



CITRONELLE, ALABAMA

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MASTER PLAN 2040

March 19, 2019



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This plan was developed by the 2018 Citronelle Planning Commission and Citronelle City Council, with assistance provided by the South Alabama Regional Planning Commission

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City of Citronelle

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Citronelle, AL 36522



I, Zachrey Mason, _____ do hereby certify that this is a true copy of the City of Citronelle’s Master Plan, adopted March 17, 2019.

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Vision

Citronelle strives to be a friendly, family oriented community with an active, involved citizenry, that fosters a balance between strong economic growth and small town character.

Purpose

As set forth in the Alabama State Code, it is the function and duty of the Planning Commission to make and adopt a master plan for the physical development of a municipality. This plan, together with accompanying maps, plats, charts, and descriptive matter shall be made with the general purpose of guiding future development which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare of the community as well as efficiency and economy in the process of development including, but not limited to:

- Adequate provision for traffic
- Promotion of safety from fire and other dangers
- Adequate provisions for light and air,
- Promotion of good civic design and arrangement
- Wise and efficient expenditure of public funds
- Adequate provision of public utilities and other public requirements

The Citronelle Master Plan is an official document that serves as a policy guide for decisions about the city's future. The plan establishes goals for the future and provides direction for decisions about the use and development of land, economic growth, transportation network, the provision of public facilities and services, protection of natural resources, and community design. The plan is not the same as an ordinance or other land use

MASTER PLAN...

A Comprehensive, long-range plan intended to guide the growth and development of a community or region for a set period of time, typically 15-20 years

Also known as a comprehensive plan

CHAPTER 1 - VISION, PURPOSE, AND PROCESS

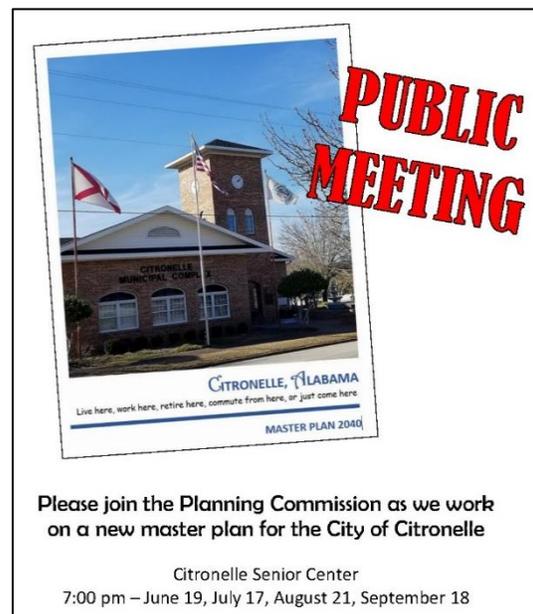
document, as it does not change existing regulations or create new ones. It is rather an advisory document that provides recommendations and should be used as a reference when changing the city's regulatory documents and making decisions that affect the development of the city.

In general, this plan should fulfill five basic requirements:

- The plan should be comprehensive in both the geographic area it covers, and in the diversity of the people it serves
- The plan should be long-range
- The plan should be general in nature, merely a guide, rather than a specific set of rules
- The plan should focus on the physical development of the city
- The plan should relate physical design to community goals and social and economic policies

Process

At the beginning of the master plan process, Citronelle citizens were asked for input about their city. First, a city-wide survey was distributed at various locations and events throughout the city, and people were asked to rate various amenities and services, vote for their likes and preferences, and offer opinions on what future development should include. Second, a town hall meeting was held to publicly discuss various topics that will be included in the plan. Third, several members of the planning commission went to the high school and talked to students in social studies classes. The students were given a brief written survey to complete, and a town-hall style meeting was conducted in each class. Both the survey and the discussion topics were designed with students in mind. The information gathered in each of these three formats heavily influenced the content of this document.



Overall, the development of the master plan can be divided into five phases:

1. Project Initiation – Surveys, town-hall meeting, data collection
2. Inventory and Assessment – Look at the past and present conditions
3. Plan Development – Introduce the major themes and ideas that will be contained in the plan
4. Recommendations and Implementation Strategies – What to do and how to do it
5. Plan Finalization – Completion of the physical document to be presented for adoption

Using the Master Plan

Probably the most important part of the planning process comes after the master plan is completed and adopted. The plan is a document that should never sit on a shelf, but rather, it should be a document that is consulted frequently when making decisions affecting the growth of the community. It should be reviewed annually and updated every five years to address the latest changes, issues, or trends that the City is facing.

CHAPTER 1 - VISION, PURPOSE, AND PROCESS

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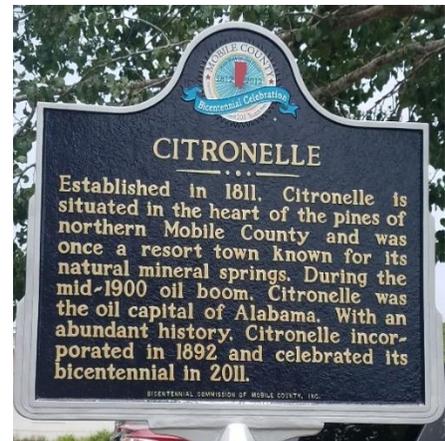
History

Citronelle was first settled as early as 1811, but the town really started to grow after the Mobile and Ohio Railroad constructed a line from Mobile to Citronelle in 1851-52, with eventual connections to Meridian, Mississippi and Chicago, Illinois. The name Citronelle originated from an American Botanist, William Bartram, and a plant that Indians were convinced would cure Malaria. Bartram found the plant in 1777, about 30 miles north of



Mobile, and named the plant Citronella. When the railroad was built through the area, the station there was named Citronelle. Because the town was promoted by the railroad as a health resort with great climate, healing herbs, and mineral springs, tourists began to flock there. This led to the construction of several hotels, and new industries such as sawmills, and orchards.

Citronelle was incorporated April 2, 1892, and by 1916, the town boasted a library, electricity, a volunteer fire department, telephones, and water and sewer service. Oil was discovered north of town in 1955, and over the next nine years, over 400 oil wells were drilled. As a result, Citronelle became known as the Oil Capital of Alabama. Today, Citronelle is a warm and inviting community where residents take pride in their town and heritage. While there is no longer a railroad running through the town, the former rail line was transformed into a beautiful, 2 mile walking trail through the center of downtown. The city also boasts many other park and recreational facilities, including an 18-hole municipal golf course.



Population Projections and Demographics

The 2010 population, as determined by the U.S. Census, was 3,905, which was an increase of 246 people from the Census 2000 population. In order to plan for future growth and meet the needs of future residents, it is important to project future population. The following three methods were used to project future population in Citronelle through the year 2040. These projections, along with an average of the three methods is shown in Table 2-1.

Method 1 – Population Projection Based on Average Annual Building Permits

This method of population projection multiplies the average number of new residential unit building permits issued annually and multiplies it by the persons per household rate provided by the U.S. Census. Citronelle issued building permits for 105 new housing units between 2000 and 2010, at an average rate of 9.5 units per year. The 2010 U.S. Census persons per household rate of 2.66 applied to the 9.5 units annually results in a projected population increase of 25.27 people per year, or 253 per decade.

Method 2 – Population Projection by Average Growth Rate

This method of population projection calculates the average rate of change over a certain time period and then uses that average rate to project future populations. Using the U.S. Census populations each decade from 1980-2010, a 10-year average growth rate of 12.5% or five-year average growth rate of 6.25% was calculated.

Method 3 – Population Projection as a Percentage of County

This method of population projection evaluated the population of Citronelle as a percentage of Mobile County's population and as Mobile County is expected to grow, the population of Citronelle is expected to grow proportionately. Between 1990 and 2010, the population of Citronelle, on average, was approximately .94% of the population of Mobile County. This rate is then applied to the University of Alabama's Center for Business and Economic Research (CBER) population projections for Mobile County for the years 2020-2040 to get population projections for Citronelle for the same years.

Average of the Three Methods

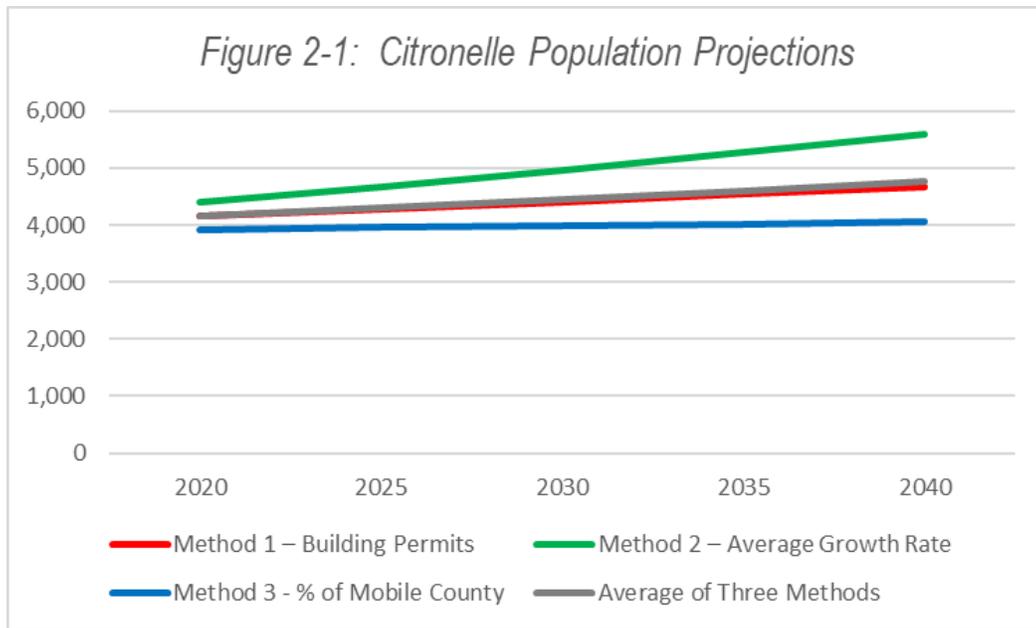
Table 2-1 and Figure 2-1 show the population projections from 2020-2040 using the three methods explained above, and from there, an average of the three methods was calculated. While none of these methods of projection is exact, most likely, future population will fall somewhere in the middle, possibly close to the average of the three methods. These projections will be used in other parts of this plan, to determine impending needs as the City of Citronelle grows and changes over the next 20 years.

CHAPTER 2 – HISTORY AND DEMOGRAPHICS

Table 2-1: Citronelle Population Projections

	2020	2025	2030	2035	2040
Method 1 – Building Permits	4,158	4,284	4,410	4,536	4,662
Method 2 – Average Growth Rate	4,393	4,668	4,960	5,270	5,599
Method 3 - % of Mobile County	3,926	3,953	3,982	4,016	4,060
Average of Three Methods	4,159	4,302	4,451	4,607	4,774

Source: U.S. Census Bureau, CBER, Calculations by SARPC



Population Demographics

In addition to total population, it is also important to understand the make-up of that population. Other factors that may influence the future needs of a city can include age, gender, race, marital status, and persons per household. Table 2-2 shows important population demographics for the City of Citronelle.

Table 2-2: Population Demographics in Citronelle

Total population	3,905
Median age of total population in Citronelle/Mobile County	37.7 / 36.6 years
Male percentage of total population and male median age	47.6% / 35.2 years

Housing Characteristics

In order to accommodate all socioeconomic groups in a community, a city or town needs to provide a variety of housing types and densities. To ensure the highest quality of life and the continued vitality of a community, the housing supply should support the existing housing needs, and adapt to meet future demands as the community grows. This sustainability requires effective management of the housing supply which should include maintenance and rehabilitation, as well as new construction. Age, condition, and type of housing are also important characteristics to consider when planning for future growth. Most of the housing stock in Citronelle is single-family detached, with some mobile/manufactured homes and apartments. Age of housing is important to note because as the housing stock ages, more maintenance is typically required, thus increasing the cost of living expenses. Table 2-4 shows important housing characteristics in the City of Citronelle.

Table 2-4: Housing Characteristics in Citronelle

Total housing units	1,573
Percentage of occupied housing units	87.7%
Homeowner vacancy rate	2.2%
Rental vacancy rate	14.8%
Type of housing	
Single-family detached	1,192 (75.8%)
Multi-family (2 – 9 units)	134 (8.5%)
Multi-family (10 or more units)	19 (1.2%)
Mobile home	228 (14.5%)
Percentage of houses built prior to 1970 (close to 50 years in age)	448 (28%)
Percentage of houses built prior to 1940 (close to 70 years in age)	194 (12.3%)
<i>Source: 2012-2016 American Community Survey</i>	



CHAPTER 2 – HISTORY AND DEMOGRAPHICS

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An important part of the planning process is evaluating the current state of the community. A master plan is a long range guide to future growth and development, which seems fairly impossible to create without first establishing a starting point. This chapter outlines and evaluates some of the important characteristics in Citronelle that will be useful when determining future goals and objectives.

Transportation

The City of Citronelle is located in the northern portion of Mobile County, along the border with Washington County. Highway 45, a major U.S. north-south route runs through the middle of the city, connecting Citronelle with Mobile (approximately 30 miles to the south) and State Line, Mississippi (approximately 30 miles to the north). Another major U.S. north-south route, Highway 43, is located approximately 15 miles to the east. Both Highway 45 and Highway 43 provide access to Interstate 65.

The functional classification system designated by the Alabama Department of Transportation (ALDOT) categorizes roadways by a hierarchal system based on function, which is then used to balance traffic movement and accessibility. ALDOT also evaluates road functionality by recording traffic levels at various traffic count locations throughout the state. ALDOT then compares the number of vehicles with the road capacity and assigns a Level of Service (LOS) rating based on how well the road is functioning. The LOS ratings range from A to F, with A representing the most functional roads and F representing the worst. The functional classification and LOS ratings of roads in Citronelle are shown in Table 3-1. The only traffic count located in the Citronelle area is for Highway 45, so the other roads do not have a LOS determination. The Highway 45 traffic count in Citronelle is located between Sugar Ridge Road. and Mark Drive. The 2017 Average Annual Daily traffic count was 9,250. ALDOT applies a seasonal factor to this count to determine this average daily rate. During peak seasonal traffic, such as beach traffic during summer months, the number of vehicles would be much higher. However, the road capacity at that location is over 18,000, thus the level of service rating A.

CHAPTER 3 – COMMUNITY ASSESSMENT

Table 3-1: ALDOT Classifications of Roads in Citronelle

ALDOT Classification and Definition	Citronelle Roads	Level of Service
Arterials – designed to carry significant high-speed long-distance traffic	U.S. Highway 45 – Principal Arterial	A
Collectors – collect and distribute traffic to arterials	Highway 96 – Major Collector Celeste Rd. – Major Collector Prine Rd. & State St. – Major Collectors E. Lebaron Ave. – Major Collector	Not Available
Local Roads – all roads not included in the first two categories and mainly carry low volumes of traffic and serve local transit needs	All other roads in Citronelle	Not Available

Source: ALDOT and SARPC Transportation Department

The existing transportation network in the City of Citronelle provides an adequate means of transportation throughout the city and linkages to adjacent municipalities. However, many of the roads are showing signs of age and will be a growing problem as future growth and development occurs. Recent improvements of Highway 45 (repaving and striping) provide residents with safer and more comfortable access to neighboring communities, but wear and tear is also greatly affected by the high volume of seasonal traffic from the north to our coastal beaches.

Some problems with the current transportation network include:

- Unpaved roads that would function better and require less maintenance if paved
- Some roads are in poor condition and are in need of resurfacing
- Heavy volumes of through traffic on Highway 45 during summer months
- Limited sidewalk and bicycle system connecting different parts of town
- Insufficient signage to important points of interest in the city
- Road closures that limit access to certain parts of the city
- Unlimited access points on Highway 45

Community Facilities and Services

City Hall – This modern facility located on Main Street, in the heart of downtown, was constructed in 1928 as a Ford Dealership and was renovated around 1997. The complex houses the mayor’s office, administrative offices, police department and the municipal court.

CHAPTER 3 – COMMUNITY ASSESSMENT

Police Protection – The Citronelle police force includes a chief, 12 patrol officers, 6 combined support personnel and jailers, 10 reserve officers, and 1 investigator. The city jail is quite old, and in need of updates and expansion.

Fire Protection – Fire protection is provided to the City of Citronelle and the surrounding area by a 25- person volunteer fire department, five of which are trained EMT's. The average response time is 12 minutes. The department fleet includes three pumper trucks, a ladder truck, and several other trucks and vehicles. The ISO rating is 5/5x.

Utilities – Water, sewer and gas services are provided by South Alabama Utilities. Sewer service is limited to the older part of the city. Power is provided by Alabama Power. Cell and internet service is lacking in many areas, but the City is working with AT&T to install new infrastructure.

Library – Citronelle has a municipal library which includes a collection of 13,775 books and three part-time employees. Sections include children's, reference, computer lab, juvenile/teens, adults, DVD's and books on tape. The library also offers story time, tours for elementary school children, copy and fax service and Wi-Fi access.

Community Center – The Citronelle Community Center is a beautiful new facility that opened in 2012 and is located at the municipal lake. The facility, which includes a gazebo overlooking the lake, is used for civic events and is available to rent for private events and celebrations.



CHAPTER 3 – COMMUNITY ASSESSMENT

Senior Center – The Senior Center is open daily to provide activities and programs for local seniors, which include exercise, bingo, crafts, outings, and nutritional and medical programs.

Parks – The City of Citronelle offers a good variety of recreational opportunities through a variety of parks and facilities. These facilities include sports facilities (football, baseball, softball, tennis, basketball), amphitheater, picnic areas, RV park, municipal lake, disc golf, playgrounds, nature trail, and an 18-hole golf course.

Schools – There are three public schools in the Citronelle area, McDavid Jones Elementary School, Lott Middle School, and Citronelle High School. While these are owned and operated by the Mobile County Public School System, there is strong community support and pride for these schools, and many of the teachers and staff live in the Citronelle area. Wesleyen Academy, a private, Christian school for grades 1-12 is also located in Citronelle.



Events and Festivals – The City of Citronelle, civic organizations, and other local organizations host a variety of events throughout the year, including the Surrender Oak Festival, Christmas Parade and Jubilee, Dogwood Classic Golf Tournament, Relay for Life, MLK Day, Trunk or Treat, Oil Queen and 4th of July to name a few.



Design and Appearance

Gateways and Signage – There are two main entrance signs into the City of Citronelle, located on Highway 45, when approaching the city from the north and south. There is no welcome signage when approaching the city from the east or west. There is limited way-finding signage to direct residents or visitors to important locations within the city. The signage that is located on Highway 45 is functional rather than decorative, and does not provide the same information when approaching from the north vs. the south.



Street Design – The street pattern in Citronelle is primarily a modified grid pattern, with several roads branching out from the center like spokes on a wheel. Further away from the center of town, the roads become less grid-like and more like winding rural roads.

Neighborhood Design – Citronelle prides itself on its small town, rural and agricultural atmosphere. The neighborhoods in and around downtown are laid out in a traditional neighborhood development pattern, with smaller lots and shorter blocks. Further removed from the center of town, the lots are larger and the housing is less dense, with many large tracts of agricultural or undeveloped land scattered throughout. There are also several newer housing developments, such as the golf course neighborhood, that are located in the western portion of the city.

Sidewalks and Bike Paths – Sidewalks are not only an element of transportation, but also an important part of community design. Currently, most of the sidewalks are located in the central part of the City, close to downtown. However, the sidewalks on many of those streets may end abruptly, or be located on only one side of the street. There are currently no bike paths in Citronelle.

Highway 45 Commercial Corridor – Much of the traffic on Highway 45 is through traffic, as it is a major north-south route, but most of the city's retail and commercial business is located on this highway as well. A few years ago, the Alabama Department of Transportation changed the highway from a four lane road, to a two lane road with a turn lane in order to best accommodate motorists, both local and non-local. There is a large presence of utility poles, traffic signs, utility wires and commercial signs which begin to create a visual clutter because of the unplanned, disorganized arrangement. Too much visual clutter creates an unattractive and unappealing streetscape and makes it difficult for motorists to see what they are looking for.

CHAPTER 3 – COMMUNITY ASSESSMENT

Main Street Corridor – Main Street, which would have been the main thoroughfare through town before the construction of the current Highway 45, is a charming, tree-lined street with sidewalks and a linear park. City Hall, the historic depot, and historic homes are the main attractions here, but many of the original downtown buildings are either vacant or in need of extensive upgrades or repairs.



Source: Citronelle Historical Preservation Society



CHAPTER 4 – LAND USE AND COMMUNITY DEVELOPMENT

The main purpose of a master plan is to guide future growth and development. The master plan, once adopted by the Citronelle Planning Commission, will provide a basis for decision making by the City of Citronelle. One of the most important factors in the decision making process, and in the future of any community, is the physical location and intensity of different land uses. Good land use planning also addresses the economic and social development of the community. The purpose of this chapter is to set forth a future land use plan and vision for development to provide the town with a basis for establishing future land use management, standards, and regulations that protect the safety and quality of life of Citronelle’s citizens.

The future land use plan is conceptual in nature, rather than exact, and it is meant to serve as a general guide rather than a precise formula. The plan should also be fluid. As the city grows and changes in the coming years, amendments to this plan and map may be necessary to reflect new and changing conditions. Again, good land use planning includes emphasis on economic and social issues in a community, so it is important that the future land use plan supports the goals and recommendations outlined in Chapter 6 of this document, and that these goals and recommendations are in line with the future land use plan in this chapter. To effectively implement the master plan, the City Council, Planning Commission and Administrative Departments should all consult this document prior to making any planning, development, or budgetary decisions, approvals or actions.

LAND USE...

A description of how land is currently used or occupied, not how the land is zoned

ZONING...

The delineation of districts and the establishment of regulations governing the future use, placement, spacing, and size of land and buildings

A zoning ordinance consists of two parts: the text document and the map

Once adopted by City Council, a zoning ordinance becomes a local law

CHAPTER 4 – LAND USE AND COMMUNITY DEVELOPMENT

Land Use Definitions

In cities and communities, certain land use terminology is used to describe how a piece of property is being used or occupied. Land use is general in nature, and has nothing to do with how a property is zoned, or what might be allowed there. A land use designation only tells what the current use is or what use is planned in the future. A regulatory document, such as a zoning ordinance, is used to establish what uses are permitted, or not permitted, on a piece of property.

Residential – parcels used exclusively for permanent residential living purposes such as single family residences, multi-family residences, and manufactured homes

Commercial – parcels, with or without buildings, where goods and services are distributed and/or personal services are provided

Public and Semi-public – parcels occupied by educational and governmental facilities or land that is owned by federal, state, or local units of government, or privately-owned facilities that are generally open to the public, such as lodges, churches and cemeteries

Parks and Recreation – parcels, with or without structures or recreational equipment, used for recreational purposes, such as parks, ball fields, marinas, and open public green space

Agriculture – land, usually large parcels, used primarily for agricultural purposes, even though there may be structures such as houses, barns or equipment sheds which are incidental to the agricultural function

Industrial – parcels, with or without buildings, where semi-finished or rough material is further processed, fabricated or manufactured, including warehousing and wholesaling establishments engaged in storage and non-retail sales

Undeveloped – parcels that have no structures and are not used for any other land use, including agriculture and oil extraction

TRADITIONAL ZONING typically limits land uses to one use per parcel, but a mixture of uses is sometimes allowed in certain areas. For example, in a traditional downtown, the first floor of a building may be used for commercial purposes while the second floor is used for residential.

CHAPTER 4 – LAND USE AND COMMUNITY DEVELOPMENT

Future Land Use

Currently, most of the land uses mentioned previously are well represented in the City of Citronelle, and in appropriate locations. There is an easily identifiable downtown core with a mixture of civic, commercial, and residential uses. There is a primary commercial corridor running through the center of town, with larger commercial uses. Residential is interspersed throughout the city with higher densities located closer to the center of town. Recreational land uses are abundant and widely dispersed throughout the city. There is also an abundance of undeveloped land that could be used for future growth. The only land use not well represented in Citronelle is industrial. Industrial uses tend to employ larger numbers of people and provide a boost to the tax base.

One unique factor in Citronelle that can present a challenge to future growth is the number of oil wells in the City. There are over 500 existing wells and they are evenly dispersed throughout the center part of town. Most of the parcels containing oil wells are used for that purpose only, and are otherwise undeveloped. As a result, development has grown around these parcels, making the city less cohesive than it otherwise might be. Acquiring a large contiguous piece of land for a new development, like a new industrial park, or to build a new road, may prove to be difficult. Many of these oil wells are not currently producing oil, so there may be alternative uses for these properties.

Concepts for Development

Citronelle's Master Plan is meant to guide future growth, development and redevelopment within the City, and has been organized around important areas of the community. Several different concepts, listed below, are used to describe these geographic areas of the city and how they function in the community. Future land use design will be generated with these concepts in mind and how these areas interact with each other.

Districts

Districts are location or large areas within a community that have their own identity, based on the location, purpose, or type of building. Districts can be residential in nature, or commercial, recreational, industrial, or any combination thereof. In Citronelle, there are four main districts around which the city is organized. The areas of the city located outside of these districts are no less important, but are just not as easily identified as part of a cohesive area.

- Downtown District – variety of land uses including residential, commercial, public/semi-public, and recreation
- Highway 45 Commercial District – primarily commercial uses

CHAPTER 4 – LAND USE AND COMMUNITY DEVELOPMENT

- Golf Course District – primarily a mixture of residential and recreational uses
- Industrial District – future location of industrial uses

Corridors

Corridors are the major routes, including streets, sidewalks, and trails, which people use to move throughout the community. Corridors bring people, and as a result, development typically follows major corridors. In Citronelle, there are currently two main corridors.

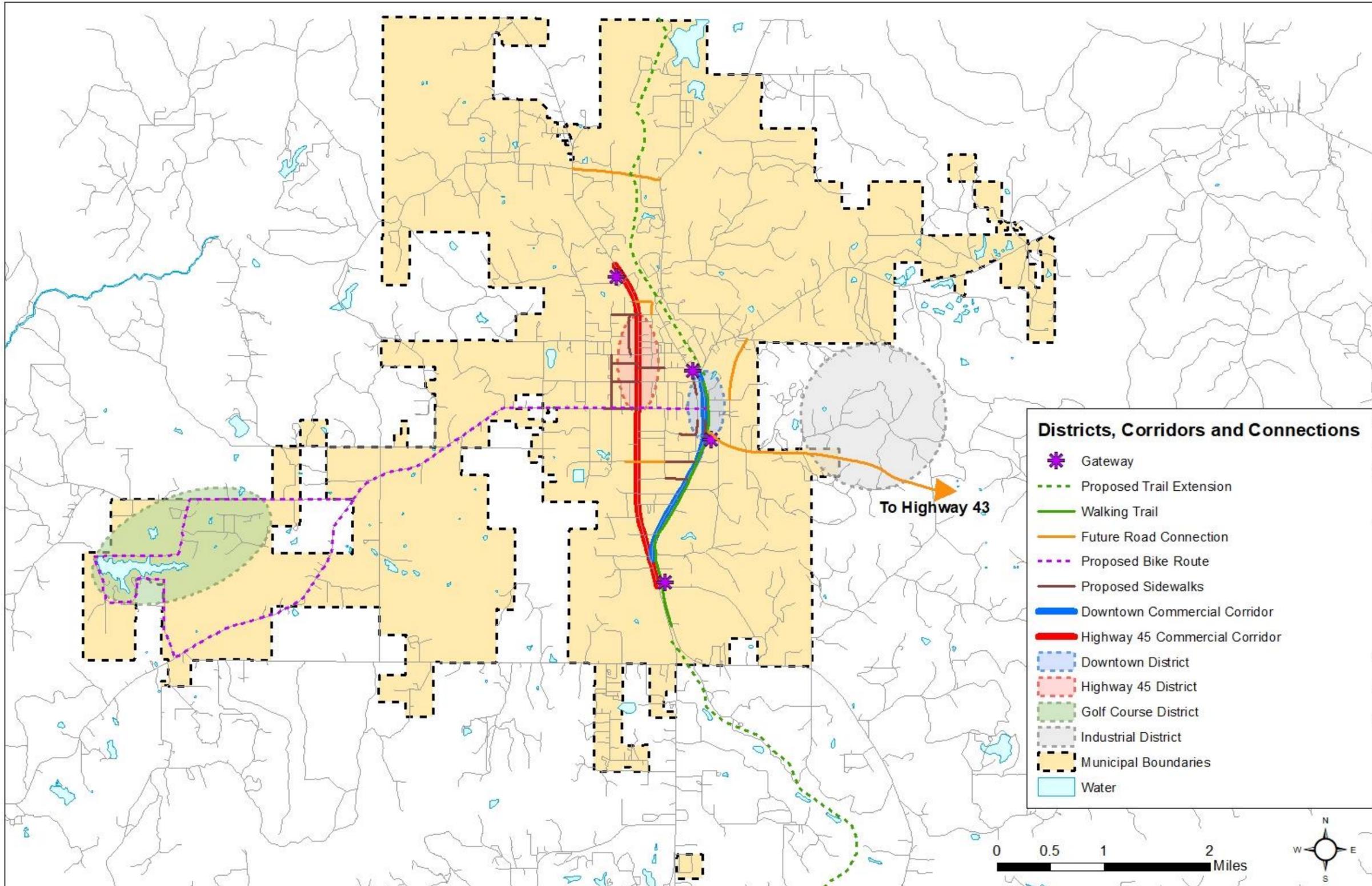
- Downtown Corridor which includes the walking path
- Highway 45 Corridor

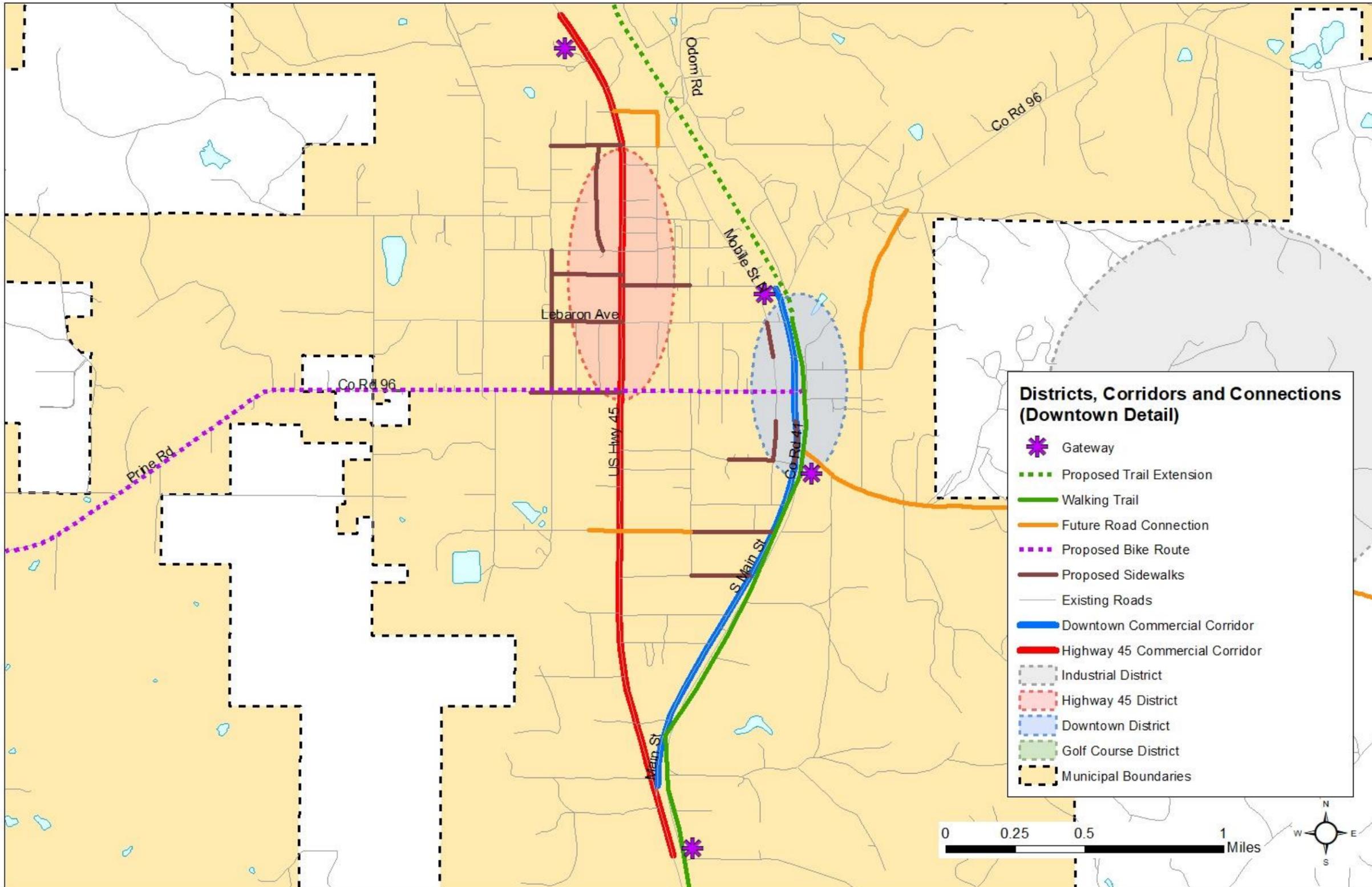
Gateways

Gateways are recognizable entries into a city, a neighborhood, or district which help to establish a sense of arrival to a unique place.

Places

Places are individual sites or locations, usually with a single use or function, that attract people for a specific purpose or activity, or serve as a community gathering spot. Schools, parks, and civic buildings are examples of places within a community. It is important to establish linkages between these places so people can easily get from one to another.







CHAPTER 5 – ENVIRONMENT AND NATURAL RESOURCES

Two counties in Alabama, Mobile and Baldwin, are located within the federally designated Coastal Zone Management Area, and as a result, are eligible for grant money to fund projects such as this Master Plan. The Coastal Zone Management Act (CZMA), passed in 1972, is administered by the National Oceanic and Atmospheric Administration (NOAA) and encourages coastal states to work in partnership with the federal government to design and enforce local programs consistent with the program.

Citronelle is a small community located in the northern part of Mobile County, close to the Mississippi state line. Much of the city is rural in nature, with houses on large lots, farmland, timber land, and other undeveloped land. There are numerous natural resources in Citronelle that should be considered when planning for future growth and development, and when developing land use and development policies.

CZMA...

“Recognizes that ensuring access to clean water and healthy ecosystems that support a vibrant coastal economy requires effectively integrating science, technology, and public policy. The goals of the CZMA are to preserve, protect, develop, enhance, and restore where possible, the coastal resources.”

<http://coast.noaa.gov>

Natural Resources



One of the largest and easiest natural resource to identify in Citronelle is Citronelle Lake. Located in the western part of the city, off Beverly Jeffries Road, this 21 acre lake offers many recreational opportunities, such as fishing, boating, swimming, and camping. Also located at the lake are the Citronelle Community Center and the Clayton Park Ball Complex. There is another city-owned lake located at the Boy Scout Camp. Other important natural resources in Citronelle include the following.

CHAPTER 5 – ENVIRONMENT AND NATURAL RESOURCES

Watersheds

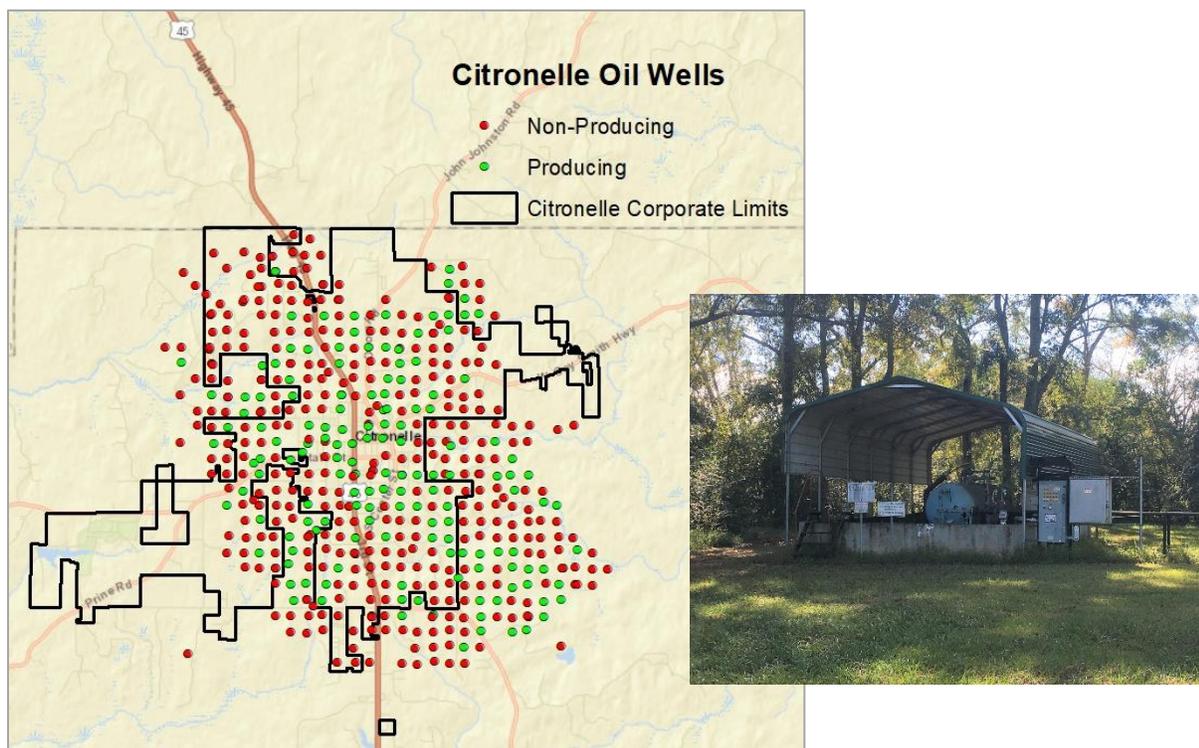
A watershed is defined as any area of land where water flows across or through. Simply stated, all lands are considered part of a watershed. During a rainfall event, gravity and water flow cause excess storm waters from a watershed to migrate and flow toward a common body of water, such as a stream, bayou, river, bay, etc. The City of Citronelle and vicinity are located within five different watersheds.

Wetlands

Wetlands are an important part of the natural ecosystem and provide habitat for many types of plants, animals, and migratory birds. They serve as natural water filters by removing pollutants picked up by storm water runoff before the water makes its way into nearby streams, rivers, and larger bodies of water. Most wetlands are unsuitable for major development, but provide an excellent opportunity for conservation areas with recreation opportunities, such as nature trails and bird watching. Wetlands in Citronelle are generally located near the floodplains.

Oil

Citronelle is known as the “Oil Capital of Alabama,” as it was the site of a major oil find in 1955. According to the State of Alabama Oil and Gas Board, there are over 500 oil wells in the Citronelle area. Not all of these are currently operational, as over the years, the oil has been depleted. The map below was obtained from the State of Alabama Oil and Gas Board website.



CHAPTER 5 – ENVIRONMENT AND NATURAL RESOURCES

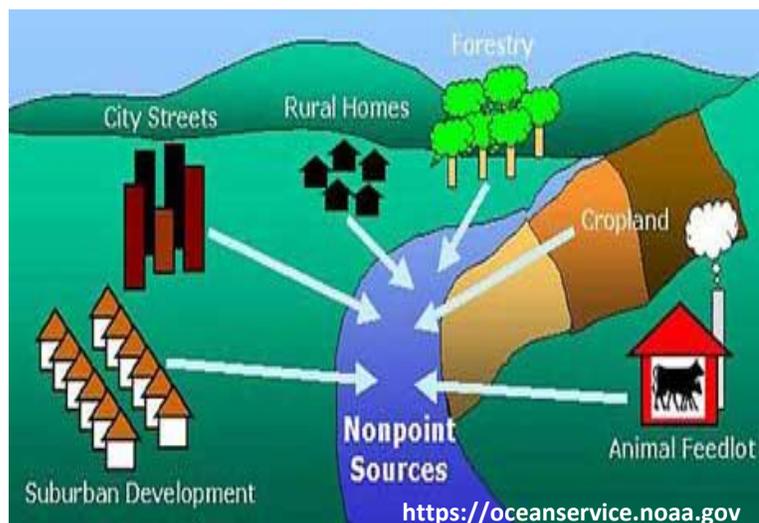
Undeveloped, Agricultural and Timber Land

Because of its rural nature, Citronelle has many large tracts of land that are undeveloped, or used for agricultural or timber purposes. While not technically termed as natural resources, these tracts of land are important to the City because they absorb storm water runoff that occurs from development of land by impermeable surfaces. They also offer protection for native plants and wildlife and are visually appealing.

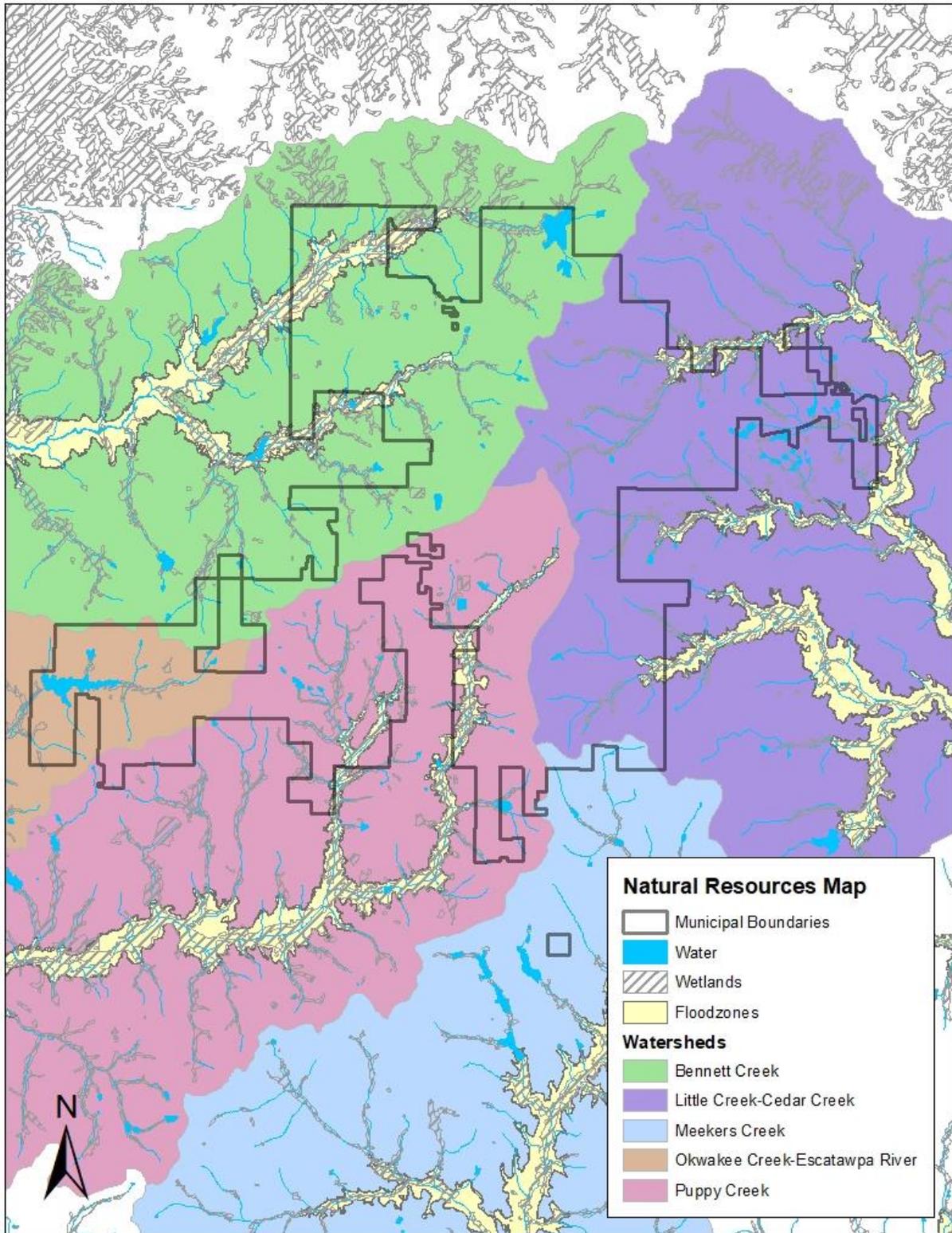
Floodplain Management and Stormwater Management

A floodplain is the channel and the relatively flat area adjoining any natural or man-made stream, pond, lake, river or any other body of water that is subject to flooding during a storm. The Federal Emergency Management Agency (FEMA) designates certain areas, or flood zones, based on the likelihood of flooding, and shows these zones on Flood Insurance Rate Maps (FIRMs). Compared to other cities and towns, Citronelle does not have a lot of floodplains, with most of these areas located near the edges of the city. However, it is still important that these areas be identified and implement standards to protect them, thus protecting the natural environment and decreasing the likelihood of future flooding. See the natural resources map on the next page, which shows water bodies, floodzones, watersheds, and wetlands in the Citronelle area.

Stormwater management is another important issue that should be address in a community. As development occurs, and the amount of impervious surface increases, the threat of flooding increases. However, even stormwater runoff that does not result in widespread flooding can have a serious impact on natural resources. When rain moves over and through the ground, the water absorbs and spreads any pollutants it comes in contact with, such as oil left by cars in a parking lot, or remnants of fertilizer used on crops. The runoff eventually makes its way into a stream, a larger stream, and then to a lake, river or ocean. This polluted runoff, call nonpoint source pollution, is considered to be the greatest threat to our coastal waters which is why it is so important to include stormwater management policies in local land use regulations.



CHAPTER 5 – ENVIRONMENT AND NATURAL RESOURCES





CHAPTER 6 – GOALS AND OBJECTIVES

The goals and objectives in this chapter were formulated from input by the Citronelle Planning Commission, city employees and officials, and the citizens of Citronelle. Methods of input included a city-wide community survey, a town-hall type introductory meeting, a second survey designed just for high school students, followed by group discussions in classrooms, inventory and needs assessments for community departments and facilities, monthly planning commission meetings open to the public, and several more town hall type meetings to discuss draft and final versions of the plan.

The purpose of this chapter is to create a framework for future change that is easy to follow and feasible to implement over the next 20 years. Once this plan is adopted, it should be a document that is consulted frequently when making decisions affecting the future of the community.

Housing

Goal: Provide quality housing in a variety of sizes and densities

- Update the zoning ordinance to allow for a variety of housing types and densities
- Identify areas in need of rehabilitation/redevelopment
- Utilize existing regulations to enforce proper upkeep and maintenance and develop new ordinances as necessary to eliminate unsafe and unsightly housing conditions
- Use code enforcement measures to eliminate blight

Goal: Preserve small town feeling and rural beauty

- Encourage infill development in the neighborhoods around downtown
- Encourage addition of sidewalks to connect neighborhoods, places and people
- Amend subdivision and zoning regulations to allow for conservation subdivisions and creative housing opportunities



Streets and Transportation Network

Goal: Improve appearance and functionality of Highway 45 Corridor and the Downtown Corridor

- Work with ALDOT to
 - Improve safety and flow for cars and pedestrians
 - Introduce landscaping
 - Install additional traffic signals at major intersections along Highway 45
- Develop a plan for lighting, landscaping, and directional signage
- Identify sources of funding for improvements

Goal: Improve and expand existing transportation network for better functionality and a variety of transportation modes

- Maintain and update a priority list of new road connections needed to improve access to Citronelle and improve accessibility throughout the city
- Maintain and update a priority list of necessary street repairs, repaving and sidewalk repairs
- Continue to utilize Mobile County's pay-as-you-go program and explore other funding options
- Create a sidewalk/bicycle/pedestrian plan to link existing sidewalks and increase pedestrian/bicycle access between destinations around the city

Goal: Improve gateway and way-finding throughout the city

- Install gateway signage at major entrances to Citronelle and to Downtown Citronelle
- Install attractive and cohesive directional signage to important destinations within the city
- Install signage designed for through traffic to encourage stopping in Citronelle

Community Facilities and Services

Goal: Utilize existing community facilities to their full potential, construct new facilities as needed, and provide a variety of city sponsored public events

- Develop a marketing and promotional plan to improve awareness and use of recreational facilities by residents and visitors
- Establish an events committee to promote the community through city sponsored events located throughout the city
- Partner with Mobile County School Board to expand facilities for a variety of youth sports



Goal: Provide excellent public service through all aspects of the city's business

- Coordinate with department heads and establish an ongoing inventory of needs and wants
- Establish a method for prioritizing departmental needs and wants and maintain an ongoing list of possible funding sources
- Evaluate and update city's website and other information sources frequently to include important information, upcoming events, links to forms and documents, and information about how to become involved
- Designate a person to be in charge of posting notice of all events, both digitally and physically

Community Design and Appearance

Goal: Enhance and preserve Citronelle's small town atmosphere and natural beauty

- Establish a downtown committee to explore options on how to improve and revitalize downtown
- Update city ordinances and regulations to encourage attractive design, landscaping, and enforce proper maintenance
- Work with beautification committee to expand current beautification efforts and explore ideas for additional funding
- Utilize code enforcement measures to improve or remove unsightly structures
- Consult with Alabama's Main Street Program to assist with suggestions and opportunities
- Work with Historical Preservation Society to enhance and preserve historic structures

Land Use and Community Development

Goal: Develop sound land use policies that preserve the small town atmosphere

- Amend the zoning ordinance to implement the ideas mentioned in this plan
- Amend the subdivision regulations to implement the ideas included in this plan
- Implement strategies to protect and improve downtown

Goal: Preserve and protect the natural environment

- Evaluate the existing tree ordinance and re-establish tree committee
- Amend the zoning ordinance and subdivision regulations to include conservation neighborhoods

Goal: Utilize land efficiently to minimize infrastructure costs for future development

CHAPTER 6 – GOALS AND OBJECTIVES

- Establish areas for new development that are easily accessible and cluster similar uses
- Investigate alternative uses for parcels with extinct oil wells
- Consider shared uses for parcels with oil wells that are currently still producing

Environment and Natural Resources

Goal: Protect and enhance the natural environment and natural resources

- Seek funding for a stormwater management plan
- Implement good stormwater management principles and floodplain practices in land use development regulations
- Encourage low-impact design and development to minimize runoff and nonpoint source pollution
- Review and update landscaping requirements for new commercial development



People and Economy

Goal: Promote and enhance opportunities for new and expanding businesses in Citronelle

- Support existing businesses through events and marketing efforts such as “shop local”
- Establish a local Chamber of Commerce to recruit new business opportunities
- Work with local business owners to establish a business association
- Re-establish the Industrial Development Board and/or Economic Development Board
- Look at possibility of establishing a tax-free day

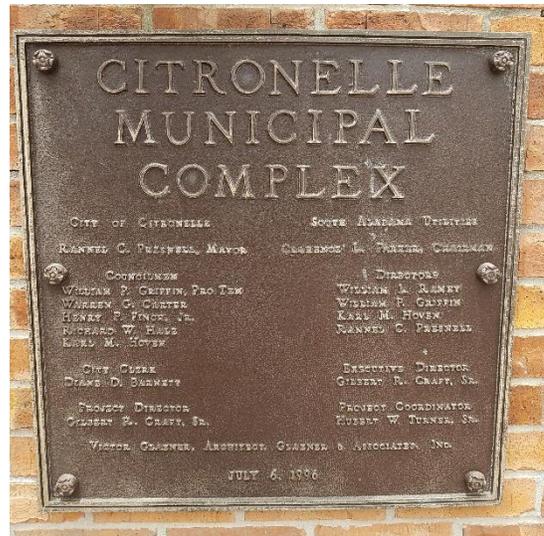
Goal: Encourage an active, involved citizenry through community participation

- Establish a system of committees with citizen volunteers
- Designate a volunteer coordinator to maintain an ongoing list of volunteers and opportunities to serve the community
- Regularly update website and other sources of social media with volunteer opportunities
- Coordinate with schools to encourage community service by students
- Work with other civic organizations to coordinate efforts city-wide

Government and Administration

Goal: Maintain a balanced budget, while meeting the needs of residents

- Develop and maintain a Capital Improvement Plan that budgets for necessary improvements
- Maintain and regularly update an ongoing list of wants and needs of each city department
- Review the comprehensive plan annually to evaluate implementation and report future wishes and past accomplishments to city council
- Link the comprehensive plan to the city’s budget and capital improvements plan to ensure logical implementation of the plan through a variety of practices and processes



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The following schedule outlines the objectives listed in the previous chapter and assigns each objective a suggested time frame for implementation. Many of the goals are also on-going, meaning there is no specific time frame and should be implemented on a continuous basis throughout the life of this plan. In order to utilize this plan and achieve the goals and objectives found within, it is important to remember the following.

- Use the plan by referring to it often, especially when making zoning and subdivision decisions, and when budgeting for capital improvement projects
- When applying for grants, refer to the plan for project ideas
- Conduct a yearly review to evaluate progress and document accomplishments
- Make the plan available to all city departments, city council, and the public
- Amend the plan, as necessary, to ensure the plan stays relevant
- Conduct review and update of the plan when new Census information is available

Table 7-1: Citronelle Master Plan Implementation Schedule

	0-5 Years	5-10 Years	10-20 Years	On- Going
Housing				
Update the zoning ordinance to allow for a variety of housing types and densities	X			
Identify areas in need of rehabilitation/redevelopment	X	X		
Utilize existing regulations to enforce proper upkeep and maintenance and develop new ordinances as necessary to eliminate unsafe and unsightly housing conditions	X			X
Use code enforcement measures to eliminate blight				X
Encourage infill development in the neighborhoods around downtown		X	X	

CHAPTER 7 – PLAN IMPLEMENTATION

Table 7-1: Citronelle Master Plan Implementation Schedule

	0-5 Years	5-10 Years	10-20 Years	On- Going
Encourage addition of sidewalks to connect neighborhoods, places and people		X	X	
Amend subdivision and zoning regulations to allow for conservation subdivisions	X			
Streets and Transportation Network				
Work with ALDOT to <ul style="list-style-type: none"> - Improve safety and flow for cars and pedestrians - Introduce landscaping - Install additional traffic signals at major intersections along Highway 45 		X	X	
Develop a plan for lighting, landscaping, and directional signage	X	X		
Identify sources of funding for improvements	X			X
Maintain and update a priority list of new road connections needed to improve access to Citronelle and improve accessibility throughout the city	X			X
Maintain and update a priority list of necessary street repairs, repaving and sidewalk repairs	X			X
Continue to utilize Mobile County's pay as you go program and explore other funding options				X
Create a sidewalk/bicycle/pedestrian plan to link existing sidewalks and increase pedestrian/bicycle access between destinations around the city	X			
Install gateway signage at major entrances to Citronelle and to Downtown Citronelle	X	X		
Install attractive and cohesive directional signage to important destinations within the city	X	X		
Install signage designed for through traffic to encourage stopping in Citronelle	X	X		
Community Facilities and Services				
Develop a marketing and promotional plan to improve awareness and use of recreational facilities by residents and visitors		X		
Establish an events committee to promote the community through city sponsored events located throughout the city	X			
Partner with Mobile County School Board to expand facilities for a variety of youth sports	X	X		
Coordinate with department heads and establish an ongoing inventory of needs and wants	X			X

CHAPTER 7 – PLAN IMPLEMENTATION

Table 7-1: Citronelle Master Plan Implementation Schedule

	0-5 Years	5-10 Years	10-20 Years	On- Going
Establish a method for prioritizing departmental needs and wants and maintain an ongoing list of possible funding sources	X			
Evaluate and update city's website and other information sources frequently to include important information, upcoming events, links to forms and documents, and information about how to become involved	X			X
Designate a person to be in charge of posting notice of all events, both digitally and physically	X			
Community Design and Appearance				
Establish a downtown committee to explore options on how to improve and revitalize downtown	X			
Update city ordinances and regulations to encourage attractive design, landscaping, and enforce proper maintenance	X			
Work with beautification committee to expand current beautification efforts and explore ideas for additional funding	X			
Utilize code enforcement measures to improve or remove unsightly structures	X			X
Work with Historical Preservation Society to enhance and preserve historical structures				
Land Use and Community Development				
Amend the zoning ordinance to implement the ideas mentioned in this plan	X			
Amend the subdivision regulations to implement the ideas included in this plan	X			
Implement strategies to protect and improve downtown	X	X		
Evaluate the existing tree ordinance and re-establish tree committee	X			
Amend the zoning ordinance and subdivision regulations to include conservation neighborhoods	X			
Establish areas for new development that are easily accessible and cluster similar uses	X	X	X	
Investigate alternative uses for parcels with extinct oil wells	X			X
Consider shared uses for parcels with oil wells that are currently still producing	X			X
Environment and Natural Resources				
Seek funding for a stormwater management plan	X			
Implement good stormwater management principles and floodplain practices in land use development regulations	X			

CHAPTER 7 – PLAN IMPLEMENTATION

Table 7-1: Citronelle Master Plan Implementation Schedule

	0-5 Years	5-10 Years	10-20 Years	On- Going
Encourage low-impact design and development to minimize runoff and nonpoint source pollution	X			X
Review and update landscaping requirements for new commercial development	X			
People and Economy				
Support existing businesses through events and marketing efforts such as “shop local”	X			X
Establish a local Chamber of Commerce to recruit new business opportunities	X			
Work with local business owners to establish a business association	X			
Re-establish the Industrial Development Board and/or Economic Development Board	X			
Establish a system of committees with citizen volunteers	X			
Designate a volunteer coordinator to maintain an ongoing list of volunteers and opportunities to serve the community	X			
Regularly update website and other sources of social media with volunteer opportunities	X			X
Coordinate with schools to encourage community service by students				X
Work with other civic organizations to coordinate efforts city-wide				X
Government and Administration				
Develop and maintain a Capital Improvement Plan that budgets for necessary improvements	X			X
Maintain and regularly update an ongoing list of wants and needs of each city department	X			X
Review the comprehensive plan annually to evaluate implementation and report future wishes and past accomplishments to city council				X
Link the comprehensive plan to the city’s budget and capital improvements plan to ensure logical implementation of the plan through a variety of practices and processes				X

APPENDIX A – PUBLIC OPINION SURVEY

City of Citronelle Public Opinion Survey

Your help is needed! Please take time to complete this short survey because **your** opinion matters! The City of Citronelle is developing a Master Plan for how the City will grow & develop over the next 20 years. Public involvement in the development of the plan will ensure that it reflects the wants and needs of the citizens of Citronelle.

Please complete the following survey and return to City Hall on or before **Friday, December 15, 2017.**

1. **Gender:** A. Male B. Female
2. **Age Range:** A. 16-22 B. 23-40 C. 41-60 D. 60 & Up
3. **How long have you lived in Citronelle?**
A. 5 years or less C. 11 – 20 years E. 36 – 50 years
B. 5 – 10 years D. 21 – 35 years F. Over 50 years
4. **Are you a _____? (Circle all that apply)**
A. Home Owner C. Business Owner E. Land Owner living outside of the City
B. Land Owner D. Renter
5. **Which of the following best describes the type of housing in which you reside? (Circle one)**
A. Single-Family House D. Manufactured/Mobile Home
B. Two-Family House E. Other
C. Apartment Building (Multi-Family)
6. **What are the main reasons you chose to live in Citronelle? (Circle all that apply)**
A. Born and raised here/ surrounding area F. Near employment
B. Close to relatives or friends G. Affordable housing
C. Rural community/small town atmosphere H. Own a business here
D. Schools/quality education I. City services and facilities
E. Good place to raise a family/safe community
7. **Do you plan to live in Citronelle in the future?**
A. Yes B. No C. Undecided
8. **What is your current household size?**
A. 1 person C. 3 persons E. 5 persons or more
B. 2 persons D. 4 persons
9. **Number of school-aged children (high school and below) living at home? _____**
10. **How satisfied are you with the school your child attends. (Check one)**
Very good _____ Good _____ Fair _____ Not satisfied _____
11. **Where do you work?**
A. Citronelle D. Washington Co., AL G. I am retired
B. Mobile E. Mississippi H. I am self-employed
C. North Mobile County, AL F. I am unemployed I. Other
12. **Where do you mainly shop?**
A. Citronelle C. Saraland E. Mississippi
B. Mobile D. Semmes F. Other

APPENDIX A – PUBLIC OPINION SURVEY

13. What are your favorite places in Citronelle? (Circle all that apply)

- | | | |
|--------------------------------|---------------------|--------------------------|
| A. Parks | E. Community Center | H. Library |
| B. Fishing pier/docks/launches | F. Eating places | I. Historical Commission |
| C. Churches | G. Shopping places | J. Golf Course |

14. What types of outdoor recreational facilities are most needed? (Circle top 5 choices)

- | | | |
|-------------------------------------|---|------------------------------|
| A. Picnic/Playground areas | E. Fishing areas (docks, piers) | I. Eco-tourism opportunities |
| B. Ball fields | F. Swimming pool/splash pad | J. Skate park |
| C. Courts (tennis, basketball, etc. | G. Campgrounds | K. Dog park |
| D. Trails (hiking, biking, walking) | H. Family entertainment (bowling, mini-golf | L. ATV park |

15. What kinds of attractions would you like to see developed (Circle top 5 choices)

- | | | |
|---------------------|---|---------------------------|
| A. Festivals | E. Fitness/Rec. center | I. Shopping opportunities |
| B. Farmers market | F. Outdoor Recreation | J. Eco-Tourism |
| C. Community garden | G. Museum/Art Gallery | |
| D. Restaurants | H. Family entertainment (bowling, mini-golf, theaters | |

16. What area of the City would you most like to see developed or re-developed?

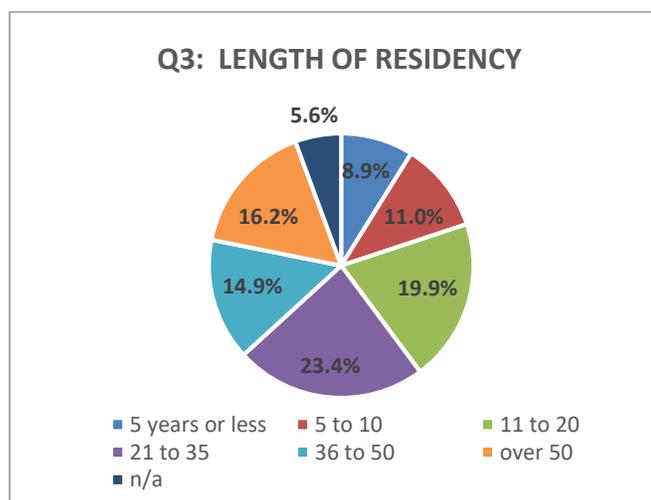
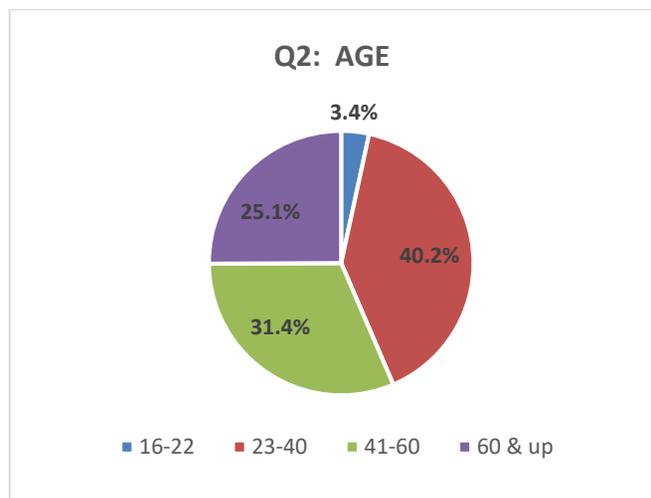
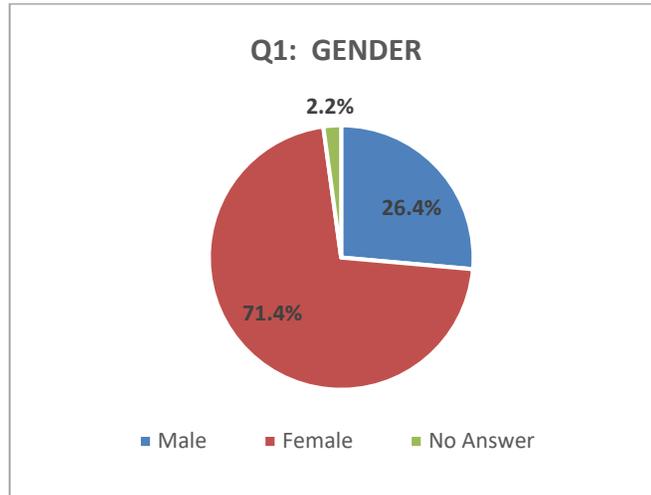
- | | | |
|----------|---------------------|------------------|
| Downtown | Highway 45 Corridor | Golf Course Area |
|----------|---------------------|------------------|

17. Rate the following community facilities and services: GOOD/FAIR/POOR:								
<i>**check (√) only one rating for each facility/service</i>								
	Good	Fair	Poor		Good	Fair	Poor	
Transportation network (traffic flow)				Business/Economic/Industrial activities				
Roads and streets (condition)				Employment opportunities				
Sidewalks/Crosswalks/Walkability				Housing availability/affordability				
Water system				Housing conditions				
Sewer system				Facilities and services for the elderly				
Electric/Gas utility				Facilities and services for the youth				
Drainage				Parks/Trails/Picnic areas/Open spaces				
Police protection/Response time				Ball fields/Courts/Sports facilities				
Fire protection/Response time				Protection of environment & natural resources				
City hall facilities and services				Beautification/Landscaping				
Garbage/Trash collection and disposal				Welcome signage/Gateways				
Recycling				Cleanliness				
Leadership of elected officials				Civic events and festivals				
Hospital/Health care facilities				City communication (website/newsletter)				
Library				Overall quality of life in Citronelle				
Local schools								

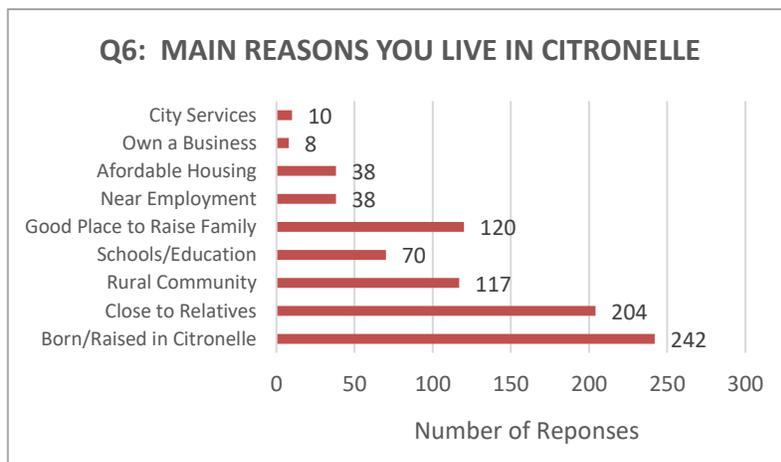
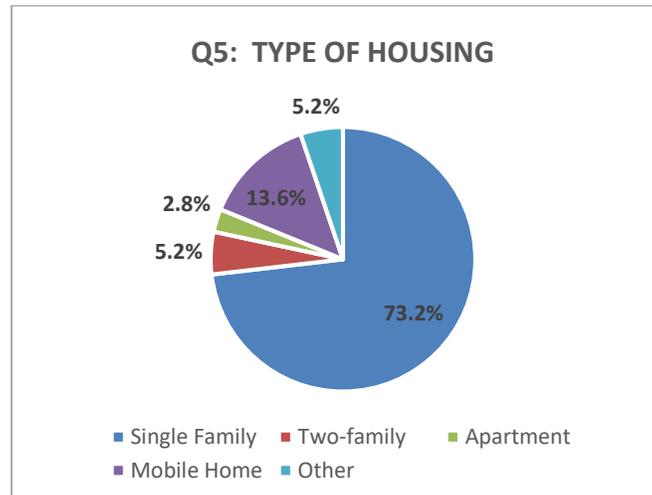
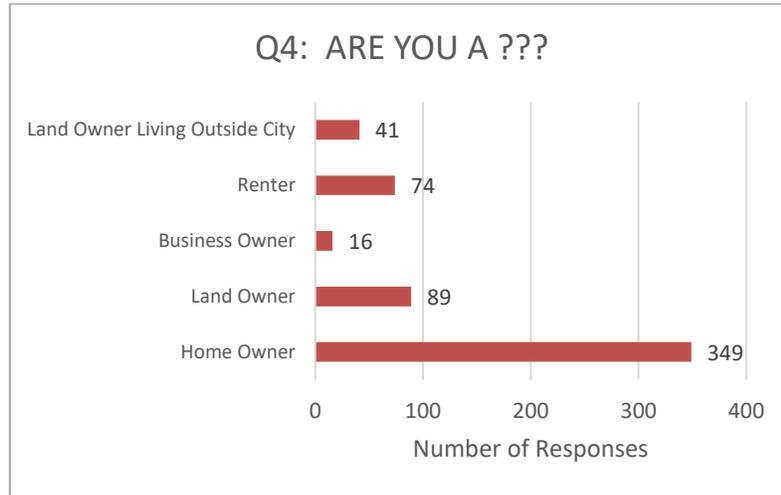
18. What is most needed to encourage teens/young adults to stay in Citronelle? (Write in response)

Thank you for your time and input! Stay tuned for the date of a town meeting with survey results.

APPENDIX A – PUBLIC OPINION SURVEY

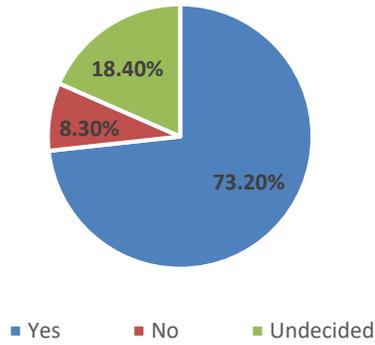


APPENDIX A – PUBLIC OPINION SURVEY

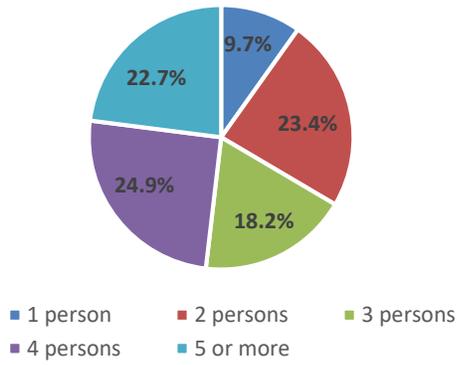


APPENDIX A – PUBLIC OPINION SURVEY

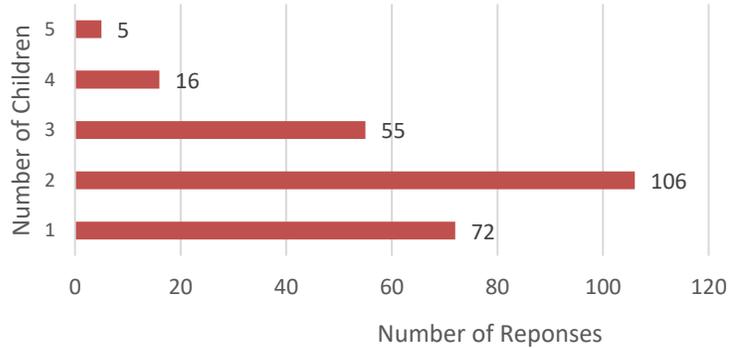
Q7: PLAN TO STAY IN FUTURE



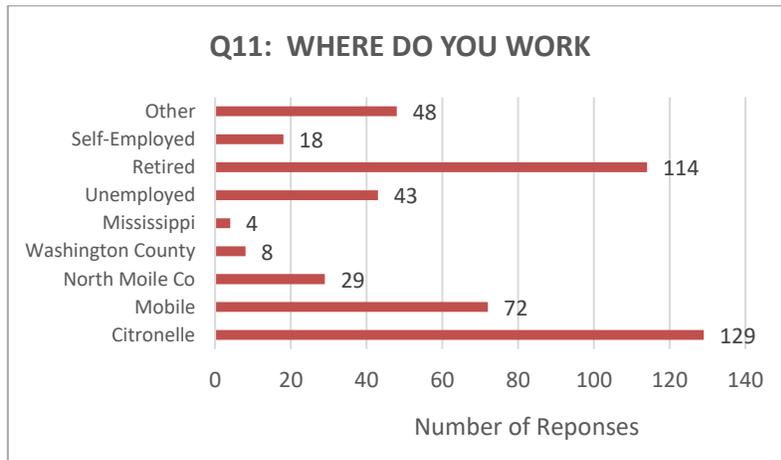
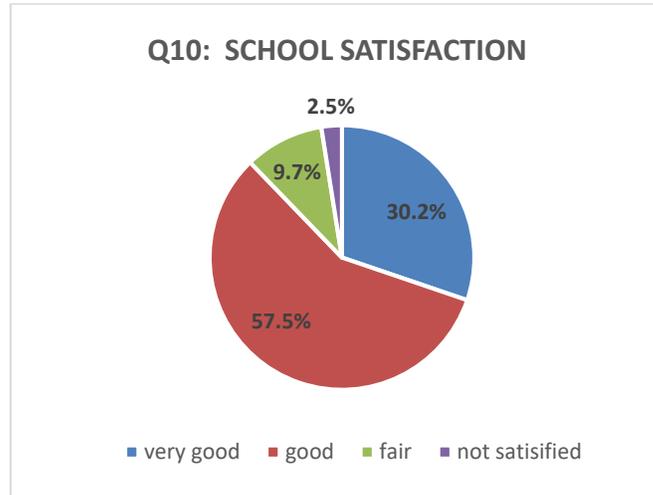
Q8: HOUSEHOLD SIZE



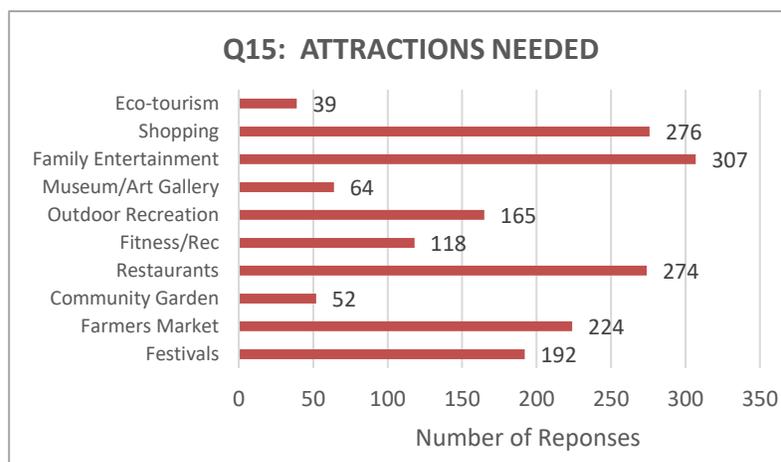
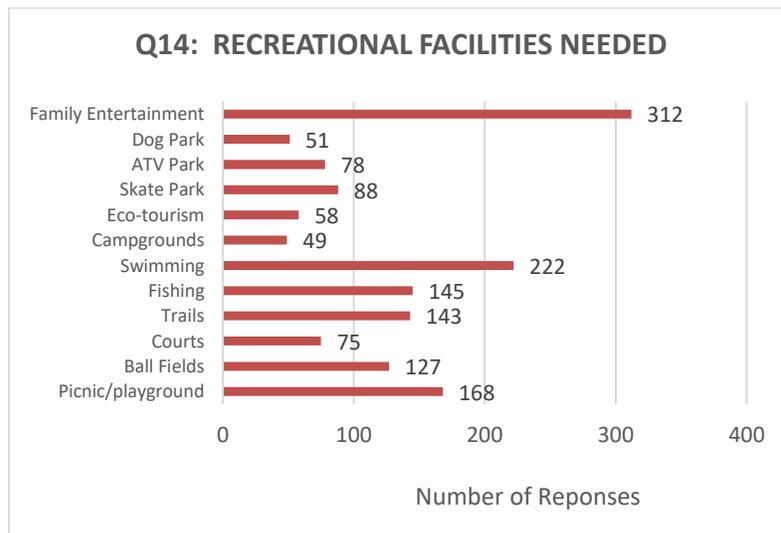
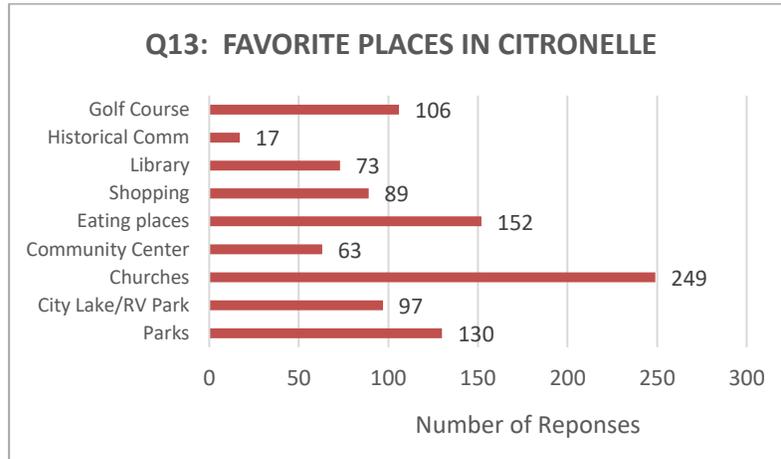
Q9: NUMBER OF SCHOOL AGED CHILDREN



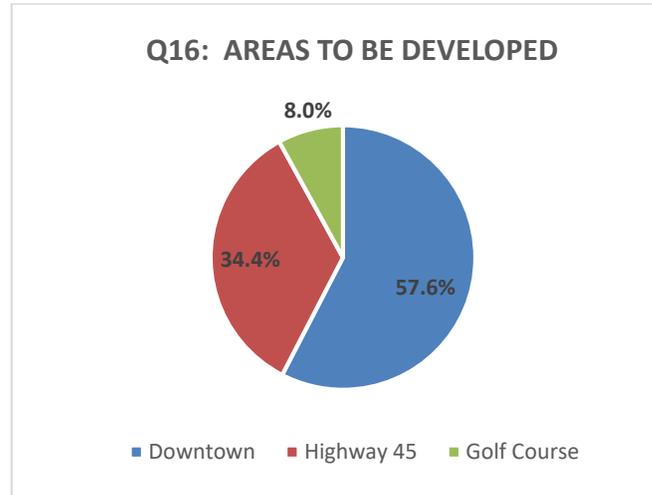
APPENDIX A – PUBLIC OPINION SURVEY



APPENDIX A – PUBLIC OPINION SURVEY

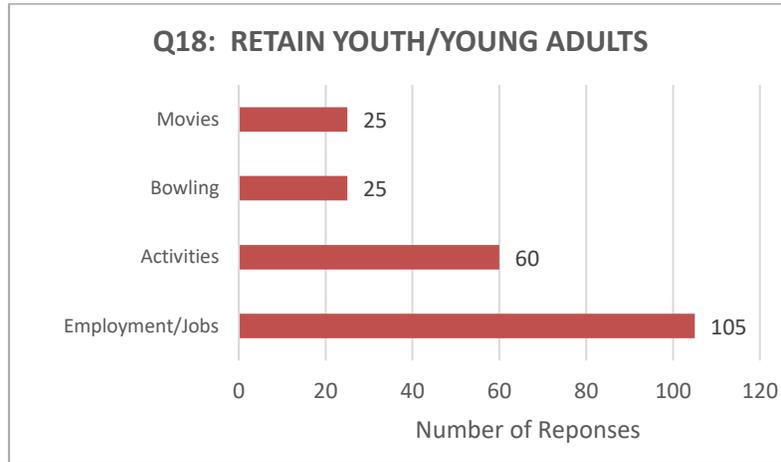


APPENDIX A – PUBLIC OPINION SURVEY



17. Rate the following	Good	Fair	Poor
Transportation	29%	42%	29%
Roads	29%	56%	15%
Sidewalks	29%	50%	22%
Water	64%	31%	5%
Sewer	61%	32%	7%
Electric	66%	30%	3%
Drainage	41%	43%	16%
Police	56%	37%	7%
Fire	69%	29%	3%
City hall	64%	34%	2%
Garbage	62%	31%	6%
Recycling	28%	31%	41%
Leadership	51%	43%	6%
Hospital	36%	43%	21%
Library	63%	33%	4%
Schools	69%	27%	4%
Business/Economic/Industrial activities	25%	47%	28%
Employment	13%	34%	54%
Housing availably	25%	54%	21%
Housing conditions	26%	59%	15%
Facilities/Services for elderly	42%	45%	13%
Facilities/Services for youth	21%	39%	36%
Parks/Trails	33%	49%	17%
Ball Fields	49%	43%	8%
Environment Protection	36%	52%	12%
Landscaping	33%	55%	12%
Welcome signage	42%	48%	10%
Cleanliness	36%	51%	13%
Civic events	22%	51%	27%
Communication	28%	52%	20%
Quality of life	47%	48%	5%

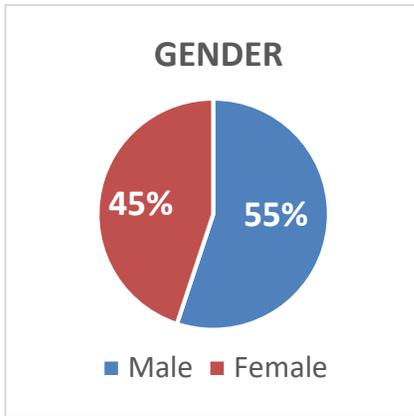
APPENDIX A – PUBLIC OPINION SURVEY



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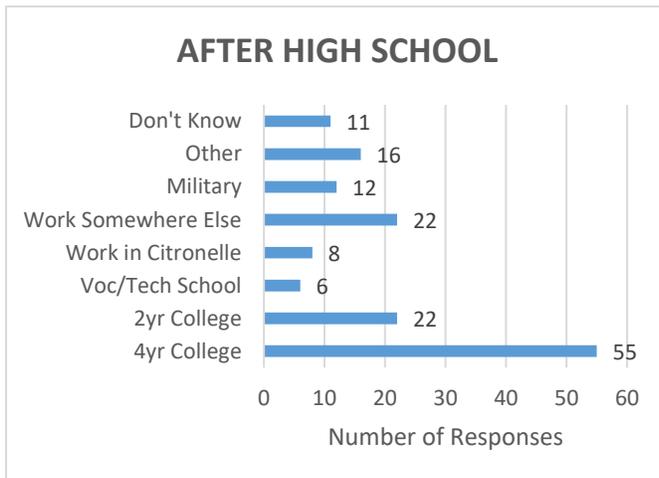
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APPENDIX B – HIGH SCHOOL SURVEY



52% HAVE LIVED IN CITRONELLE THEIR ENTIRE LIFE

54% HAVE A PARENT WHO GREW UP IN CITRONELLE

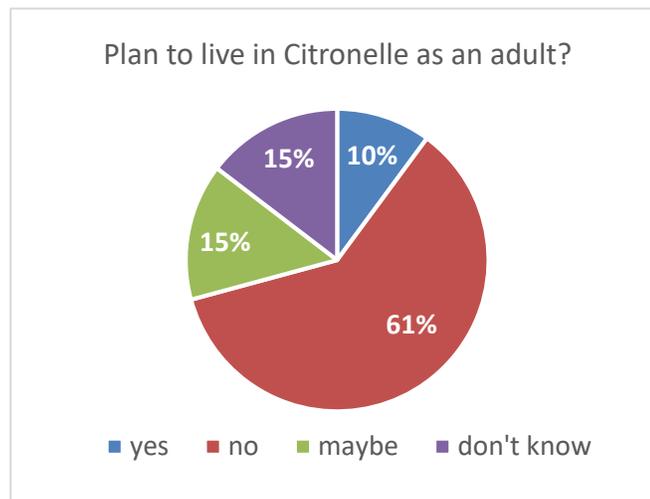


STUDENTS USE OF COMMUNITY FACILITIES (# of responses)

Golf Course	58
Walking Trail	35
Disc Golf Course	3
Lake	29
Library	19
Conservation Trail	1
Ball Fields, etc.	75
Other Park Facilities	30

70%

OF STUDENTS SURVEYED FEEL THAT THERE ARE NOT ENOUGH FACILITIES OR ACTIVITIES FOR YOUTH IN CITRONELLE



APPENDIX C – FUNDING SOURCES

The following is a list of funding resources and organizations who offer grants and loan programs that support many of the projects suggested throughout the Master Plan.

Transportation

- US Department of Transportation
- Alabama Department of Transportation
- Federal Highway Administration
- Community Development Block Grants (CDBG)
- Transportation Enhancement Grants (TE)
- Safe Routes to School Program
- TIGER Grants
- Congestion Mitigation and Air Quality Improvement (CMAQ) Program

Housing

- US Department of Housing and Urban Development (HUD)

Environmental

- US Environmental Protection Agency (EPA)
- Brownfields Program
- RESTORE Act
- National Estuary Program
- Alabama Department of Conservation and Natural Resources

Planning

- Alabama Department of Economic and Community Affairs (ADECA)
- Alabama Department of Conservation and Natural Resources

Other

- Public-Private Partnerships
- Alabama Historical Commission
- Alabama State Council on the Arts
- Alabama Department of Economic and Community Affairs (ADECA)
- US Economic Development Administration (EDA)