.5
July 2007	5,987	36	0.60	404,097	2,468	0.61	1.5
July 2008	6,008	21	0.35	406,309	2,212	0.49	1.5
2000-2008 Increase	**-**	**273**	**4.67%**	**-**	**6,466**	**1.56%**	

Source: U.S. Census, CBER

Figure 1 below compares Satsuma's growth trends with the other municipalities located in Mobile County and illustrates the 2000 U.S. Census population with their 2008 CBER population estimates. The cities of Saraland, Bayou La Batre, Satsuma, and Dauphin Island are projected to see the most growth. The cities of Citronelle and Creola show a slight population growth while Mt. Vernon, Chickasaw, Mobile, and Prichard show a decrease in overall population.

Figure 1: Population and Estimated Population for Municipalities in Mobile County



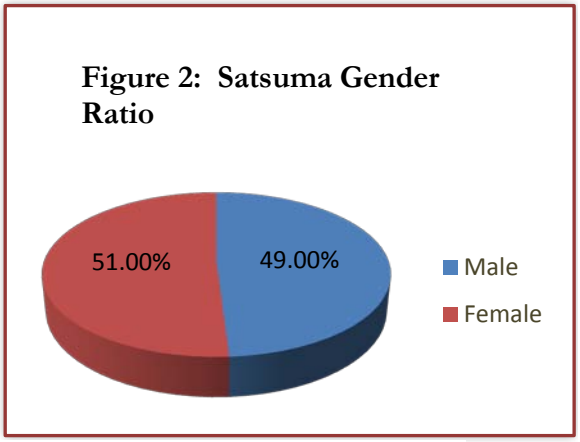
Source: U.S. Census.

Gender

According to the 2000 U.S. Census there are 109 more females in Satsuma than males. Figure 2 illustrates the gender ratio is 51% female and 49% male for the City of Satsuma.

Age

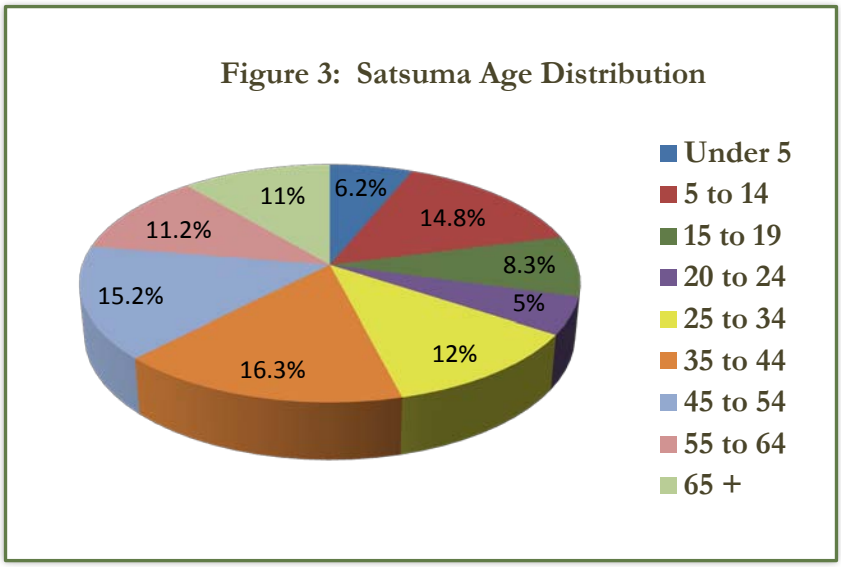
The analysis of age distribution of Satsuma's population is important in determining which community services are currently needed and what will be needed in the future. Figures 3 and 4 and Table 6 illustrates the changes in the age composition of Satsuma over the past 20 to 30 years.



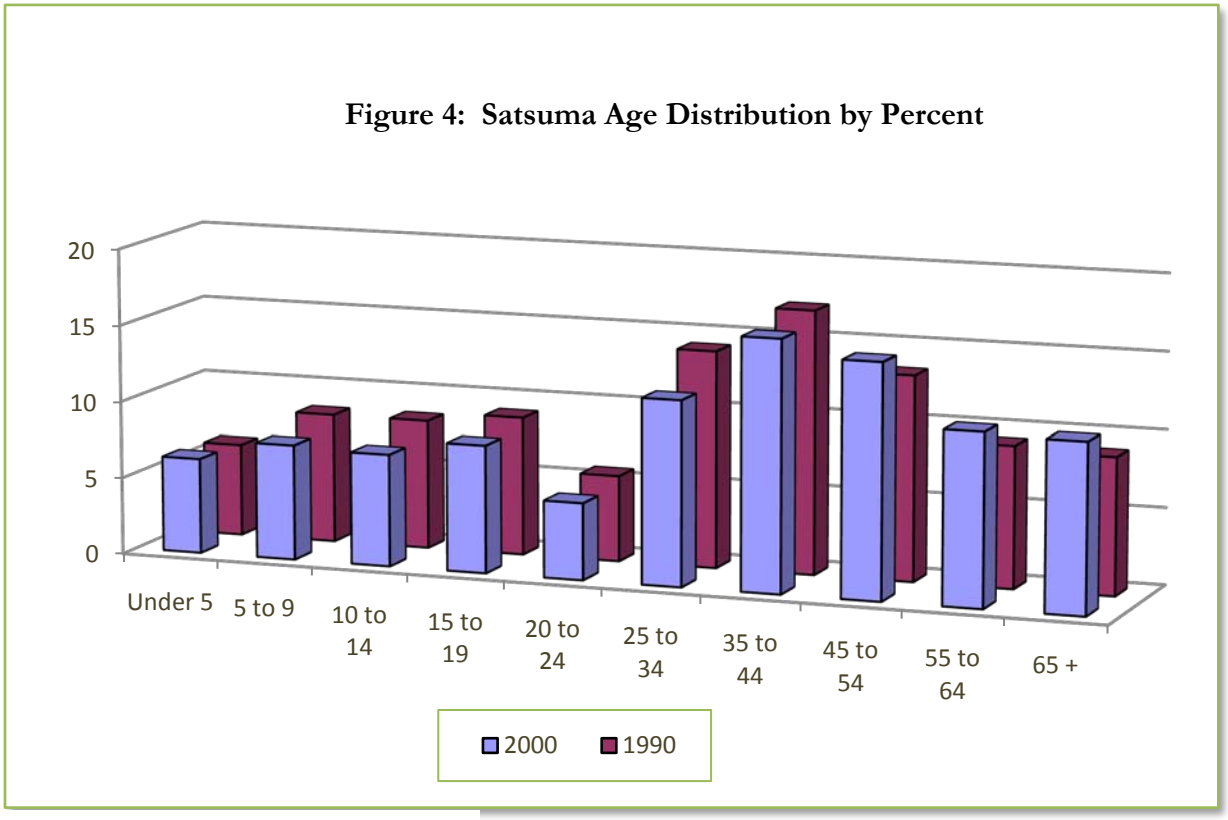
Source: 2000 U.S. Census

The 2000 U.S. Census shows in Figure 3 that 6.2% of the population is under the age of five. 23.1% of the population is school age, ranging from 5 to 19. 5% of the population is young adults, ranging from ages 20 to 24. Work force population, ages 25 to 54, makes up 43.5% of the population. The group entering into retirement, ages 55 to 64, represents 11.2% of the population. The retired population, ages 65 and up, comprises 11% of Satsuma's population.

Table 6 shows when comparing 2000 population composition to Mobile County and the State of Alabama, Satsuma's age groups of 35 to 64 are considerably higher than the County or State's 2000 total population percentages. This analysis demonstrates a current and future need in the City to maintain adequate housing, community and social services. Comparing the distribution of population in Satsuma from 1990 Census to 2000 Census shows a slight decrease in ages 5 to 14 and a significant decrease in ages 25 to 34. Satsuma's 2000 population has seen a significant increase between the ages of 35 and 85 +, an increase ranging from 25.5% to 156.5% in population, when compared to the 1990 U.S. Census. This analysis demonstrates an aging population trend in Satsuma that has also been occurring in cities nationwide. Satsuma has an older median age than Mobile County and the State of Alabama.



Source: 2000 U.S. Census



Source: 1990 and 2000 U.S. Census

Table 6: Age Distribution of Population for Satsuma, Mobile County, and Alabama	City of Satsuma					Mobile County	Alabama
	1990 Census	1990 % of Total Population	2000 Census	2000 % of Total Population	1990 – 2000 Percent Increase	2000 % of Total Population	2000 % of Total Population
Under 5	315	6.0	354	6.2	12.4	7.3	6.7
5 to 9	434	8.4	424	7.5	-2.3	7.8	7.1
10 to 14	435	8.4	417	7.3	-4.1	7.7	7.2
15 to 19	470	9.0	470	8.3	0	7.6	7.3
20 to 24	291	5.6	284	5.0	2.4	7.0	6.9
25 to 34	728	14.0	667	11.7	-8.4	13.3	13.6
35 to 44	886	17.1	928	16.3	4.7	15.3	15.4
45 to 54	691	13.3	867	15.2	25.5	13.1	13.5
55 to 59	263	5.1	360	6.3	36.9	4.8	5.1
60 to 64	215	4.1	280	4.9	30.2	4.0	4.3
65 to 74	305	5.9	378	6.6	23.9	6.5	7.1
75 to 84	138	2.6	199	3.5	44.2	4.2	4.4
85 +	23	0.4	59	1.0	156.5	1.3	1.5
Average Age	35.2	-	37.6	-	-	34.4	35.8

Source: 2000 U.S. Census

Race

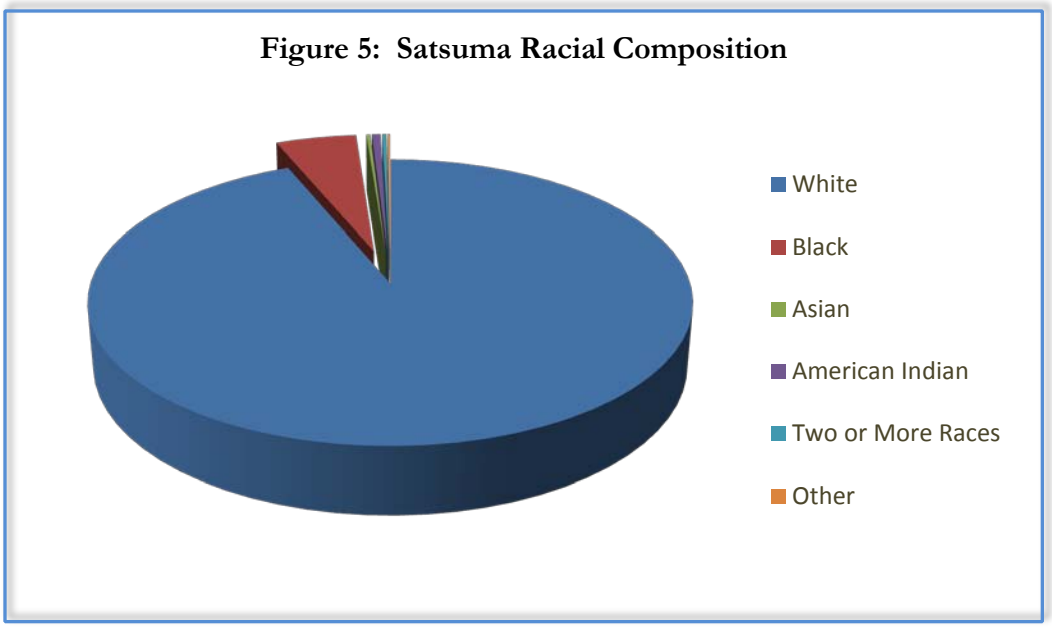
Between 1990 and 2000, Satsuma's racial population became only slightly more diverse. Table 7 and Figure 5 illustrates the racial composition changes that have occurred over the past couple decades. The white population in 1990 was 94.9% compared to 2000, where it decreased to 93.7%. The difference is primarily due to an increase in the Black and Asian populations and the addition of two or more races population.

Table 7: General Population Characteristics By Race	City of Satsuma				Mobile County	State of Alabama
	1990 #	1990 %	2000 #	2000 %	2000 %	2000 %
White	4,932	94.9	5,330	93.7	63.0	71.1
Black	226	4.4	287	5	33	25
Hispanic	*	*	*	*	1	1.7
Two or More Races	*	*	16	0.3	1	1.0
American Indian	29	0.56	31	0.6	0.6	0.5
Asian	4	0.08	14	0.2	1	0.7
Other	3	0.06	9	0.2	0.4	*

*Not a category for the denoted census year.

Source: 1990 and 2000 U.S. Census

Figure 5: Satsuma Racial Composition



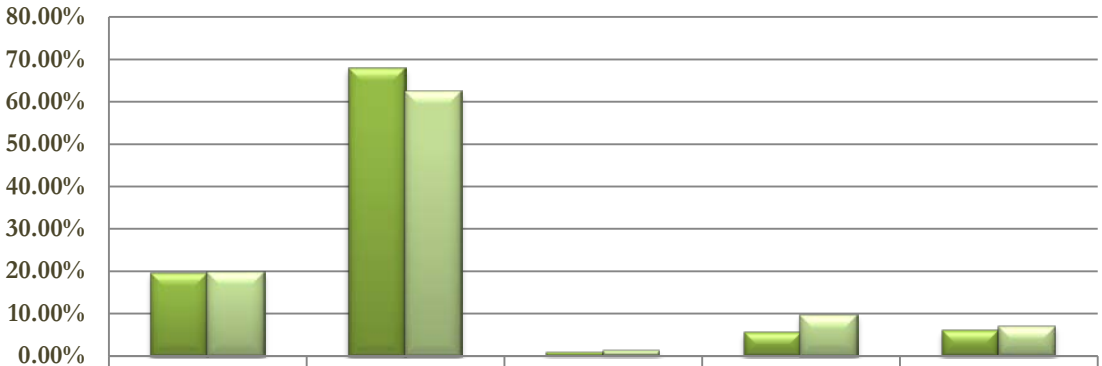
Source: 2000 U.S. Census

In 2000, the white population in Mobile County was 63% and in the State of Alabama it was 71.1%. These are significantly less compared to that of Satsuma. The black population in Mobile County was 33% and in Alabama was 25% which is significantly higher than that of Satsuma.

Marital Status

Figure 6 shows the 1990 and 2000 marital status of Satsuma's population for the population 15 years of age and older. This analysis is important because they could influence the natural population increase of communities and impact housing needs and school-age population. In 1990, the population that was 15 years and older was 4,010 compared to 2000 when it was 4,545. This is a 13.3% increase from 1990.

Figure 6: Satsuma Marital Status



	Never Married	Married	Separated	Divorced	Widowed
1990	19.60%	67.90%	0.90%	5.60%	6.00%
2000	19.80%	62.40%	1.20%	9.60%	7.00%

Source: 1990 and 2000 U.S. Census

In 1990, 784 individuals or 19.6% had never married compared to 900 or 19.8% in 2000. 2,722 individuals or 67.9% were shown to be married in 1990 compared to 2,835 or 62.4% in 2000. Separated individuals numbered at 37 individuals or 0.9% in 1990 compared to 53 or 1.2% in 2000. In 1990, 225 individuals or 5.6% were divorced compared to 437 individuals or 9.6% in 2000. In 2000, 4.2% of the divorced were female. 242 individuals or 6% were shown to be widowed in 1990 compared to 320 or 7% in 2000. In 2000, 5.6% of the widowed were female.

This analysis demonstrates that the percentage of individuals that have never been married has stayed relatively the same to the population 15 years of age and older. Married individuals have seen a decrease in population while separated, divorced, and widowed individuals have increased from 1990 to 2000. Separated, divorced, or widowed individuals are more likely to live on their own and have only one household income which requires more affordable housing. In 2000, 17.8% of Satsuma's total population fit into this category.

Households

The type of households located within a city determines the quantity and type of community services and facilities that are needed to support the population. The number and type of individuals in households influences the community's schools, senior services, and economic development and can be used to guide future land use and development in Satsuma.

According to the 2000 U.S. Census, there are 2,017 households in Satsuma. 1,688 or 83.7% are family households and 329 or 16.3% are non-family households. Satsuma's percentage of family

households is significantly higher than Mobile County or the State of Alabama's total family household percentages. When comparing total households with children under the age of 18 Satsuma also exceeded the County and the State percentages with 41.6% compared to 36.3% to 36.1%. This reflects a higher percentage in school age children and young families in Satsuma compared to Mobile County and Alabama. In Satsuma, 22% of households are comprised of persons 65 years of age and older compared to 23.5% in Mobile County and 24.1% in Alabama. This analysis reflects that even though just over 20% of the population in Satsuma, Mobile County, and Alabama consists of seniors and retirees, Satsuma also supports younger families with school age children. It also reveals that the dependant population, senior citizens and children, in Satsuma is rising and will require more social services. See Table 8.

Satsuma's 2000 total population percentage in households was 99.7% compared to 97.9% in Mobile County and 97.4% in Alabama. Satsuma had significantly less individuals in group quarters, non-institutionalized category, compared to both the County and the State percentages in 2000 and no individuals in the institutionalized category. However, the most notable difference was the householder and child composition illustrated in Table 9. Spouses belonging to households in Satsuma comprised of 25.3% and children comprised of 32.4% of the total population when compared to Mobile County's spouses and children which comprised of 18.9% and 32.3% and the State spouses and children which comprised of 20.4% and 29.3%. 35.5% of Satsuma's total population was categorized as householder compared to 38.3% for the County and 39.1% for the State. This demonstrates a larger household size with fewer households in Satsuma when compared to the County or State. The increased density per households allows for less expenditure of funds for public services when compared to the County and State.

Table 8: Households By Type by persons and percent in Satsuma and by percent in Mobile County and Alabama	City of Satsuma		Mobile County	Alabama
	Persons	Percent of Households		
Total Households	2,017	100	100	100
Family Households	1,688	83.7	68.9	70.0
With Own Children Under 18	756	37.5	31.4	32.3
Married Couple Family	1,438	71.3	46.3	52.2
With Own Children Under 18	644	31.9	19.2	22.5
Female Householder, No Husband	179	8.9	17.8	14.2
With Own Children Under 18	81	4.0	10.3	8.1
Nonfamily Households	329	16.3	31.1	30.0
Householder Living Alone	298	14.8	27.3	26.1
Householder 65 Years and Over	138	6.8	9.2	9.8
Households with Persons Under 18	839	41.6	36.3	36.1
Households with Persons 65+	444	22	23.5	24.1

Source: U.S. 2000 Census

Satsuma's total households increased by 317 persons or 18.6% and family households has increased by 229 persons or 15.7%, according to the U.S. Census, from 1990 to 2000. See Table 9. This growth had considerable impact to the housing stock and community facilities and services when you take into account that over 500 new households needed a place to live along with children entering the school system. If this growth trend continues, additional classrooms may be needed to accommodate the influx of children and residential development could increase the land use density which would result in smaller lot sizes.

Table 9: Relationship of Population in Households for Satsuma, Mobile County, and Alabama	City of Satsuma				Mobile County	Alabama
	1990		2000		2000	2000
	Persons	% Total Pop.	Persons	% Total Pop.	% Total Pop.	% Total Pop.
Total Pop. In Households	5,194	100	5,668	99.7	97.9	97.4
Householder	1,482	28.5	2,017	35.5	38.3	39.1
Spouse	1,309	25.2	1,438	25.3	18.9	20.4
Child	1,865	35.9	1,845	32.4	32.3	29.3
Other Relatives	231	4.4	264	4.6	6.7	5.4
Non-Relative	27	0.5	104	1.8	1.5	3.3
In Group Quarters	11	0.2	19	0.3	1	2.6
Institutionalized	11	0.2	0	0	1	1.5
Non-Institutionalized	0	0	19	0.3	1	1.1

Source: 2000 U.S. Census

However, Satsuma's average household size decreased from 3 in 1990 to 2.81 in 2000. This household size however is still higher than Mobile County at 2.56 and the State at 2.49. Satsuma's household size has decreased; however, the overall increase in total population, total households, and family households indicates that Satsuma is steadily growing. Table 10 shows Household and Income Characteristics.

Population Projections

Preparing population projections is essential in determining future needs of a community and developing accurate land use forecasts for future growth and development. Understanding future population growth patterns for a City can assist the public and private sector planners and developers in determining infrastructure needs and identifying community investment opportunities. There are a variety of projection methods available to planners. The three methods used in this plan are the Historic Population Trend, the Exponential Growth Rate, and the County Dependent Step Down method. Even utilizing the most widely accepted methodologies for population projections, the future is difficult to predict. Consequently, the following assumptions have been made to provide a base for Satsuma's population projections. The City of Satsuma should not suffer significant, large-scale economic decline as a result of the current population growth and economy. The City has the necessary resources and infrastructure to accommodate the projected growth in this Plan.

Table 10: Household and Income Characteristics	City of Satsuma			Mobile County	Alabama
	1990	2000	% Change	2000	2000
Population	5,194	5,687	9.5	399,843	4,447,100
Total Households	1,700	2,017	18.6	150,179	1,737,080
Family Households	1,459	1,688	15.7	106,745	1,215,968
Avg. Household Size	3	2.81	-6.3	2.56	2.49
Avg. Family Size	3.5	3.10	-11.4	3.13	3.01
Median Household Income	$32,354	$50,496	56	$40,667	$34,135
Median Family Income	$37,518	$53,180	41.7	$48,834	$41,657
Per Capita Income	$12,514	$23,972	91.6	$21,320	$18,189

Source: 1990 and 2000 U.S. Census

Historic Population Trend

This method uses historic population trends for the City of Satsuma to project four types of growth patterns; rapid growth, high/short term growth, moderate growth, and low/long term growth. These growth patterns are obtained by analyzing the population growth trends over multiple year increments. The growth patterns are calculated from Satsuma's population changes over the past years.

The rapid growth pattern was determined by subtracting the 2000 Census from the 2008 CBER Population Estimates to obtain the most recent and rapid growth pattern reflecting population change over the past eight years. During this growth pattern the population increased by 273 individuals over eight years, or an estimated 34 persons a year.

The high/short term growth pattern was determined by subtracting the 1990 Census from the 2000 Census and dividing it by 10 years to reflect the decennial profile. During this growth pattern, the population increased by 493 over 10 years or an estimated 49 persons a year.

The moderate growth pattern was determined by subtracting the 1980 Census from the 2000 Census and dividing by 20 years. During this growth pattern the population increased by 1,865 individuals over 20 years, or an estimated 93 persons a year.

The low/long term growth pattern was determined by subtracting the 1970 Census from the 2000 Census and dividing it by 30 years. During this growth pattern, the population increased by 3,652 individuals over 30 years, or an estimated 122 persons a year.

These growth patterns were utilized to project the future population ranges for the years 2010, 2015, 2020, 2025, and 2030 using the 2008 CBER Population Estimate as the base population. The projected future populations are illustrated in Table 11. Following the low to long term growth pattern, Satsuma's population in 2030 is projected to reach 8,692.

Table 11: Satsuma Population Projections based on Historic Growth Trends	Growth Pattern	Population Projections
2010	Rapid Growth	6,076
	High/Short Term Growth	6,106
	Moderate Growth	6,194
	Low/Long Term Growth	6,252
2015	Rapid Growth	6,246
	High/Short Term Growth	6,351
	Moderate Growth	6,659
	Low/Long Term Growth	6,862
2020	Rapid Growth	6,416
	High/Short Term Growth	6,596
	Moderate Growth	7,124
	Low/Long Term Growth	7,472
2025	Rapid Growth	6,586
	High/Short Term Growth	6,841
	Moderate Growth	7,589
	Low/Long Term Growth	8,082
2030	Rapid Growth	6,756
	High/Short Term Growth	7,086
	Moderate Growth	8,054
	Low/Long Term Growth	8,692

Source: CBER 2008 Estimate and 2000 U.S. Census

Exponential Growth Rate

This technique projects future populations utilizing the average growth rate of Satsuma's current and historic population trends. It assumes that future populations will increase at similar rates as the City has in the past. Table 12 illustrates population projections for Satsuma for years 2009 through 2030 using the average annual growth rate of 0.58%. The average annual growth rate was obtained by comparing the annual growth rates from the CBER Estimates for 2000 to 2008 to calculate the average. Table 5, in the beginning of this section, illustrates the annual percentage growth for each year. According to Table 12, Satsuma's 2030 population growth will be 7,212.

Historic exponential population growth was analyzed by comparing 1970, 1980, 1990, and 2000 Census data. The decennial percent increase was calculated and the average decennial growth rate was determined. Population projections were calculated using the average decennial growth rate of 44%. Table 13 illustrates these associated population projections. This alternative projection resulted in more liberal projections and calculated Satsuma's 2030 population at 16,980.

Another population projection can be calculated varying the exponential growth rate method. Instead of determining the average growth rate calculated from several years, this alternative assumes the most recent decennial growth rate for future populations, in this case the 1990-2000 rate of 9%. Table 14 illustrates the associated population projections. This alternative method projected a low 2030 population for Satsuma at 7,365.

Table 12: Satsuma Population Projections Based on the Average Annual Growth Rate of 0.58%		
Year	*Population Increase*	*Population Projection*
2009	34	6,042
2010	35	6,077
2011	35	6,112
2012	35	6,147
2013	35	6,182
2014	35	6,217
2015	36	6,253
2016	36	6,289
2017	36	6,325
2018	36	6,361
2019	36	6,397
2020	37	6,434
2021	37	6,471
2022	37	6,508
2023	37	6,545
2024	37	6,582
2025	38	6,620
2026	38	6,658
2027	38	6,696
2028	38	6,734
2029	39	6,773
2020	39	6,812
2021	39	6,851
2022	39	6,890
2023	39	6,929
2024	40	6,969
2025	40	7,009
2026	40	7,049
2027	40	7,089
2028	41	7,130
2029	41	7,171
2030	41	7,212

Source: CBER Estimates and 2000 U.S. Census

Table 13: Satsuma Population Projections Based on Historic Decennial Growth Rates	Population Increase	Decennial Growth Rate
1970-1980	1,787	88%
1980-1990	1,372	36%
1990-2000	493	9%
Average Decennial Growth Rate	-	44%
Projections Based on 44% Average Decennial Growth Rate	**Population Increase**	**Population Projections**
Year 2010	2,502	8,189
Year 2020	3,603	11,792
Year 2030	5,188	16,980

Source: CBER Estimates and 2000 U.S. Census

Table 14: Satsuma Population Projections Based on the 1990-2000 Growth Rate of 9%	
Census 1990	5,194
Census 2000	5,687
Projection 2010	6,199
Projection 2020	6,757
Projection 2030	7,365

Source: CBER Estimates and 2000 U.S. Census

County Dependent Step-Down

This technique relies on a population projection from a larger area, in this case, Mobile County. This method assumes an ongoing proportional relationship between the City and the County and calculates future populations based on Satsuma as a percent of Mobile County. Satsuma population projections are derived from Mobile County populations as a ratio of the County. Table 15 illustrates this data using U.S. Census population for Mobile County. The technique is the same as the historic population trend discussed above. Table 15 assumes that Satsuma will continue to increase at the 2000 rate of 1.42% of the County's population. This method projects Satsuma's 2030 population between 6,081 and 7,129.

Table 15: Satsuma Population Projections Based County Step-Down Method	Growth Pattern	Mobile County Population Projections	Satsuma Population Projections As 1.42% of Mobile County Population
2010	Rapid Growth	402,165	5,630
	High/Short Term Growth	404,083	5,737
	Moderate Growth	409,675	5,817
	Low/Long Term Growth	409,133	5,810
2020	Rapid Growth	418,275	5,856
	High/Short Term Growth	425,283	6,039
	Moderate Growth	458,835	6,515
	Low/Long Term Growth	455,583	6,465
2030	Rapid Growth	434,385	6,081
	High/Short Term Growth	446,483	6,340
	Moderate Growth	507,995	7,214
	Low/Long Term Growth	502,033	7,129

Source: U.S. Census

Table 16 provides a summary of Satsuma's population projections from all methods utilized in this plan. This summary includes a population range and average for future populations in the years 2010, 2020, and 2030.

Table 16: Summary of Satsuma Population Projections	Population Projection Method	Population Projections	Summary of Population Projections
2010	Historic Population Trend	6,076-6,252	Range: 5,630-8,189 Average: 6,320
	Exponential Annual Growth of 0.58%	6,077	
	Exponential Average Decennial Growth Rate of 44%	8,189	
	Exponential 1990-2000 Decennial Growth Rate of 9%	6,199	
	County Dependant Step-Down	5,630-5,817	
2020	Historic Population Trend	6,416-7,472	Range: 5,856-11,792 Average: 7,320
	Exponential Annual Growth of 0.58%	6,434	
	Exponential Average Decennial Growth Rate of 44%	11,792	
	Exponential 1990-2000 Decennial Growth Rate of 9%	6,757	
	County Dependant Step-Down	5,856-6,515	
2030	Historical Population Trend	6,756-8,692	Range: 6,081-16,980 Average: 8,614
	Exponential Annual Growth of 0.58%	7,212	
	Exponential Average Decennial Growth Rate of 44%	16,980	
	Exponential 1990-2000 Decennial Growth Rate of 9%	7,365	
	County Dependant Step-Down	6,081-7,214	

Source: U.S. Census Bureau

Economy

Analysis of economic population characteristics of communities allows us to compare past economic trends with current conditions in order to project future economic development strategies. The educational attainment, occupation of residents, and income characteristics help to define the labor force of a community and guide future land use development as it pertains to the placement of commercial and industrial land uses. The data is essential in projecting future economic development actions taken by a community to increase their wealth, create jobs, raise income levels, and diversify their economy. The following sections provide an overview of local economic indicators that guide future economic development.

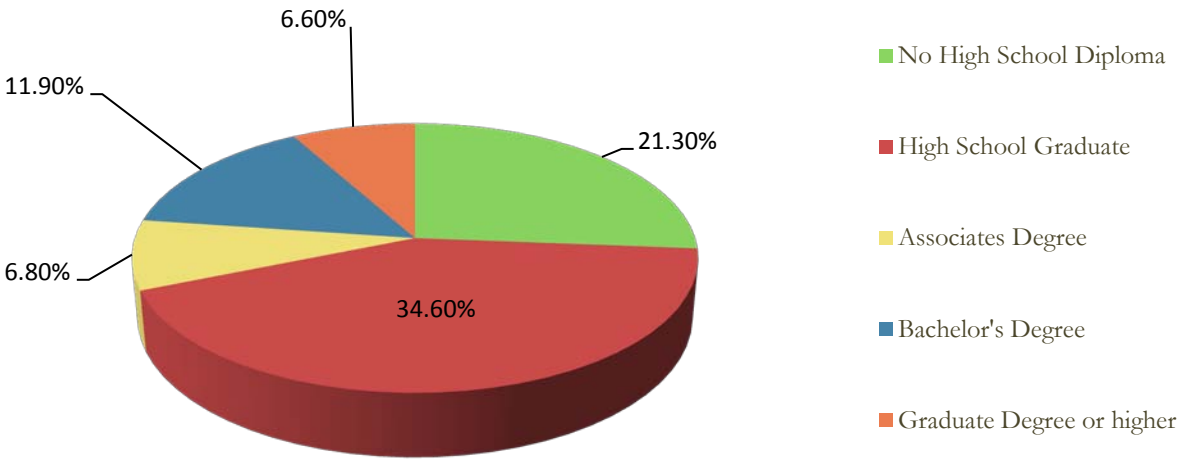
Educational Attainment

The educational attainment of a city's residents can influence the city's economy and affect the income and type of employment opportunities within the community. According to the 2000 U.S. Census, 78.7% of Satsuma's residents have a high school degree or higher compared to 82.1% for Mobile County and 75.3% for the State of Alabama. Table 17 and Figure 7 illustrates the type of educational attainment for persons 25 years and older in Satsuma, Mobile County, and the State of Alabama. The 2000 Census reports 21.3% of the population, 25 years and older, in Satsuma does not have a high school diploma compared to 17.9% for Mobile County and 24.7% for the State. However, 11.9% of Satsuma's population, 25 years and older, has attained a Bachelor's Degree compared to 12.8% of Mobile County and 12.2% for the State.

Table 17: 2000 Census Educational Attainment of Population 25 Years and Older	**City of Satsuma**		**Mobile County**		**State of Alabama**	
	Number	Percent	Number	Percent	Number	Percent
Population 25 Years and Older	3,796	-	259,479	-	2,887,400	-
Less Than 9th Grade	204	5.4	12,820	4.9	240,333	8.3
9th-12th Grade, No Diploma	605	15.9	33,725	13	473,748	16.4
High School Graduate	1,312	34.6	92,217	35.5	877,216	30.4
Some College, No Degree	715	18.8	52,505	20.2	591,055	20.5
Associate Degree	258	6.8	17,483	6.7	155,440	5.4
Bachelor's Degree	451	11.9	33,201	12.8	351,772	12.2
Graduate or Professional Degree	251	6.6	17,528	6.8	197,836	6.9
% High School Graduate or Higher	-	78.7	-	82.1	-	75.3
% Bachelor's Degree or Higher	-	18.5	-	19.6	-	19.0

Source: 2000 U.S. Census

Figure 7: Satsuma 2000 Educational Attainment Population 25 Years and Older



Source: 2000 U.S. Census

Labor Force

The labor force of an area is, by definition, 16 years old and over, who are employed or actively seeking employment. Labor force, along with employment data, provides evidence to the strength of the local economy. Table 18 compares the employment status of Satsuma, Mobile County, and the State of Alabama labor force. Satsuma's labor force is comprised of a higher percentage of population in the labor force compared to Mobile County and the State. The percentage of employed individuals in the labor force is also higher in Satsuma than it is in the County or the State. Satsuma also demonstrates a lower percentage of unemployed individuals in the labor force when compared to the County or the State.

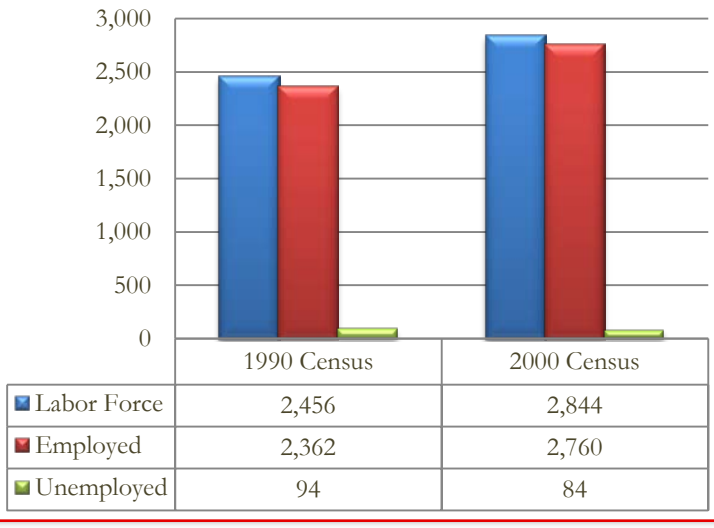
Table 18: Employment Status for Satsuma, Mobile County, and Alabama	City of Satsuma		Mobile County	Alabama
	Number	Percent	Percent	Percent
Population 16 Years and Older	4,415	100	100	100
In Labor Force	2,844	64.4	60.8	59.7
Civilian Labor Force	2,844	64.4	60.5	59.3
Employed	2,760	62.5	56.1	55.6
Unemployed	84	1.9	4.4	3.7
% of Civilian Labor Force	3	-	7.3	6.2
Armed Forces	0	0	0.3	0.4
Not in Labor Force	1,571	35.6	39.2	40.3

Source: 2000 U.S. Census

Figure 8 illustrates changes in Satsuma's labor force between 1990 and 2000. Satsuma's labor force has increased between 1990 and 2000 by 16%. 97% of the 2000 labor force is employed. Overall, the decennial labor force trend for Satsuma did not change and exhibits relatively the same 2000 population composition as in 1990. During this 10 year period, the employment growth kept pace with the labor force while unemployment decreased.

According the 2000 U.S. Census, 2,710 or 95.3% of Satsuma's labor force reported commuting to work. The estimated mean travel time to work is reported at 25.3 minutes. This indicates that the majority of residents work outside of Satsuma. Figure 9 shows the projected increase by assuming the 1990-2000 labor force trend continues.

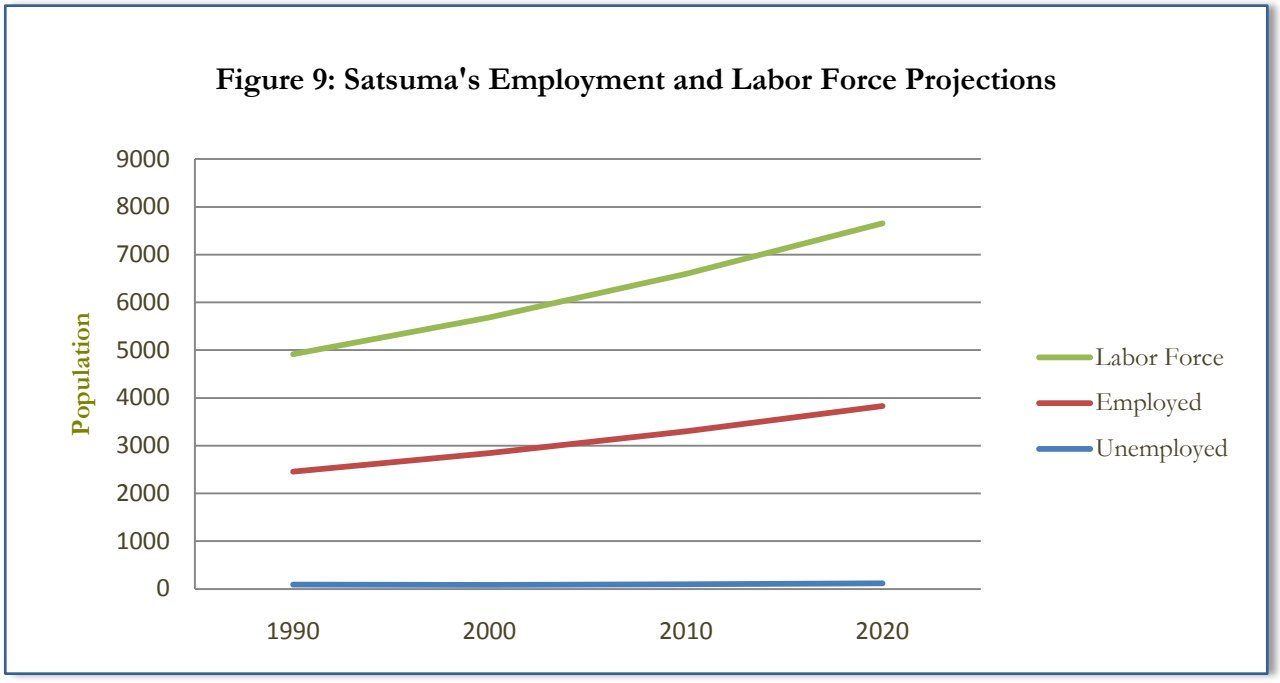
Figure 8: Satsuma 1990 and 2000 Labor Force



	1990 Census	2000 Census
Labor Force	2,456	2,844
Employed	2,362	2,760
Unemployed	94	84

Source: 2000 U.S. Census

Figure 9: Satsuma's Employment and Labor Force Projections



Source: U.S. Census, SARPC Calculations

Occupation and Industry

Occupation profiles of a community identify the occupations of the population and can influence what type of commercial and industrial developments occur within a community. Table 19 illustrates the occupations of the residents of Satsuma, Mobile County, and the State of Alabama according to the 2000 U.S. Census.

Table 19: Occupation of Employed Population for Satsuma, Mobile County, and Alabama.	City of Satsuma		Mobile County	State of Alabama
	Number	Percent	Percent	Percent
Management and Professional	836	30.3	29.3	29.5
Service	316	11.4	16.5	13.5
Sales and Office	725	26.3	27.1	29.9
Farming, Fishing, and Forestry	0	0	0.7	0.8
Construction and Maintenance	426	15.4	12.5	11.3
Production, Transportation, and Material Moving	457	16.6	13.4	19.0

Source: 2000 U.S. Census

It illustrates that Satsuma has a slightly higher percentage of individuals compared to Mobile County and the State in the Management and Professional, and Construction and Maintenance occupation categories and a slightly lower percentage in the Service, and Sales and Office categories. Satsuma has a slightly higher percentage in Production, Transportation, and Material Moving than Mobile County but is slightly lower than the State. There are no individuals in the Farming, Fishing, and Forestry category in Satsuma and the County and the State have less than 1% of population employed. In 2000, the category with the highest percent of total employed population in Satsuma was the Management and Professional occupation, followed by Sales and Office. These two categories alone comprise 56.6% of the total population's occupation. In Mobile County the category with the highest percent of total population was the Management and Professional occupation. In the State of Alabama the category with the highest percent of total population was the Sales and Office occupation.

The employment industry profile for Satsuma is illustrated in Table 20. Manufacturing was the largest employment category in Satsuma in 2000 consisting of 21.3% of the employed population. The second largest category was Educational, Health and Social Services at 15.9% and the third was Retail Trade at 13.1%. These three industry categories comprise 50.3% of the total population of Satsuma which signifies that a large portion of Satsuma's labor force is blue collar manufacturing and service industry employers.

Table 20: Industry of Employed Population for Satsuma, Mobile County, and Alabama	City of Satsuma		Mobile County	Alabama
	Number	Percent	Percent	Percent
Agriculture, forestry, fishing, hunting, & mining	0	0	1.1	1.9
Construction	273	9.9	9.6	7.6
Manufacturing	589	21.3	10.9	18.4
Wholesale trade	119	4.3	3.7	3.6
Retail trade	362	13.1	12.4	12.2
Transportation and warehousing, and utilities	155	5.6	6.4	5.3
Information	37	1.3	1.5	2.2
Finance, insurance, real estate, and rental and leasing	177	6.4	5.7	5.8
Professional, scientific, management, administrative, and waste management services	263	9.5	9.6	7.1
Educational, health and social services	438	15.9	20.9	19.3
Arts, entertainment, recreation, accommodation and food services	83	3	7.7	6.4
Other services (except public administration)	172	6.2	6	5.1
Public administration	92	3.3	4.3	5.2

Source: 2000 U.S. Census

Income

The buying power, or personal wealth, of a population influences the socio-economic characteristics of that community. The ability to purchase goods, including housing, is dependent on the income of a community's population. The average income of a community determines what type of housing stock, retail goods and services will be afforded by the community. The population's income and buying capacity also influences the City's revenue, public facilities and services, and ability to grow.

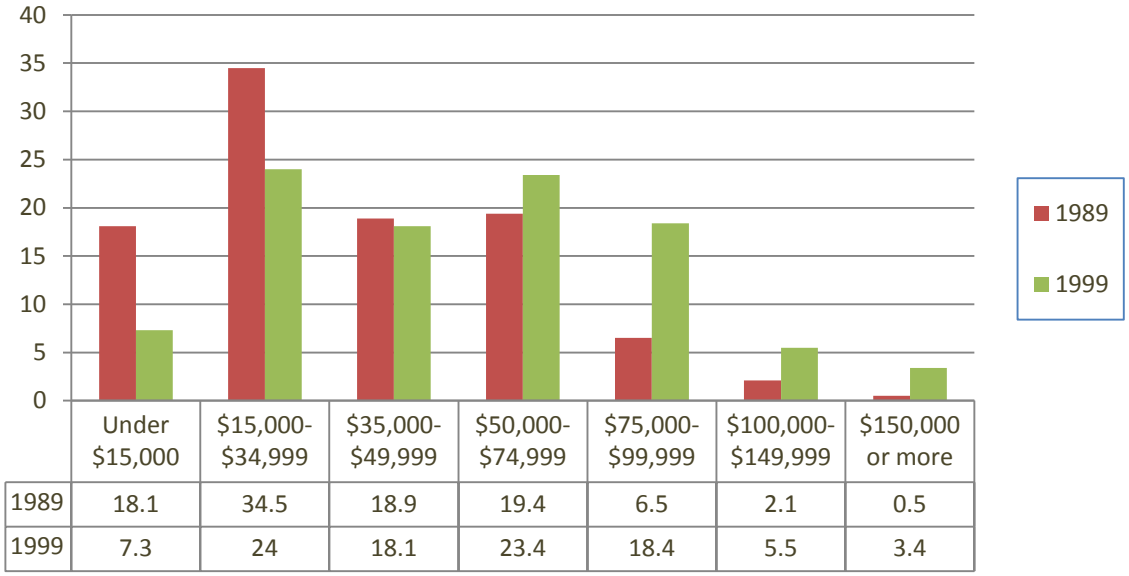
Household Income Trends

Table 21 illustrates household income trends by income category for Satsuma from 1989 to 1999 and compares 1999 data to that of Mobile County and the State of Alabama. Figure 10 illustrates the household income change between 1989 and 1999. The most obvious household income change is that Satsuma's population is becoming progressively wealthier. In 1999, the largest income category was $50,000 - $74,999 at 23.4%. This is consistent with Mobile County and the State as their largest income category. The largest income category in Satsuma in 1989 was $15,000 - $24,999 at 20.5%. Therefore, the overall household income increase was significant and ranged from a $35,000 to a $50,000 dollar increase. Satsuma's median household income average is above that of Mobile County and the State, see Table 22.

Table 21: Household Income for Satsuma, Mobile County, and Alabama	City of Satsuma				Mobile County	Alabama
	1989		1999		1999	1999
	Number	Percent	Number	Percent	Percent	Percent
Less than $10,000	183	10.7	90	4.4	14.8	14.4
$10,000-$14,999	125	7.4	59	2.9	8.5	8.1
$15,000-$24,999	349	20.5	169	8.3	14.6	14.8
$25,000-$34,999	238	14.0	319	15.7	13.6	13.6
$35,000-$49,999	322	18.9	366	18.0	16.6	16.5
$50,000-$74,999	329	19.4	475	23.4	17.5	17.2
$75,000-$99,999	111	6.5	374	18.4	7.6	7.7
$100,000-$149,999	35	2.1	112	5.5	4.3	4.9
$150,000-$199,999	8	0.5	26	1.3	1.1	1.3
$200,000 or more	-	-	43	2.1	1.4	1.4

Source: U.S. Census

Figure 10: Satsuma Household Income Trends



	Under $15,000	$15,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000 or more
1989	18.1	34.5	18.9	19.4	6.5	2.1	0.5
1999	7.3	24	18.1	23.4	18.4	5.5	3.4

Source: U.S. Census

Table 22: 1999 Median Household Income	
City of Satsuma	$50,496
Mobile County	$33,710
State of Alabama	$34,135

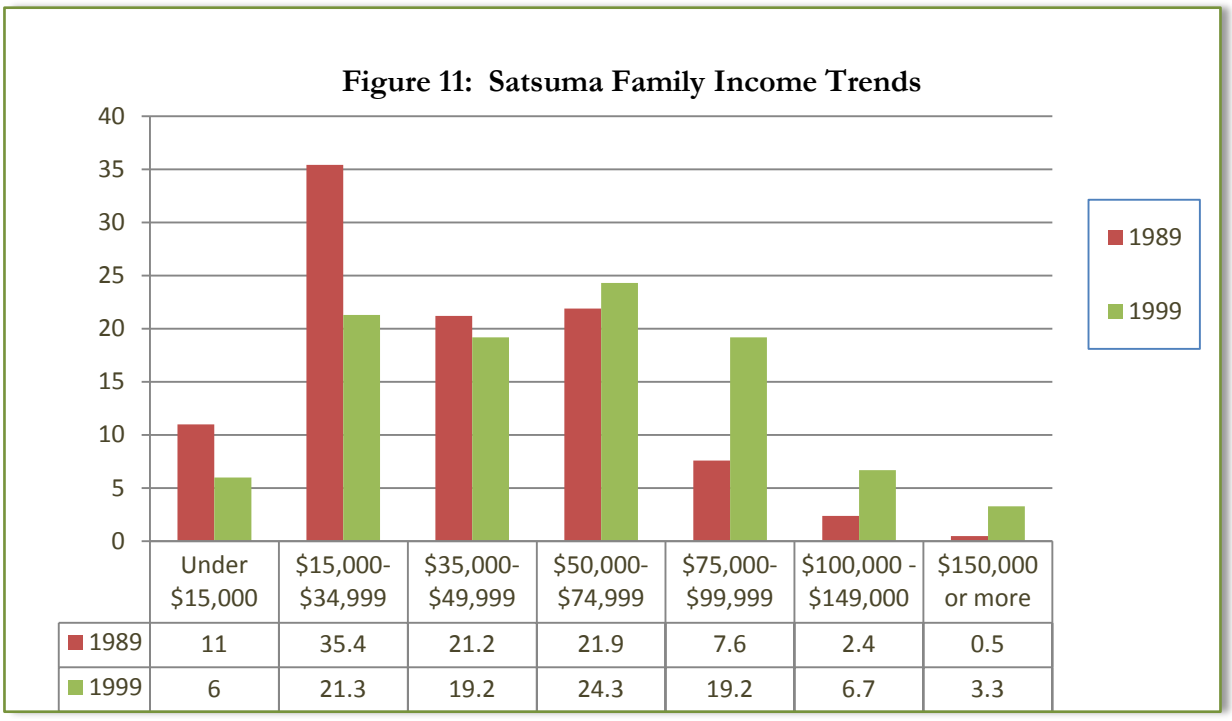
Source: 2000 U.S. Census

Family Income Trends

Table 23 illustrates family income trends by income category for Satsuma from 1989 to 1999. It also compares Satsuma's 1999 data to Mobile County and the State of Alabama. Figure 11 illustrates the family income change between 1989 and 1999. Satsuma's family income trends follow the same pattern as its household income trends, including which family income categories demonstrated the highest percent in population per year. This reflects the consistent growth in income and wealth, whether by household or by family income in Satsuma. Satsuma's 1999 median family income average was significantly higher than the County and the State, see Table 24.

Table 23: Family Income for Satsuma, Mobile County and Alabama	City of Satsuma				Mobile County	Alabama
	1989		**1999**		**1999**	**1999**
	Number	Percent	Number	Percent	Percent	Percent
Less than $10,000	74	5.1	50	2.9	10.4	8.4
$10,000-$14,999	86	5.9	52	3.1	6.7	5.9
$15,000-$24,999	324	22.2	133	7.8	12.7	13.2
$25,000-$34,999	192	13.2	231	13.5	13.2	13.6
$35,000-$49,999	310	21.2	328	19.2	18.1	18.2
$50,000-$74,999	319	21.9	414	24.3	20.9	21.0
$75,000-$99,999	111	7.6	327	19.2	9.7	9.9
$100,000-$149,999	35	2.4	115	6.7	5.3	6.4
$150,000-$199,999	8	0.5	14	0.8	1.3	1.6
$200,000 or more	-	-	43	2.5	1.7	1.7

Source: U.S. Census



Source: U.S. Census

Table 24: 1999 Median Family Income	
City of Satsuma	$51,180
Mobile County	$40,378
State of Alabama	$41,657

Source: U.S. Census

Per Capita Income Trends

Per capita income is used as an economic indicator of a community's standard of living and wealth. Communities with higher per capita income trends tend to have more educational, recreational, and entertainment opportunities as well as more buying capacity. Table 25 illustrates per capita income for Satsuma in 1989 and 1999 and compares 1999 data to that of Mobile County and the State of Alabama. Satsuma's per capita income increased 91.6% from $12,514 in 1989 to $23,972 in 1999. Satsuma's 1999 per capita income is significantly higher than Mobile County and the State of Alabama.

Table 25: Per Capita Income for Satsuma, Mobile County and Alabama			
City of Satsuma		**Mobile County**	**State of Alabama**
1989	1999	1999	1999
$12,514	$23,972	$17,178	$18,189

Source: 1990 and 2000 U.S. Census

Poverty

Table 26 illustrates the number and percent of individuals below the poverty level in Satsuma, Mobile County and the State of Alabama in 1999. Poverty levels in Satsuma are shown to be significantly lower than those of Mobile County and the State of Alabama in all categories.

Table 26: Number and Percent of Individuals Below Poverty Level in Satsuma, Mobile County, and Alabama in 1999	City of Satsuma		Mobile County	Alabama
	Number	Percent	Percent	Percent
Total Families	81	4.7	16.2	12.5
With Children Under 18	61	7	25	18.2
With Children Under 5	21	6.6	25.1	21.9
Total Female Householder Family, No Husband	30	13.6	42.1	35.6
With Children Under 18	30	25.2	53.7	44.6
With Children Under 5	0	0	60.8	56.6
Total Individuals	349	6	19.4	16.1
18 Years and Older	226	5.3	15.6	14.3
65 Years and Older	66	10.9	13.3	15.5
With Related Children Under 18	123	8	29.8	21.2
With Related Children 5 to 17 Years	92	7.8	26.9	20.3
Unrelated Individuals 15 Years and Older	73	16.7	29.3	30.3

Source: 2000 U.S. Census

Citizen Comments

During the community workshops, many comments were collected regarding population growth and economic development. Overall, the majority of survey respondents, while preserving the small town atmosphere, wish to encourage growth and development in a controlled and guided approach. The following goals were identified by the residents of the community to maintain or achieve by 2030:

- ✓ Maintain small town atmosphere.
- ✓ Retail opportunities were rated as poor.
- ✓ Identified the need for retail development was great and the need of office space and light industrial development as moderate in Satsuma.
- ✓ Identified a desire to increase commercial development, especially the number of local quality retail shopping opportunities including but not limited to restaurants, banks, and a grocery store.
- ✓ Promote the re-development and esthetic improvements of existing commercial buildings along Highway 43 before expanding and developing new sites.
- ✓ Supports economic growth in the form of "big box", such as Target, along the I-65 corridor.
- ✓ Supports tax incentives for new and expanding business.
- ✓ Supports commercial growth to occur at a slow to moderate rate.
- ✓ Encourage existing business to promote Satsuma in a positive way by maintaining the appearance of their buildings and property. (i.e. painting and landscaping)
- ✓ Demolish abandoned and deteriorating commercial buildings.
- ✓ Identify an area for a well defined light industrial park.

Recommendations

The recommendations below were formulated by SARPC in combination with the citizens' comments, surveys, analysis of the current and projected population, and economic conditions. These recommendations are to establish the framework for future actions and provide a means to evaluate progress. By implementing the recommendations below the City will achieve their identified goals and be closer to obtaining their vision for Satsuma's future.

1. Promote a diversified local economy with an employment base that surpasses the needs of the local labor force in order to provide employment to the surrounding areas and stimulate local economic growth.
2. Expand retail trade, arts and entertainment, recreation, accommodations and food service industries.
3. Promote the development of tourist and recreational attractions based on Satsuma's natural resources. Attractions should include an all-terrain vehicle park, canoe and birding trails.
4. Identify and create a Central Business District along Highway 43. Establish a Central Business District Committee to recommend zoning and establish architectural and landscaping guidelines.
5. Encourage developers to re-develop existing commercial lots as opposed to new commercial development along Highway 43.
6. Encourage "big box" development at the I-65 Highway 43 interchange.
7. Amend Zoning Ordinance and Subdivision Regulations to ensure smart and steady growth that will compliment and benefit the City of Satsuma and its citizens.

8. Seek grant funding through County, State and Federal agencies for economic development opportunities that include; infrastructure improvements, community rehabilitations and/or demolitions that will improve aesthetics and appearance of buildings, districts, and transportation corridors of Satsuma.

Housing

The Housing section provides an inventory of the current housing stock to assess the type, age, and value of the existing housing supply and to project future housing trends and supply needs for the City of Satsuma.

The housing stock plays a critical role in a City's economy. Cities require a diverse amount of housing types and densities to accommodate all socioeconomic groups of a community. The housing supply of a community must support existing and future housing demands to ensure the resident's quality of life and the vitality and growth of the City. A community must foster continued maintenance, rehabilitation, and new construction of their housing stock to maintain the City's sustainability.

The City of Satsuma prides itself on being a wonderful place to live and the residents are passionate about preserving the small town character of the community. New growth and development also brings the responsibility of protecting existing residential areas from encroachment of incompatible land uses, increased traffic congestion, and increased stress and damage to utilities and drainage systems. It is important for Satsuma officials and residents to plan for future growth and development without compromising the character that makes Satsuma unique.

Inventory

Housing is typically the largest land use in a community and the community's largest capital asset. The housing stock also influences the people who live in the community. Housing costs are the single largest expenditure for most people and are typically the largest and most valuable asset they own. A community's housing stock directs commercial and industrial development of a region and can be the main determining factor for developers when they are selecting locations for economic development.

Housing Age

The age of housing stock can provide an indication of potential deficiencies in the quality and safety of dwelling units and identify areas in need of rehabilitation. Older residential units may be constructed to less stringent building standards than are currently required and could be eligible for public funding assistance for modernization activities. The age of the City's housing stock also identifies the community's historic neighborhoods and homes that are potentially eligible for historic preservation through federal, state, or local agencies. The age of housing units is illustrated in Table 27. A majority of Satsuma's housing stock is shown to be 20 years of age or older. Typically, this group of housing stock begins to show signs of deterioration and needs rehabilitation. These neighborhoods may also qualify for rehabilitation assistance through grants obtained by the City.

Table 27: Age of Housing Units in Satsuma

Year Built	Number	Percent
April 2000 to 2009*	416	16.4
1999 to March 2000	80	3.2
1995 to 1998	67	2.6
1990 to 1994	260	10.3
1980 to 1989	313	12.4
1970 to 1979	791	31.2
1960 to 1969	330	13
1940 to 1959	254	10
1939 or earlier	23	0.9
Total	**2,534**	**100.0**

Source: 2000 U.S. Census and *Satsuma Building Permit Data

Community Development Block Grant and HOME Grant Programs provided by the state offer such assistance.

According to the U.S. Census data and the Satsuma Building Permit data approximately 11% of Satsuma's housing stock is 50 years of age or older. For residential property to qualify for historic significance with federal or state historical agencies, a property must be at least 50 years old and have maintained a lot of its historical structural integrity. Therefore, only approximately 11% of Satsuma's housing stock would potentially qualify for historical preservation at this time. Most of these historical structures are located in residential neighborhoods within the original platted Town limits. A historical structure survey could be conducted by the Alabama Historical Commission to identify properties potentially eligible for historic preservation if desired by the community.

Type of Dwelling Units

According to the U.S. Census data, Satsuma's housing supply has grown considerably since 1990. Table 28 illustrates the number and type of residential dwelling units in Satsuma in 1990 and 2000. The housing supply increased by 303 units from 1,815 in 1990 to 2,118 in 2000. This is a 16.7% increase. In 1990 and 2000, single family units made up around 97% of the total dwelling units in Satsuma while duplex, multi-family and mobile home units made up approximately 1.4% or less of the total dwelling units as illustrated in Table 28. There has been little to no change in the percentage composition of the types of residential dwelling units in the community.

Table 28: Number and Type of Dwelling Units in Satsuma in 1990 and 2000

	1990		2000	
Type of Dwelling Units	**No.**	**Percent**	**No.**	**Percent**
Single Family Units	1,756	96.7%	2,059	97.2%
Duplex & Multi-Family	20	1.1%	29	1.4%
Mobile Homes	7	0.4%	30	1.4%
Other	32	1.8%	0	0%
Total	**1,815**	**100%**	**2,118**	**100%**

Source: 1990 and 2000 U.S. Census Bureau

Table 29 illustrates the residential building permits for single family and multi-family dwellings in Satsuma from 2000 – 2009. There were 416 new housing units built in Satsuma during the past decade. This is a 24.3 % increase from 1999. There were 5 years that experienced multi-family development; 2002, 2004, 2007, 2008, and 2009 with a total of 6 new multi-family units being constructed. The remaining 410 residential units are all new single family homes. Adding the newly constructed units to the existing housing units from the 2000 Census data gives Satsuma a total of 2,534 residential dwelling units by the end of 2009. Satsuma's housing units increased by 303 units between 1990 and 2000, and by 416 units between 2000 and 2009. This is a total increase of 719 units, or 40 % in the past 19 years. Therefore Satsuma has increased its housing stock from 1,815 units in 1990 to 2,534 units in 2009.

Duplex/Multi-Family Units

According to the 2000 U.S. Census there was a total of 59 duplex/multi-family units in Satsuma. The Satsuma Land Use Survey determined that there are 116 duplex/multi-family units located within the City Limits.

Table 29: Annual Residential Unit Building Permits for Single and Multi-Family Dwellings in Satsuma

Year	Single Family	Multi - Family	Total
2000	53	0	53
2001	33	0	33
2002	34	1	35
2003	41	0	41
2004	39	1	40
2005	53	0	53
2006	70	0	70
2007	61	2	63
2008	15	1	16
2009	11	1	12
Total	**410**	**6**	**416**

Source: Satsuma Building Permit Data

Mobile Homes

According to the 2000 U.S. Census there were 30 mobile homes in Satsuma. The Satsuma Land Use Survey determined there are 56 mobile homes located in Satsuma's Planning Jurisdiction with 36 of these mobile homes being located within the City limits.

Housing Tenure

Housing tenure data for a community can provide insight into the socioeconomic status of an area as well as indicate what types of population live in a community. For example, a high concentration of renters can indicate an increased population of young singles and couples, where a high concentration of home owners indicates a more settled and mature population with families and children. Tenure data can also reflect the built housing stock as well. A high concentration of renters is usually associated with more multi-family dwellings and increased densities, while more home owners indicate less dense single family dwellings.

Table 30 illustrates tenure for Satsuma's housing units. In Satsuma, the total number of occupied housing units increased by 285 units between 1990 and 2000. This is a 16.5% increase. However, the percentages of owner occupied versus renter occupied units remained relatively the same between 1990 and 2000.

Table 30: Satsuma's Housing Unit Tenure for 1990 and 2000

	1990			2000		
	Total No. of Occupied Units	No.	%	Total No. of Occupied Units	No.	%
Owner Occupied	1,732	1,523	87.9	2,017	1,760	87.3
Renter Occupied		209	12.1		257	12.7

Source: 1990 and 2000 U.S. Census Bureau

According to building permit date illustrated in Table 29, 416 new housing units were constructed in Satsuma between 2000 and 2009. 410 of those units were single family and 6 were multi-family. Typically, single family units are owner occupied while multi-family units are renter occupied. Therefore, it is assumed that, at a minimum, an additional 6 new rental units were added to the housing stock in Satsuma at the end of 2009.

Occupancy/Vacancy Status

Occupancy and vacancy status of a community's housing stock can be influenced by many factors including the housing market, the economic climate of the region, and housing trends such as insurance and property taxes. Vacancy rates in a community can indicate areas in need of housing rehabilitation or neighborhoods in economic decline that are in need of stabilization. Increased vacancy rates over a period of time can indicate regional shifts in population and economic trends. A high housing vacancy rate is also associated with increased health and safety issues of neighborhoods including increased crime rates.

Table 31 illustrates the occupancy status for Satsuma's housing units in 1990 and 2000. In 1990, 95.4% of the housing units were occupied compared to 95.2% in 2000 illustrating a negligible increase in vacant housing. The consistency in vacant housing with the addition of 416 new housing units could indicate a need for rehabilitation of older housing units within the community. Assuming vacancy rates will follow the historical trend (5% vacancy rate), along with the consideration of Satsuma's current housing unit's age, the Satsuma's projected number of vacant housing units is estimated to be around 101 to 127 units in 2010.

Table 31: Satsuma's Occupancy Status for 1990 and 2000

	1990			2000		
	Total No. of Units	No.	%	Total No. of Units	No.	%
Occupied	1,815	1,732	95.4	2,118	2,017	95.2
Vacant		83	4.6		101	4.8

Source: 1990 and 2000 U.S. Census Bureau

Housing Values

The cost of housing in a community is influenced by many factors including the community's location to employment opportunities, recreational opportunities and transportation. The cost of housing within a community also influences the type of population that lives there. Table 32 illustrates Satsuma's Housing Value Statistics compared to adjacent area municipalities. According to the U.S. Census Satsuma's median housing value in 2000 is $93,300 and the median monthly mortgage is $888. The median monthly rent for renter-occupied housing is $698. In comparison to the other adjacent area municipalities Satsuma has the highest priced median housing value, monthly mortgage and median gross rent. These higher medium housing values and renter rates corresponds directly with the low percentage of vacant housing available in Satsuma and indicates the type of population and the quality of life found in Satsuma. The housing values in Satsuma reflect the City's location as a desirable bedroom community to the Mobile Metropolitan area.

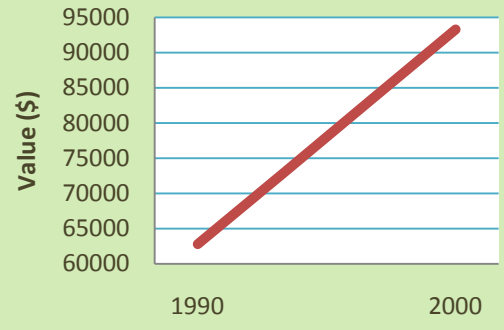
Table 32: 2000 Housing Value Statistics for Satsuma and Adjacent Municipalities

Municipality	Median Owner-Occupied Housing Values ($)	Median Owner-Occupied Housing Monthly Mortgage ($)	Median Renter-Occupied Monthly Rent ($)
Satsuma	93,000	888	698
Creola	84,000	754	473
Saraland	79,300	769	501
Chickasaw	56,000	625	416
City of Mobile	81,400	790	482

Source: U.S. Census Bureau

Figure 11 illustrates the steady increase in the value of owner-occupied housing units in Satsuma from 1990-2000. In 1990, the median value was $62,800. In 2000, the median value increased to $93,300, a 49% change from 1990. Table 33 illustrates the change in housing values within the City of Satsuma between 1990 and 2000. Satsuma's housing market experienced a great deal of success during this time as most of the housing values experienced a significant increase. In 1990 approximately a third of the housing stock's value was less than $50,000 and in 2000 only 6.6% is less than $50,000. The majority of Satsuma's housing stock increased to $100,000 - $149,000.

Figure 11: Increase in Median Value of Owner-Occupied Housing Units in Satsuma



Source: U.S. Census Bureau

Table 34 illustrates the change in monthly mortgage costs for owner-occupied housing units between 1990 and 2000. Monthly mortgage costs increased significantly during this time. In 1990, 28.1% of the housing units had a monthly payment of less than $499. In 2000, only 2.5% of the housing units had a monthly payment of less than $499. In 1990, the majority of housing units had monthly payments within the $500 – $699 range. In 2000, the majority of housing units had monthly payments ranging from $700-$1,499. In 1990, there were no monthly mortgage payments over $1,500. In 2000, 5.5% of monthly mortgages were between $1,500-1,999. Satsuma's median monthly mortgage payments increased by $289 from 1990 to 2000. This increase in monthly mortgage payments reflects the success of the housing market in Satsuma coupled with the new construction of larger, more expensive, single family homes within the City.

Table 33: 1990 and 2000 Housing Values for Specified Owner-Occupied Housing Units		
Value ($)	**1990**	**2000**
Less than 50,000	27.8%	6.6%
50,000-99,999	66.1%	51.1%
100,000-149,999	6.1%	32.1%
150,000-199,999	0	6.9%
200,000-299,999	0	2.3%
300,000-499,999	0	1.1%
500,000-999,999	0	0
1,000,000+	0	0
Median ($)	62,800	93,300

Source: U.S. Census Bureau

Table 34: 1990 and 2000 Monthly Mortgage Costs for Specified Owner-Occupied Housing Units		
Monthly Mortgage ($)	**1990**	**2000**
Less than 300	8.3%	0.4%
300-499	19.8%	2.1%
500-699	21.6%	14.9%
700-999	20.6%	27.5%
1,000-1,499	5.1%	20.2%
1,500-1,999	0	5.5%
2,000+	0	0
Median ($)	599	888

Source: U.S. Census

Table 35 shows the change in monthly rent for specified renter-occupied housing units in Satsuma between 1990 and 2000. In 1990, 43.5% of all monthly rental payments were within the $300-$499 range. In 2000, 42% of all monthly rental payments were within the $500-$749 range. In 2000, 28.4% of payments within the $750-$999 range, a significant increase compared to 5.7% in 1990. In 1990, 32.6% of all monthly rental payments were $299 and below compared to 2000 at 0%. In 1990, there were no rental payments in excess of $999 and in 2000 13.2% of monthly rental payments were in the range of $1,000-$1,499. In 1990 and 2000, there were no monthly rental costs exceeding $1,500 or more. The median rental payment increased $273 a month from $425 in 1990 to $698 in 2000.

Table 35: 1990 and 2000 Monthly Rent for Specified Renter-Occupied Housing Units		
Monthly Rent ($)	**1990**	**2000**
None < 200	21.6%	0
200-299	11.0%	0
300-499	43.5%	16.3%
500-749	18.2%	42.0%
750-999	5.7%	28.4%
1,000-1,499	0	13.2%
1,500+	0	0
Median Rent ($)	425	698

Source: U.S. Census Bureau

Affordable Housing

The availability of affordable housing is an issue that has received a considerable amount of attention over the past decade in our nation. It can be very difficult for a community to balance the need of providing affordable housing options for residents of all income groups while simultaneously attempting to manage growth at an appropriate level. This is made increasingly difficult with the rise of property values associated with the City's convenient location and access to natural resources. However, housing markets are influenced by many factors including supply and demand, especially within a regional area. Due to mobility of the workforce, the access to Interstate 65, and the willingness of people to commute to their jobs, Satsuma will continue to appeal to families as a desirable place to live. The affordability of a community's housing stock is based on a comparison of the household income to the median household income within the community. Households with the greatest potential need of requiring financial support for housing are those that are below 80% of the community's median family income and paying more than 30% of gross income towards housing costs. According to the 2000 U.S. Census, approximately 4.7% of Satsuma's families are below the poverty level. This percentage demonstrates a need for affordable housing options in Satsuma. However, there are many affordable housing properties currently in Satsuma, both single family and multi-family units, to adequately serve this population.

Housing Conditions

The structural integrity of Satsuma's housing stock was assessed during the Land Use Survey conducted by the South Alabama Regional Planning Commission. Housing units were identified as standard, deteriorating, or dilapidated. Standard housing units are those in need of no repairs and are well maintained. Deteriorated units are those showing signs of needed repair and rehabilitation such as poor roofs or cracking foundations. Dilapidated units are those considered not economically feasible for repair and also present a health and safety issue to the community.

The 2000 U.S. Census total number of housing units, 2,118 combined with the Satsuma Land Use Survey data illustrates that 0.8% of the single family housing stock located within Satsuma's City Limits is considered deteriorated and 1.2 % is considered dilapidated. Out of the 116 duplex/multi-family housing units in Satsuma, 23 units or 1% is considered deteriorated and the remaining 97 % of Satsuma's housing stock is considered standard. Satsuma's housing stock is considered to have excellent structural integrity with only 3 %, out of all housing types, needing rehabilitation or demolition.

Analysis

Expansion of the housing stock in response to population growth often occurs in cyclical fashion. These cycles are reflections of various factors both within the community and in the region. Residential construction in a community is influenced by many elements including economic growth levels, real estate prices, interest rates, insurance rates, and a community's zoning and subdivision regulations. However, historic population and household trends coupled with analysis of building permit data can be used to project future housing needs and estimated growth of housing stock.

Projected Housing Needs

As discussed in the Population and Economy Section of this document, the projected population for 2010 is in the average range of 6,320 to 8,189. For 2020, the projected range is 7,320 to 11,792 and for 2030, the population projection range is from 8,614 to 16,980. The 2000 U.S. Census reported 2,017 total households in Satsuma. The Population and Economy section of this plan discusses household projections thoroughly and assumes that future household projections will follow the same growth trend observed between 1990 and 2000 will continue to increase at the same pace and the current 2.8 average household size will remain the same.

According to the 2000 U.S. Census, there were 2,118 housing units in structure in Satsuma. According to the 2000-2009 Satsuma building permit data there was a total of 416 units added giving a housing unit total of 2,534. This constitutes an average of 42 new housing units per year. Assuming future housing units follow historic growth trends, it can be projected that housing units increase by an average of 42 new housing units per year. For 2009, the total number of housing units, 2,534, multiplied by the 2.8 average household size estimates the population at approximately 7,095 persons. For 2020, the projected number of housing units is 2,954, with an estimated population of 8,271 persons; and in 2030 the projected number of housing units is 3,374 with an estimated population of 9,447 persons. The estimated housing unit projections fall within the range of the Population and Economy projections thus supporting Satsuma's projected 2030 population range of 8,614 – 16,980. Table 36 illustrates the future housing unit projections based on an annual increase of 42 units.

Table 36: Future Total Housing Unit Projections

Year Projected	Total Number of Housing Units
2009 (Actual)	2,523
Projected new units from 2010-2020 (42 per year)	420
2020	2,954
Projected new units from 2020-2030 (42 per year)	420
2030	3,374

Source: U.S. Census Bureau; Building Permit Data; Calculations-SARPC

Assuming that the type of housing units needed for the future will follow the recent trend of housing types illustrated by the 2000 U.S. Census and Satsuma's 2000 – 2009 building permit data, the projected number of housing units needed for 2020 and 2030 is multiplied by the percentage rate from the 2009 Total Estimate thus determining the projected number for each housing types needed to support Satsuma's future growth estimates. See Table 37 for Projected Future Housing by Type.

Table 37: Projected Future Housing by Type							
	2000 Census	%	2000 -2009 Building Permits	2009 Total Estimate	%	2020 Projected	2030 Projected
Total Housing Units	2,118	100	416	2,534	100	2,954	3,374
Single Family	2,059	97.2	410	2,469	97.4	2,877	3,286
Duplex and Multi-Family	29	1.4	6	35	1.4	42	47
Mobile Homes	30	1.4	0	30	1.2	35	41

Source: 2000 U.S. Census, Satsuma Building Permit Data, SARPC - Calculations

Land Requirements

Satsuma has approximately 2,143 acres of undeveloped land in the City Limits and 5,830 acres of undeveloped land in the Planning Jurisdiction. Satsuma's Zoning Ordinance addresses density requirements for residential development by minimum lot area square footage. For the purposes of projecting land requirements the minimum lot area standards have been converted from square footage to units per acre for low/medium, high, and multi-family density land projections. The low to medium housing density is 2 units per acre, high density is 5 units per acre, and multi-family density is 8 units per acre. By the year 2030, using the housing type projections in Table 11, the City will need an additional 1,227 single family units and 29 multi-family units. Mobile homes are included in the multi-family high density housing projections. The following assumptions are made to determine additional acreage needed for residential use: 818 single family units (65 percent) are low-medium density, 409 single family units (36 percent) are high density, and 29 multi-family units (3 percent) are high density. The projected acreage for 818 single family units at an average of 2 units per acre equals 409 acres; for 409 single family units at an average of 5 units per acre equals 82 acres and for 29 multi-family units at an average of 8 units per acre equals 4 acres. The total estimated acreage needed for residential development is 495 acres. Satsuma has an abundance of undeveloped land within the city limits to provide for the 2030 projected housing needs.

Citizen Comments

During the community workshops, many comments were collected regarding housing and residential development in Satsuma. The following comments and goals were identified by the residents of the community to maintain or achieve by 2030:

- ✓ In the *Strengths* section of Satsuma S.W.O.T. Analysis, respondents listed that Satsuma is a quiet bedroom community and had good geometry with limited access to residential areas.
- ✓ The majority of respondents rated the need for additional single family housing as *little need* and rated that there was *little* to *no need* for multi-family housing in Satsuma.
- ✓ Maintain small town character and atmosphere of Satsuma.
- ✓ Several respondents listed in the *Top Three Reasons You Live in Satsuma,* from the public opinion survey, are due to the general affordable housing costs and also the affordable waterfront property and living available in Satsuma.

- ✓ Respondents listed that poor housing and commercial planning growth could lead to traffic congestion, poor drainage and an overall unattractive appearance of the City in the *Threats* section of the Satsuma S.W.O.T. Analysis.
- ✓ Respondents support policy to require residential developers to install sidewalks within their housing developments.
- ✓ Respondents were split equally on the issue concerning the need or no need of affordable housing in Satsuma.
- ✓ Respondents rated the importance of preserving natural resources and undeveloped land as very important.

Recommendations

The recommendations below were formulated by SARPC, in combination with the citizen comments and surveys, to establish the framework for future actions and provide a means to evaluate progress. By implementing these recommendations below the City will achieve their identified goals and be closer to obtaining their vision for Satsuma's future.

1. Protect and maintain the small town character and quality of life in existing and new neighborhoods by revising and implementing subdivision regulations that ensures the separation of incompatible land uses; preserves and/or creates open space and landscaped areas; promotes the connectivity of roads, schools, parks, and open spaces by requiring sidewalks throughout the development.
2. Require developers to coordinate with the Utilities Board, to provide adequate water and sewer service to proposed residential developments.
3. Amend Subdivision Regulations to require new residential developments use Traditional Neighborhood Development (TND) standards.
4. Amend Subdivision Regulations to require that all new residential development connect, by roadway or pathway, to adjacent properties.
5. Identify rehabilitation and demolition target areas and seek Federal, State, or Local funds to rehabilitate deteriorating substandard housing units, demolish dilapidated housing units unsuitable for rehabilitation, and demolish dilapidated, abandoned non-residential structures.
6. Ensure, through site plan review that all high density residential developments are compatible, by design and scale, to adjoining residential developments and are buffered appropriately from different residential densities.
7. Prevent the development of land that is topographically not suitable for residential development such as; floodplains, wetlands, or other environmental issues.
8. Maintain the public infrastructure at a level needed to continue adequate service to existing and new residential housing.
9. Identify undeveloped lots that would be suitable for residential infill of single family and multi-family residential developments. Provide incentives to encourage developers to consider these target areas for future residential development.
10. Amend Subdivision Regulations to require a tree in every yard for future residential developments.

Transportation

All residents and businesses of a community depend on its transportation network to connect them to their region. The type, quality, and location of these transportation networks are key components that influence quality of life and sustainable local economy. An adequate transportation system that provides for safe and expeditious movement of persons and goods is vital to the growth of a community. There is a significant relationship between transportation and land use. New development or changes in existing land uses, whether gradual or sudden, directly affect the safety and functionality of roadways and the demand for additional transportation facilities. However, creating new or improving existing transportation corridors can have a significant distribution effect on the type and timing of development within a community and/or region. Therefore, it is essential that communities exercise sound and innovative transportation planning solutions to accommodate growth and development.

The transportation network of Satsuma includes streets and highways, sidewalks, signage, lighting, parking, and traffic signals. This chapter identifies and evaluates the current elements of Satsuma's transportation system as they relate to traffic flow and connectivity of land uses.

Current Transportation Network

Satsuma has developed along a north-south axis in the east-central section of Mobile County. A large percentage of the City consists of residential property and a commercial corridor that extends along Alabama State Highway 43. Highway 43, the City's only principal arterial, serves as the major traffic corridor for the City. Highway 43 intersects Interstate 65 just north of Satsuma City Limits. This convenient interstate access point provides residents with the capability of a quick commute, for work or entertainment purposes, to the City of Mobile and other local municipalities.

The existing transportation network for the City of Satsuma currently provides adequate means of transportation and linkage throughout the City and to adjacent municipalities for its residents with minimal traffic congestion and delays. However, the safety concerns for Satsuma residents on the east side of the railroad track regarding a rail accident is a critical issue. An evacuation plan with different scenarios should be developed along with the appropriate evacuation routes identified. This plan projects a long term population increase for Mobile County of 23% by the year 2030 to a population of 502,033. The population projections for Satsuma propose a 36.3% increase between 2010 and 2030 to an average population of 8,614. If this growth trend continues, traffic along State, County and local roads may exceed the roadway capacities unless improvements are made to the transportation network.

Road Classifications

The functional classification system separates streets by a hierarchical system based on street function. The classification system is used to balance traffic movement and accessibility on different roadways.

The classes of roadways in Satsuma range from Principal Arterial, emphasizing the movement of large volumes of traffic movement; to local streets, emphasizing access to adjacent properties. Satsuma's traffic circulation network is comprised of a fairly well-linked system of an arterial highway and local streets which currently provides reasonably efficient access. Below is a description of each road classification.

Freeways

Freeways are limited access roadways designed to carry significant high-speed, long-distance traffic. This roadway also functions as a freight and commerce transportation corridor. A portion of Interstate 65 is located within the corporate limits of Satsuma. When improvements are necessary to this roadway substantial federal funding is available.

Principal Arterials

Principal Arterials serves the major centers of activity, have the highest local traffic volumes and carry the major portion of trips entering and leaving the area. Most principal arterials are fully or partially controlled access facilities. When improvements are necessary substantial federal funding is available.

Minor Arterials

Minor Arterials interconnect with the urban principal arterial system and provides for trips of moderate length at a somewhat lower level of travel than principal arterials. This roadway also distributes travel to geographic areas smaller than those identified with the higher roadway system.

Urban Collectors

Urban Collectors provide both land access service and traffic circulation for residential neighborhoods, commercial and industrial areas. It differs from the arterial system in that collectors may penetrate residential neighborhoods, distributing trips from the arterials through the areas to the ultimate destination. The collector street also collects traffic from local streets, channeling it into the arterial system.

Local Roads

Local Roads are all roads not in the higher roadway system. Local Roads serve primarily to provide direct access to abutting land and access to the higher order systems. This roadway offers the lowest level of mobility and through traffic movement is usually discouraged.

Average Daily Traffic Volumes

In order to determine the performance of a transportation facility within a network, daily traffic volumes are assessed to determine a Level of Service (LOS). Level of Service categorizes roads based on traffic, congestion, and delays. Using traffic counts, a LOS is assigned to roadways based on their current ability to serve or exceed their capacity. Table 38 illustrates the different LOS categories assigned to roadways.

Historic Average Daily Traffic Counts

Average daily traffic counts were obtained from the Alabama Department of Transportation. Table 39 illustrates five ALDOT traffic count locations in Satsuma from 2001 – 2009. These counts represent average daily traffic volume at particular locations within the City of Satsuma's city limits and the planning jurisdiction. Maximum roadway capacities were determined using the Mobile Area Transportation Study's model of roadway capacities by functional classification. A review of this model determined that the City of Satsuma's transportation corridors are currently operating at a LOS of B. The LOS in Table 39 was determined by using only traffic counts and does not take into account driver perception.

TABLE 38: Level of Service (LOS) for the City of Satsuma	
A	Highest LOS which describes primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at intersections is minimal.
B	Represents reasonable unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tension.
C	Represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than LOS B and long queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience noticeable tension while driving.
D	Borders on a range in which small increases in traffic flow may cause substantial increase in approach delay and, hence, decreases speed. This may be due to adverse signal progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.
E	This is the beginning of an inadequate network, with long queues causing excessive delays.
F	This represents traffic flow characterized at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting in more traffic demands than signal capacity.

Source: Alabama Department of Transportation

Table 39: Historical Average Daily Traffic Counts on State and U.S. Roadways in the City of Satsuma from 2001-2009

Location of Traffic Counter	2001	2003	2005	2007	2009	% Change from 2001 to 2009	LOS
1. On AL Highway 43, at mile point 10.58 I-65 access point	19,530	21,110	20,120	20,930	17,150	-12.2%	**B**
2. On AL Highway 43, at mile point 9.29	10,530	11,260	11,350	11,180	9,220	-12.4%	**B**
3. On AL Highway 43, at mile point 8.81	13,410	14,280	14,380	14,490	11,870	-11.5%	**B**
4. On AL Highway 43, at mile point 7.27	17,330	18,530	17,940	18,750	15,360	-11.4%	**B**
5. On Interstate 65, at mile point 15.25	32,220	32,640	34,050	35,410	34,040	5.6%	**B**

Source: Highway Capacity Manual; Alabama Department of Transportation

Perception of a driver is a critical factor in determining whether or not a roadway is functioning properly. If a driver perceives that there are unnecessary delays or that a roadway is overcrowded then that roadway is not operating at an adequate LOS. See Satsuma Transportation Map for traffic count locations.

Freeway

Interstate 65

Interstate 65 is a north-south expressway which flows through Satsuma City Limits. Access to Interstate 65 is located on the northern boundary between the City of Satsuma and the City of Creola.

Principal Arterial

Alabama State Highway 43

Alabama Highway 43 is the major transportation corridor in Satsuma. It is primarily a divided landscaped, four-lane corridor with middle turn lane access points. In Satsuma, Highway 43 has an LOS of B which represents reasonable unimpeded traffic flow at average travel speeds. According to the historical average daily traffic counts, taken by ALDOT, counts are lower by 11 to 12 percent at each location.

Collector

Baker Road

Baker Road is an east-west collector road that runs through the central section of Satsuma west of Highway 43. Baker Road was recently resurfaced in 2010 by the Metropolitan Planning Organization Stimulus Fund Program. This roadway is developed with residential and commercial land uses. The level of service is not indicated by ALDOT.

Local Roads

All other roadways in Satsuma are classified as local roads. Satsuma's local roads serve residential areas and are in good to fair condition with some in need of minimal repairs. Very few unpaved roads were identified during the land use survey of the community. Most repairs include typical patching and drainage improvements. The local streets exhibit fairly good connectivity; however several dead-end roads and cul-de-sacs were identified. Congestion and delays were not observed during any portion of the land use survey on any of the local streets.

Future Projects

Mobile County

The City of Satsuma participates in the Mobile County, Pay as You Go Program. Satsuma has submitted several transportation projects to the Mobile County Commission and these projects will be voted on, November 2010, by the Mobile County Commission.

Alabama Department of Transportation

Safe Routes to Schools Project

The Alabama Department of Transportation will construct sidewalks, crosswalks and place signs at Robert E. Lee Elementary and Intermediate Schools located on Baker Road. This project is expected to begin December 5, 2010. Construction is estimated to continue for several months.

Interchange Modification Project

The Alabama Department of Transportation will be making I-65 and US-43 Interchange Improvements just north of Satsuma City Limits. This project will include the grade, drainage, base, paving, signage, signals, bridge removal and bridge construction. This project has a proposed start of construction date of November 8, 2013. Construction will take approximately 12 to 18 months to complete.

2035 Long Range Transportation Plan

This long range plan was developed from the Mobile Area Transportation Study adopted in February 2010. This plan identifies a future project to construct additional lanes on Interstate 65 from SR 158 to Celeste Road. This project will adversely affect the residents of Satsuma who commute to and from the City of Mobile. This project was given the priority rating of two. Satsuma officials and residents should expect this project to begin around 2015-2025.

Parking

The parking facilities in Satsuma are predominantly associated with the on-site land use they serve. Satsuma's commercial development is spread out and not currently conducive to pedestrian access and therefore, does not necessitate the need for parking decks or municipal owned parking lots. There are several parking facilities in Satsuma that are situated too close to local roads which forces drivers to back out into traffic. These types of parking facilities should be avoided or re-configured to provide adequate ingress and egress to parking areas in a safe manner.

Pedestrian Access

The Satsuma Subdivision Regulations currently address the construction standards and conditions for installing sidewalks. However, the City does not require the installation of sidewalks with all land use development. The City has taken an active role by obtaining funds and constructing sidewalks along Old Highway 43, starting the Satsuma Sidewalk System (See Parks and Recreation Section). There are currently no provisions for bike paths or walking trails in the City's Ordinance or Subdivision Regulations. The City needs to consider pedestrian access to all parks. A pedestrian access is especially needed from Vaughn's Palisades Subdivision, across Highway 43 to Wright Park. (See Parks and Recreation Section and the Future Land Use Map.)

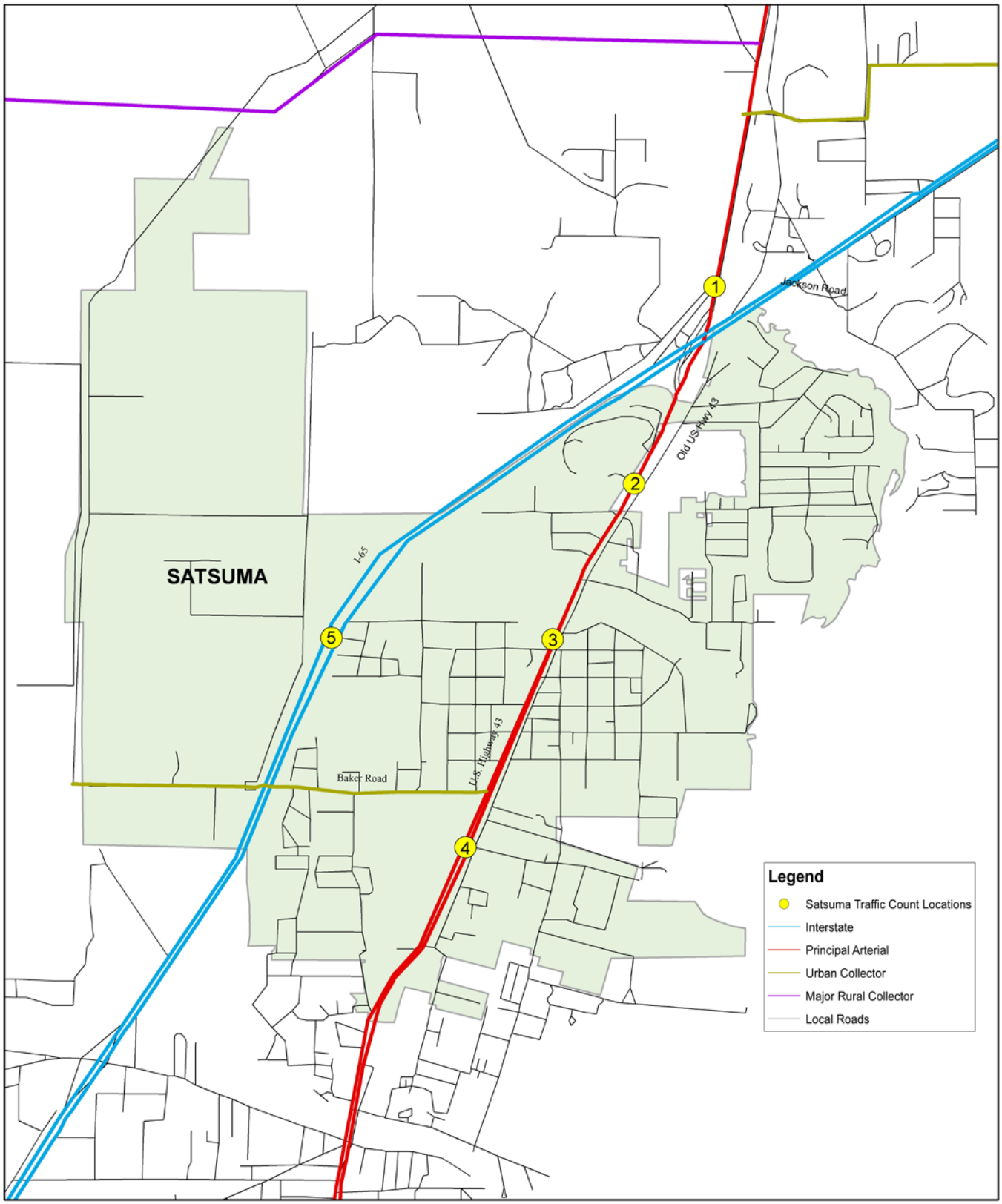
Public Transit

Satsuma does not currently have a local public transit system nor does the City or County of Mobile provide public transit to the City.

Map 7 illustrates Satsuma's Transportation Map.

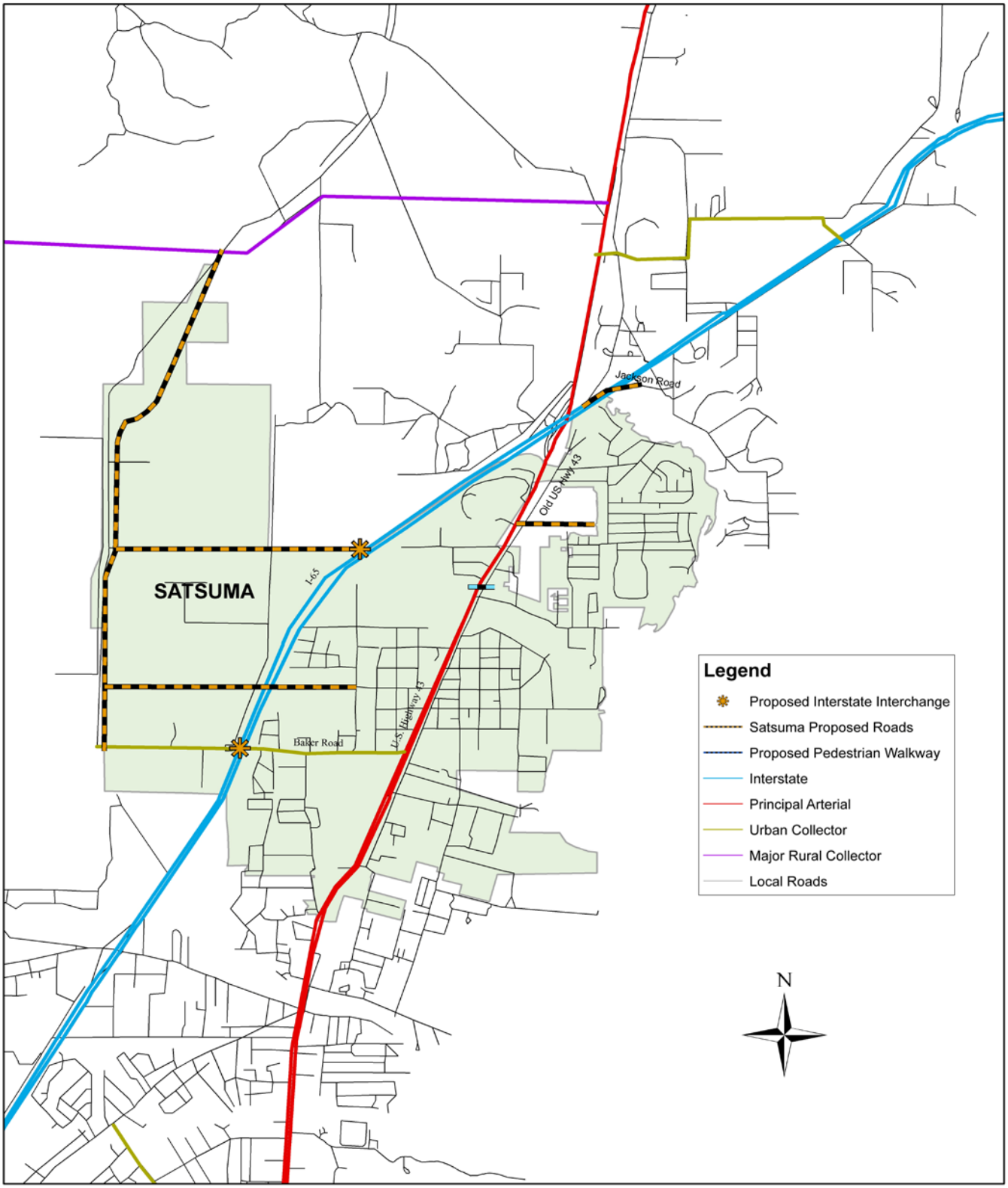
Map 8 illustrates Satsuma's future Transportation Map.

Map 7 - Existing Transportation



Source: South Alabama Regional Planning Commission

Map 8 - Future Transportation Map



Source: South Alabama Regional Planning Commission

Citizen Comments

During the community workshops, many comments were collected regarding the transportation network of Satsuma. Overall, the majority of survey respondents preferred landscaped roads with pedestrian friendly access with underground utilities and when surveyors were asked, "What are the top three reasons you live in Satsuma?" the responses related to transportation were close proximity to the City of Mobile, closeness to work and shopping, and interstate access and convenience. Surveyors rated the transportation network in Satsuma ranging from O.K. to Good. The following goals were identified by the residents of the community to maintain or to achieve by 2030:

- ✓ Improve infrastructure and road quality with routine maintenance to address pot holes, unpaved roads, resurfacing of roads, and drainage issues.
- ✓ Improve interchange access to Interstate 65.
- ✓ Improve and develop pedestrian and bicyclist access throughout the City by creating a Sidewalk Master Plan.
- ✓ Improve the intersection of Highway 43 and the Pilot station.
- ✓ Improve traffic congestion in the area of Robert E. Lee Schools on Baker Road.
- ✓ Install a pedestrian crossing at Highway 43 and Hartley Road.
- ✓ Maintain railroad crossings.
- ✓ Acquire Interstate 65 access at Baker Road.
- ✓ Install street sign giving right of way to either Old Highway 43 or 4th Street before the intersection at Bayou Avenue.

Recommendations

The recommendations below were formulated by SARPC, in combination with the citizens' comments, surveys, and with an analysis of the current and projected transportation network system. By implementing the recommendations below the City will achieve the identified goals found in this section.

1. Conduct an Intersection Feasibility Study to determine the need for Interstate 65 additional access.
2. Apply for State and Federal funds for transportation improvements.
3. Amend Subdivision Regulations and Zoning Ordinance to include and incorporate pedestrian access for all new developments to improve the connectivity of the City.
4. Coordinate with ALDOT and/or Mobile County in creating a Railroad Emergency Evacuation Plan for Satsuma residents.
5. Coordinate with Mobile County to create an evacuation route, for residents on the east side of the railroad tracks, by extending Old Highway 43 North to connect with Jackson Street located in Creola.
6. Continue to identify and submit future transportation projects and improvements to be funded by the Mobile County, Pay as You Go Program.
7. Encourage shared parking facilities between businesses, when applicable, to minimize impervious surfaces while also ensuring parking needs for an area are still met.
8. Improve the intersection of Highway 43 at the Pilot Truck Station.
9. Amend Subdivision Regulations to improve and expand vehicular traffic circulation paths in and around Satsuma by requiring developers to install connecting roads, when appropriate, during the development phase. Coordinating with Mobile County and adjacent municipalities to require same.
10. Install pedestrian oriented traffic control devices on Highway 43 from Vaughn's Palisades to Wright Park and other appropriate locations throughout Satsuma.

Community Services and Facilities

The Community Facilities and Services section of the Plan presents a brief inventory and analysis of existing public facilities and makes recommendations regarding the improvements needed of the public services and facilities that will be required during the planning period to serve the residents of Satsuma.

Inventory

General Government

The City of Satsuma incorporated and held its first municipal election April 6, 1959. Satsuma's governmental structure consists of a strong mayor and five councilpersons elected at large. The nature, powers, and functions of this governing body are covered in the City's charter. The City Council meets on the 1st and 3rd Tuesday of each month at 7:00 p.m. at Satsuma City Hall. The council also holds a pre-council workshop meeting prior to each Council meeting starting at 5:30 p.m. at City Hall.

The Satsuma City Hall is located at 5464 Old Highway 43. City Hall is a modern one-story brick building. This facility houses several departments; Mayor's Office, Council Chambers, City Clerk and administration, Court Clerk, and Building Inspection. Office hours are Monday through Thursday, 7:30 a.m. to 5:00 p.m. and Friday, 7:30 a.m. to 11:30 a.m. The City Clerk is responsible for the day-to-day operations of the City with the support of City staff and Mayor. The council chamber, is where the council, planning commission, board of adjustments, municipal court and City meetings occur. The City of Satsuma operates under the Code of Alabama of 1975, Title 11, Chapter 41, which applies to the operation of municipal governments.

Satsuma City Hall

Municipal Court

Satsuma Municipal Court is held at City Hall on the 2nd and 4th Thursday of every month at 4:00 p.m. The court has a full-time Court Clerk whose office is located at City Hall. It is a court of limited jurisdiction and hears misdemeanor cases, all other offenses are heard in Mobile. The 2nd Thursday night is reserved for Arraignment; where the defendants plead guilty or not guilty. The 4th Thursday night is reserved for Trial, for those defendants that plead not guilty during Arraignment. The City provides an attorney to defendants if declared indigent by the Judge. Cases that may be heard at the City of Satsuma

Municipal Court are traffic violations, City Ordinance violations, domestic violence, alcohol and drug violations, and any other violations of state or local laws that are defined as misdemeanors. Any conviction in Satsuma Municipal Court may be appealed to Mobile County Circuit Court.

Police Protection

"Treat people better than you wish to be treated" is the platinum rule of Satsuma's Police Department. The Satsuma Police Department is located 5668 Second Street and consists of three divisions; Patrol, Criminal Investigations and Jail. The department is administered by the Chief who is responsible to the Mayor. The Patrol Division consists of 11 sworn officers, 10 full-time and 1 part-time, and the Criminal Investigations Division has two, full-time, sworn officers.

The Satsuma Police Department conducts, as required by the personnel board and guidelines, a thorough background check on potential new hires, including a criminal history check, driver's license and history check, credit history check, as well as contacting past employers, neighbors, friends, and relatives in an effort to screen perspective employees. In addition, potential new hires are given a pre-employment drug screen, physical examination, and are required to submit to a psychological examination. Once hired new Police Officers are required to complete field training with a seasoned Satsuma Officer to learn the area, policies and procedures, and paperwork of the Satsuma Police Department.

All full-time and part-time Police Officers must be certified by the Alabama Police Officer's Standards and Training Commission (A.P.O.S.T.C) and must complete a minimum of twelve hours of continuing education training each calendar year except for the Chief who must complete a minimum of twenty-four hours. Several officers currently employed hold additional certifications such as firearms instructor.

The department currently has two shifts every twenty-four hours, one twelve hour day shift (6 a.m. to 6 p.m.) and one twelve hour night shift (6 p.m. to 6 a.m.) with a minimum of two officers per shift. There are 9 marked vehicles that are regularly used for patrol on each shift. There are three unmarked vehicles which are assigned to the Chief and the two Criminal Investigations Officers. The Department, in conjunction with the City, is responsible for ensuring that the vehicles are maintained. All vehicles are equipped with the standard police package plus portable breath testers and digital video cameras and all officers carry the issued equipment to perform their duties. Back-up assistance in an emergency is available from adjacent municipalities and Mobile County Sherriff's Department.

The majority of traffic accidents occur at U.S. Highway 43 and Pennsylvania Avenue. The Satsuma Police Department has approximately two officers per 1000 citizens. See Table 40 for Satsuma Police Department 2009 Monthly/Year Activity Report.

Jail

The City's jail is located within the Satsuma Police Department. There are four full-time jail dispatchers employed with the police department. The department currently has two shifts every twenty-four hours, one twelve hour day shift (6 a.m. to 6 p.m.) and one twelve hour night shift (6 p.m. to 6 a.m.) with one dispatcher per shift. This facility currently has three cells with two beds in each cell. One cell is designated for women only. Satsuma's jail holds only misdemeanor offenses, all other offenders are held in Mobile Metro Jail.

Table 40: Satsuma Police Department 2009 Month/Year Activity Report

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Vehicle Accidents	4	4	9	10	5	5	6	6	6	4	4	4	**67**
Uniformed Traffic Citation	98	103	94	89	77	136	142	122	160	178	171	162	**1,532**
Warnings	4	1	13	0	1	0	0	0	0	1	9	6	**35**
Warrants Served	29	19	29	26	29	28	29	26	14	11	33	18	**291**
Total Arrests	28	19	36	18	22	13	14	14	21	33	17	17	**258**
Incident/Offense Reports	58	55	70	68	65	61	63	66	71	74	48	56	**755**
Domestic Complaints	10	4	9	5	6	4	5	6	8	4	3	9	**73**
Dog Complaints	21	25	17	27	29	35	28	36	30	34	38	36	**356**
Assists	1	2	0	2	0	1	1	2	1	1	3	1	**15**
Man Hours on Duty	1,948	1,920	1,948	1,960	2,488	2,048	2,180	2,276	2,392	2,942	2,236	2,432	**26,770**
Miles Driven for Month	16,841	16,848	17,832	15,753	18,943	18,323	18,284	18,062	20,090	20,372	19873	20,165	**221,370**
Dispatch Calls for Service	1,508	1,388	1,586	1,379	1,481	1,626	1,643	2,048	1,928	1,890	1,325	1,897	**19,699**
Reserve Officer Hours	48	67	48.5	53.75	86	106	54	47	39	112	46	57	**765**

Source: Satsuma Police Department

Fire Protection

The mission of the Satsuma Fire and Rescue Department is to provide quality emergency medical care, fire protection and hazard mitigation services to the citizens of Satsuma and to minimize the potential for loss of life or property damage due to fire or other hazards.

The Satsuma Fire and Rescue Department is located at 5668 Second Street. The department has 7 full-time firefighters and 21 volunteers. There is one shift every twenty-four hours with an average of 3 firefighters per shift. The fire department has a 2001 Ferrara 1250 GPM Engine, a 2004 International 1250 GPM Engine, a 2005 Freightliner 1250 GPM, a 1650 Gallon Tanker, a 1988 Brush Truck, and a 1991 Service Truck. Currently, the vehicles and equipment are considered adequate and in good condition however, it is estimated that the 2004 Engine will need to be replaced in approximately 6 years.

The firefighters and volunteers train on Tuesday nights and on occasional Saturdays covering different equipment usage and emergency situations that may occur in the field such as; hoses, ladders, apparatus, extrication, forcible entry, ventilation, fire streams, and EMS. Firefighters and fire volunteers receive other additional training throughout the year. The department has a designated burn pit for training purposes along with

Satsuma Fire Department

a training facility located on Catherine Street however; this facility is in need of additional equipment and space.

Satsuma Fire and Rescue Department responds to emergencies such as; Fires, EMS, Extrication, Hazmat, and other miscellaneous emergencies. On duty firefighters are notified of emergencies by the 911 Emergency System and off-duty firefighters and volunteers are paged by a Nextel pager system distributed by the dispatcher. The average response time is 4 ½ minutes. The fire department also responds to basic life support emergencies with medical supplies and defibrillator. In case of large emergencies the Department provides and receives back-up assistance from adjacent municipalities and Mobile County.

The Satsuma Fire and Rescue Department currently has a Class 5 fire rating. The fire rating is tied to certain performance standards and criteria, such as the number and placement of fire hydrants, number and staffing of fire stations, and number and type of apparatus, public alarm systems, etc. A Class 5 fire rating is considered a good rating.

Public Works

Satsuma Public Works Department's main goal is to provide and maintain the best service possible to the citizens of Satsuma. The public works department is located at the corner of Plateau Avenue and Second Street, directly behind the Satsuma Police and Fire Station. The Public Works Supervisor sees to the day-to-day operations of the department. Hours of operation are Monday through Friday, 7:00 a.m. to 3:30 p.m. and change during summer months to 6:00 a.m. to 2:30 p.m. The department currently consists of three divisions; Streets and Drainage, Parks, and Trash Collection with 1 part-time and 7 full-time employees. A garbage collection division will soon be added to the public works department with plans to begin service in January 2011. The department has several pieces of equipment such as; a backhoe, a dump truck, a limb chipper, a leaf vacuum, a pick-ups, a bucket truck, a mini-track hoe and tractors, which are all stored at the public works department. There will also be two garbage/trash trucks and one Gabble Truck once the City begins the garbage collection service which will require the need for additional space.

Drainage

The drainage system serving the City of Satsuma is basic and consists of open ditches which drain into the area creeks and/or detention ponds. Due to City's location to natural water resources, topography, and some low laying areas and wetlands, several areas have been identified to be prone to flooding during a heavy downfall of rain such as; Baldwin Road, Third Street (behind Satsuma High School), Bayou Avenue West, Sixth Street, Maple West, and Vaughan's Palasades. Satsuma has taken progressive steps, through grant opportunities, to develop a Master Drainage Plan, which addresses most of the City's drainage concerns.

Satsuma Water and Sewer Department

Mission Statement

The mission of the Board is to protect the public health and environment by providing, (1) abundant, affordable and high quality drinking water; (2) environmentally sound and affordable wastewater treatment and disposal; and (3) efficient, reliable, and courteous service. This mission serves as the

foundation for the Board's operational and financial initiatives of the departments and functions, and performance development for employees and systems.

Goal

Satsuma Water and Sewer Department strives to provide water and wastewater services at the highest level of quality at the most economical means attainable and instill confidence within our customers, demonstrating assurance that the decisions made by the Board are made with the best interests of our customers in minds.

Water

Service Area

The service area of the Satsuma Water and Sewer Department provides water to the incorporated limits of the City. Water is supplied to approximately 92% of Satsuma residents.

Distribution System

The water system consists of 3 wells, 2 groundwater treatment plants, 2 water storage tanks, 50 miles of mains (ranging in size from 2 inch to 8 inch), 273 Fire Hydrants, and 550 Valves. The 3 wells range in production from 300 gallons per minute to 500 gallons per minute and are located at 159 Plateau Avenue East (Plant #1) and 152 Woodland Avenue (Plant #2). They have a well depth of Well #1 - 150 ft, Well #2 - 150 ft, and Well # 3 - 140 ft. Water from Well # 1 and Well #2 are treated at Plant #1 with treatment consisting of filtration, disinfection (Chlorine), aeration, pH Adjustment (Lime), and Corrosion Control (Zinc Ortho Phosphate). Water from Well #3 is treated on site at Plant #2 with treatment consisting of filtration, disinfection (Chlorine), aeration, pH Adjustment (Lime), and Corrosion Control (Zinc Ortho Phosphate). The 2 water storage tanks have a combined capacity of 950,000 gallons, with Plant #1 having a capacity of 200,000 gallons and Plant #2 having a 750,000 gallon capacity. Both storage tanks produce an average pressure of 60 PSI and have a flow range of 540 GPM to 2600 GPM throughout the City of Satsuma. There is also a connection with Saraland Water to purchase or sell water under emergency conditions.

Sanitary Sewer

Distribution System

The sanitary sewer system consists of the Satsuma Wastewater Treatment Plant, 20 pump stations, 36 miles of PVC (polyvinylchloride) sewer mains, and 733 manholes. The pump stations range in size from 2.4 horsepower to 25 horsepower. The Satsuma Wastewater Treatment Plant is located at 5252 Catherine Drive on 76 acres of land adjacent to Bayou Sara. This facility has a maximum flow capacity of 999,999 gallons per day and is currently operating at half capacity, serving approximately 93% of Satsuma citizens.

Building Inspection Department

The Building Inspection Department is located at 5464 Old Highway 43, Satsuma City Hall. The departments' hours of operation coincides with that of City Hall. The Building Inspection Department is responsible for interpreting and enforcing City Ordinances (when applicable), issuance of building permits and certificates of occupancy, inspections of building construction and maintenance, and receiving and reviewing applications for subdivisions, site plans and zoning amendments; working with and making recommendations to the City Engineer, City Council, Planning Commission, Board of Adjustments, and other governmental departments and agencies.

Hospital/Health Facilities and Services

There is no hospital located in the City of Satsuma. The closest hospital facility is located in Mobile. There are a few service facilities located in Satsuma, one health facility; Providence Occupational Health located at 5571 Highway 43 and two dental services; Satsuma Family Dental located at 5651 Hwy 43 and North Mobile Dental Group located at 5567 Highway 43. Other health facilities and services are located in adjacent municipalities.

Post Office

The Satsuma Post Office is located at 50 Orange Avenue West. This facility is under a 5 year lease agreement with John and Dan McConaughy; however the year the lease was signed is unknown. It is approximately 6,000 square feet with 1,000 post office boxes with 534 of those boxes rented. The hours of operation are 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday, and Friday; 9:00 a.m. to 1:00 p.m. on Wednesday and 9:00 a.m. to 11 a.m. on Saturday. The current staff consists of four full-time and four part-time employees. The Satsuma Post Office handles between 10,000 and 15,000 pieces of mail daily. According to staff, this facility is not adequate to serve the City's needs and requires additional space. There is adequate space to expand on the current site however; it could be more cost efficient to relocate the Post Office to a new site.

Library

The Satsuma Public Library was established in 1994 and is located at 5466 Old Highway 43. The library receives county, state, and city funding as well as donations from the Satsuma Library Foundation and other community organizations. The libraries approximate budget for 2009 was $29,000. There are two full-time and two part-time employees. Satsuma's Public Library is open 10:00 a.m. to 5:00 p.m., Monday, Wednesday, and Friday; 10:00 a.m. to 6:00 p.m., Tuesday and Thursday; and 9:00 a.m. to 2:00

Satsuma Public Library

p.m. on Saturday. This facility is 5,400 square feet which includes; a computer lab, reference room, children's room, fiction area, non-fiction area, art gallery, meeting room, testing and evaluation room, teen room, kitchen, circulation area, office and storage. The library has a collection of approximately 15,000 titles. The library's circulation is approximately 6,000 a year, which is rated as good.

Satsuma's Library catalog can be accessed online through the Atrium program provided by Book Systems, Incorporated. The library has its own website, www.satsumalibrary.org. The computer lab has 19 computers, all with internet access, which are linked to one of the 2 printers available. There is a huge demand for computer technology at the library with approximately 4,100 computer users in 2009.

There are several programs offered at Satsuma Library throughout the year. Teen Friends Tutoring Program, a tutoring program in reading, is offered during the school year for children in grades 1st through 5th. Prime Time Library Club meets on the first Monday of every month at 10:00 a.m. They also hold an annual bake sale in May. Satsuma Public Library Foundation awards an annual scholarship for the outstanding Senior Teen Friend of the Library each May. The Children's Summer Program, age 3 through 5th grades, provides entertainment and promotes reading by sponsoring a contest for the children who read the most books during the four-week period. Also an art class, taught by a local artist, is sponsored each Wednesday in the month of July for children ages 8 to 14 years old.

There is a need of additional space for books, computers, and meeting space for the children's programs and other library functions. The library is currently located in a historical building, which is on the Alabama Historical Registry, and should not be extended or structurally altered. A new, state of the art, library needs be constructed in the near future and it is recommended that the City should convert the existing library facility into a local museum and art gallery.

Below is a list of items identified in the Satsuma Library Long Range Plan 2010 – 2015.

1. Purchase subscription to genealogy website, Ancestry.com and begin a genealogy group.
2. Extend library hours in the evenings and on weekends.
3. Employ, at least, two full-time assistants to meet the need for extended hours, tutoring, literacy, and enrichment programs.
4. Increase the number of new materials, with a concentration on Literature, Science and History.
5. Provide services and programs for library patrons of all ages including a "Book on Wheels" for shut-ins.
6. Continue Summer Reading Program, Teen Friends of the Library, and Prime Time Library Club.
7. Replace outdated computers in lab.
8. Continue to work with the Board and Foundation in coordinating fundraisers, obtaining donations and promoting library projects.

Schools

There are three Mobile County Public Schools and one private, church based, school located within Satsuma City Limits. The City of Satsuma is currently researching the possibility of developing a Satsuma City School System.

Robert E. Lee Primary and Intermediate Elementary Schools

Motto

Lee is the key to a greater me!

Mission Statement

Robert E. Lee Primary and Intermediate Elementary School's mission is to produce caring, self-motivated learners who have been given opportunities to progress to their potential and beyond. By using the latest teaching methods and technology, we will provide both a solid curriculum and a positive atmosphere that is accepting to each child's abilities.

Beliefs

1. Everyone should be treated as an individual and everyone has the right to feel valued.
2. Parents should be active participants in their child's learning process.
3. Students' learning requirements should be the focus of all decisions impacting the work of the school.
4. Endeavor to provide children with experiences that help them develop emotionally, creatively, intellectually, socially, physically, and morally.

Philosophy

The faculty of Robert E. Lee Primary and Intermediate Elementary Schools strive to produce caring, self-motivated learners who have been given the opportunity to develop to their maximum personal potential. The faculty endeavors to provide children with experiences that help them develop emotionally, creatively, intellectually, socially, physically and morally.

Robert E. Lee Primary Elementary School is a public school and serves grades Kindergarten through 2nd grade. It is located at 220 Baker Road in a one story red brick building. The faculty consists of 1 principal, 5 support staff members, and 32 teachers. There are 400 students currently enrolled with a maximum capacity of 500 students.

Robert E. Lee Elementary School

The average classroom size is approximately 18 students per classroom. Robert E. Lee Primary Library Media Center is open daily from 8:30 a.m. to 2:30 p.m. and the Cafeteria serves breakfast and lunch to faculty and staff, students, and visitors. There is also an Extended Day Program available which is a morning and afternoon daycare program for students. The morning care begins at 6:30 a.m. and the afternoon care ends at 6:00 p.m. This program is affordable and convenient for working families.

Robert E. Lee Intermediate Elementary School is a public school and serves 3rd through 5th grade. It is located at 251 Baker Road in a one story red brick building, directly across from Robert E. Lee Primary. The faculty consists of 1 principal, 8 support staff members, and 30 teachers. There are 427 students currently enrolled with a maximum capacity of 750 students. The average classroom size is approximately 25 students per classroom. Lee Intermediate Library Media Center is open daily from 8:30 to 3:00 and the Cafeteria serves breakfast and lunch to faculty, staff, and students. The gym is opened every morning at 7:30 to allow working parents to drop off students early, free of charge; these students are supervised by the schools P.E. teachers. The YMCA offers an after-school care program, on campus, which ends at 6:00 p.m.

Satsuma High School

Mission Statement

The mission of Satsuma High School is to produce graduates who will function with integrity in society as workers, citizens, and family members and who will be empowered to meet the challenges of the twenty-first century. The task will be accomplished in a safe, orderly, educational environment by a caring, motivated, and professional staff committed to teaching and learning.

Satsuma High School

Satsuma High School is a public school and serves grades 9th through 12th grade. It is located at 1 Gator Circle. The faculty consists of 1 principal, 2 assistant principals, 11 support staff members, and 68 teachers. There are 859 students currently enrolled with a maximum capacity of 1400 students. The classroom sizes average between 22 and 28 students per classroom. Satsuma Library Media Center is open daily from 7:15 to 2:30 and the Cafeteria serves breakfast and lunch to faculty, staff, and students. Satsuma High School has a 98% graduation rate. Satsuma has the highest graduation rate in the Mobile County Public School System and is also one of the highest in the State. Satsuma has the most AP (Advanced Placement) classes offered in Mobile County with a total of 13 classes. These classes provide students with the opportunity of earning college credits while still in high school. Satsuma's 2010 Senior Class earned numerous scholarships, the scholarships that were received totaled to approximately $5.8 million. Satsuma High School also provides numerous clubs, organizations, athletics, and fine arts programs for students to participate in, which is thought to be a key factor in keeping students motivated in school academics.

Satsuma Christian School

Mission Statement

The mission of Satsuma Christian School is to include giving each student an opportunity to come to know God through Jesus Christ, giving each student full opportunity and the necessary resources to develop his or her full potential; spiritually, academically, socially, and physically. By doing so, Satsuma Christian School will strive to help ensure that students attain high academic excellence in preparations for advanced curriculum studies on the secondary level while emphasizing the Bible, the Word of God, in school life and daily studies so that the students and faculty reflect Christian morals and ethics in their daily lives.

Satsuma Christian School is a private school and serves grades Kindergarten 3 through 9th grade. It is located at 5600 Old Highway 43. The faculty consists of 1 principal, 1 assistant principal, 1 administrative assistant, 13 support staff members, and 27 teachers. There are currently 315 students enrolled with a maximum capacity of 425 students. The average classroom size ranges from 20 to 25 students per classroom, depending on grade. The Satsuma Christian School has a Library and a Cafeteria, which serves hot lunches to staff and students. The school also has several clubs, organizations, athletics, and fine arts programs for students.

Cemetery

Satsuma does not have a city-owned cemetery.

Citizen Comments

During the community workshops, many comments were collected regarding the community facilities and services offered in Satsuma. Overall, the residents of Satsuma are pleased with the public services the City currently provides. The City schools and low crime rates were rated as the highest strengths of the Satsuma community. Other items related to community services and facilities that were considered strengths included: the small town atmosphere, the people, limited access to residential neighborhoods, City employees and elected officials, water and sewage quality, streets, the City newsletters and website, public water access, police and fire protection. However, there are some suggestions were made on how facilities and services could be improved. The main concerns of the survey respondents pertained to enforcement of City ordinances, drainage problem areas, and the need for newer facilities. The following goals were identified by the residents of the community to maintain or achieve by 2030:

- ✓ Need a middle school.
- ✓ Build a new modern fire and police station.
- ✓ Improve drainage problem areas throughout the City.
- ✓ Enforce all ordinances.
- ✓ Provide additional social services for all residents, especially seniors and children.
- ✓ Keep the community informed and encourage involvement from all citizens in decisions regarding the development of the City.
- ✓ Maintain and expand (as needed) city utilities and streets.
- ✓ Provide a Recycle Center.

Recommendations

The recommendations below were formulated using citizens' comments and analyzing Satsuma's facilities and services. These recommendations below will established the framework for future actions and provide a means to evaluate progress and further the implementation of this plan.

1. Build a City Hall Municipal Complex to include: City Administration, Building Inspection Department, City Council Chambers and Court, Police Department, Jail, and Fire Department. A proposed site has been designated on the Future Land Use Map.
2. Purchase a new laptop computer and printer (with wireless capability) for Satsuma Court Clerk to be used for everyday court business and during official Court proceedings.
3. Conduct a Current Inventory and Needs Assessment of the City's Police Department to identify current and future needs associated with equipment, vehicles, and any specialized training. Develop long-term budget goals to address any equipment and training needs.
4. Conduct a Current Inventory and Needs Assessment of the City's Fire Department to identify current and future needs associated with equipment, vehicles, and any specialized training needed to maintain the current fire rating of 5. Develop long-term budget goals to address any equipment and training needs.
5. Build an additional fire station on the west side of Highway 43 to maintain the current fire rating of 5.
6. Expand or relocate the fire department training facility to provide adequate training space and assess additional equipment needed for training purposes. A proposed site has been designated on the Future Land Use Map.
7. Demolish existing fire and police station to provide adequate parking for the existing High School.
8. Conduct a Current Inventory and Needs Assessment of the Public Works Department to identify current and future needs associated with supplies, equipment, trucks/vehicles, and any specialized training. Develop long-term budget goals to purchase any needed inventory.
9. Update Master Drainage Plan and seek Local, County, State, or Federal funding to address any identified drainage problem areas.
10. Improve the current Satsuma Water System by developing a continuous looped system and increasing the clear well size at Plant #2. Satsuma Water System also identified a need for an additional 500 GPM well site and to loop the water system under I-65 at Woodland Ave.
11. Research the cost efficiency of: expanding the current Post Office Facility; relocating to a larger existing building; or, building a new facility to provide the additional space needed.
12. Obtain property and build a new, state of the art, Library.
13. Work with the Library Board and Library Foundation to ensure that the goals and improvements identified in the Satsuma Library Long Range Plan are met.
14. Continue the process of obtaining a Satsuma City School System. Develop a school development plan the encompasses all that is need for a High School.
15. Work with Mobile County Board of Education to provide Satsuma High School with improvements that include: football stadium renovation, lighting for the track, and a performing arts center.
16. Work with Mobile County Board of Education to provide a middle school in Satsuma.
17. Evaluate sixteen section land and determine the best site locations for future schools.
18. Provide for a City owned and operated Cemetery.

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Parks and Recreation

The Parks and Recreation section provides an inventory of all parks and recreational facilities located in Satsuma. Adequate parks, open space, and recreational opportunities are vital to the quality of life in communities by providing citizens of all ages with enjoyable activities and settings in which to spend leisure time.

Inventory

Fred K. Wright Park

Fred K. Wright Park is located on Dogwood Drive. This park provides for both active and leisurely recreational opportunities. The park amenities include two tennis courts, five baseball fields, a covered stage, restroom facilities, concession stands and a batting cage. The large playground area has variety of modern equipment for children of all ages. This area is surrounded by numerous benches and picnic tables which is enhanced by the natural landscape, large heritage trees, and open space which provides a relaxing atmosphere for all residents.

Playground at Fred K. Wright Park

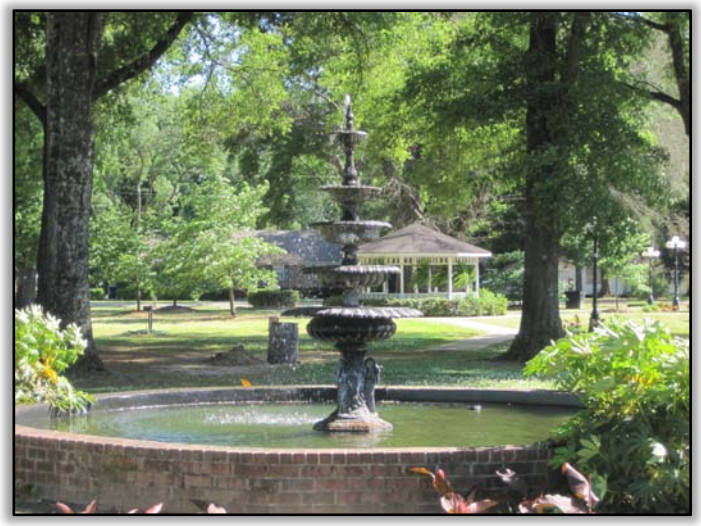
Lions Park

Lions Park is located on Old Highway 43 between Plateau Avenue and Magnolia Avenue. The parks amenities include three baseball fields, two batting cages, a concession stand and restrooms. The field that fronts 2nd Street also converts into a little league football field.

Baseball field at Lions Park

Baldwin Square Park

Baldwin Square is located on Old Highway 43, north of Orange Avenue. The parks amenities include a large gazebo, wrought iron benches, a decorative fountain, a decorative clock, and sidewalks with several decorative lamp posts.



Decorative Fountain at Baldwin Square

Magnolia Park

Magnolia Park located on 1st Street behind the Satsuma Public Works Department. The park amenities include a playground, basketball court, a picnic table and a small pavilion.

Playground at Magnolia Park

Undeveloped Park

There is an undeveloped, unnamed park located on Vaughn Drive West. This park has lots of open space and trees.

Open Space at Undeveloped Park

Steele Creek Lodge and Park

Steele Creek Lodge and Park is located 368 Juniper Avenue. The park amenities include a primitive camping area with lots of open space, restrooms, fenced-in playground area with a swing set, two public boat launches, several gazebos and a walkway extension that was recently completed and funded by the Alabama Coastal Zone Management Project Grant, picnic tables, grills, benches and an observation deck.

The lodge is approximately 4,500 square feet and can accommodate approximately 300 people. It is equipped with restrooms and a large kitchen. The lodge is available for rent by the City of Satsuma.

Steele Creek Lodge

Steele Creek Park: Observation Deck, Boat Slips, and Boardwalk

Satsuma Community Shelter and Senior Citizens Center

Satsuma Community Shelter and Senior Citizens Center is currently being constructed on Juniper Avenue (next to the entrance of Steele Creek Lodge and Park). The project is being funded by Alabama Emergency Management Agency - Hazard Mitigation Grant Program in conjunction with in-kind services being provided by the City of Satsuma Public Works Department. The projected completion date is Fall 2010.

Satsuma Community Shelter and Senior Citizens Center

Satsuma Sidewalk System

Satsuma has begun the process of developing a sidewalk system in the City, through grant opportunities and local funds, to make Satsuma a more connective, walk able community. This sidewalk system begins at the corner of Juniper Avenue and runs south along Old Highway 43 and currently ends at Baker Road. Along this sidewalk system there have been several benches installed for leisure and wooden bridges have been built to allow pedestrians to cross deep ditches safely.

Portion of sidewalk system

Annual Events and Festivals

Arts and Crafts Fair and the Christmas Tour of Homes

The Arts and Crafts Fair and the Christmas Tour of Homes is organized by the Satsuma Community Development Organization and is held on the first Saturday in December, in correlation with the Satsuma Christmas Parade.

The Arts and Crafts Fair starts at 9:00 a.m. and ends at 2:00 p.m. in Baldwin Square. Local vendors are permitted to set up their booths in the early morning in preparation for the Fair and Parade. These vendors have a variety of arts, crafts, and food available for purchase such as, jewelry, candles, fried fish plates, pulled pork sandwiches, hotdogs, chili, soft drinks, etc. Approximately 3,000 residents and visitors attend the Arts and Crafts Fair each year.

The Christmas Tour of Homes starts at 4:00 p.m. and ends at 8:00 p.m. Satsuma citizens volunteer to decorate and display their homes for the Christmas holiday. Approximately 300 tickets are sold for this event each year.

Satsuma Christmas Parade

The Satsuma Christmas Parade is organized by the City of Satsuma Fire Department and is held on the first Saturday in December. The parade route begins at Satsuma High School and ends at Gold Leaf Church of God. The parade starts around 11:00 a.m. The 1st through 3rd place plaques for Best Float are presented at Baldwin Square, after the parade, at the Arts and Crafts Fair.

Tree Lighting

The Tree Lighting Event is organized by the Satsuma Community Development Organization and is held on the second Thursday of December. This event takes place at Baldwin Square at 6:30 p.m. The lights are sold "in memory of" or "in honor of" by Satsuma residents, family, and/or friends and then placed on the Christmas tree. The tree lighting ceremony includes refreshments, caroling and local music entertainment. Approximately 150 residents attend this event each year.

Iron Bowl Bash

The Iron Bash Bowl is organized by the Satsuma Public Library Foundation and is held at Steele Creek Lodge. Approximately 175 tickets are sold for this event each year. Speakers are invited from previous Alabama and Auburn football teams. This event includes a tailgate dinner, raffles, auctions, and games.

Citizen of the Year Banquet

The Citizen of the Year is organized by the Satsuma Community Development Organization. Nominations are taken for the Citizen of the Year and voted on by a committee. A banquet is held in March, at Steele Creek Lodge, in honor of the citizen chosen for this award. The average attendance for this event is 200.

Memorial Day Event

The Memorial Day Event is held at City Hall on Memorial Day each year. This event is in honor and memory of those who lost their lives for our Country. The event begins at 10:00 a.m. with various speakers and refreshments are provided by the City. Approximately 250 to 300 residents and visitors attend this event each year.

Veteran's Day Event

The Veteran's Day Event is held at City Hall on Veteran's Day each year. This event is in honors the military veterans who fought for our Country. The event begins at 10:00 a.m. with various speakers and refreshments are provided by the City. Approximately 250 to 300 residents and visitors attend this event each year.

Garden Club Tour

The Garden Club Tour is organized by North Mobile Garden Club and is held each spring. This is an all day event where homes of north Mobile residents display their gardens. Approximately 200 to 300 tickets are sold for this event each year.

Classifications and Levels of Service

Park Classifications and the Level of Service standard provide communities with a method of assessing their current park and recreational inventory and projecting improvements based on future growth. This method is based on the National Park and Recreation Association (NPRA) guidelines which consider the type, use, size, and service area of parks and recreational facilities. Future demand for parks and recreation facilities is based on comparing projected populations with recognized level of service standards and responding to changing trends. Future needs are also directly influenced by population characteristics of the community. For example, communities with more children require more outdoor recreational opportunities close to home within a comfortable walking distance. Communities with more seniors can benefit from having more passive parks near residential areas, senior centers, and transit to accommodate their activities.

Park Classifications

The following park classifications were based on the NPRA standards and modified to accommodate Satsuma's current park and recreational inventory as well as future goals for improvements.

<u>Mini-Parks</u>

Mini parks, or "pocket parks," serve a limited or concentrated population, usually a neighborhood, residential district, or commercial area and provides an urban green space within a densely developed area. Amenities might include a walking path, landscaping, park benches, and picnic tables. The service area is usually less than ¼ mile radius. The desirable size of the park is 2 acres or less. The NPRA suggest 0.25-0.50 acres per every 1,000 in population.

Neighborhood Parks

Neighborhood parks serve residential neighborhoods in developed areas and are intended to receive a high level of use. They typically have a landscaped walking path that can withstand the impacts of heavy foot traffic and should be connected to the community's sidewalk network. Citizens should be able to walk to this park without crossing a major arterial street. They are places where neighbors can gather, children can play, and people can engage in recreational activities. Amenities might include an open grass lawn, playgrounds, basketball courts, pool, tennis court, pavilions, etc. The service area is usually less than ½ miles radius. The desirable size of the park is between 5 and 20 acres. The NPRA suggests 1.0-2.0 acres per every 1,000 in population.

Community Parks

Community parks are large parks intended to serve the entire community and meet the recreational needs of multiple neighborhoods. They provide more specialized and community organized recreational services and opportunities. They should be located adjacent to major arterials or other collector streets to provide easy vehicular and pedestrian access. They should be connected to linear trails and greenways throughout the region and developed around the natural resources of the community. Amenities include sports complex, ball fields, basket courts, tennis courts, playgrounds, splash pads, pavilions, disc-golf course, etc. The service area is usually a one to two mile radius. The desirable size of the park is 25 to 100 acres. The NPRA suggests 5.0-8.0 acres per every 1,000 in population.

Regional Parks

Regional parks are large recreational areas usually developed around an area's natural resources and they serve entire regions, including several municipalities. They may be county, state, or federally operated, but should connect to smaller community parks via greenways or trails to create regional linkage. Amenities include sports complex, ball fields, tennis courts, pool, playground, hiking trails, mountain biking trails, ATV trails, camping facilities, disc-golf course, etc. The service area is usually at least five mile radius or more. The desirable size is 50 acres or larger. NPRA suggest 20.0 acres per every 1,000 in population.

Linear Parks, Greenways and Trails

Linear Parks, Greenways and Trails provide linkages between other parks and/or points of interest. The service area and size varies from neighborhood greenways to regional pedestrian, bicyclist, and equestrian trails. Wetlands should be inventoried. Buffers should be established to provide protection for the wetlands. These buffer areas should be used to develop linear greenways/parks and trails and develop pedestrian walkways.

Levels of Service

Parks and recreational facilities within a community affect the character of the community and the quality of life of the residents. Therefore, having adequate types of facilities to serve the growing population is necessary for successful community growth and development. The National Park and Recreation Association (NPRA) recommends Levels of Service Standards associated with park and recreational facilities for communities in order to achieve an adequate number and type of facilities per population.

The City of Satsuma's 2008 U.S. Census population estimate is 6,008 residents. Table 41 illustrates these recommendations. See Table 42 for Satsuma Parks by Type and Acreage.

The NPRA's Levels of Service Standard for pocket/mini parks suggests 0.25 to 0.50 acres per 1,000 residents. There are three pocket/mini parks currently in Satsuma; the Undeveloped Park, Magnolia Park, and Baldwin Square. Satsuma currently has adequate pocket/mini parks with a total of 4.58 acres. To accommodate the 2030 average population projection of 8,614 residents, Satsuma should contain between 2.50 to 5 acres of pocket/mini parks.

Satsuma currently has three neighborhood parks; Wright Park, Lions Park, and Steele Creek Lodge and Park. The NPRA's Levels of Service standard suggests 1 to 2 acres per 1,000 persons. Satsuma has adequate neighborhood parks with a total of 25.6 acres. This current acreage exceeds the projected 8.5 to 17 acres that Satsuma needs for the projected 2030 average population.

Although Satsuma has the adequate neighborhood parks according to the NPRA's standards, Satsuma's citizens have expressed a need to continue to improve these parks. Wright Park needs to be expanded and a development plan should be prepared. As p[art of the development plan a pedestrian walkway should be created from Vaughn's Palisades Subdivision, across Highway 43, to Wright Park. Additional acreage is needed at Steele Creek Lodge and park along with additional play ground equipment.

Table 41: National Park and Recreation Association's Suggested Levels of Service Standards for Communities

Park Type	Suggested Service Area	Suggested Size	Suggested Community Needs
Mini / Pocket Park	Less than ¼ mile radius	2 acres or less	0.25-0.50 acres per 1,000 population
Neighborhood Park	Less than ½ mile radius	5 to 20 acres	1.0-2.0 acres per 1,000 population
Community Park	1-2 mile radius	25 to 100 acres	5.0-8.0 acres per 1,000 population
Regional Park	5+ mile radius or more	50+ acres	20.0 acres per 1,000 population
Linear Park, Greenways, and Trails	Varies	Varies	1 mile per 1,000 population

Source: National Park and Recreation Association

Table 42: Satsuma Parks by Type and Acreage

	Park Type	Acres
Baldwin Square	Mini	0.93
Magnolia Park	Mini	0.75
Undeveloped Park	Pocket	2.9
Lions Park	Neighborhood	4.6
Steele Creek Lodge and Park	Neighborhood	9
Wright Park	Neighborhood	12
Satsuma Sidewalk System	Trail	1 (mile)

Source: SARPC

There are currently no community parks within the Satsuma planning area. The NPRA's Level of Service standard suggests 5 to 8 acres per 1,000 persons. To accommodate the 2008 population estimate Satsuma currently needs 30 to 48 acres of community parks. To accommodate the 2030 average population, Satsuma should contain between 45 to 72 acres of community parks.

The City of Satsuma currently does not have within their planning area a regional park. These parks are typically owned by larger cities, counties, state, or federal governments and are usually based around natural resources for preservation of wildlife and habitats.

The Satsuma Sidewalk System is approximately one mile in length. The NPRA's Level of Service standard for trails suggests 1 mile per 1,000 persons. To accommodate the 2008 population estimate Satsuma currently needs approximately 5 miles linear parks, greenways or trails. To accommodate the 2030 average population projection, Satsuma should contain approximately 8 miles of linear parks, greenways or trails.

Citizen Comments

During the community workshops, many comments were collected regarding Satsuma's parks, recreational facilities and community events. The majority of survey respondents when asked, "What is your favorite place in Satsuma?" named a park or recreational facility. Overall, respondents rate the quality of their current parks, recreational facilities, and available youth activities as very good while adult activities were rated in-between satisfactory and good. However, many identified the need for additional parks and recreational facilities, especially for adults. The following goals were identified by the residents of the community to maintain or achieve by 2030:

- ✓ More citywide family oriented gatherings, events and/or festivals.
- ✓ More diverse parks and recreational facilities.
- ✓ Improve and continue to extend the sidewalk system to increase the walk ability of Satsuma.
- ✓ More playground equipment at Steele Creek Lodge and Marina.
- ✓ Improve maintenance of parks and amenities, recreational facilities, and sidewalks.
- ✓ Develop park on West Vaughn.

Recommendations

The recommendations below were formulated by SARPC, in combination with the citizens' comments, surveys, and with an analysis of the current and projected park and recreation needs. By implementing the recommendations below the City will achieve the identified goals found in this section.

1. Develop a City Sidewalk Master Plan, connecting sidewalks to existing and future parks, recreational facilities, residential, and commercial areas to improve the connectivity and walk ability of Satsuma.
2. Upgrade and develop existing parks and recreational facilities through continued maintenance and installation of new equipment, services and amenities to accommodate future population growth and diversity of population need.
3. Provide and maintain name signs for all parks.
4. Name the undeveloped park located on West Vaughn and consider creating the park area into a community garden.

5. Research and pursue potential funding sources for park and recreational acquisitions and improvements such as ADECA Recreational Trails Program and ALDOT Transportation Enhancement Program.
6. Incorporate into future park facilities the concept of passive recreational areas, such as open space preservation and wetland conservation, for nature trails, bird trails, and boardwalks.
7. Create community events and festivals focused on Satsuma's history and natural resources, utilizing existing parks and recreational space, to stimulate the local economy and bring local residents together.
8. Explore the development of an All-Terrain Vehicle (ATV) Trail/Park and a Canoe/Hiking Trail for future recreational development.
9. Create a linear parkway.
10. Create a trail to connect pedestrian walkways and parks.
11. Create a canoe/birding trail connecting City owned property adjacent to the Vaughn's Palisades Subdivision to Steele Creek Lodge and Park.
12. Build a Performing Arts Center at the City owned properly located adjacent to Vaughn's Palisades.
13. Create a trail, sidewalk, and open space park system that connects the parks and recreation space to compatible land uses such as, public and semi-public uses and neighborhoods.
14. Create a Community Garden in the Vaughn's Palisades Subdivision.

Community Design

Community design can be defined as a discipline concerned with functional and visual relationships between people and their physical environment. It also examines the ways in which these relationships can be enhanced. Community design is therefore directly involved with several significant areas of community planning. These areas include housing, transportation, utilities, open space, and commerce. The underlying assumption in the practice of community design is that the physical environment can be desirably formed, using certain design techniques and methods.

Largely, the character of a community is established by the design of its elements. Such elements include public and private buildings, streets, parking areas, parks, open space, and neighborhoods. The design of individual elements provides an impression of a community, and together gives a sense of community image. Small cities often lack the expertise and time to establish good community design. When development occurs rapidly, there is no time for an area to acquire a particular character or sense of place. Each new building, street, park, or neighborhood is designed autonomously. This often results in areas that, although not ugly, are not attractive. Even though each individual element may be attractive, the whole is not. There are many factors, which play a role in a community's design. Factors include entrances, public streets, landscaping of public and private spaces, signage, utility placement, and historic preservation.

Goal

Provide an aesthetically pleasing and prosperous community by examining the relationship between people and their physical environment.

City Entrances

Satsuma's gateways and entrances are the first impression perceived by the travelers entering the City's limits. Theses gateways can be local streets or large freeways. They are approaches to the community and as such, give the traveler a first and often lasting impression. These gateways can visually establish a "sense of place" and heighten the travelers' anticipation or arrival.

There are two main traffic entrances into the City of Satsuma, from the north and south, on State Highway 43. At each entrance there is an entrance sign, 3 flag poles, landscaping, and lighting. The northern location is in front of the Pilot service station and the southern entrance is located at the corner of Highway 43 and Baldwin Street along the railroad corridor.

Gateway signage located at Satsuma's southern entrance on Highway 43

Street Design

One goal of street design is to keep traffic flowing smoothly: approaching, within, and exiting the corporate limits of the community. It minimizes the residents and travelers delay and other adverse impacts of stop-and-go driving. Another goal is for traffic to be slow and steady within the community, fast, hi-speed traffic detracts from the community's sense of place.

There are two street design networks that have multiple connections and relatively direct routes, traditional community grid and contemporary sub-community networks. The Traditional Community Grid has short blocks, straight streets, and a crosshatched pattern. Traditional grids disperse traffic rather than focusing it at several intersections with in the community. It offers direct routes, which generates fewer vehicle miles of travel (VMT). Traditional grids encourage walking and biking within the community and are more transit-friendly.

Contemporary Sub-community Networks keep through traffic out of neighborhoods, which keep accident rates down and property values higher. It discourages crime rate because it is less accessible. Cul-de-sacs are popular in the contemporary sub-community networks, it is quieter and safer for children, and it encourages interaction between neighbors. Cul-de-sacs are also in premium demand in the real estate market. In addition, curving streets and dead-ends are able to go around or stop short of valuable natural areas within the community, thereby reducing cut-and-fill of the area.

Both network designs have advantages and disadvantages with in their designs. Traditional grids has the mobility but contemporary is safer, more secure, and sensitive to the areas topography. An illustration of both network designs is shown in Figure 12.

Streetscape

An important concept (or element) of community design is streetscaping. A positive, harmonious streetscape can foster a positive overall impression of the community. If the opposite exists, then a less than favorable impression is made. Examples of positive streetscaping include landscaping, signage, utilities, street furniture, and lighting.

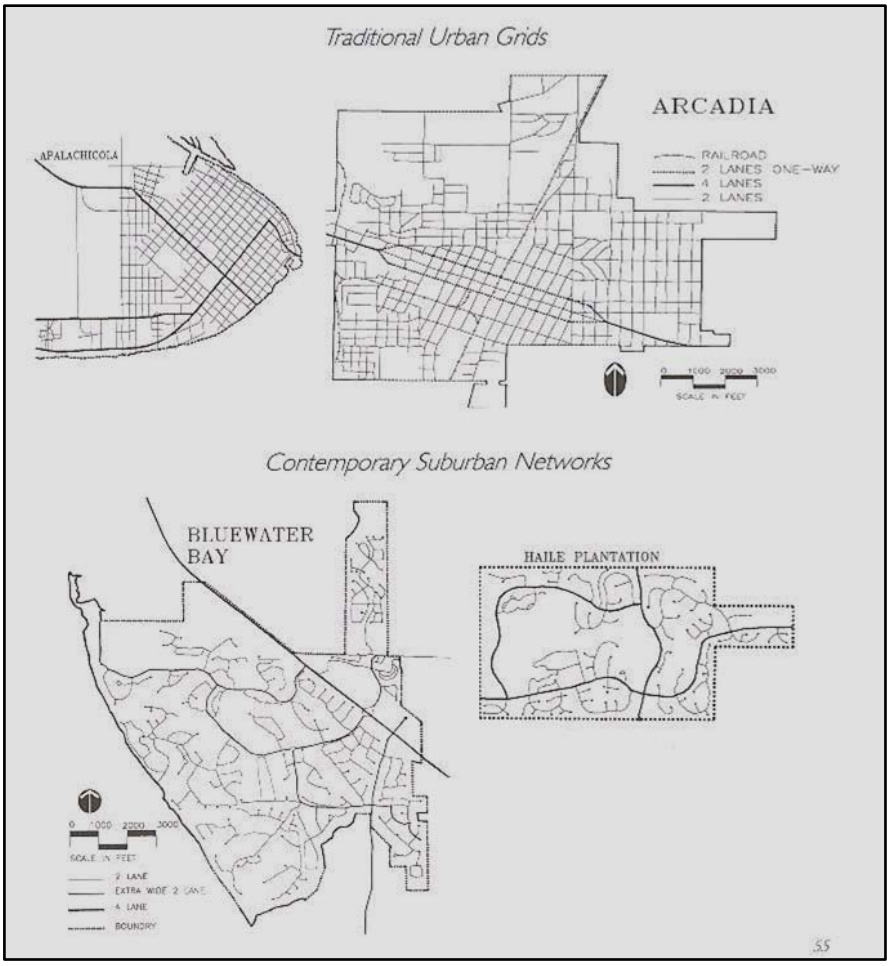
Landscaping

Landscaping is important to community design, since it enhances both street and building design. People are attracted to a natural environment and usually respond positively to "green" places. Thus, landscaping is particularly beneficial to residential and commercial/business developments. It softens the harshness of the Cityscape. Landscaping can actually promote patronage by providing an attractive environment and ambience suitable for shopping. Parking lots that are bermed and treated with shrubbery and trees are much more attractive to the user and passerby than lots lacking such treatment.

Landscaping a neighborhood, particularly tree planting, can provide visual beauty, relief from the climate and maintenance benefits. Shaded grass requires less watering and shaded homes require less use of interior air conditioning. Trees can actually reduce the ambient air temperature by several degrees. Landscaped cul-de-sacs and traffic circles provide park-like environment for those homes clustered around these streets. Landscaping residential areas abutting arterials and collectors provides a softer, more attractive image than that provided by fencing or stonewalls. Landscaping can require less

maintenance than walls or fences if designed properly. If the latter are used as buffers, climbing or clinging vegetation can soften the stark wall or fence façade. A landscape plan is required as part of a site plan or subdivision plan for any development in Satsuma.

Figure 12



Source: Best Development Practices by Reid Ewing

Utilities

Improved protective coatings for underground wiring, trenching and conduit technologies, combined with lower tree and drainage costs, have made underground utilities a more prevalent practice. Innovative, cost-cutting equipment is currently available to rapidly locate underground interruptions. This lowers maintenance costs. In addition, electric, telephone, and cable television companies can economize an operation by using common trenching. However, the short-term costs of providing aboveground utilities are lower when such facilities are already present.

Aesthetically, underground utilities are superior. The sight of poles along rear lot easements or within street right-of-ways is a disagreeable one. It has been argued that pad-mounted equipment for underground utilities is just as unattractive as aerial equipment. In these cases, the design solution is to landscape areas immediately surrounding this equipment to provide screening. Underground utilities,

switches and transformers can be cost-effective by reducing vandalism, maintenance costs, and traffic hazards.

Neighborhood Design

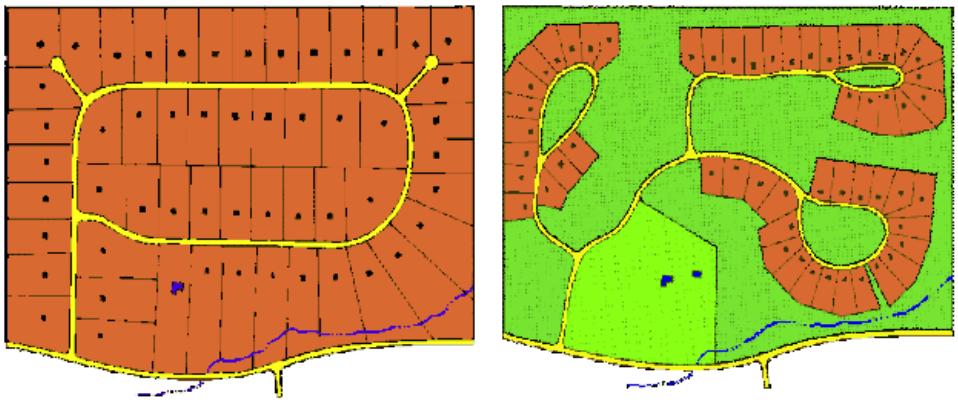
The beauty and appeal of Satsuma is its natural landscape. This landscape draws development, which in turn often destroys the natural features that attract people in the first place.

"Clustering," also called Open Space Development, should be considered as an alternative to large lot "rural sprawl," which consumes open space, privatizes all land, and creates lots that are too small for meaningful habitat protection.

This approach also places development in less sensitive areas while preserving forested land, wetlands, and other ecologically or visually valuable landscape features; it can also be used to preserve resources such as buildings or historic sites. Typically 50 to 90 percent of a site area is preserved in its existing natural state, with individual house lots occupying the remaining acreage.

Clustering can also save on infrastructure costs by reducing the length of roads and utility lines in new developments. Figure13 illustrates a conventional development pattern, in which uniform-sized large lots blanket an entire development site, consuming all the land and destroying the distinctive, natural features that made the site a special place. The small pond at the center is hidden behind private lots, off-limits to most residents. In contrast, a cluster development plan uses a greater variety of lot sizes to accommodate the same number of units, while preserving substantial areas as open space. The pond is preserved as an accessible amenity, linked with roadways to a trail. With more connections and linkages between streets, travel distances are shorter throughout the development. The sparse arrangement of homes along the main roads on the perimeter, also provide an attractive, unobstructed view of the development's natural surroundings.

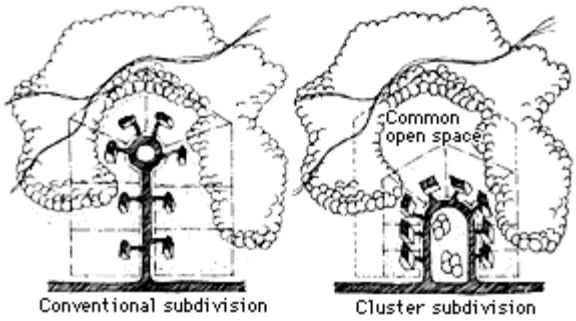
Figure 13



Conventional Development Pattern Cluster Development Pattern

Also, a recent study, "An Examination of Market Appreciation for Clustered Housing with Permanent Open Space," by Jeff Lacy at the Center for Rural Massachusetts comparing conventional and open space developments in two Massachusetts towns over long periods of time found that the value of homes in open space developments appreciated at a greater rate. See Figure 14.

Figure 14



Form-base Code

Form-base code is another alternative to conventional development. Formed base code is a method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm by controlling physical form, with a lesser focus on land use.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. This is in contrast to conventional zoning's focus on the segregation of land uses and the control of development intensity through abstract and uncoordinated parameters (e.g., dwellings per acre, setbacks, parking ratios, traffic LOS) that neglects an integrated built form. Form-base Code should not be confused with design guidelines or general statements of policy. Form-based codes are regulatory, not advisory.

Visual Clutter

Visual clutter is the unplanned, disorganized arrangements of signs, utility poles and equipment and street furniture. Visual clutter makes a streetscape unattractive and often unsafe. State Highway 43, has many areas of visual clutter.

Excessive aerial lines striping a residential sky are visual clutter. Unscreened utility pads contribute to visual clutter. Abandoned cars or excessive off street parking can be termed visual clutter as well as community blight. Street elements, which produce visual disharmony or distraction, constitute a form of visual clutter. Billboards can degrade or destroy a community's image. Litter and inappropriate refuse dumping or storage is obviously visual clutter.

Street Furniture

Street elements such as streetlights, traffic signals, directional signs, bus shelters, transit rider seating, tree grates, telephone booths, fire hydrants, information kiosks, drinking or decorative fountains, litter baskets, step railings, and decorative doorknockers can all be termed street furniture. Streetscapes are, in large measure, defined and enhanced by the orderly, disciplined installation of street furniture. Street furniture gives character and quality to a streetscape, while making the area more attractive to the pedestrian. It acts to convert a harsh street scene to a more sensitive human/pedestrian scale.

The City influences the design of traffic signals, directional signs, fire hydrants, and litter containers. Design and installation standards for other furniture elements are derived from the private sector. The

private sector occasionally responds in a well-planned and designed fashion. More often though, such design considerations are ignored or are not well planned.

Sidewalks

Sidewalks are an important community design element. They provide the basis for and support of the use of street furniture. The use of a mailbox, a telephone booth, low-level street lighting, a drinking or decorative fountain, information kiosk, or bus shelter is linked to a defined pedestrian transportation network.

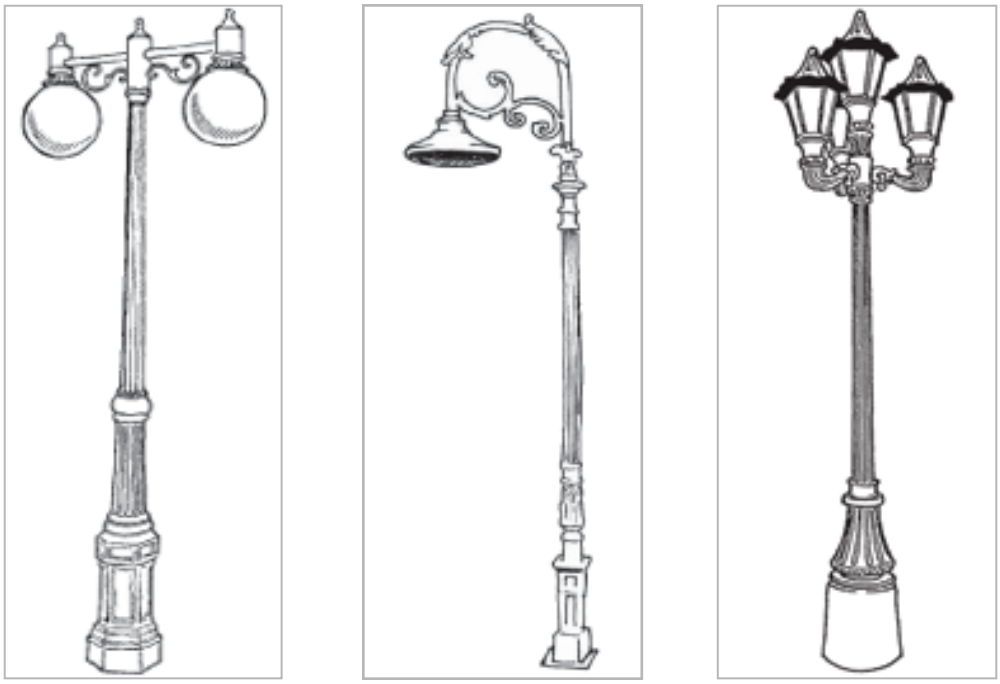
Lighting

Lighting is an important element of community design and a key streetscape item. Lighting should be sought that offers higher illumination, security, and safety, but consumes little energy. Collector and arterial streets, because of their greater traffic volumes, must be adequately lit. Moreover, measures should be taken to assure that right-of-way lighting best serves open space and subdivision entrances.

In areas that are not in the public domain, the private developer should provide a lighting plan that considers lighting location, style, and type.

Night lighting can dominate the mood and focus of a streetscape. Supporting structures for light fixtures (e.g., light poles) are part of the overall "street furniture" associated with public and private streets. As such, these structures can set the tone for streetscape. Low-level street lighting offers the most pleasing community design. There are many types of attractive, low level streetlights available. Several examples are shown in Figure 15.

Figure 15



Citizen Comments

During the community workshops, many comments were collected regarding the community design standards of Satsuma. Overall, the majority of the survey respondents wanted to maintain the small town feel of Satsuma and develop design standards that were complimentary to the community. The following goals were identified by the residents of the community to maintain or to achieve by 2030:

- ✓ Maintaining the quaint, small town charm of the City was rated very important.
- ✓ Maintain and improve the Gateways into the City.
- ✓ Supports policy to improve the architecture, landscaping, and appearance of Highway 43.
- ✓ Develop a City theme to develop uniformity and standards for upkeep and maintenance.
- ✓ Rehabilitate the appearance of existing commercial buildings along Highway 43.
- ✓ Preservation of historic buildings and landmarks was rated as important to very important.
- ✓ Supports design guidelines for a Central Business District, Historic District and/or downtown area.
- ✓ Improve the walk ability of Satsuma by extending the sidewalk system and providing adequate lighting throughout the City.
- ✓ Design commercial developments to have common space areas that are centrally located with amenities such as; benches, picnic tables, gazebos, play equipment and/or splash park for residents and visitors to enjoy. (Example: Eastern Shore Center or Downtown Fairhope)

Recommendations

The recommendations below were formulated by SARPC, in combination with the citizens' comments and surveys, to establish the framework for future actions and provide a means to evaluate progress. By implementing the recommendations below the City will achieve their identified goals and be closer to obtaining their vision for Satsuma's future.

1. Coordinate with Auburn Studio to create "Place" criteria and standards.
2. Improve and maintain entrances on State Highway 43. Seek Highway Enchantment Grant funds to provide funding.
3. Seek funds to replace above ground power lines with underground power lines along Highway 43.
4. Create a Satsuma Beautification Committee to:
    - Identify unattractive streetscapes;
    - Create streetscapes with significant community designs;
    - Eliminate visual clutter;
    - Create a common signage theme;
    - Create a street lighting theme;
    - Select material for sidewalks;
    - Create a street sign design;
    - Create a landscaping plan for Highway 43 using native trees and plants;
    - Select design for street furniture.

5. Amend Zoning Ordinance to:
    - Identify Central Business District. Create a themed overlay district that would include aesthetic criteria and architectural designs and standards.
    - Determine if a form-base code alternative is appropriate.
    - Include community design standards for commercial developments to include a centrally located common space which can be utilized as a gathering area with amenities such as benches, picnic tables, gazebos, play equipment, and/or splash park.
6. Amend Subdivision Regulations to:
    - Require a heritage tree on every new residential lot;
    - Include a preferred street pattern and cluster development criteria.
7. Develop a Sidewalk Master Plan to include community design standards such as lighting, street furniture, and landscaping.