

September 11, 2025

Pine Level Comprehensive Plan 2025

A Guide for the First Ten Years



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Adopted by Pine Level's City Council on September 11, 2025.

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- Original document is meant for double-sided printing on 8-1/2" x 11" paper. Scaling the document will result in variations to maps and overall legibility.
- Text is Lora & Public Sans which are available for free from Google Fonts.

Planning Team



BYARD ASSOCIATES, LLC

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Acknowledgments

Thank you to the many Pine Level community members, residents, and city staff who have contributed their time and insight, without whom the creation of this plan would not be possible.

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How to Read This Document

The Town of Pine Level's Comprehensive Plan 2025 serves as a strategic roadmap for the city's future growth and development. This document is designed for use by a wide range of stakeholders, including city officials, developers, community members, and local organizations. Below are guidelines on how to navigate and utilize the plan effectively:

Understand the Vision and Goals

Familiarize yourself with the Vision Statement and Goals.

Reference the Land Use Guidelines

Use the Land Use section to determine appropriate development practices that respect both the historical context and future needs of the city.

Focus Areas for Development

Identify key areas of importance, such as Housing, Downtown Development, and Economic Growth.

Implementation Strategy

The Implementation Strategy section outlines concrete actions, projects, and policies to bring the plan's goals to life. It includes priority projects and serves as a practical guide for city officials and developers.

Adapt and Adjust

The plan is designed to be a foundation for decision-making that evolves as new opportunities arise or challenges are encountered.

Coordination, Cooperation, and Collaboration

Successful implementation of this plan relies heavily on coordinated efforts among city departments, local organizations, businesses, and community members.

Tools and Ordinances

Leverage the tools and recommendations provided within the Zoning Updates to support projects, collaboration, and communication.

Review Public Input

The plan was developed with extensive input from the community. The Outreach section provides insight into the values, concerns, and priorities expressed by the residents.

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Executive Summary

The Town of Pine Level, newly incorporated in December 2023, is taking its first bold step toward shaping its future with the creation of its inaugural Comprehensive Plan. This plan reflects the voices of residents, the vision of elected leadership, and a shared desire to grow in ways that preserve Pine Level's identity as a safe, family-oriented, and connected hometown.

Plan Purpose

The Pine Level Comprehensive Plan establishes a roadmap for how the town will grow, develop infrastructure, support housing and business, and protect its small-town character over the next 10 to 20 years. As a legally adopted framework, the plan provides guidance for public investment, land use decisions, and coordination with regional partners.

Community-Driven Process

The plan was built through a highly participatory process, including:

- A community-wide public meeting with mapping exercises and discussion tables
- Stakeholder interviews with local leaders, educators, business owners, and service providers
- Steering Committee meetings to shape focus areas, goals, and priorities
- A multi-day DesignPlace Charrette to explore design ideas and illustrate future opportunities

Vision for the Future

Residents and leaders consistently voiced a desire for Pine Level to remain a close-knit, family-centered town with improved services, thoughtful development, and greater connectivity. The selected vision statement for the plan is:

“Pine Level is a place for families, businesses, and the community to thrive by embracing our small-town charm and abundant open space.”

The Comprehensive plan and its proposed solutions are guided by the Shared vision and the community’s identified values:

- **Preserve Small-Town Character**
Growth must protect the close-knit, family-centered, and neighborly feel of Pine Level.
- **Support Youth and Families**
Investments in schools, parks, and activities for all age groups are central to community well-being.
- **Accessible and Thoughtful Development**
Land use decisions should reflect values of inclusion, beauty, and sustainability.
- **Independence and Pride**
Pine Level values being self-reliant while resisting over-regulation or losing its autonomy in a larger regional footprint.

Focus Areas

The plan is organized around seven focus areas developed from community priorities:

1. **Housing**
Promote diverse, quality housing while protecting small-town scale
2. **Parks, Recreation, & Trails**
Invest in green space, complete the athletic complex, and create a town-wide trail system
3. **Town Center**
Establish a walkable civic and commercial core with new shops, gathering spaces, and municipal functions
4. **Infrastructure & Connectivity**
Phase infrastructure investment, improve key intersections, and expand sidewalk/trail systems
5. **Economic Development**
Align business growth with infrastructure, incentivize commercial development, and support local entrepreneurs
6. **Community Identity & Leadership**
Grow local capacity, celebrate Pine Level’s culture, and build long-term civic resilience
7. **Land Management**
Ensures future annexation, conservation, and development decisions support community goals

Big Projects

These projects have the potential to define the next generation of Pine Level's growth:

- A new Town Center
- School site planning
- Intersection upgrades at U.S. 31 and CR 40,
- A regional park at W.S. Newell lands
- Trail system development
- Highway commercial growth tied to annexation strategies.

This Comprehensive Plan is more than a document—it is a commitment. A commitment to thoughtful growth. A commitment to Pine Level's families and future. And a commitment to building the best version of everyone's favorite hometown.

Vision & Context

- **Shared Vision Statement**
- **Community Values**
- **History of Pine Level**
- **Community Outreach**
- **Current Conditions**

Understanding Pine Level's future begins with understanding its people. This chapter establishes the guiding vision for the Comprehensive Plan, developed through a process of listening, learning, and engaging with the community. The vision reflects the values, priorities, and aspirations of Pine Level's residents and provides a shared framework for shaping growth and investment across the city. Rooted in public input and local context, this vision guides each subsequent plan element, from land use and infrastructure to parks, housing, and economic development.

Shared Vision Statement

This shared vision statement stems from Pine Level's pride in its farming and rural roots and the hope it has for its future. It describes the kind of place Pine Level aspires to be: welcoming to families, supportive of local businesses, and connected through strong community ties. Surrounded by open fields and natural beauty, Pine Level values the peace and neighborliness of small-town life while embracing opportunities for growth and community.

**Pine Level is a
place for families,
businesses, and
the community to
thrive by embracing
our small-town
charm and abundant
open space.**

- Shared Vision Statement

Community Values

The following values represent common themes identified through the outreach process and serve as guiding principles throughout this plan. These values are foundational to shaping how future development aligns with Pine Level's identity and long-term goals. Community responses consistently emphasize the importance of preserving Pine Level's identity while planning for intentional growth.

Keep Small-Town Charm

Growth should safeguard the close-knit, family-oriented, and neighborly atmosphere of Pine Level.

Support Youth and Families

Investing in schools, parks, and activities for all age groups is vital for community well-being.

Thoughtful and Accessible Development

Land use decisions need to reflect values of inclusion, beauty, and sustainability.

Independence and Pride

Pine Level values self-reliance and resists over-regulation or losing its independence within a larger regional influence.

History of Pine Level

Character

Pine Level is a newly incorporated town in Autauga County, Alabama—an emerging community rooted in rural character, defined by family values, and poised for future growth.

The town's name comes from its natural geography—located just south of a broad, flat upland in an otherwise rolling landscape, historically shaded by tall pines. This “level” land once served as a natural gathering spot and travel route in the region. During World War II, the area was chosen for the Deatsville Auxiliary Field, a training site for the U.S. Army Air Forces linked to Gunter Field in Montgomery. From 1941 to 1945, this flat plateau hosted airfields that trained pilots for wartime service before being turned back into farmland after the war.

Incorporation

For decades, Pine Level remained an unincorporated rural community, shaped by farming traditions, close ties between neighbors, and the steady growth of residential neighborhoods clustered near quality public schools.

Residents of Pine Level began exploring incorporation in 2022 as a response to rapid regional growth. Their efforts focused on maintaining local control over land use decisions, preserving community character, and keeping public resources local. On September 26, 2023, residents voted in favor of incorporation by a margin of 59 to 43. Following the vote and an official census, municipal elections were held for Pine Level's first mayor and five at-large council members. They were sworn into office on December 11, 2023, marking the birth of Pine Level as an incorporated municipality.

Community Outreach

The Pine Level Comprehensive Plan was shaped through a collaborative, community-driven process that emphasized local values, leadership, and vision. Engagement efforts were designed to ensure that residents, stakeholders, and civic leaders had a meaningful voice in defining the town’s priorities and future direction.

Community Meeting

The planning team hosted a public community meeting early in the process to introduce the plan, gather feedback, and identify local priorities. Residents were invited to share their ideas through interactive maps, written responses, and small group conversations. Common themes included support for family-oriented growth, stronger civic spaces, trail connectivity, and maintaining the town’s small-town identity.

Stakeholder Interviews

Key local stakeholders—including business owners, educators, public service providers, and civic leaders—participated in one-on-one and small group discussions. These conversations helped clarify the community’s assets and challenges, such as infrastructure gaps, housing needs, and the desire for strategic economic growth. Stakeholders also offered insight into how the town can coordinate more closely with regional partners and plan for long-term sustainability.

Steering Committee Meetings

A local Steering Committee, composed of residents, leaders, and stakeholders, was established to guide the planning process and ensure alignment with community goals. The committee met regularly to review progress, refine focus areas, and prioritize projects. Their leadership was key in shaping the plan’s vision, focus area strategies, and “big ideas” for future investment.

DesignPlace Workshop

Pine Level was selected to participate in a DesignPlace Workshop organized by DesignAlabama with support from Your Town Alabama and state-level partners. This intensive, multi-day design charrette brought together designers, planners, and community members to explore physical development ideas such as a new Town Center, trail systems, and key intersections. Concepts from the workshop informed the land use plan, public space strategies, and overall identity framework for the town.



Common Community Themes

Pine Level is a close-knit and growing town with deep community pride, engaged residents, and a shared desire to shape its future while preserving its small-town feel. Residents value the town's strong school system, civic spirit, proximity to major highways, and its peaceful, family-friendly environment. Community feedback highlighted key assets, surfaced local challenges, and pointed to several opportunities to create spaces for recreation, commerce, housing, and civic activity.

Descriptions of Pine Level

Small-Town with Big Heart

Pine Level is widely described as a quiet, welcoming town with friendly people and a family-oriented environment.

Growing but Grounded

The town is seen as growing in population and opportunities while retaining its charm, community focus, and connection to the land.

Family-Centered and Peaceful

Residents praise the school system, safe neighborhoods, and the town's ability to balance growth with a peaceful atmosphere.

Community Assets

Community Engagement

Annual parades, community events, and the strong presence of churches and civic life are central to Pine Level's identity.

Strong School System

The highly regarded local schools, especially the elementary school, were repeatedly cited as key strengths.

Location and Infrastructure

Pine Level's access to I-65 and proximity to larger cities make it well-positioned for future investment.

Open Land and Utilities

The availability of land and existing infrastructure (utilities, fiber, roads) provides a solid foundation for future development.

Leadership and Civic Pride

The community expressed confidence in local leadership and support for planned, inclusive growth.

Community Issues

Traffic and Connectivity

Congestion near the I-65 and Highways 31/40 intersection is a major concern. Residents want thoughtful road improvements.

Limited Amenities

There is a lack of food options, retail, and recreational activities, prompting many to travel to nearby communities.

Housing and Growth Pressures

More housing is needed to support population growth, but residents want to avoid losing the small-town feel.

Aging or Inadequate Facilities

The community center needs modernization, and infrastructure upgrades (water, roads) are overdue.

Land Ownership and Development

Issues around land availability and ownership were cited as barriers to community development.

Opportunities

Downtown and Town Center Development

A walkable town center with shops, restaurants, and public space was a top priority.

Parks and Recreation

Residents want a sports complex, parks, dog parks, and trails, including on the W.S. Newell property.

Economic Growth with Identity

Job creation through an industrial park, office park activation, and new retail, balanced with local branding, was highlighted.

Housing Expansion

Larger homes on large lots and starter homes are both needed to support diverse residents.

Public Infrastructure and Safety

Improvements in water reliability, public safety facilities, and traffic patterns are essential for future growth.

Current Conditions

Regional Context

Pine Level is situated in Central Alabama as part of the Montgomery Metropolitan Statistical Area (MSA). The town was incorporated in December 2023 within Autauga County with approximately 300 residents, while the broader Montgomery metropolitan area encompasses 386,047 people across multiple counties, making it the fourth-largest metropolitan area in Alabama and ranking 142nd among U.S. metropolitan areas.

Strategic Location

Pine Level is located along U.S. Route 31, approximately 18 miles northwest of Montgomery and 77 miles south of Birmingham. Its proximity to Interstate 65 provides access to major regional centers, with the highway serving as Alabama's primary north-south transportation corridor connecting Birmingham, Montgomery, and Mobile.

The Metropolitan Planning Organization covers portions of Montgomery, Elmore, and Autauga Counties, coordinating transportation planning and infrastructure development.

The Central Alabama Regional Planning and Development Commission (CARPDC) provides technical assistance and coordinates development across Autauga, Elmore, and Montgomery Counties. The commission facilitates regional cooperation on planning efforts, economic development, and infrastructure projects.

Economic Opportunity

Pine Level has a median household income of \$99,444 and a poverty rate of 3.57%. The community's population is predominantly white (98.72%) and functions as a suburban community within the Montgomery metropolitan area.

Pine Level is part of the Montgomery Metropolitan Area, which includes Maxwell Air Force Base and Gunter Annex, significant military installations that provide employment in the region. The region's economic base includes government employment, military installations, manufacturing, healthcare, and logistics operations. These sectors provide employment opportunities for residents throughout the Montgomery metropolitan area, including Pine Level.

Regional Growth

Autauga County is one of Alabama's fastest-growing counties. The county's economic foundation includes manufacturing, with historical connections to cotton gin production and modern activities in automotive and aerospace support industries.

The Montgomery Metropolitan Area has a Gross Metropolitan Product of \$12.15 billion, representing 8.7% of Alabama's gross state product, and has experienced growth of 3.07% from 2010 to 2020.



Community Assets

Pine Level's existing assets reflect the strong foundation upon which the town is planning its future. These assets support community life, provide essential services, and shape the town's identity as a safe, family-oriented place to live.

Identified through stakeholder input, community meetings, and field analysis, these resources represent the institutions, spaces, and infrastructure that residents already rely on and value. As Pine Level grows, preserving and enhancing these community resources will help maintain its character and ensure a high quality of life for residents.

The Community Asset Map illustrates the locations of key civic and community features across town. These include:

- **Pine Level Elementary School**

A cornerstone of the community, the elementary school serves not only as a center for education but also as a hub for civic life. School events, activities, and traditions help reinforce Pine Level's family-oriented identity.

- **Community Center and Ballfield**

Located off CR 107, this existing facility provides space for recreation, community meetings, and public events. It serves as one of the few formal gathering places in town and is a key asset in the absence of a centralized civic campus.

- **Churches and Faith-Based Institutions**

Pine Level is home to several active churches that contribute to social cohesion, volunteerism, and shared traditions. These institutions are deeply rooted in the community and play a central role in the town's social and cultural life.

- **Existing Electric Co-op Facility**

The presence of the Central Alabama Electric Cooperative in Pine Level ensures access to reliable power and offers a potential partner in long-term infrastructure planning.

- **Proximity to Regional Employment Centers**

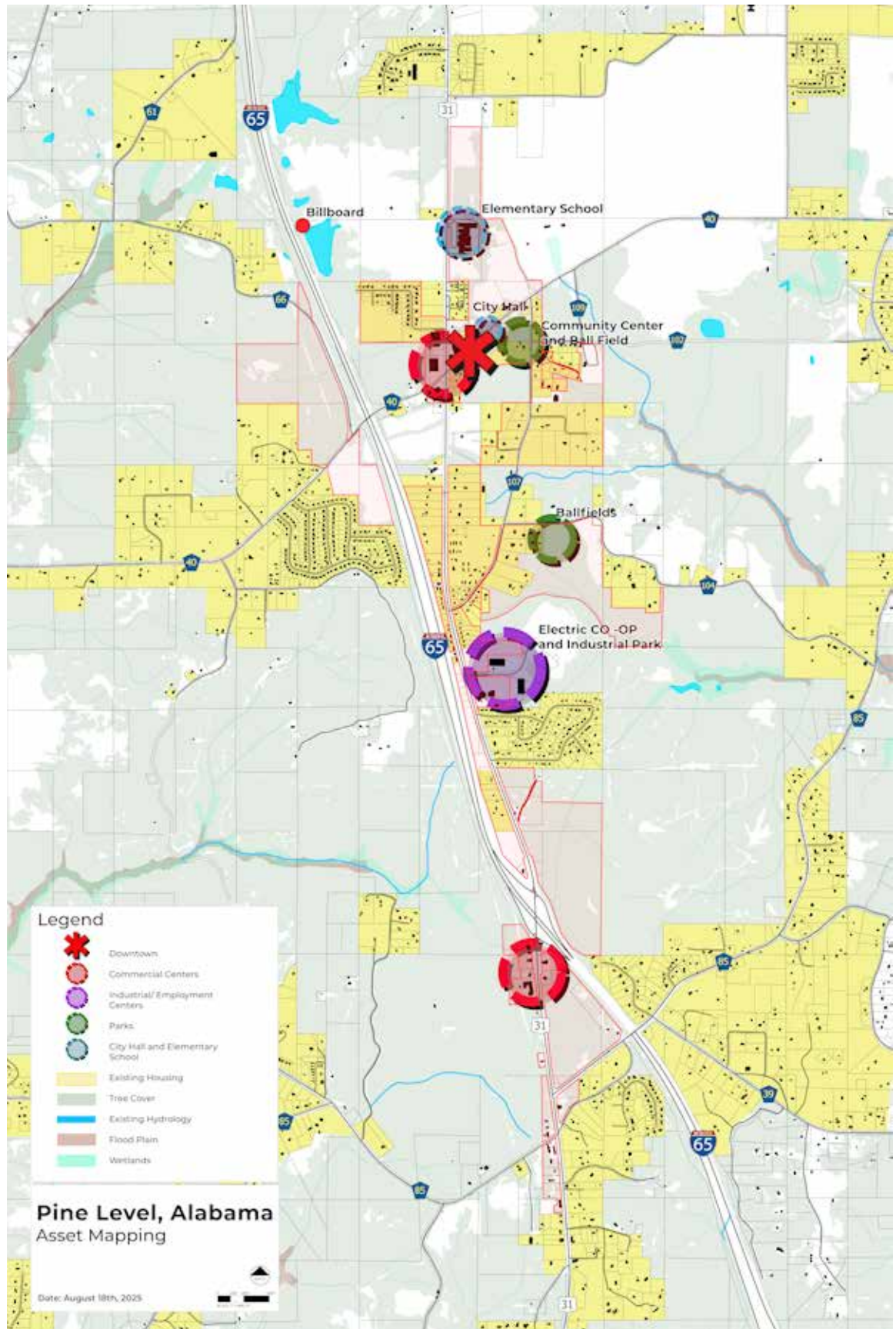
Pine Level's location near Hwy 31 and I-65 gives residents access to jobs and services in nearby communities such as Prattville, Millbrook, and Montgomery. This regional connectivity allows the town to maintain a quiet, small-town lifestyle while benefiting from a broader economic region.

- **Existing Residential Neighborhoods**

The town's existing housing stock, particularly the established subdivisions and rural homesteads, contribute to Pine Level's character and provide the base for future housing growth.

- **Natural Tree Cover and Open Land**

While not built infrastructure, Pine Level's natural setting—including its tree canopy, level terrain, and open fields—was consistently cited by residents as a valuable community asset that contributes to beauty, comfort, and identity.



Geography & Environment

Pine Level's natural geography defines its character and informs the way the town should grow. The town sits on a unique flat plateau within a rolling regional landscape—a feature that helped give Pine Level its name. The Existing Green Infrastructure Map identifies key environmental features including tree cover, flood-prone areas, creeks, and low-lying lands.

Important geographic and environmental characteristics include:

- **Tree Cover and Shade Canopy**
A defining characteristic of the community that contributes to Pine Level's visual identity and quality of life.
- **Creeks and Drainageways**
Natural features that must be protected through thoughtful land planning and green infrastructure.
- **Conservation-Oriented Land**
Some large tracts of land contain environmental or agricultural value and should be considered for the Conservation District as part of the Future Land Use Plan.
- **Flat Terrain for Development**
Certain areas, especially near U.S. 31 and CR 40, offer opportunities for well-served development due to ease of construction and access.

As new development occurs, future subdivision and site planning should incorporate green infrastructure, stormwater management, and preservation of natural features to maintain both livability and environmental resilience.

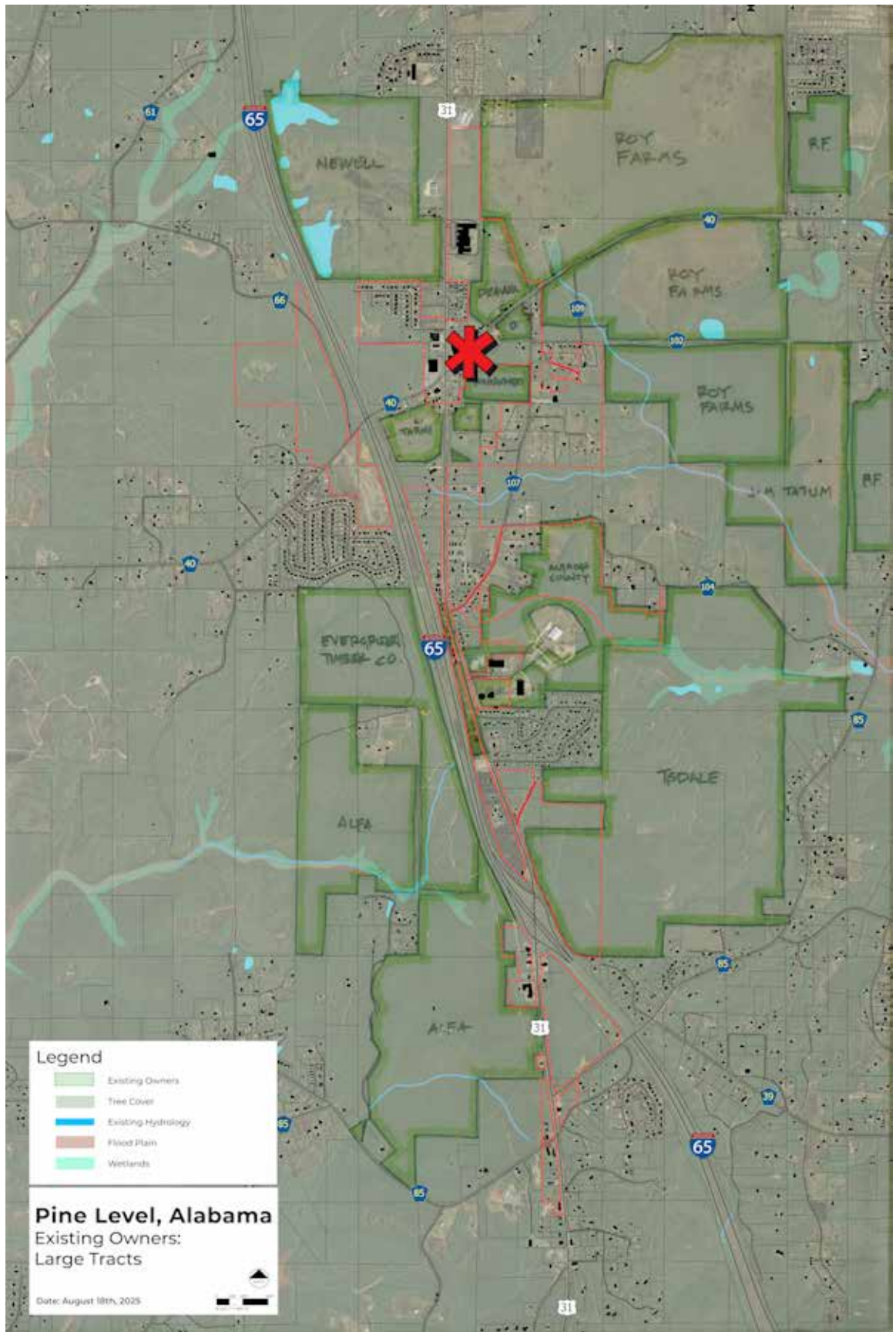
Property Ownership

Understanding property ownership patterns is key to planning for growth, infrastructure, and public investment. The Property Ownership Exhibit highlights large property holdings, key landowners, and potential areas for coordinated development.

Notable findings include:

- **Large Undeveloped Tracts**
Several large parcels of land are under single ownership, presenting opportunities for planned development or public-private partnerships.
- **Town-Owned Property**
Includes the community center, future athletic fields, and other civic parcels that can support additional services or expansion.
- **School System-Owned Property**
The area around the elementary school is a focal point for potential future educational facilities, including a middle school.
- **Priority Growth Areas**
Ownership concentration near the proposed Town Center and Highway Commercial districts makes these areas easier to plan and phase for infrastructure.

This ownership data supports the development of strategic annexation policies, targeted utility expansion, and coordinated land use planning. By working with key landowners, the town can guide development in a way that supports its long-term fiscal and community goals.



Existing Land Use

Pine Level's land use pattern today reflects its history as a rural crossroads community that has developed into a growing residential area on the outskirts of the Montgomery metropolitan region. Existing development is mainly characterized by low-density residential neighborhoods, community-serving institutional uses, and small-scale commercial activities along major roadways, especially U.S. Hwy 31.

Residential Development

The primary land use in Pine Level is single-family homes. These homes are typically on large rural parcels or in newer subdivisions, especially near the elementary school and along County Roads 40 and 107. Although there are no dedicated multifamily developments at the moment, various housing types, such as mobile homes and modular units, are scattered throughout the area.

Institutional and Civic Uses

Major community anchors include Pine Level Elementary School, First Baptist Church, the local volunteer fire department, and the Pine Level Community Center. These civic facilities are centrally located and often serve as venues for community events and gatherings. The Pine Level Utility Office and the Volunteer Fire Department Station are also important assets that strengthen the town's civic identity.

Commercial Activity

Commercial uses are currently limited and concentrated along Hwy 31, which includes a Dollar General, small service businesses, and home-based enterprises. It is the

town's main commercial corridor, offering opportunities to support new retail and service businesses through infrastructure improvements and population growth.

Agricultural and Vacant Land

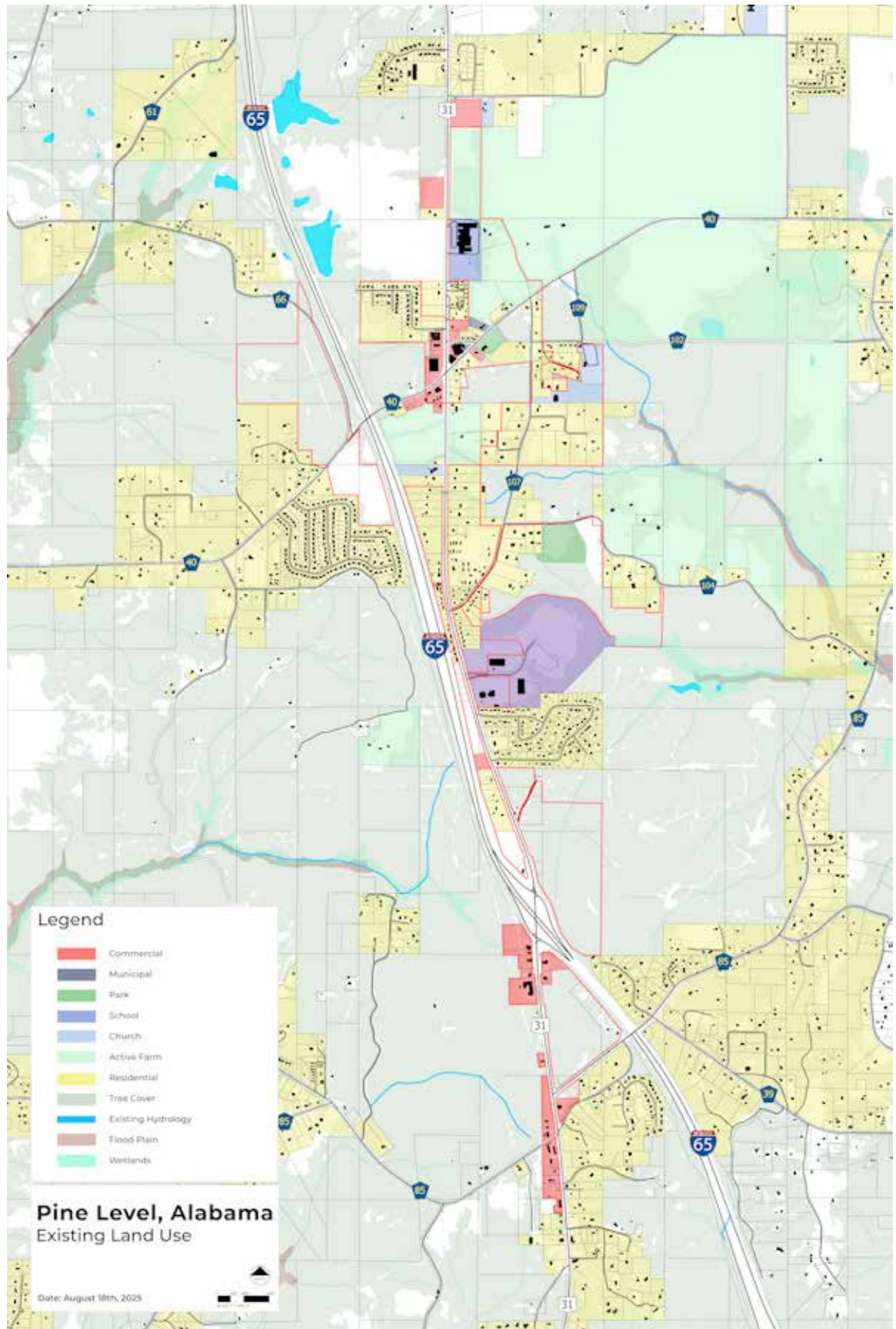
Much of the land within and around Pine Level remains agricultural or undeveloped. These properties are privately owned, often as large tracts passed down through generations. Some are actively farmed or used for timber and rural homes. These parcels offer future opportunities for conservation, development, or open space preservation, especially near infrastructure and community assets.

Industrial and Utility Uses

While Pine Level currently lacks dedicated industrial zones, it includes several utility-focused landowners such as Alabama Power and the Central Alabama Electric Cooperative (CAEC). Their properties could serve as important anchors for future infrastructure growth or targeted employment opportunities.

Transportation and Right-of-Way

Roadways and rights-of-way, including Hwy 31, County Rd 40, and County Road 104, cover a large part of the land in Pine Level, shaping how the area develops and grows. These routes offer access to regional destinations such as Birmingham and Montgomery, and transportation networks like I-65.



Citywide Opportunities

- **Strategic Development Concept**
- **Future Land Use**

This chapter outlines Pine Level's strategic opportunities for citywide growth and development, building on the community's shared vision and addressing current challenges identified through extensive public engagement and analysis. It examines existing land use conditions, articulates a comprehensive strategic development concept to guide Pine Level's growth sustainably, and provides a detailed future land use framework to manage and optimize community resources. This chapter aims to create a structured pathway for balanced and inclusive growth, preserving Pine Level's small-town charm while proactively embracing necessary changes to enhance economic vitality, residential diversity, and overall quality of life.

Strategic Development Concept

The Strategic Development Concept outlines potential improvements, investments, and developments, integrating land use, infrastructure, housing, parks, and economic growth into a unified vision. It provides a coordinated framework to guide Pine Level's growth over the next generation, aligning with the comprehensive plan's focus areas to support a sustainable and intentional future.

A Town that Grows from the Center Out

The Strategic Development Concept outlines potential improvements, investments, and developments, integrating land use, infrastructure, housing, parks, and economic growth into a unified vision. It provides a coordinated framework to guide Pine Level's growth over the next generation, aligning with the comprehensive plan's focus areas to support a sustainable and intentional future.

Strategic Corridors and Employment Hubs

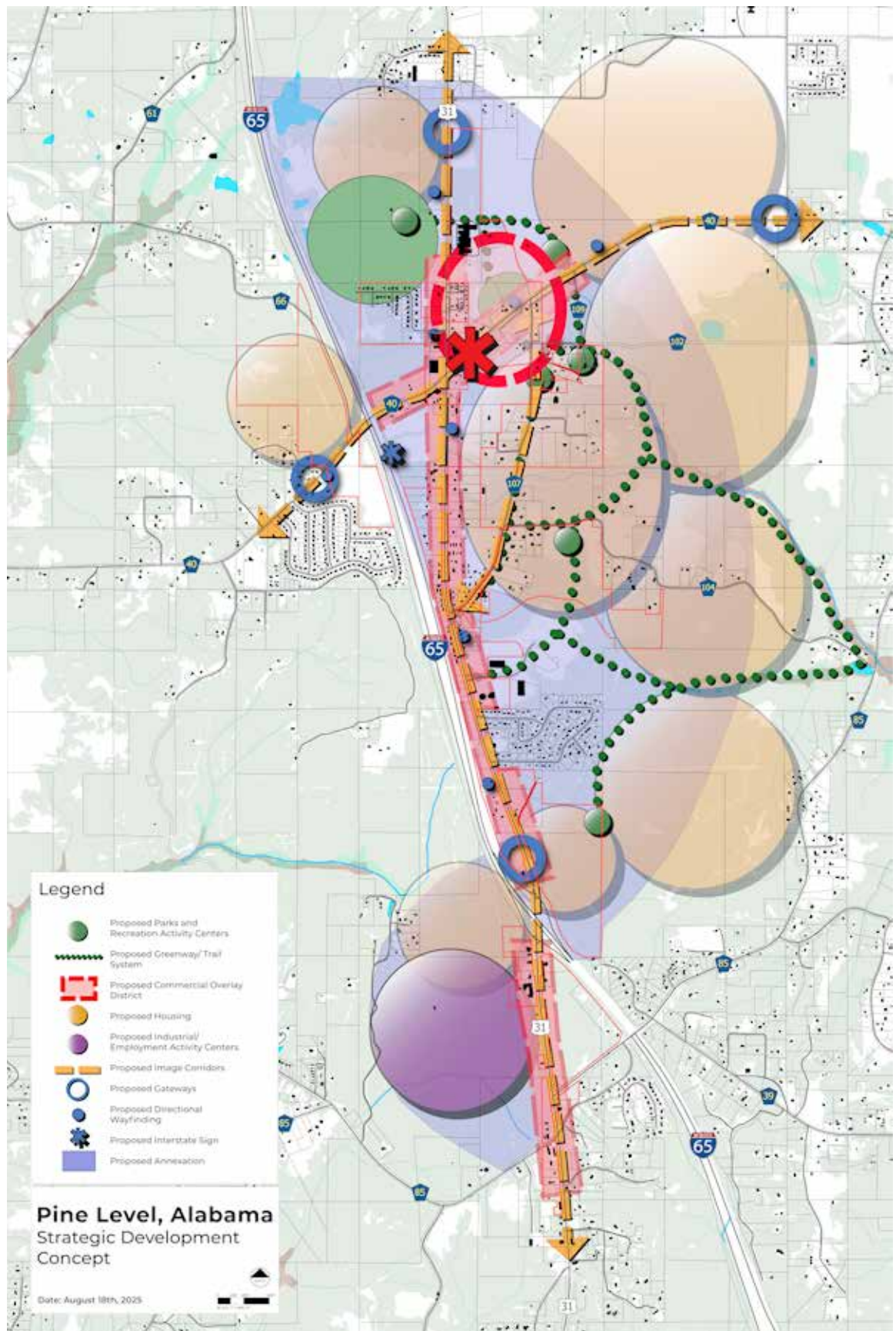
The U.S. Highway 31 corridor should remain a hub of commercial activity, with improvements at County Road 40 and new access strategies supporting retail and services. The I-65 interchange is a key growth area for Highway Commercial and Light Industrial uses, with infrastructure development and annexation policies facilitating expansion. This area offers Pine Level opportunities to attract regional businesses, hospitality, and employment centers. Strategic utility investments and a coordinated annexation plan can help Pine Level grow outward toward infrastructure and employment corridors, while protecting rural land and maintaining financial stability.

Conservation and Character-Based Growth

Outside of the urban core and strategic corridors, Pine Level should pursue conservation-focused development that reflects its agricultural roots and natural scenery. The Conservation District land use category will direct development into clustered "nodes" that preserve open space, working lands, and environmentally sensitive areas, while still allowing for a mix of low-impact residential uses. Trails and open spaces will connect these areas back to the town's center.

Coordinating Land Use and Public Investments

The Strategic Development Concept emphasizes alignment between land use and infrastructure investment. As the town plans new sewer extensions, roadway improvements, or school facilities, those investments should be coordinated with compatible land uses—encouraging smart, fiscally responsible growth.



Future Land Use (FLU)

The Future Land Use map serves as the foundation for future zoning updates and development patterns. It outlines Pine Level's vision for land use over the next decade, supporting community goals for thoughtful decision-making, charming character, and family-oriented growth. This land use framework aligns with the city's overall development strategy and provides clear direction for future planning decisions.

This component of the comprehensive plan will be implemented through zoning updates, development regulations, and ongoing planning decisions. Regular review and community input will ensure this element remains current and responsive to changing conditions while maintaining its core vision for Pine Level's future.

Planning Objectives

The Future Land Use Map is designed to address four key planning objectives:

- **Avoid and resolve land use conflicts**
by separating incompatible uses and creating appropriate transitions between different development types
- **Identify and sustain desirable land use patterns**
that reflect community values and support long-term prosperity
- **Assist in forecasting infrastructure needs**
by indicating where growth is expected and what services will be required
- **Provide a foundation for zoning**
that will implement the community's vision

Guiding Principles

The Future Land Use Plan is built on four core principles that recognize Pine Level's unique assets and opportunities:

- **Enhance Community Character**
Preserve what makes Pine Level special while allowing for appropriate growth and change
- **Develop a Town Center**
Strengthen the city center as the heart of community life and economic activity
- **Expand Economic Opportunity**
Create conditions for business growth and job creation throughout the city
- **Protect Green Infrastructure**
Safeguard natural resources and environmental features that contribute to the quality of life

Proposed Project Review

The designation of land uses on this map should not be interpreted as proposing, approving, denying, or precluding any particular development project. All development proposals should be evaluated in consideration of the Future Land Use Map alongside this plan's principles, existing community standards, and the city's policies and regulations.

When reviewing development proposals, careful attention should be given to site-specific considerations including topography, soils, environmental features, wetlands, and flood-prone areas. The availability of adequate streets, utilities, schools, parks, and other community facilities should be ensured before approving significant development projects, though new developments may be required to provide or contribute to these infrastructure improvements as part of their approval.

Green infrastructure opportunities should be evaluated as part of development proposals, with projects expected to consider appropriate green infrastructure elements such as stormwater management systems, tree preservation and planting, natural area protection, and active transportation features like trails, bike paths, and sidewalks.

Community input and compatibility with surrounding neighborhoods remain essential factors in all planning decisions.

Implementation Guidelines

Each land use district aligns with the overall vision and goals of the Comprehensive Plan. As Pine Level updates its zoning, reviews development proposals, and prioritizes capital investments, the Future Land Use Plan should guide decision-making to ensure long-term success. Key principles for implementation include:

- **Growth Where Services Exist**

Direct new development to areas with existing utilities, roads, and schools that can support growth.

- **Diverse Housing Options**

Promote a variety of housing types at different price points to accommodate community needs.

- **Conservation & Growth Balance**

Preserve the town's open spaces and natural character through intentional and thoughtful design.

- **Fiscal Sustainability**

Make sure development pays for itself by planning infrastructure in phases and through annexation.

- **Design and Identity**

Use form and context to shape growth that reflects Pine Level's values and small-town charm.

Understanding the FLU Map

What the Map Shows

The Future Land Use Map uses colors and patterns to show the general vision for different areas of Pine Level over the next decade. It displays broad land use patterns and relationships rather than precise property boundaries. The map serves as a guide for decision-making, not a rigid set of rules that must be followed exactly.

How to Read the Map

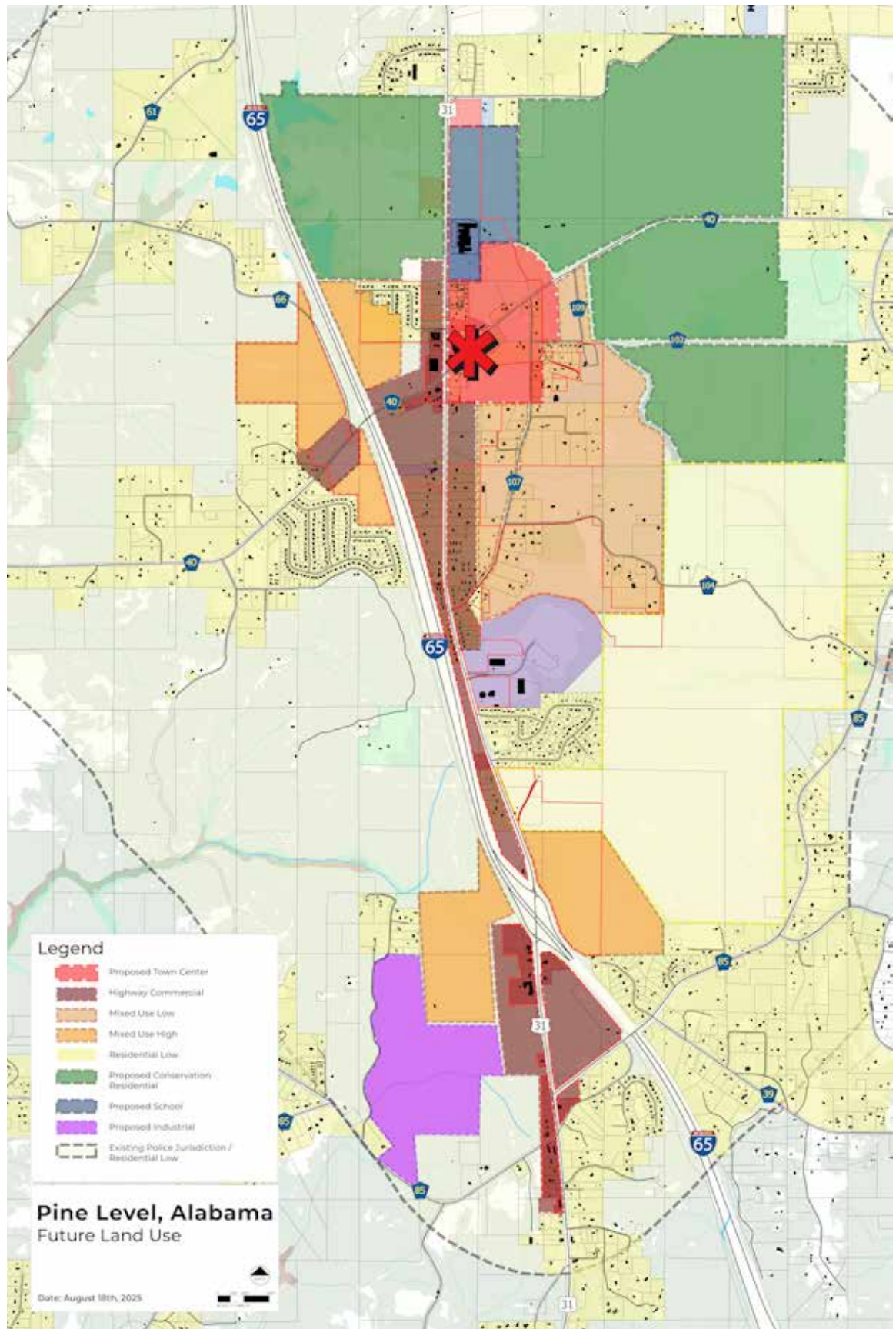
- Colors and patterns represent different types of intended land use as described in the categories below
- Boundaries between different land use areas are meant to be flexible and may be refined during actual development review
- Areas of the same color may still have different specific requirements based on their location and surrounding context
- The map should always be read alongside the written descriptions of each land use category

What This Means for Property Owners

- The map doesn't automatically change what you can do with your property today
- Existing legal uses can continue even if they don't match the future land use designation shown on the map
- Property owners aren't required to change their current legal use to match the map
- Any new development or significant changes to existing uses will still require going through the city's normal permitting and approval process

Timeline and Updates

- Not all areas will change immediately - this represents a long-term vision that will be implemented gradually
- The map can be updated as conditions change, new opportunities arise, or community priorities evolve
- Community input remains important as the map is implemented over time
- Regular review ensures the map stays current and responsive to Pine Level's changing needs



Land Use Categories

The Future Land Use Plan is organized into a series of Land Use Districts, each with its own purpose, character, and typical building types. These districts work together to promote balanced development, conserve open space, provide housing options, strengthen Pine Level's commercial zones, and ensure infrastructure and fiscal sustainability.

Category List

- Town Center
- Highway Commercial
- Mixed-Use - Low Density
- Mixed-Use - High Density
- Residential - Low Density
- Industrial
- Conservation District

Town Center

The Town Center district is envisioned as Pine Level's civic and commercial heart. It is designed to support a mix of retail, restaurants, small offices, residential uses, and public spaces in a walkable, compact pattern. The Town Center will accommodate both everyday activity and special events, with public greens, civic buildings, and street-facing storefronts.

- **Typical Uses**

Retail, restaurants, civic buildings, attached and detached residential, office, public greens

- **Housing Types**

Small-lot detached homes, townhomes, live-work units, apartments over shops

- **Form & Character**

Pedestrian-focused blocks, street trees, public gathering spaces, architectural consistency

- **Implementation**

Priority area for infrastructure investment, branding, and design guidelines



These areas provide variety and activity for residents interested in lower maintenance costs, rental units, a more active lifestyle, or being in close proximity to amenities and neighbors.



These areas occur organically over time or as part of planned developments. Their focus tends towards smaller footprint retail, pedestrian-scaled buildings, upper-level residential, restaurants, and other entertainment venues.

Highway Commercial

The Highway Commercial district is located near the I-65 interchange and along U.S. Highway 31. It is intended to support regional-serving commercial activity and employment uses, including retail centers, lodging, services, and light industrial.

- **Typical Uses**

Retail, auto services, hotels, restaurants, flex space, logistics

- **Housing Types**

Generally not permitted

- **Form & Character**

Vehicular access-oriented, quality signage, landscape buffers

- **Implementation**

Access management coordination with ALDOT, potential overlay for design standards



Highways can be interesting places that define a community's values through their approach to beautification, access, and active transportation.

Mixed-Use - Low Intensity

The Mixed-Use Low district provides a transition between higher-intensity areas and residential neighborhoods. It allows a variety of housing options—including townhomes, duplexes, and ADUs—alongside small-scale commercial and institutional uses such as local businesses, churches, or community centers.

- **Typical Uses**

Low-impact commercial, neighborhood retail, residential, civic, institutional

- **Housing Types**

Detached homes, duplexes, townhomes, ADUs

- **Form & Character**

Walkable streets, moderate lot sizes, compatible scale with neighborhoods

- **Implementation**

Overlay for design compatibility; flexibility for incremental infill



These areas include duplexes different types of homes for first-time home buyers, single residents, or extended stay renters. They increase attainable options for residents and can be designed to blend into a traditional neighborhood as shown by this quadplex that mimics a single-family home.

Mixed-Use - High Density

The Mixed-Use High district allows for the most diverse mix of uses and the highest intensity of development outside of Town Center. It is intended to support multifamily housing, larger-scale commercial and civic uses, and flexible formats that accommodate both housing and employment growth.

- **Typical Uses**

Multifamily residential, commercial centers, medical, schools, employment campuses

- **Housing Types**

Townhomes, small-lot detached, apartments, mixed-use buildings

- **Form & Character**

Urban village pattern; street networks; pedestrian and vehicular access

- **Implementation**

Potential site planning and form-based overlays to guide transitions



Cottage developments provide housing options for a variety of residents to live in close proximity to community amenities and resources.

Residential - Low-Density

The Residential Low district reflects Pine Level's existing neighborhoods and future areas for traditional single-family housing. This district promotes stability and offers room for gradual expansion of low-intensity housing near existing schools and infrastructure.

- **Typical Uses**

Single-family residential, parks, civic uses (churches, schools)

- **Housing Types**

Detached homes on medium to large lots

- **Form & Character**

Suburban pattern with landscaped streets, front yards, and quiet streets

- **Implementation**

Standards for connectivity, compatibility, and subdivision layout



The predominant house type in this district is the single-family home. A variety of architectural styles, landscaping, and typography contributes to a neighborhood's attractiveness, desirability, and economic value.

Industrial

The Industrial district supports light manufacturing, logistics, flex tech, and other employment-generating uses. This district is critical to Pine Level's long-term economic development and tax base.

- **Typical Uses**
Manufacturing, distribution, warehousing, utilities, ag-industrial
- **Housing Types**
Not permitted
- **Form & Character**
Screened, functional design with site buffering
- **Implementation**
Coordination with utilities and workforce partners to recruit employers



These areas are destinations for industries and entrepreneurs seeking infrastructure, collaborative opportunities, and suitable facilities.

Conservation District

The Conservation District is intended to preserve natural and agricultural landscapes while allowing for well-planned, clustered residential development. Development in these areas should focus on conserving land, water features, and natural character, while creating small nodes of walkable housing.

- **Typical Uses**

Residential clusters, agriculture, natural areas, civic/recreational space

- **Housing Types**

Detached homes, townhomes, ADUs (no apartments)

- **Form & Character**

Low-density with open space preservation; shared drives, trail connections

- **Implementation**

Conservation subdivision design standards, incentives for open space dedication



Managing growth in natural areas should preserve the user experience and environmental quality, allowing these areas to continue serving as economic engines, recreational destinations, and sources of resilience for everyone.

Focus Areas

- **Housing & Neighborhoods**
- **Parks, Recreation, & Trails**
- **Town Center**
- **Infrastructure & Connectivity**
- **Economic Development**
- **Community Identity & Resilience**
- **Land Management**

As Pine Level looks toward the future, a successful plan must be organized around clear priorities. This chapter identifies seven focus areas based on community input, town leadership direction, and an analysis of current opportunities and challenges. Each focus area offers a vision for improvement, goals to guide progress, and strategies and tactics to achieve tangible results. Together, these focus areas define what Pine Level must do—physically, financially, and organizationally—to grow intentionally and protect what matters most.

This section outlines each focus area and a set of goals for enhancement. Key findings and opportunities support the goals. The following sections, “Partners & Implementation” and “Projects”, detail supporting policies, regulations, and projects.

Housing & Neighborhoods (HN)

Pine Level's housing growth is one of the town's most noticeable changes. As the community continues to grow, housing developments should be planned carefully to take advantage of new opportunities while also preserving Pine Level's vision, values, and quality of life. Features of family-friendly and economically sustainable communities include walkable neighborhoods, diverse housing options, and strong pedestrian links to schools and parks.

A Housing Toolkit is included as an appendix to this Comprehensive Plan. The Toolkit provides a strategic framework for developing housing that reflects a community's values and assets, connecting housing efforts to broader priorities such as infrastructure efficiency, economic development, walkability, workforce development, and land management.

Key Findings

- Residents expressed strong support for neighborhood-oriented growth.
- There is limited diversity in housing types.
- New housing development, city infrastructure, and school capacity are being considered separately from each other.

Opportunities

- A variety of housing types would provide options for young families, seniors, and workforce housing.
- Neighborhoods that include sidewalks, parks, and green space would reflect the community's values.
- Develop policies and procedures, and partnerships for coordinating future housing development with infrastructure and education planning.

Goals

HN Goal 1

Provide a variety of housing types for all stages of life.

HN Goal 2

Promote quality neighborhood design with walkability and open space.

HN Goal 3:

Align housing growth with infrastructure and school capacity.

Strategies and Tactics

HN Strategy 1

Encourage the development of diverse and complete neighborhoods.

Tactic 1.1

Support small-lot single-family, townhomes, and senior housing options.

Tactic 1.2

Require sidewalks, green spaces, and civic areas in new subdivisions.

HN Strategy 2

Incentivize financially sustainable housing growth.

Tactic 2.1

Partner with developers to extend infrastructure where fiscally feasible.

Tactic 2.2

Use development agreements to coordinate new housing with school needs and park space.

HN Strategy 3

Maintain Pine Level's neighborhood character.

Tactic 3.1

Create neighborhood design guidelines.

Tactic 3.2

Involve residents in the review of large-scale subdivisions.

Parks, Recreation, & Trails (PRT)

Pine Level's parks and play areas reflect the town's family-centered values. The Community Center site, with its historic single ballfield, remains a cherished legacy space, while a new athletic complex on CR 104 is under construction and will include four new ballfields, a playground, concessions, and restrooms. Additionally, the potential development of a regional park on the W.S. Newell property offers a generational opportunity to create a large, multi-use recreation and conservation space that could benefit Pine Level and the surrounding region. A growing network of sidewalks and trails is necessary to connect these amenities and future development.

Key Findings

- Parks and sports facilities are central to community life.
- Existing recreational assets are disconnected.
- The new CR 104 athletic complex will significantly increase capacity.

Opportunities

- Reuse the Community Center field as green space or part of the future Town Center.
- Support full development and activation of the new athletic complex.
- Build a connected trail and sidewalk network linking schools, neighborhoods, and recreation.
- Explore the creation of a regional park on the W.S. Newell property.

Goals

PRT Goal 1

Expand recreational access for current and future residents.

PRT Goal 2

Establish an interconnected trail and sidewalk system.

PRT Goal 3

Celebrate the town's outdoor identity with high-quality public spaces.

Strategies and Tactics

PRT Strategy 1

Build and maintain modern recreation facilities.

Tactic 1.1

Complete the CR 104 athletic complex with full amenities.

Tactic 1.2

Provide shade, restrooms, and lighting for year-round use.

PRT Strategy 2

Create a walkable, connected town.

Tactic 2.1

Link parks, schools, and neighborhoods with sidewalks and trails.

Tactic 2.2

Partner with ALDOT and the county to incorporate pedestrian infrastructure in road improvements.

PRT Strategy 3

Preserve and enhance open space.

Tactic 3.1

Use the Community Center site as a future civic green or park space.

Tactic 3.2

Require pocket parks or trails in new subdivisions.

Tactic 3.3

Explore public-private partnerships to develop the W.S. Newell regional park concept.

Town Center (TC)

Pine Level lacks a traditional downtown or central gathering place. As the community grows, there is a strong desire to create a central Town Center where civic life, community events, shopping, and dining can occur. The Town Center would be the heart of Pine Level and a visible expression of its identity.

Key Findings

- Residents want a central gathering place for events and services.
- There is no walkable civic or commercial hub in Pine Level.

Opportunities

- Establish a walkable town center for civic, commercial, and community uses.
- Incorporate green space and event programming.
- Use existing public land or partner with private developers to establish the location.

Goals

TC Goal 1

Create a central town center serving Pine Level’s civic and commercial heart.

TC Goal 2

Promote compact, walkable development.

TC Goal 3

Establish the Town Center’s identity through design and placemaking.

TC Goal 4

Coordinate town center design with existing and future traffic and road improvements.

Strategies and Tactics

TC Strategy 1

Plan for a defined Town Center district.

Tactic 1.1

Identify candidate sites with access to infrastructure.

Tactic 1.2

Use public buildings, parks, or civic anchors to attract investment.

TC Strategy 2

Support small-scale mixed-use development.

Tactic 2.1

Allow retail, restaurant, and office uses in the Town Center district.

Tactic 2.2

Incorporate shared parking and pedestrian-friendly design.

TC Strategy 3

Celebrate Pine Level’s identity.

Tactic 3.1

Install branding, wayfinding, and landscaping in the Town Center.

Tactic 3.2

Host regular public events to activate the space.

Infrastructure & Connectivity (IC)

Infrastructure and connectivity are critical to ensuring Pine Level can grow responsibly and maintain a high quality of life. The town must coordinate utilities, roads, and broadband access while planning sidewalks and trails to connect neighborhoods to parks, schools, and future civic spaces.

Key Findings

- Infrastructure upgrades are needed to support future housing and commercial growth.
- The town lacks sidewalks, trails, and other walkable infrastructure.
- Critical traffic issues exist at 31/ 40 intersection and the ingress and egress to I-65.

Opportunities

- Coordinate growth with infrastructure capacity and extension.
- Develop pedestrian networks for daily access and recreation.
- Work with providers to plan long-term service areas and investments.

Goals

IC Goal 1

Ensure public infrastructure supports planned growth.

IC Goal 2

Expand safe pedestrian and bicycle access town-wide.

IC Goal 3

Plan and implement sustainable and resilient infrastructure.

IC Goal 4

Work with partners to Improve Hwy 31 intersections and access to I65.

Strategies and Tactics

IC Strategy 1

Coordinate infrastructure investment and land use.

Tactic 1.1

Create phased infrastructure improvement plans.

Tactic 1.2

Work with water and sewer providers to define growth boundaries.

IC Strategy 2

Build a connected network of streets and trails.

Tactic 2.1

Develop a town-wide sidewalk and trail master plan.

Tactic 2.2

Prioritize safe routes to schools, parks, and the future Town Center.

IC Strategy 3

Improve digital and utility infrastructure.

Tactic 3.1

Expand broadband through partnerships with regional providers.

Tactic 3.2

Plan long-term utility needs, including water, sewer, trash, and emergency services.

IC Strategy 4

Improve traffic conditions in Pine Level

Tactic 4.1

Develop a new intersection at Highway 31 and County Road. 40.

Tactic 4.2

Establish access management standards for Hwy 31 with ALDOT.

Tactic 4.3

Design solutions for traffic needs at I-65 peak hour demands

Economic Development (EDEV)

Pine Level's future prosperity will depend on the growth of its local economy and the expansion of its services. The town has an opportunity to support its existing business base, attract new retail and light industry, and develop the financial and utility infrastructure needed to sustain its services.

Key Findings

- Residents want more local shopping, dining, and job opportunities.
- There is a need to create long-term financial tools for town services.

Opportunities

- Support local businesses and partner with the regional chamber.
- Recruit new retail and light industrial users.
- Annex and extend infrastructure where it supports shared priorities.
- Create fiscal models to finance growth and services.

Goals

EDEV Goal 1

Create local jobs and expand the tax base.

EDEV Goal 2

Strengthen the local business community.

EDEV Goal 3

Develop sustainable public finance and utility models.

Strategies and Tactics

EDEV Strategy 1

Support local business growth.

Tactic 1.1

Work with the Chamber to understand and address business needs.

Tactic 1.2

Promote local entrepreneurship and small-scale retail.

Tactic 1.3

Align permitting fees and sales tax requirements as businesses grow and develop.

EDEV Strategy 2

Recruit employment and service-based development.

Tactic 2.1

Identify locations for light industrial and office development.

Tactic 2.2

Market infrastructure-ready sites to prospective employers.

EDEV Strategy 3

Build a sustainable fiscal model for growth.

Tactic 3.1

Develop a long-term budget and capital reserve strategy.

Tactic 3.2

Explore utility service offerings like trash, sewer, fire, and EMS.

Tactic 3.3

Use fiscal analysis to ensure development is financially sustainable.

Tactic 3.4

Treat housing growth as economic development by coordinating with infrastructure and schools.

EDEV Strategy 4

Plan for annexation and coordinated expansion.

Tactic 4.1

Establish a process for annexation when landowners request service extension.

Tactic 4.2

Identify priority areas for future town expansion

Community Identity & Resilience (CIR)

Pine Level's greatest strength is its people and values. As the town grows, it must maintain its strong community character while developing its leadership capacity, civic identity, and planning partnerships to shape its future.

Key Findings

- Pine Level values tradition, safety, and a family-oriented lifestyle.
- The town needs to grow its leadership base to guide future decisions.

Opportunities

- Foster public engagement and pride.
- Support local leaders through training and partnerships.
- Build connections to regional planning and civic programs.

Goals

CIR Goal 1

Preserve the community's identity and culture.

CIR Goal 2

Strengthen civic engagement and local leadership.

CIR Goal 3

Prepare the town for long-term resilience and adaptability.

Strategies and Tactics

CIR Strategy 1

Celebrate Pine Level's character.

Tactic 1.1

Develop town branding and welcome signage.

Tactic 1.2

Promote community events and seasonal programming.

CIR Strategy 2

Expand local leadership capacity.

Tactic 2.1

Send residents to leadership training like Your Town Alabama.

Tactic 2.2

Encourage participation in Leadership Autauga County.

Tactic 2.3

Work with CARPDC and Mid-South RC&D on civic development initiatives.

CIR Strategy 3

Build civic infrastructure for long-term success.

Tactic 3.1

Develop youth leadership and internship programs.

Tactic 3.2

Create a community ambassadors group for plan implementation.

Land Management (LM)

Pine Level faces growth pressures as a town without current zoning regulations, where legacy landowners control large tracts and development patterns remain largely unguided. The community must balance preserving its rural character and natural assets while managing emerging residential development and commercial expansion along corridors like Highway 31.

Key Findings

- Legacy owners of large tracts, rural ownership, and a mix of large undeveloped parcels alongside emerging residential and road networks shape Pine Level's land use patterns and development types.
- With no current zoning, Pine Level has pressure to guide development strategies, including conservation, mixed-use, or strategic commercial expansion.
- Much of the land suitable for development is held in private ownership, some outside current town limits, creating uncertainty around timing, form, and service delivery.
- No conservation districts currently exist to protect natural features, farmland, or flood-prone areas from uncoordinated development.
- The town has opportunities to guide growth through annexation when service extension is requested, but no formal annexation policy or growth boundary is currently in place.

Opportunities

- Create a future land use framework that guides where and how Pine Level grows, including designated conservation and development zones.
- Establish commercial overlay districts along major corridors like Highway 31 to ensure quality design and access management.
- Develop clear zoning and land use policies to align with the community's vision, including open space preservation, walkability, and coordinated growth.
- Adopt an annexation policy that ties growth to infrastructure capacity, fiscal sustainability, and community priorities.

Goals

- LM Goal 1
Ensure that land use and zoning policies support aligned growth.
- LM Goal 2
Preserve natural/rural landscapes and guide appropriate development.
- LM Goal 3
Create predictability for development, annexation, and infrastructure.
- LM Goal 4
Align policies and land management tools with the town’s plan and vision.

Strategies and Tactics

- LM Strategy 1
Implement Planning Framework
 - Tactic 1.1
Use the Future Land Use Plan to guide zoning updates and development decisions
 - Tactic 1.2
Create zoning ordinances supporting walkable neighborhoods and mixed-use development
 - Tactic 1.3
Establish commercial overlays for Highway 31 and key nodes

- LM Strategy 2
Manage Growth and Annexation
 - Tactic 2.1
Develop annexation policy tied to infrastructure capacity and fiscal sustainability

- Tactic 3.1
Prioritize areas where landowners request services or growth aligns with town strategy
- Tactic 4.1
Consider pre-annexation agreements with large landowners
- LM Strategy 3
Support Implementation
 - Tactic 3.1
Create GIS-based mapping and online development resources
 - Tactic 3.2
Coordinate land use with public investments in infrastructure and amenities
 - Tactic 3.3
Improve data sharing with Autauga County on land records and planning

Partners & Implementation

- **Operations**
- **Plan Super Users**
- **Projects**

This section details the specific actions, policies, and projects needed to achieve the vision and goals outlined in the plan. It also describes key user groups for plan implementation and offers them Best Practices, Tools, and Tactics. It acts as a roadmap for turning the city's aspirations into reality, ensuring development is strategic and aligned with the community's long-term goals. The plan highlights the importance of coordinated efforts among city departments, stakeholders, and the community to effectively manage growth, improve quality of life, and preserve Pine Level's unique character.

Operations

Zoning Alignment

Pine Level should develop a zoning code that reflects the community's vision for growth, including the incorporation of the land use categories suggested in this plan. The zoning should prioritize flexibility to accommodate innovative development while ensuring consistency with the community's vision and goals.

Development Ordinances

Creating or updating Pine Level's zoning, subdivision, and permitting ordinances is crucial for aligning its regulatory framework with its comprehensive plan. These ordinances should be designed to give the city a competitive advantage by simplifying the development process, reducing barriers to entry, and encouraging projects that align with the community's vision and goals. Clear and modern ordinances should also improve transparency and predictability for developers, making Pine Level a more attractive place to invest.

Community Outreach

A comprehensive plan is only as effective as its execution. Although community input helped shape the vision and goals of this plan, ongoing public involvement is crucial to its relevance and success. Many plan objectives require community support to succeed, from zoning changes to economic development initiatives. Continuous engagement fosters public understanding and support for implementation efforts, providing a means to incorporate new ideas and address emerging issues throughout the plan's lifetime.

The appendices include a series of tools that support meaningful dialogue between Pine Level and its residents throughout the plan's implementation phase.

- **Why Ongoing Community Engagement is Crucial for Success**

Communities evolve, and so do their needs and priorities. Regular feedback from members helps identify when plan elements need updates or when new challenges arise. Community members are often the first to notice whether plan goals are being met, providing valuable oversight that promotes accountability and measurable progress.

- **Making Participation Accessible**

The engagement tools in the appendix are designed to meet people where they are and provide multiple ways to stay involved. From annual feedback events and neighborhood walking tours to online platforms and youth programs, these strategies recognize that different people prefer different ways of participating—whether through face-to-face interactions, online surveys, or hands-on community service activities.

- **Pine Level's Commitment to Partnership**

Pine Level recognizes that implementing this comprehensive plan is a shared responsibility. The engagement strategies in this document demonstrate our commitment to open communication, seeking feedback, and adjusting the plan based on community input.

Comp Plan Super Users

Community projects are implemented by teams. These groups should have the opportunity to collaborate, coordinate, and communicate with each other to support project development. The comprehensive plan is a tool that simplifies the process and offers guidance for everyone involved. Various individuals and groups will have different ways of using this comprehensive plan. These Comp Plan Super Users are described and included throughout this section to provide guidance and serve as a starting point for implementation.

Groups

- Planning Commission
- Mayor & City Council
- City Staff
- The Public
- Land Developers
- Local Non-Profits & Organizations

Planning Commission

This group of appointed individuals advises the city council on matters related to planning and land use, ensuring development aligns with the comprehensive plan. Membership typically includes community volunteers appointed by the city council, often with diverse backgrounds such as architecture, engineering, real estate, economic development, business ownership, or community development.

Best Practices

- **Align Decisions with the Vision**
Ensure all decisions and recommendations reflect the long-term vision and goals outlined in the plan, such as promoting sustainable development, protecting the city’s unique character, and enhancing infrastructure.
- **Update Zoning Codes Regularly**
Work with city staff to review and update zoning codes based on the community’s evolving needs and as specified in the implementation strategy.
- **Encourage Public Input**
Create regular forums for public feedback on zoning and land use decisions, ensuring that the community’s voice is reflected in key decisions.

Tools

- **Land Use and Zoning Guidelines**
Refer to the plan’s land use categories to assess whether proposed projects align with the community’s growth objectives by referring to the plan’s land use categories.
- **Implementation Strategy Tracker**
Use the implementation roadmap to monitor ongoing projects and adjust zoning regulations as needed.

Tactics

- **Comprehensive Plan Review Checklists**
To ensure each project or development proposal aligns with the city’s long-term goals, use a checklist based on the comprehensive plan’s focus areas. The checklist should be included in the development application for review.
- **Annual Review Sessions**
Host annual sessions to review the progress of the comprehensive plan, suggest updates and recalibrate zoning decisions accordingly.

Mayor & City Council

The Town of Pine Level operates under a Mayor-Council form of government. The Mayor is elected to serve as the chief executive officer, overseeing the city’s daily operations, implementing policies, and representing the city in various capacities. The City Council includes six members elected to four-year terms. It functions as the legislative body responsible for enacting ordinances, resolutions, and policies that guide the city’s direction. The Mayor is a member of the City Council, so they do vote on council decisions. The comprehensive plan is a reference tool for both the Mayor and the City Council to ensure their actions align with the long-term vision for the city.

Best Practices

- **Incorporate the Plan into Budgeting**
Align capital improvement planning and budgeting processes with the priorities in the comprehensive plan.
- **Monitor and Adapt the Plan**
Regularly assess the comprehensive plan’s effectiveness and proactively adapt policies and programs.

Tools

- **Implementation Action Items**
Reference the plan’s key projects and timelines to prioritize public investment and staff resources.
- **Public Engagement Platforms**
Use digital tools and in-person events to gather public feedback and inform staff decisions.
- **Incentive Development Toolkit**
Create a toolkit for developing targeted incentives that align with the plan’s focus areas and projects.

Tactics

- **Public Communication**
Use existing events or create new opportunities to provide the public with regular updates on progress related to the comprehensive plan. Hold listening sessions to learn about new community opportunities, validate assumptions about public needs, and refine the citywide vision.
- **Cross-Departmental Meetings**
Set up regular meetings between planning, public works, economic development, and other departments to ensure cohesive action on the comprehensive plan.
- **Leverage Incentives to Shape Development**
Use the incentives developed in the toolkit (e.g., reduced permit fees, infrastructure cost-sharing, grants) to encourage projects that align with community priorities such as attainable housing, sustainable development, and revitalizing key areas like downtown. Promote these incentives through clear communication with developers and local organizations to ensure they are fully utilized for desirable projects.

City Staff

These are employees who implement the comprehensive plan on a day-to-day basis. Their responsibilities include reviewing development proposals, enforcing regulations, and coordinating with other departments. City Staff includes department heads, inspectors, public works employees, and others involved in development and land use.

Best Practices

- **Incorporate the Plan into Budgeting**
Align capital improvement planning and budgeting processes with the priorities in the comprehensive plan.
- **Foster Cross-Departmental Collaboration**
Ensure city departments work together to implement the plan, especially regarding infrastructure, economic development, and public services.
- **Monitor and Adapt the Plan**
Regularly assess the comprehensive plan's effectiveness and proactively adapt policies and programs.

Tools

- **Implementation Action Items**
Reference the plan's key projects to prioritize public investment and staff resources.
- **Public Engagement Platforms**
Use digital tools and in-person events to communicate with the public.

- **Incentive Development Toolkit**

Create a toolkit for developing targeted incentives that align with the comprehensive plan's focus areas and priority projects.

Tactics

- **Internal Communication**
Use the comprehensive plan to inform new employees how their roles align with the overall city vision, evaluate employees' impacts on the city, and use it to align efforts across departments.
- **Performance Metrics**
Develop performance indicators for key goals and track progress through dashboards shared across city departments.
- **Leverage Incentives to Shape Development**
Use the incentives developed in the toolkit (e.g., reduced permit fees, infrastructure cost-sharing, grants) to encourage projects that align with community priorities. Promote these incentives with developers and local organizations to ensure they are fully utilized for desirable projects.

The Public

This broad group includes residents, property owners, and local businesses with a stake in the community's growth and development, often providing input or feedback during the planning process. They implement parts of the city's comprehensive plan and offer feedback to city officials and staff to ensure that development aligns with community goals and their vision of the city.

Best Practices

- **Stay Informed**
Review the comprehensive plan regularly to stay updated on city initiatives and how they impact your neighborhood.
- **Participate in City Processes**
Attend public meetings, town halls, and workshops to provide feedback on projects or proposals that affect your area.
- **Advocate for Your Community**
Use the comprehensive plan as a foundation to advocate for improvements in your neighborhood, from parks to housing developments.

Tools

- **Interactive Plan Portal**
Use online platforms or physical copies of the plan to explore projects in progress or upcoming in your neighborhood. If your city does not provide these options, advocate for them.
- **Public Comment Opportunities**
You can voice your concerns and suggestions by attending city meetings or submitting feedback through public engagement tools (surveys, maps, or comment periods).

Tactics

- **Community Watch Groups**
Form neighborhood groups to track ongoing development projects, organize feedback, and engage with city planners.
- **Participate in Annual Reviews**
Participate in city-led reviews of the comprehensive plan, bringing forward your observations and ideas for improving or adapting city strategies.

Land Developers

These individuals or companies invest in and undertake development projects within the city, often collaborating with city officials to align projects with the comprehensive plan. They include real estate developers, builders, investors, and other private sector stakeholders engaged in constructing or redeveloping land and properties.

Best Practices

- **Align with City Priorities**
Ensure all developments align with the city's long-term vision, such as promoting mixed-use areas, sustainable growth, and infrastructure improvements.
- **Maximize Land Use Opportunities**
Utilize the plan's land use and zoning guidelines to identify areas where higher density or mixed-use development is encouraged, particularly around downtown and activity centers.
- **Engage Early and Often**
Work with the city planning commission and local organizations early in the project planning stage to ensure compliance.

Tools

- **Land Use Maps and Zoning Ordinances**
Use these to guide development proposals and ensure compatibility with the comprehensive plan.
- **Incentives and Partnerships**
Leverage tax incentives, grants, and public-private partnerships outlined in the plan to support development in priority areas.

Tactics

- **Pre-Application Consultations**
Schedule pre-application meetings with city staff to understand how the comprehensive plan affects your project and identify opportunities for incentives or expedited processes.
- **Sustainable Development Best Practices**
Incorporate green building practices and low-impact development techniques, which align with the city's goals for environmental sustainability.

Local Non-Profits & Organizations

These community groups include churches, the Chamber of Commerce, the local Main Street organization, neighborhood associations, advocacy groups, and other non-governmental organizations (NGOs).

Best Practices

- **Advocate for Community Needs**
Local organizations should advocate for the needs of their constituents by aligning their projects and programs with the comprehensive plan's goals.
- **Support Collaboration**
Collaborate with other organizations, city departments, and the public to create synergies in achieving the plan's objectives, such as housing, economic development, and green infrastructure.
- **Track Progress on Focus Areas**
Regularly review progress on focus areas like housing diversity, downtown revitalization, and environmental sustainability, and adjust programming or advocacy efforts accordingly.

Tools

- **Focus Area Guides**
Use specific sections of the comprehensive plan (e.g., housing, economic development) as a basis for advocacy or project proposals.
- **Public Input Summary**
Review community feedback gathered in the plan to ensure your organization's efforts align with residents' priorities.

Tactics

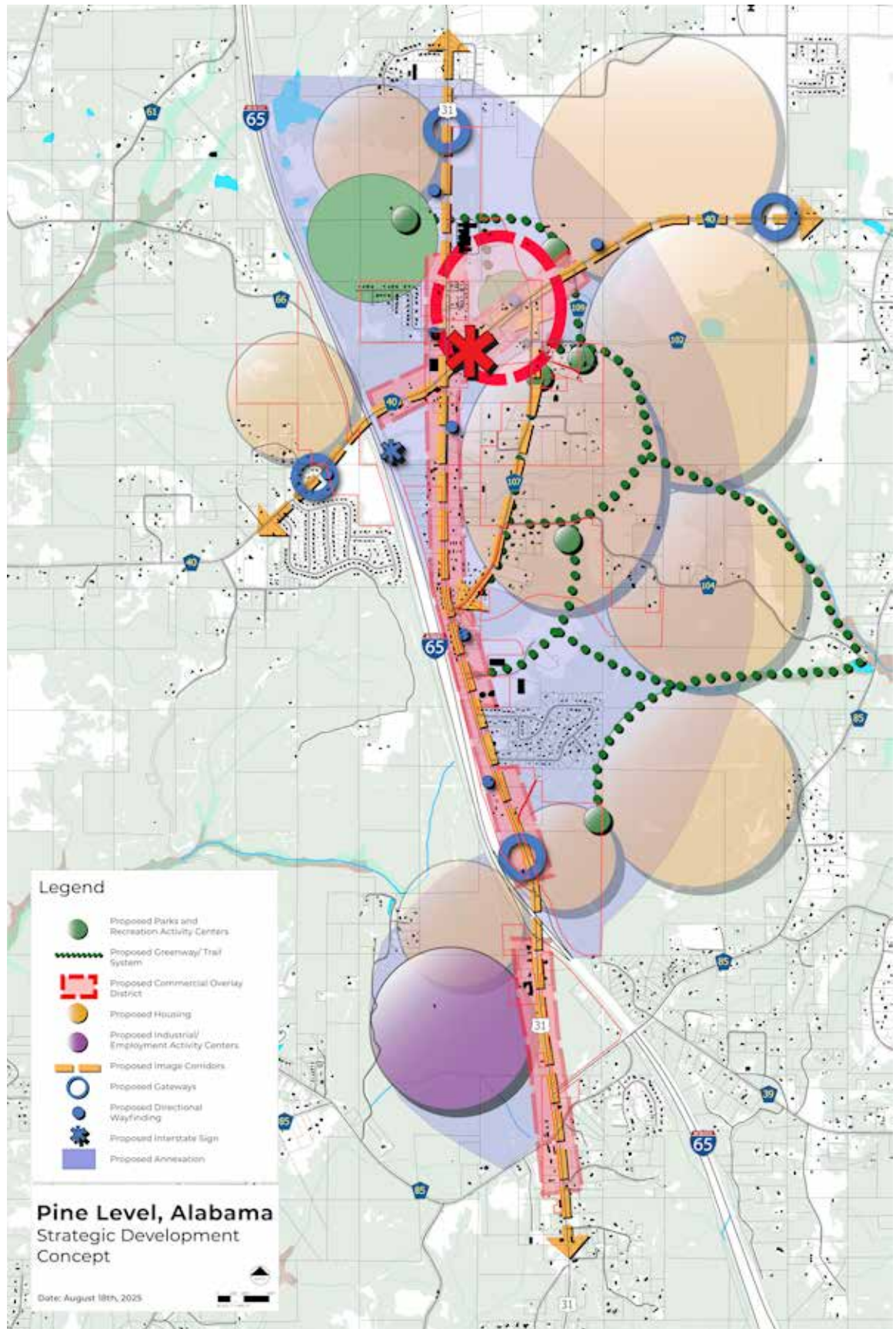
- **Partnership Building**
Form partnerships with city staff, developers, and other organizations to pool resources for projects that align with the plan's objectives (e.g., public space improvements and housing initiatives).
- **Public Engagement Campaigns**
Use the comprehensive plan to inform public education campaigns and gather community input on key issues, helping shape plan updates.

Projects

These strategic projects represent targeted, high-impact initiatives designed to advance Pine Level's community goals and long-term vision. While they align with the broader focus areas of housing, parks, a town center, infrastructure, economic development, identity, and land management, these projects are highlighted individually due to their catalytic potential and need for coordinated investment.

Projects

- Branding & Communications
- Town Center
- Middle School
- Legacy Trail System & W.S. Newell Park
- Highway 31 & County Road 40 Intersection
- I-65 Bridge Access Improvements
- Highway Commercial at I-65
- Annexation Strategy



Project: Branding & Communications

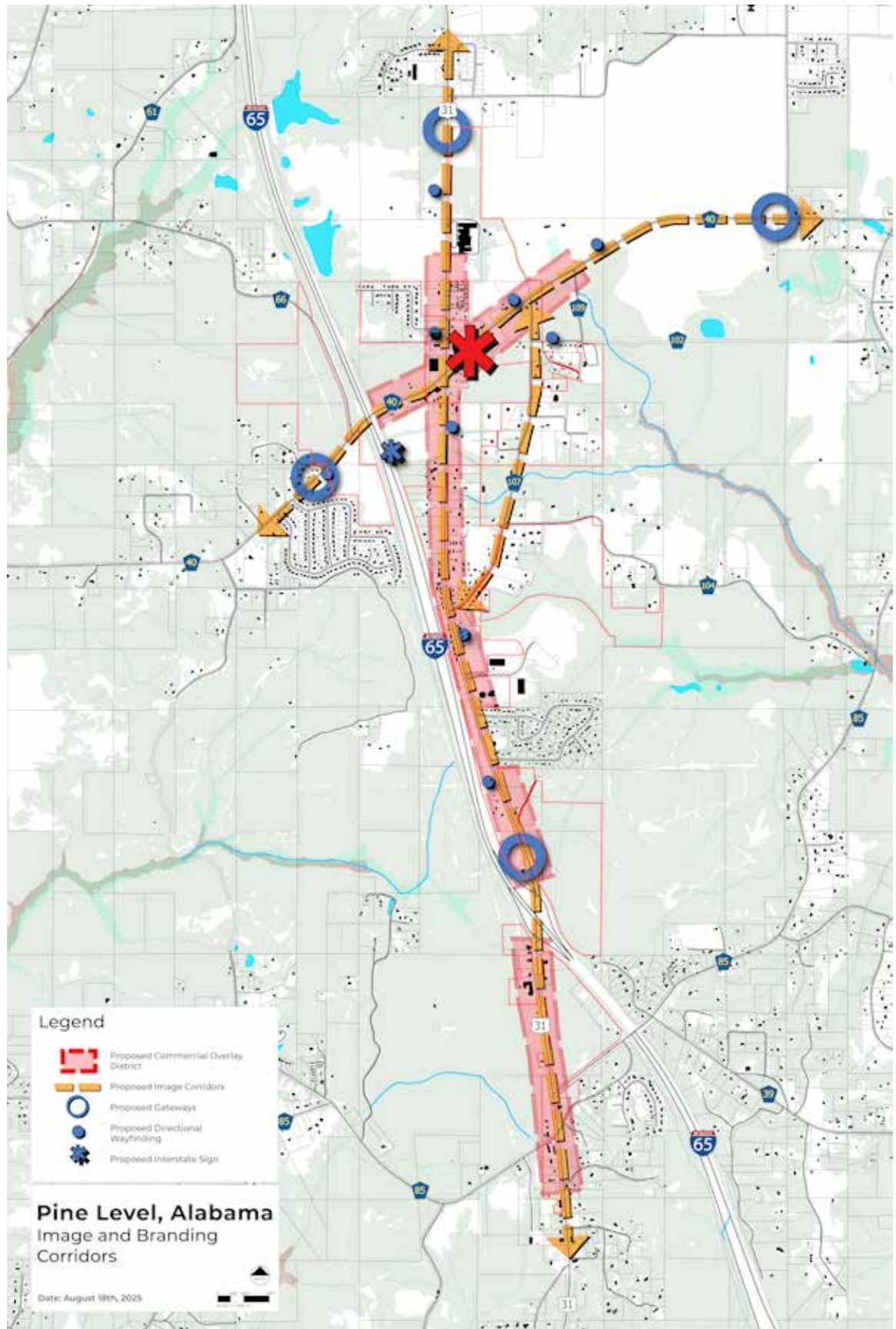
A unified branding and communications strategy will help define Pine Level’s identity as a growing, independent hometown. This effort will promote civic pride, attract visitors and businesses, and keep residents engaged and informed. The branding package will be flexible and scalable—from proposed Interstate signage to gateway features marking the town’s boundaries. A comprehensive system of wayfinding signage can direct residents and visitors to key destinations. In contrast, a cohesive signage family may include monument signage at civic buildings, banners in commercial areas, and pedestrian-level signs for future sidewalks and trails. Together, these elements will strengthen Pine Level’s visibility, identity, and sense of place.

Project Goals

- Interstate gateway signage
- Entry markers at town boundaries
- Wayfinding system for key destinations
- Monument signage at civic facilities
- Banners and pedestrian-scale signs for trails and the town center

Strategies

- Develop a branding and wayfinding master plan
- Coordinate design guidelines with Town Center development
- Identify priority signage locations (e.g., I-65, Town Center, parks)
- Establish design standards for public and private signage
- Seek funding through tourism, arts, or infrastructure grants



Brand Narrative

There's something special about Pine Level. Maybe it's the sunny days at the ball field, the Independence Day parade, or the way neighbors show up for each other, always ready to lend a hand, cheer you on, and stand up for what's right. Pine Level is a place where you're not just another face in the crowd. You're part of something real and unique.

Perfectly placed in the heart of Alabama with quick access to major interstates, our community is connected to everything that matters, but what really makes us unique is how deeply connected we are to each other. Even though we're one of Alabama's newest towns, our community has deep roots that go back for generations.

We're the fastest growing area of Autauga County. We're the headquarters of two large corporations and a number of small local businesses. We're growing, but we're growing with grace and purpose. With good schools, safe neighborhoods, and a deep culture of support, Pine Level is full of potential. We're a blank canvas where big ideas and bold dreams come to life.

Whether you're raising a family, commuting to the city, starting a business or just looking for a place that feels like home, you'll find it here in Pine Level.

Branding by:
copperwing



PINE LEVEL

ALABAMA





A well-designed brand identity can be used in a variety of ways to introduce a community to visitors and demonstrate pride of place. These examples include an entry sign, a highway sign, building marker, pedestrian sign, town hall building, and an advertisement.



Project: Town Center

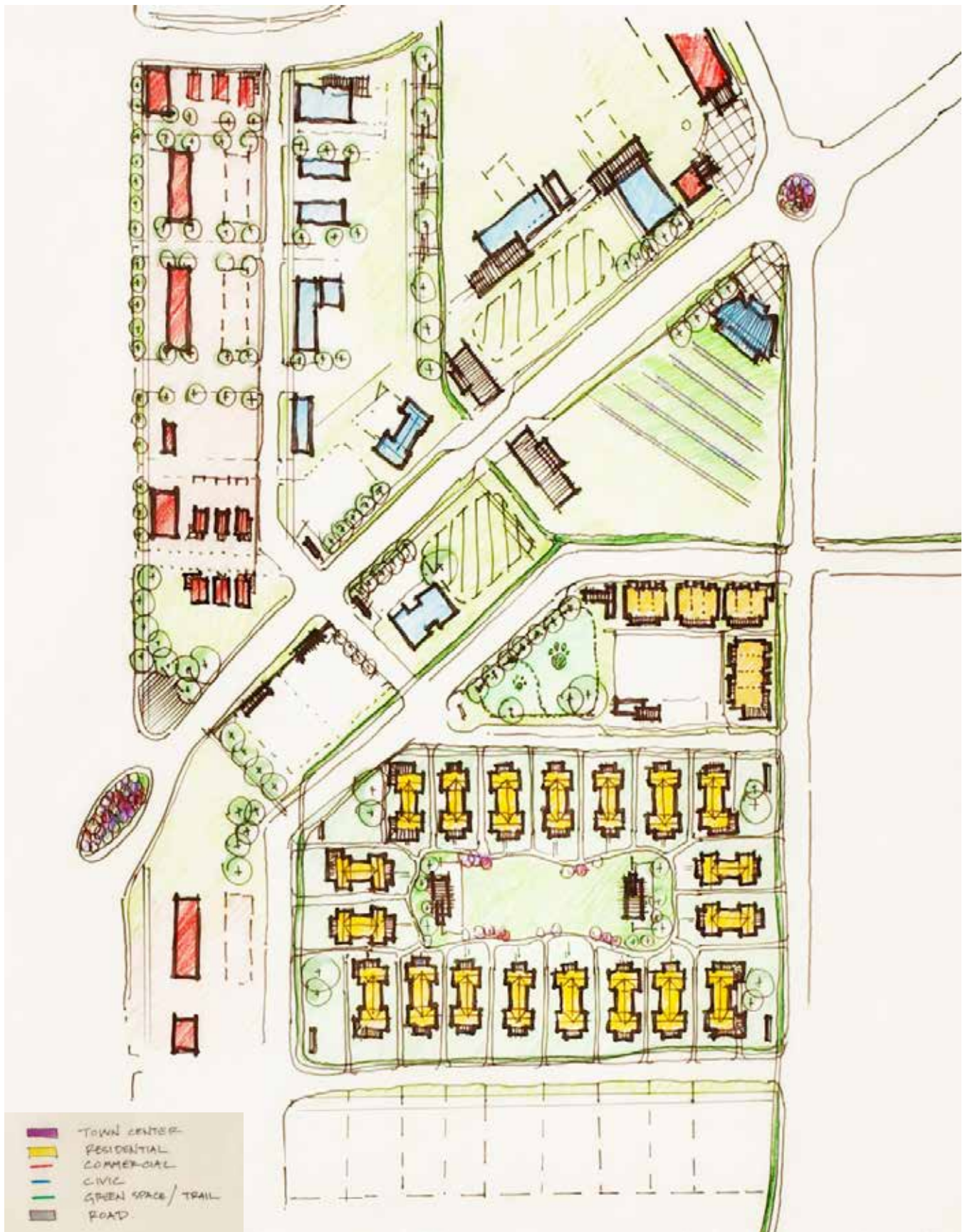
Pine Level's envisioned Town Center will serve as the civic, cultural, and commercial heart of the community. Designed to reflect the town's front-porch values, the Town Center will prioritize walkability, gathering spaces, and a mix of small businesses, retail, and municipal services. The conceptual plan outlines how new civic and commercial uses can be organized around a central green space—creating a lively, multi-purpose hub for events, recreation, and everyday activity. The Town Center will also anchor the broader greenway and trail system, connecting new and existing neighborhoods while offering opportunities for future development and identity-building.

Project Goals

- Central green space with amphitheater/stage
- Space for retail, restaurants, and civic buildings
- Trail connections and gathering areas
- Flexible development framework adaptable over time

Strategies

- Finalize a conceptual master plan for the Town Center
- Identify and reserve land for civic and commercial development
- Engage local stakeholders and potential anchor tenants
- Begin phased infrastructure planning (utilities, sidewalks, roads)
- Explore funding options, including state/federal grants or public-private partnerships



Project: Middle School

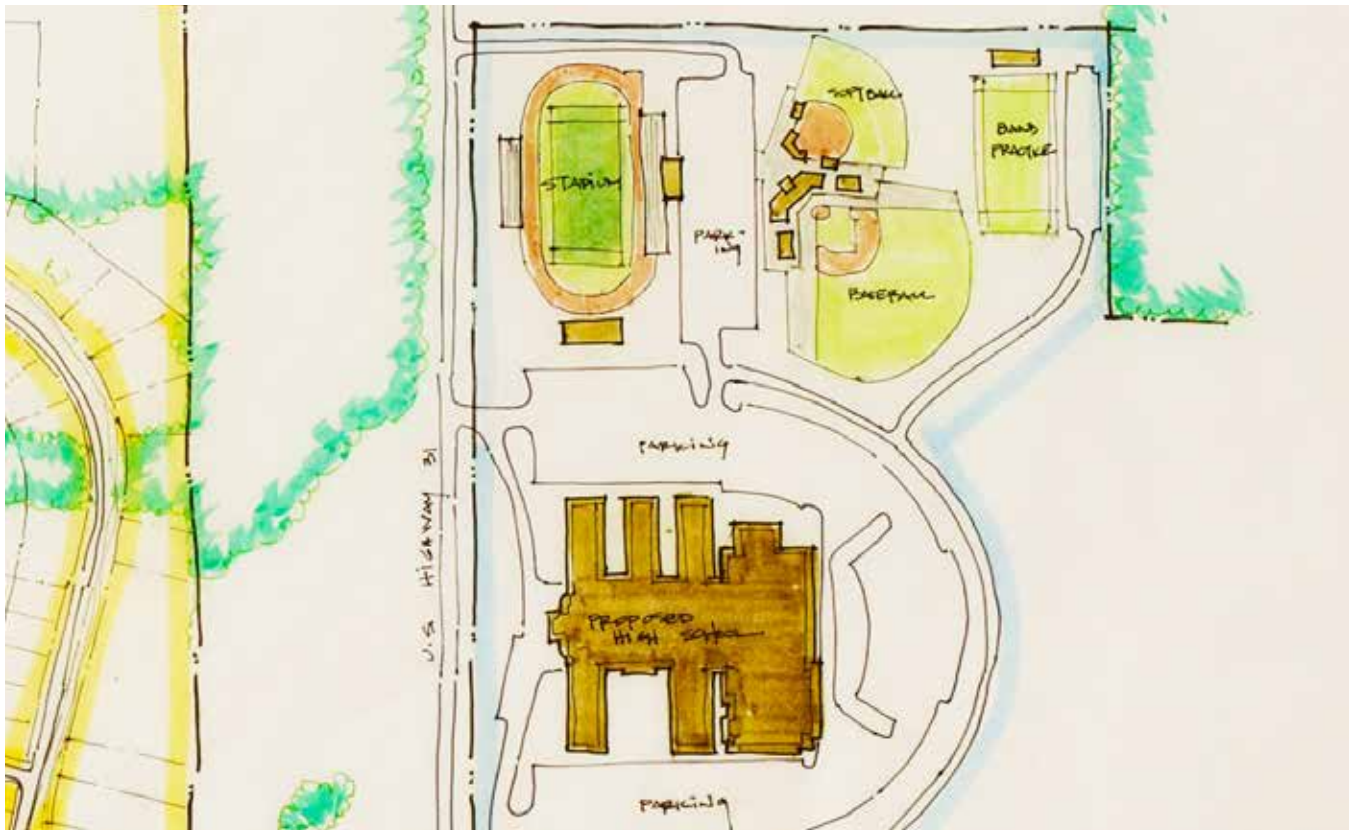
With continued residential growth, planning for a future middle school is essential to meet community needs and support families. Working in coordination with the Autauga County School System, Pine Level will reserve a site that is walkable, accessible, and integrated into the town’s fabric. A proposed site concept places the new middle school adjacent to the existing elementary school, creating an educational campus with shared infrastructure and connected recreational amenities. The new facility would include academic and athletic spaces, ample parking, and multiple access points—supporting both school operations and broader Town Center circulation.

Project Goals

- Co-located with the elementary school for efficiency
- Ample parking and multiple access routes
- Academic, athletic, and recreational amenities
- Integration with Town Center and the trail network

Strategies

- Engage Autauga County School System to discuss future needs
- Reserve land and coordinate infrastructure readiness
- Integrate middle school site planning into the Town Center layout
- Explore traffic circulation and joint-use community facilities
- Plan for phased development tied to population growth



Project: Legacy Trail System & W.S. Newell Park

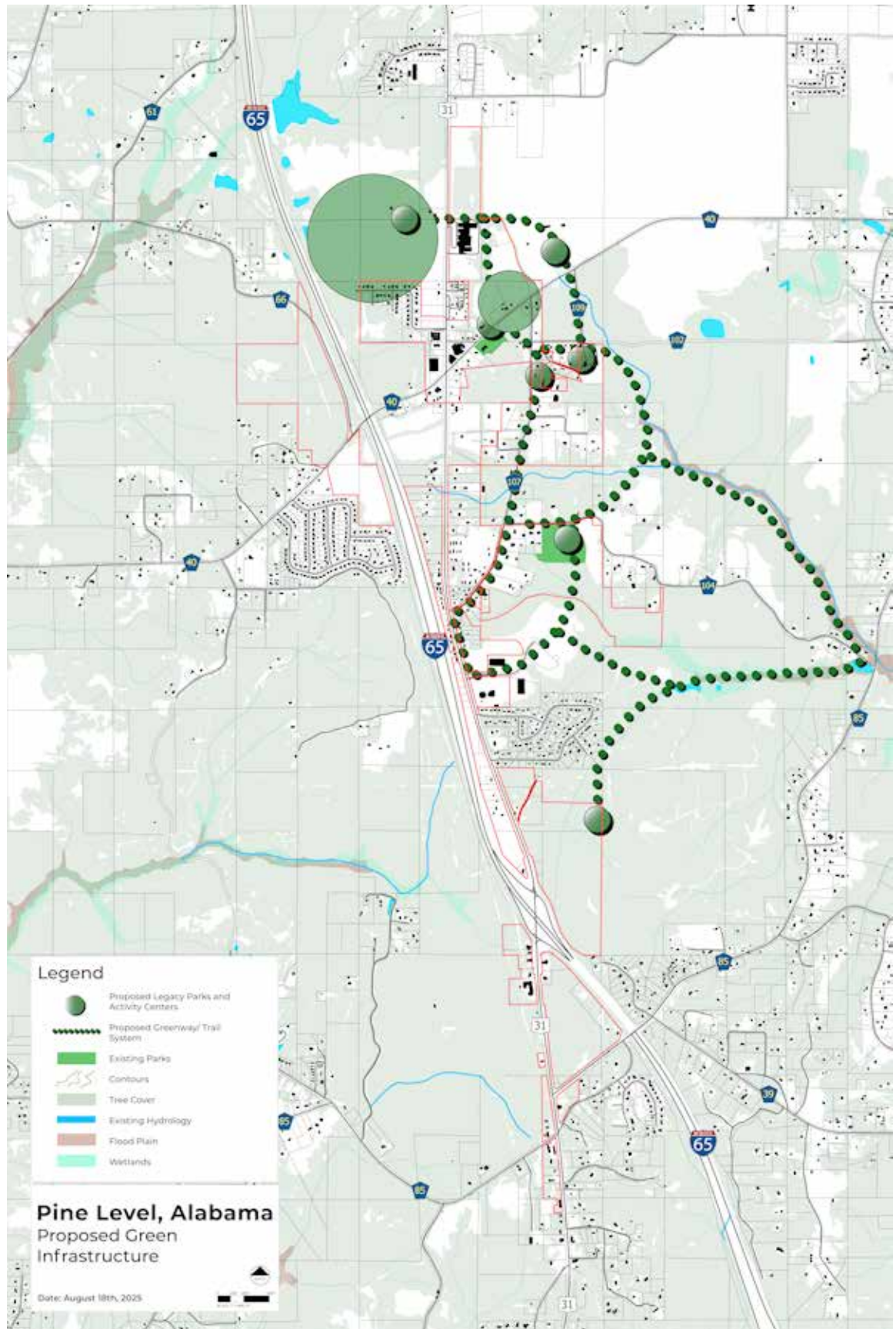
The proposed Legacy Trail System will interconnect neighborhoods, parks, schools, and civic destinations, providing safe, scenic, and accessible routes for walking, biking, and recreation. At its core will be W.S. Newell Park—a large regional greenspace envisioned as a destination for outdoor recreation and natural preservation. Designed to honor Pine Level’s agricultural heritage and the families who shaped its landscape, the trail system will weave through future development and conserved lands. Parks and trailheads placed throughout existing and new neighborhoods will ensure every resident has access to nature, wellness, and connection.

Project Goals

- Multi-use trail network across neighborhoods and civic spaces
- W.S. Newell Park with open space, pavilions, and conservation areas
- Trailheads and mini-parks in new and existing developments
- Branding and signage honoring local families and legacy lands

Strategies

- Map preferred trail alignments across current and future developments
- Conduct land access and easement planning for trails
- Coordinate with the Newell family and landowners for park development
- Apply for state/federal recreation grants
- Adopt policies requiring park/trail connections in new subdivisions



Project: Highway 31 & County Road 40 Intersection

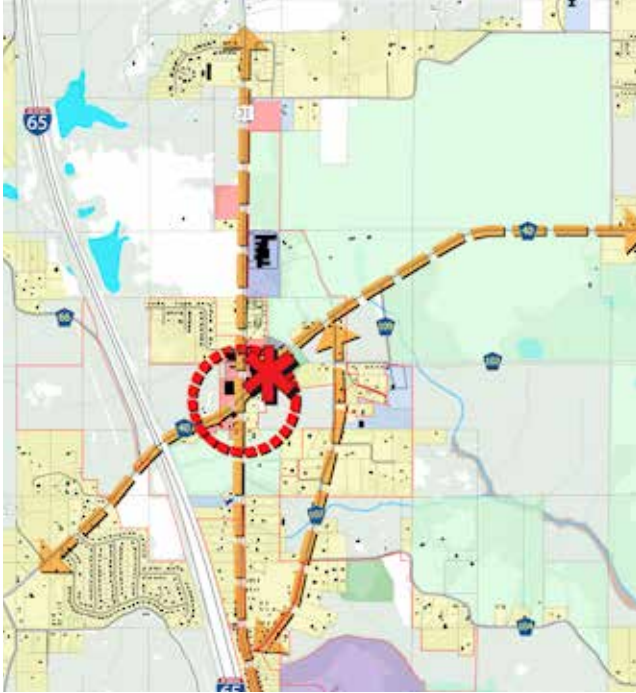
Improving the intersection at Highway 31 and County Road 40 is a priority for traffic safety, commercial access, and long-term growth. A redesigned intersection will alleviate congestion, support adjacent development, and better connect residential areas to the future Town Center. Infrastructure improvements—such as signalization, turning lanes, and pedestrian crossings—can be paired with a commercial corridor overlay that guides the look, feel, and function of new businesses. These enhancements will help position the corridor as a welcoming gateway that meets community expectations for safety, quality, and character.

Project Goals

- Safer vehicular movement through signalization or redesign
- Improved access to the town center and adjacent properties
- Infrastructure upgrades supporting new commercial development
- Pedestrian-friendly features such as crosswalks and buffers

Strategies

- Work with ALDOT on conceptual design and traffic studies
- Coordinate access management and design standards for adjacent parcels
- Adopt a commercial corridor overlay for design consistency
- Identify capital improvement needs and potential cost-sharing
- Engage property owners in corridor planning discussions



Hwy 31 & CR 40 Intersection



Concept 1: Reorients the Hwy 40 approaches to improve safety.



Concept 2: A roundabout solution provides for improved traffic flow and creates a clear entry into a new town center district.

Project: I-65 Bridge Access Improvements

Traffic delays and safety issues near the I-65 bridge have become a growing concern, particularly during peak hours. Pine Level will partner with ALDOT and regional agencies to identify and implement solutions such as signal upgrades, turn lanes, intersection realignment, or alternative access routes. Conceptual studies outline several options, allowing the Town to evaluate impacts, costs, and feasibility in future phases. By coordinating early with funding partners and stakeholders, Pine Level can secure the support and resources needed to deliver a lasting solution.

Project Goals

- Signal timing and turn lane upgrades
- Potential realignment or circulation improvements
- Coordination with regional transportation plans
- Integration with new commercial and residential access points

Strategies

- Begin coordination with ALDOT and regional MPO/transportation agencies
- Conduct traffic analysis to determine preferred solutions
- Explore long-term alternative access or bypass routes
- Identify funding sources for phased improvements
- Align improvements with development pacing near the interchange



I65 Access & Hwy 31



Exit 186: Diverging Diamond Option



Exit 186: Roundabout Interchange Option



Exit 186: Additional Bridge Option

Project: Highway Commercial at I-65

The area surrounding Pine Level's I-65 interchange presents a significant opportunity for commercial and light industrial development that complements regional transportation access. With proactive planning, infrastructure investment, and annexation coordination, this area can support new businesses, lodging, retail, and job growth. Highway-oriented development—aligned with the Town’s future land use plan—offers the chance to recruit new investment and create a secondary commercial node that supports Pine Level’s fiscal sustainability and regional presence.

Project Goals

- Access to the regional transportation network
- Visibility for commercial development
- Potential for anchor retail or lodging tenants
- Opportunity to define a new employment and commercial district

Strategies

- Conduct a feasibility and infrastructure capacity study
- Align annexation and zoning tools to enable targeted development
- Market available properties to developers and site selectors
- Coordinate infrastructure phasing with commercial needs
- Establish development standards and incentives for highway commercial



Project: Annexation Strategy

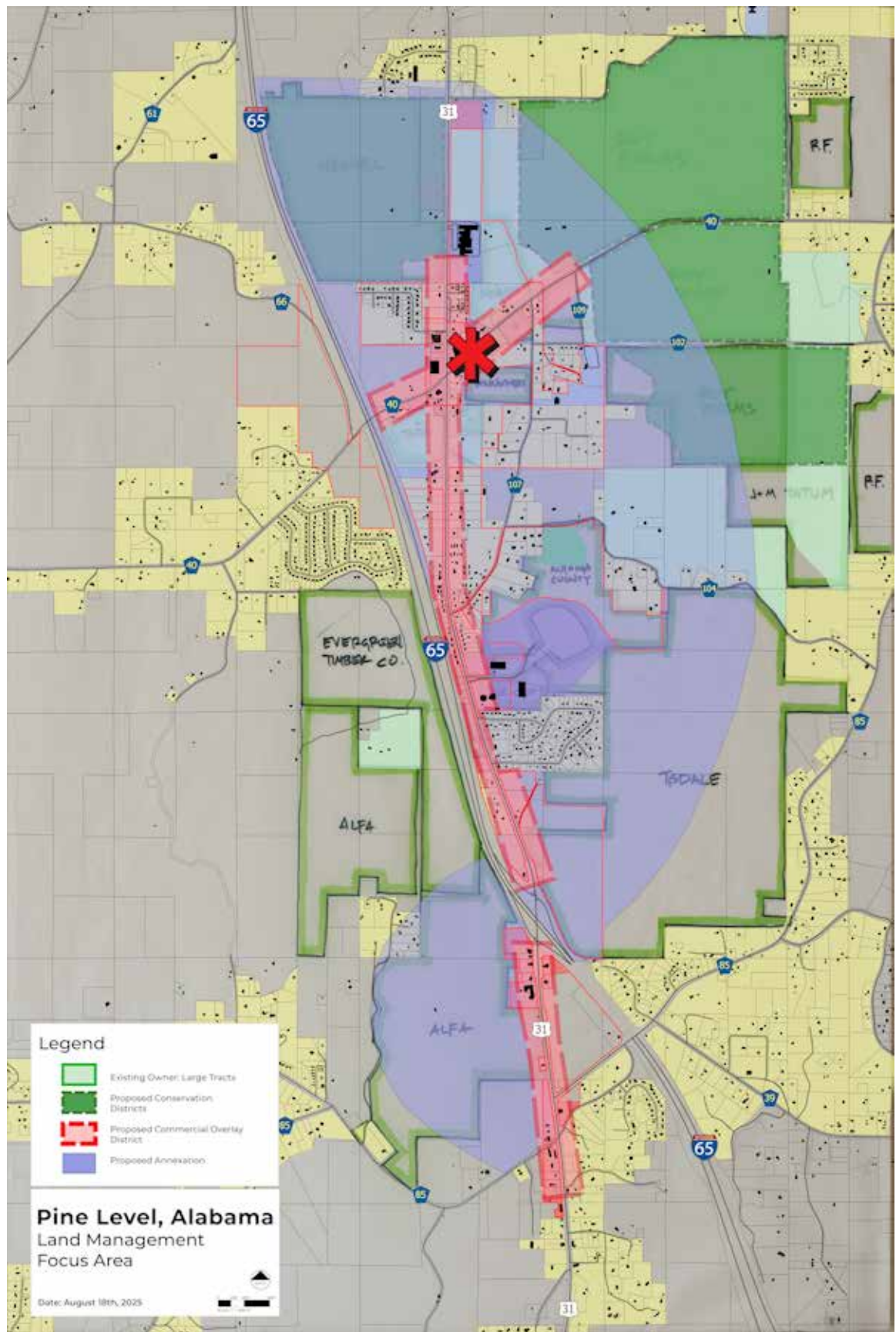
Pine Level will pursue a strategic, service-based annexation strategy that allows for planned and sustainable growth. By focusing on areas where public infrastructure can be feasibly extended—such as utilities, roads, and emergency services—the town can guide development while preserving rural character and managing costs. The proposed annexation framework establishes a growth boundary that radiates from existing assets, promoting incremental and coordinated expansion. This approach reinforces Pine Level’s values of stewardship, community-first planning, and financial responsibility.

Project Goals

- Service-based annexation policy linked to utility access
- Defined growth boundary aligned with the future land use plan
- Pre-annexation agreements with key landowners
- Precise coordination with the school, infrastructure, and public service providers

Strategies

- Develop and adopt a formal annexation policy
- Map near-term and long-term annexation priority areas
- Create criteria for evaluating annexation requests
- Engage property owners in high-priority annexation areas
- Integrate annexation strategy into infrastructure and fiscal planning



Appendices

- A. Project Overview**
- B. Public Meetings**
- C. Market Report**
- D. Planning Terms & Best Practices**
- E. Housing Toolkit**
- F. Resource Guide**
- G. Outreach Tools**
- H. City Resolution**

Appendix A: Project Overview

Narrative

The Town of Pine Level would like to develop a Master Plan for the city to help document community input, existing assets, and development guidelines for the elected officials of Pine Level to enact. They would like to focus on commercial vitality, residential housing, open space, community facilities, community services, and infrastructure. The plan should consider models of growth for a new town center, office, and industrial areas. The final deliverable will provide strategies and information supporting future planning and zoning decisions. The process will be efficient, with a Steering Committee engaged to provide timely responses and guidance.

Timeframe

March 2025 to September 2025

Funding

- Central Alabama Regional Planning & Development Commission (CARPDC)

Planning Team

- Place Associates, LLC
- Leavell Design Consulting, LLC
- Byard & Associates, LLC

Appendix B: Public Meetings

May 19, 2025

- Initial Public Meeting
- 56 Attendees
- Planning Meeting
- Notes attached.

June 21, 2025

- DesignPlace Presentation
- 15 Attendees
- Materials incorporated into the plan

Summary of Community Input

Pine Level Comprehensive Plan

May 19, 2025

Pine Level is a close-knit and growing town with deep community pride, engaged residents, and a shared desire to shape its future while preserving its small-town feel. Residents value the town's strong school system, civic spirit, proximity to major highways, and its peaceful, family-friendly environment. Community feedback highlighted key assets, surfaced local challenges, and pointed to several opportunities to create spaces for recreation, commerce, housing, and civic activity. The vision for Pine Level builds on this foundation to guide managed growth while protecting the character that makes it a special place to live.

Key Themes and Findings from the Community

1. Descriptions of Pine Level

- **Small-Town with Big Heart:** Pine Level is widely described as a quiet, welcoming town with friendly people and a family-oriented environment.
- **Growing but Grounded:** The town is seen as growing in population and opportunities while retaining its charm, community focus, and connection to the land.
- **Family-Centered and Peaceful:** Residents praise the school system, safe neighborhoods, and the town's ability to balance growth with a peaceful atmosphere.

2. Assets

- **Community Engagement:** Annual parades, community events, and the strong presence of churches and civic life are central to Pine Level's identity.
- **Strong School System:** The highly regarded local schools, especially the elementary school, were repeatedly cited as key strengths.
- **Location and Infrastructure:** Pine Level's access to I-65 and proximity to larger cities make it well-positioned for future investment.
- **Open Land and Utilities:** The availability of land and existing infrastructure (utilities, fiber, roads) provides a solid foundation for future development.
- **Leadership and Civic Pride:** The community expressed confidence in local leadership and support for planned, inclusive growth.

3. Issues

- **Traffic and Connectivity:** Congestion near the I-65 and Highways 31/40 intersection is a major concern. Residents want thoughtful road improvements.
- **Limited Amenities:** There is a lack of food options, retail, and recreational activities, prompting many to travel to nearby communities.
- **Housing and Growth Pressures:** More housing is needed to support population growth, but residents want to avoid losing the small-town feel.
- **Aging or Inadequate Facilities:** The community center needs modernization, and infrastructure upgrades (water, roads) are overdue.
- **Land Ownership and Development:** Issues around land availability and ownership were cited as barriers to community development.

4. Opportunities

- **Downtown and Town Center Development:** A walkable town center with shops, restaurants, and public space was a top priority.
- **Parks and Recreation:** Residents want a sports complex, parks, dog parks, and trails, including on the W.S. Newell property.
- **Economic Growth with Identity:** Job creation through an industrial park, office park activation, and new retail, balanced with local branding, was highlighted.
- **Housing Expansion:** Larger homes on large lots and starter homes are both needed to support diverse residents.
- **Public Infrastructure and Safety:** Improvements in water reliability, public safety facilities, and traffic patterns are essential for future growth.

Community Input Analysis

Big Projects

- **Town Center / Walkable Downtown:** Establish a mixed-use town square with local businesses, eateries, and civic spaces to serve as Pine Level's heart.
- **W.S. Newell Community Park:** Transform the historic property into a regional park with trails, playgrounds, pavilions, and fishing access while honoring its legacy.
- **Industrial and Office Park Activation:** Develop employment zones to attract industries and service providers aligned with Pine Level's infrastructure.
- **Four-Lane Highway 31 & Intersection Redesign:** Improve traffic flow and access with intersection redesign and widening of major corridors.
- **Sports Complex and Recreation Facilities:** Develop a modern recreation facility for youth and adults, including ballfields and community event space.
- **New School Facilities:** Explore locations and funding for a new middle school and expanded educational capacity.
- **Community Center Renovation:** Preserve and modernize the current community center with expanded programming and youth services.

Community Values

Community responses consistently emphasize the importance of maintaining Pine Level's identity while preparing for intentional growth. Feedback reveals:

- **Preserve Small-Town Character:** Growth must protect the close-knit, family-centered, and neighborly feel of Pine Level.
- **Support Youth and Families:** Investments in schools, parks, and activities for all age groups are central to community well-being.
- **Accessible and Thoughtful Development:** Land use decisions should reflect values of inclusion, beauty, and sustainability.
- **Independence and Pride:** Pine Level values being self-reliant while resisting over-regulation or losing its autonomy in a larger regional footprint.

Draft Vision Statements

The following draft vision statements reflect varying tones and priorities drawn from community conversations:

Vision Statement 1:

"Pine Level will grow with purpose, preserving its charm while creating spaces for families, business, and community life."

Vision Statement 2:

"A small town with a big heart—Pine Level will be walkable, welcoming, and ready for the future."

Vision Statement 3:

"Pine Level is an independent community that provides everything for a family to thrive."

Next Steps

1. **Schedule Next Steering Committee Meeting** (June)
2. **Develop Working Materials Based on Input:**
 - Draft Goals and Strategies for Town Growth
 - Approve the list of focus areas for the plan
 - Define and prioritize Key Projects and Investment Areas
 - Create Draft Strategic Development Concept and Future Land Use Maps
3. **Design Place Event (June 19th -21st)**
 - 2nd Public Comment session (Thursday, June 19th)
 - Provide conceptual design ideas for key projects identified.
4. **Create a draft narrative** of the comprehensive plan. For review (July)

Pine Level

Community meeting – May 19th

Assets:

- Proximity
- People Friendly
- Helpful
- Open Land
- Opportunity for growth
- Fire Department
- School System
- Utilities
- Community involvement – July Parade, Christmas parade
- Engaged Leadership
- High School Marching Band
- History
- Community Center
- Baptist Church
- Small Town
- Access to interstate
- Good Neighborhoods
- Interstate Sign
- Good Mayor

Issues/ Opportunities

- Food Options / Restaurants
- Traffic – specifically at I-65 ridge and 31/40 intersection
- Water Utility/infrastructure
- Beautification
- Job opportunity
- Ballfields
- Parks
- Sports complex
- Housing

- School is maxed out
- Trails
- Dog parks
- Outdoor activities
- Land holdings – needed for development, ownership issues
- Get offices in office park
- Post office

Big Ideas

- Industrial Park Employment
- Town Center
- Walkable Downtown
- Family activities
- Shopping
- Park with walking track
- Sportsplex
- New Homes, larger
- Trade school
- Fix Intersection
- 4-lane 31
- Modernize the community center, save and improve
- City Park – W.S.Newell property(legacy, History, Preservation)
- Organic growth
- Cloverleaf @ Intersate
- Brand and Identity for community
- Reliable Water
- Community growth balanced with Small Town charm

Sacred Cows

- Community Center
- Lose Small Town Feel
- Exit and Intersection can't stay the same

Step 1: Introduce Pine Level to a visitor or someone considering moving here.

- Small community with good hard-working people that give the area a real “family atmosphere”
- We are family and friend-focused. We are eager for growth and involvement. We value our neighbors in businesses and neighborhoods.
- We are a small country town that is growing. The people in the community support it well. We have great schools
- Pine Level is a small, welcoming town with room to grow. Pine Level is quiet and peaceful with a hometown feel. Neighbors are inviting and growth is on the rise.
- Pine Level is a great place to live for families and singles alike. Being a newly developed town gives us the opportunity to grow together. This town is friendly to all. There have been a number of town activities that have something for all. There are currently a park being developed for kids to play. The schools in this area are second to none, with the elementary school earning an “A” from the State.
- A small quiet community, really good people. In close proximity to shopping and restaurants in Prattville and great schools.
- We have a small-town feel where there are a lot of families that have been in the community for many years. While we are still small, we still have several establishments that support our daily needs, and the school system is top-notch.
- Pine Level is a quiet, small community that has the privacy and charm of country living while having convenient access to anything you may need within a short drive. Great schools and low crime make it a perfect place to raise a family.
- Centrally located in the state. Close to all the things, but still a small town. Hometown feeling. Close family community. Supportive community, great school systems, utilities, friendly community, fire department, access to interstate, interstate sign.
- It’s a family town; the community likes to be involved. Centrally located in Alabama, everyone knows each other. Neighbors are always willing to help, good schools. I-65 is close, so traveling is made easy.
- Close to I-65, close to several communities. Quiet community, good schools. Great people are great for growth.
- A centrally located community convenient to transportation and major cities. Good place to visit, great place to live.
- A connected community both with the people and families, as well as infrastructure. We have all the utilities and road infrastructure to including fiber

internet. Pine Level is a friendly community and provides an atmosphere to call home.

- A small, cozy town with a nice blend of housing and nature. It is near a large city and has plenty of land to build upon. It has many different types of communities inside, filled with nice caring people.
- Pine Level is a family-centered community with green parks and community events. It also has a great school system with plenty of local family-owned shops. (Hallmark Movie Town)
- Pine Level is an independent small town with a close-knit community. We have various stores and an elementary school within town limits. We are close to the interstate, which makes for easy travel.
- Pine Level is a small but growing town/ community that has a good school system. A place where you can send your children and feel safe, and know they are getting a good education. This is a community where everyone knows everyone.
- Small Town with friendly people. Very family-oriented, great schools and a wonderful place to raise a family. Very safe.
- Small town feel that is growing. Great mayor and support system that is excited about our town. Amazing schools k-12.
- Pine Level is a community of families who enjoy getting together and doing life together. It is far enough away from the crush but close enough to stay insulated, and a short drive to major cities and the beaches.
- Pine Level is a dynamic and growing community with an emphasis on family. It is wanting to develop parks and retail spaces as well as managed growth and neighborhoods.
- Be Positive
- If you are looking for a place to live and to make a life, this is the perfect place. It's a small town with a big sense of community where neighbors walk, and kids play outside. You're raising a family we to settle into something more grounded, Pine Level feels like a home the moment you arrive.
- Small Town feeling that keeps its residents first. The desires for growth don't outpace rights of all its residents
- Good School
- Somewhere with quiet communities and well-lit streets. No congestion or excessive red lights. Plenty of room for growth.
- We're a small town with a healthy, happy love for family and community. Everyone will come and help you in your time of need. We have parks, ballfields, schools, neighborhoods and churches. No matter where you go you feel like your home. We

have banks, restaurants, small businesses, grocery stores, and fun! You want to raise your family here. One of the best small towns in America.

- Fastest growing area in Autauga County. I-65 access with a down-home feel.
- Small community with plenty of outdoor space, smaller schools and being a friendly with lots of history to explore. Close to the capital of Alabama and recreation venues. Small town living at its finest.

Step 2 a: Describe a vision for Pine Level in 20 years.

- For Pine Level to be a suburban community with supporting businesses to serve the community.
- Growing, Successful community evolving with the times, appreciation of rich history.
- Small town with some shopping, food, and parks.
- I see Pine Level growing gracefully with community parks to host festivals, events and gatherings. I see jobs and opportunities for continued growth. Restaurants and maybe more stores and events.
- Rec Area across for the elementary school, thriving restaurants. Still keep the small town feel, as there is going to be growth. Another interstate exit. Middle school and High school in town limits, and a trade school.
- A full industrial park providing employment for Pine Level residents, including a trade school, highway 31 widened to a four-lane highway. W.S. Newell land turned into a public park.
- A place where families can meet up at parks for outdoor activities. A place where the community comes together for annual festivals. Establishments for entertainment for kids and adults, i.e, bowling alley, sports plex.
- Entertainment District, Outdoor gathering spaces, supporting our schools, civic clubs, sidewalks, restaurants (authentic, minimal chain/ big box), Boutique / unique storefronts, farmers market space.
- Parks, better intersection, better traffic regulation, more jobs, update community center, post office.
- Established Parks with walking trails, playgrounds, and party areas for birthdays. Updated community center, new schools and more food places.
- More community events, bigger roads, a new community center, and food places.

- Small town with things to do. Parks, trails, and community areas. Local jobs in the business park, hometown amenities, churches, attorneys, and other office-type conveniences. Develop an industrial and commercial park to bring in more employment opportunities.
- A larger, more populated community with seasonal parades, events, many sports, and dining opportunities. Filled with a large but feels connected community.
- Family/community-centered small town. Frequent community events, outdoor recreation, and housing on the outskirts with lots spread out.
- An independent town with strong infrastructure: Garbage service, road crew, Police force, skate park for the youth, and safety.
- Growth at the I-65 interchange is to be a place where travelers will feel safe to stop, not trashy. Not like the southern bypass. Youth programs and summer camps.
- A town that still has a small-town feel but with the amenities a town needs. Needs to have new restaurants, a drug store, and more shopping opportunities. Large. Schools are needed, and better roads for traffic flow. I see families walking around in the town square on a Friday night, eating at restaurants, and maybe having an ice cream after.
- Self-sustaining community with great amenities for families to enjoy. Full Industrial park are with new businesses and plenty of eating establishments. Shopping opportunities so you never really need to leave the area, including pharmacies, banks, a post office, along with a full-time fire station. All in the 40/31 area
- Larger Home sites, high-end luxury shopping, multi-use complex, larger fire department, full-time medical, new middle school, good dining.
- Pine Level had areas for retail, restaurants, and healthcare. There are parks with bike and walking paths, playgrounds, and ball fields. Neighborhoods are walkable and well-maintained. The Police and fire departments are well-staffed and equipped. There is a central public building, government offices, and a downtown area, featuring the Town Square concept.
- Retirement communities meet young adults with children. Golf cart trails alongside walking trails to youth sporting and town events. Vibrant shops, winery, playgrounds all walkable to one another.
- Pine Level has grown into a vibrant, family-friendly first town with strong schools, including a new middle school. Local businesses thrive alongside new development all while the town keeps its small-town charm and tight-knit family.
- Community-led (Church organizations) growth in services and other amenities, whereas governmental rules and regulations are minimal to maintain a small-town feel.

- Four-lane Highway 31 from Interstate to Highway 40, Businesses each side of Highway 31, Plenty of restaurants and retail spaces. Exit on 65 to Highway 40.
- Sports complex with baseball, parks, walking trail, pickleball, tennis, basketball court, and pavilions. Restaurants range from fast food to small family-owned places. Grocery store, pharmacy, nail salon, bank, clothing boutiques, gas stations. New middle school.
- Thriving businesses, walking trails, a sports complex, and a major player in the river region. The go to place for families to thrive in the river region
- Slower growth with a healthy balance of shops, parks, neighborhoods and traffic management.

Step 2 B: What are some big ideas or projects that might help Pine Level achieve that vision?

- Community Parks and Activities
- Shopping area
- Restaurants
- Public safety
- Another Exit
- Trade school
- Sports Plex
- Restaurants
- Shops
- Place for Festivals
- Trade School
- Parks/ Complex
- Local Middle School
- Outdoor retail area
- Modernize the community center
- new traffic pattern
- W.S. Newell property becomes a community park
- More community events
- W.S. Newell property becomes a community park
- With pavilions for community events, fishing, playground, trails
- Sports Complex with High school-sized fields, can be used to host events, with concession stands for community outreach.

- More Roads, traffic at exit
- Community center – summer camp and youth programs offered.
- Community Center with ballparks and trails
- A nice Town Square with restaurants and shopping places
- We need proper roads to handle traffic.
- New Middle school
- Large Lot house development
- Intersection and 4-lane on 31
- Walkable downtown area
- Town center
- Housing Development
- Town Square
- Main street shops
- Golf Cart trails
- New Middle School
- Post Office
- New parks and recreation
- Police Department
- Fire Department
- More Churches
- Minimal new laws
- Maintain small-town feel
- Governmental encouragement of community-led events
- Large swaths of land were incorporated
- Public fishing
- Don't want to be Prattville
- Want to keep all citizens in mind for individualism
- Fix Traffic – Four lane merging I-65 differently
- 40/31 intersection fixed
- Clover leaf / Jug handle
- Merge with Marbury

Appendix C: Market Report

Summary

This report presents a comprehensive assessment of market conditions and opportunities in Pine Level, drawing from detailed demographic and economic data within a 5-, 10-, and 15-minute drive-time radius. The findings reveal significant potential for growth through neighborhood-scale commercial services and strategic housing development.

In addition to identifying a stable and growing suburban population, this report highlights the need for greater investment in everyday amenities—such as healthcare, child care, restaurants, and essential retail—as well as accessible and diverse housing formats that respond to an aging population, commuting workforce, and family-centered households.

The Pine Level community, located near the intersection of Hwy 31 and County Road 40, is poised for targeted commercial and residential development. Analysis of market data within a 5-, 10-, and 15-minute drive-time radius reveals a growing and digitally connected suburban population with modest poverty rates, high car dependency, and a notable presence of veterans, seniors, and family households. When combined with an understanding of the existing limited business mix in Pine Level, the data highlights several opportunities for community-serving businesses and development strategies.

Key Takeaways

This section distills the most significant insights from the market data. It provides a snapshot of demographic and economic characteristics that shape demand for local goods, services, and infrastructure. These points summarize the context in which potential investments should be considered.

- **Growing Market Reach**

Population increases from 663 within 5 minutes to over 57,000 in a 15-minute radius.

- **Digital Access**

Over 90% of households within 5- and 10-minute zones have internet access, signaling strong connectivity.

- **Low Poverty & High Stability**

Only 7.6% to 10% of households fall below the poverty line, with minimal reliance on public assistance.

- **Commuter Workforce**

65%–70% of working residents travel outside their county of residence for employment, indicating a need for local job creation and amenities.

- **Family-Oriented Demographics**

A significant portion of households includes children under 18 and married couples.

- **Veterans & Seniors**

Veterans comprise over 10% of the adult population within 10 minutes, while seniors (65+) make up 15% to 26% depending on the area.

Overall Market Summary

The market around Hwy 31/CR 40 in Pine Level shows a community that is primarily suburban, digitally connected, and moderately affluent. The 10-minute trade area is particularly representative, with:

- **Stable Housing and Household Types**

Family households make up 77% of the total, and household sizes average between 2–3 people. Nonfamily and single-person households are more concentrated in the core 5-minute zone.

- **Economic Stability**

Median incomes are not explicitly stated but inferred to be moderate-to-high, given the low poverty and high insurance and internet subscription rates. Only 4.4% of 10-minute households receive SNAP benefits.

- **Workforce Dynamics**

Over two-thirds of residents commute out of county for work, highlighting the need for local employment hubs or amenities that capture outbound spending.

- **Social Services Gaps and Opportunities**

Disability affects roughly 30% of households in the 10-minute radius, signaling a need for ADA-accessible housing and services. Social Security and retirement income also play a role in the local income mix.

- **Veterans and Seniors**

A sizable share of the population is aged 65+ (15% to 26%, depending on radius) and/or veterans. Targeted health care, housing, and recreation facilities could meet these needs.

This market snapshot confirms the area's strong potential for moderate-density residential development, service-based retail, and digitally enabled businesses. Continued monitoring of employment patterns and housing affordability will be essential for long-term economic resilience.

Business & Development Opportunities

Building upon the key takeaways, this section outlines specific commercial and service-related businesses that are likely to succeed in Pine Level based on unmet needs and current demographic trends. These recommendations focus on neighborhood-scale investments that enhance quality of life and meet day-to-day needs.

Neighborhood Services & Essentials

Pharmacy or Medical Clinic

Serve the senior and disabled population with primary and urgent care.

Daycare / Preschool

Capture unmet demand for early childhood services.

Veterinary Services

Offer pet care for residents.

Food & Beverage Options

Sit-down Restaurant / Diner

Establish a locally owned restaurant to attract both residents and pass-through traffic.

Coffee Shop / Café

Serve commuters and local families.

Convenience & Lifestyle Services

Laundry or Dry Cleaner

Provide time-saving services for commuting households.

Fitness Center

Support health needs for aging and working populations.

General Merchandise Store

Complement or compete with the existing Dollar General to improve product diversity.

Real Estate & Mixed-Use Development Concepts

To accommodate and attract these new business types, the physical development of Pine Level should be supported by flexible and strategic land uses. This section identifies scalable real estate concepts that enable commercial growth while maintaining the town's character.

1. Small Commercial Node

Develop a 5,000–10,000 SF commercial plaza to host food service, salons, retail, and professional offices.

2. Medical & Professional Office Suites

Low-rise development for healthcare professionals, physical therapists, and remote workers.

3. Senior & Accessible Housing

Introduce small-lot cottages or duplexes for seniors and persons with disabilities.

4. Weekend Farmers Market or Vendor Plaza

Activate local economic activity with seasonal markets and events to support local agriculture and entrepreneurship.

Supporting Strategies & Infrastructure Needs

For Pine Level to realize the potential of these market opportunities, targeted infrastructure upgrades and policy adaptations will be necessary. This section outlines the foundational changes and strategic improvements that can help unlock economic development.

- **Access Management**

Implement improvements at Hwy 31 and CR 40 to support higher traffic volumes.

- **Zoning Adjustments**

Update zoning to accommodate mixed-use and small-scale commercial development.

- **Branding & Gateway Signage**

Promote Pine Level as a convenient, livable service center between Montgomery and Prattville.

Analysis of Existing Housing Conditions

The current housing stock in and around Pine Level reflects its small-town and semi-rural character. Within the 10-minute radius, family households make up approximately 77% of all households, with most homes supporting 2–3 residents. Nonfamily and single-person households are primarily found within the immediate 5-minute core, suggesting a lack of diverse housing options.

While housing affordability appears stable—indicated by low poverty rates and minimal reliance on public assistance—the market lacks significant rental variety or smaller, accessible housing types. Nearly 30% of households report having a resident with a disability, and

over 15% of the population is aged 65 or older, underscoring the need for more inclusive, age- and mobility-friendly housing.

Furthermore, a large share of the population commutes outside the county for work, reflecting a housing market that may not fully align with the needs of its workforce. With limited multi-family or smaller footprint housing, opportunities exist to expand housing formats to serve both existing residents and future growth.

Future Housing Development Needs

As Pine Level continues to grow, housing will play a pivotal role in supporting population trends, enhancing quality of life, and attracting new residents. The market data highlights key considerations for planning future housing development:

- **Senior and ADA-accessible Housing**
With 15% to 26% of the population aged 65 or older, there is a strong need for single-story homes, duplexes, or cottage-style developments that offer accessibility and aging-in-place features.
- **Workforce and Commuter Housing**
Many local residents commute long distances for employment. Offering mid-range, efficient, and attainable housing options could help retain local workers and reduce outcommuting.
- **Family-Oriented Residential Options**
With over one-third of households including children, the community would benefit from modestly priced, 3-bedroom homes in walkable neighborhoods close to schools and parks.

- **Flexible Housing Formats**

Introducing a mix of small lot subdivisions, accessory dwelling units (ADUs), and townhomes can diversify the housing stock and meet a wider range of household types and income levels.

This topic will be explored in greater detail in the upcoming Pine Level Housing Tool Kit, which will provide tailored strategies, design guidance, and policy recommendations to guide housing development that meets both current needs and future growth expectations.

Conclusion

The Pine Level market is ripe for strategic infill development that meets the daily needs of a digitally connected, aging, and family-centered population. Prioritizing healthcare, food service, childcare, and lifestyle retail will improve quality of life while retaining local spending. By pairing infrastructure upgrades with commercial clustering, Pine Level can strengthen its role as a regional convenience node and community asset.

Appendix D:

Planning Terms & Best Practices

Commerce and Industry

- Commercial development should be directed toward downtown and major intersections along primary roads.
- Clean industries that build appropriately on a city's industrial history should be recruited to expand employment opportunities for residents.
- Commerce and industry should be directed to select highly accessible locations and sites previously used for industrial or other intensive purposes.
- Commercial nodes provide for a variety of businesses and destinations that should complement one another.

Connectivity

- A city should have a plan and program to provide and support greater connectivity, pedestrian, bicycle and recreational activities.
- Identify existing road improvements for pedestrian connectivity.
- Identify new potential trail and greenway connectivity.

Downtown

- This area is the civic heart of a community and provides an easily identifiable destination for visitors.
- Main Street and its surrounding historic buildings should be preserved, and reinvestment should reflect downtown's importance within the community's overall vision.

- Create a downtown connectivity plan, including streetscapes, sidewalks, neighborhood connections, and future commercial expansion.
- Identify catalytic sites and key properties and partners for potential growth.

Growth Strategy

- A guide for balancing development and conservation.
- Identify areas for new residential growth that meet the desired housing diversity and needs. Locate higher-density housing types closer to existing and proposed commercial developments. Infill residential development should meet the existing character of housing typologies where development is proposed.
- Identify new areas for commercial development to complement existing downtown and the regional highway commercial businesses.
- Develop new mixed-use commercial and residential developments to complement and expand the existing downtown.
- Identify City and County property holdings to help identify and create new development opportunities.
- Identify key areas and potential sites for future annexation and policies to grow the city's limits.

Gray Infrastructure

- The city's growth management system should favor new development that can be supported by cost-effective expansion of city infrastructure and facilities.
- Prioritize capital improvements to help direct the desired residential, commercial, and industrial development needs.
- Higher densities and intensities of development should be located around major roads, intersections, and activity centers already served by city water and sewer.

Green Infrastructure

- Trails, parks, and other natural areas intentionally designed using natural materials as a more efficient or effective form of infrastructure.
- The city's "green infrastructure" should be conserved and respected by the Comprehensive Plan and the city's growth management system.
- As the city grows, its park and recreation system should be enlarged to include passive and active parks and outdoor recreation facilities.
- Identify new neighborhood parks.
- Greater connectivity should exist between the existing and proposed park facilities and to the surrounding neighborhoods and communities.

- Create an overall trail and greenspace master plan to interconnect neighborhoods and commercial centers.
- Develop a greenway and trail system to interconnect neighborhoods with schools, park and recreation facilities, and community destinations.

Investment Strategy

- A guide for public and private investment that supports the city's desired image, health, safety, and welfare.
- Identify and document priorities and implementation strategies and provide easy access to them.
- Catalytic sites have been identified, envisioned, and implementation strategies identified.

Legibility and Image

- A city should be legible—its edges and districts should be clear, and visitors should be able to find their destinations easily.
- City gateways should be attractive and well-defined.
- Create an overall wayfinding and branding plan for the city and visitors.
- The community's major streets should reflect a positive image through design, maintenance, and the quality of development alongside them.

Mobility and Access

- Streets should be interconnected to support mobility, access, and emergency response.
- Address existing major intersections for safety and connectivity.
- Develop a street master plan for potential new roadway connections and improvements.
- Expand the city's pedestrian network.
- Develop a greenway and trail system to interconnect neighborhoods with schools, park and recreation facilities, and community destinations.
- Improvements to selected streets, intersections, and pedestrian crossings should upgrade the quality, safety, and capacity of the city's street system.
- All roads, intersections, and improvements should meet ADA standards and promote pedestrian connectivity and adjacent commercial activities.
- Identify key capital projects, partners, and funding opportunities.
- Access to major streets should be managed carefully to conserve capacity and assure safety for motorists, pedestrians, and bicyclists.

Neighborhoods

- Neighborhoods should have a strong sense of place, each with a focus area of appropriate function and size.
- The city should plan for and create incentives to direct new and infill residential development where it should provide for and achieve the city's vision for housing.
- Neighborhoods should be designed with connectivity to surrounding assets and destinations.
- Appropriate neighborhoods for higher density and diverse housing typologies should be permitted to meet the residential market demands.

Appendix E: Housing Toolkit

Across Alabama, communities are facing increasing pressure to provide more diverse, affordable, and accessible housing options. Rising housing costs, outdated zoning regulations, limited housing supply, and aging infrastructure are all contributing to all levels of the state, and one that is being felt at the local level in communities of all sizes. At the same time, there is growing recognition that stable and affordable housing is essential to supporting local economies, workforce retention, public health, and community vitality.

Housing is more than shelter—it is quality of life, a reflection of community values, and the foundation of local economic development. Well-designed, well-placed housing shapes how people live, connect, and thrive.

The Housing Toolkit responds to these challenges. It offers a collection of zoning, financial, preservation, and partnership strategies that can help local governments and community leaders build a more inclusive and resilient housing ecosystem. Whether the goal is to rehabilitate aging homes, create more attainable housing for essential workers, or support incremental development in walkable neighborhoods, the toolkit provides practical, locally adaptable tools that align with each community's unique vision, assets, and needs. It offers a collection of zoning, financial, preservation, and partnership strategies that can help cities build a more inclusive and resilient housing ecosystem. Whether the goal is to rehabilitate aging homes, create more affordable housing for essential workers, or facilitate incremental development in existing neighborhoods, the toolkit provides practical, locally adaptable tools that communities can use to take action, guided by their own vision, assets, and priorities.

Overarching Goals and Policy Approach

The Housing Toolkit reflects the values, vision, and assets that are established and expressed in a city's Comprehensive and or Master Plan. The toolkit supports cities to grow incrementally around places that not only matter to them but are also well-positioned with existing assets and resources for growth. Housing should support long-term community growth while remaining grounded in the unique character, needs, and opportunities of the city. This toolkit has been developed for use by city officials, based on public responses and with an understanding of the development process, and developers in mind. The following core goals drive this toolkit:

- **Align Housing with the City's Vision and Assets**

Ensure that housing development supports the city's broader vision for housing that may include safe, accessible, and inclusive neighborhoods. Focus housing investments in areas with existing infrastructure, near schools, parks, and downtown, to reinforce the city's identity and capitalize on current assets.

- **Help Housing Be Financially Productive**

Utilize existing infrastructure and public investment to reduce development costs, help support housing affordability, and help improve financial sustainability. Promote infill development and adaptive reuse that can enhance neighborhoods while leveraging prior capital investments.

- **Enable Diverse Housing Development Through Policy Reform**

Assess and reform zoning regulations, subdivision standards, and building codes to remove unnecessary barriers and permit diverse housing typologies—such as Accessory Dwelling Units (ADUs), duplexes, cottages, and townhomes—in suitable locations.

- **Connect the Housing Market and Stakeholders**

Strengthen coordination between employers, lenders, developers, and public institutions. Facilitate partnerships that match housing demand from workers and residents with development opportunities and financing pathways, all connected to the places people want to be.

These goals serve as a guiding framework throughout the toolkit, shaping strategies to help cities ensure that housing is inclusive, sustainable, and achievable.

Step One: Understanding the Local Market

Establishing a clear understanding of the local housing market is a crucial first step toward developing effective housing policies. Every community's market condition, regulatory framework, and development patterns are unique. A grounded understanding of how housing is built, financed, sold, and lived in locally will ensure that new policies and programs are responsive to real-world conditions rather than one-size-fits-all assumptions. This includes not only analyzing numbers and market trends but also understanding how the city's vision for growth, regulatory processes, and stakeholder interests shape the housing landscape.

Before launching into solutions, cities must establish a comprehensive understanding of their current housing market. This includes an assessment of:

- How the city's current comprehensive or master plan defines goals, values, and vision for growth, and how housing fits within that broader strategy
- A review of current zoning, subdivision, and permitting requirements that shape what can be built and where
- How the homebuying, selling, and renting processes function locally
- What types of housing units are in the highest demand
- Current rental rates, sales prices, and vacancy trends
- Market gaps and underserved populations

A strong understanding of the market should be grounded in collaboration with key stakeholders, including but not limited to:

- Major employers, including industry, retail, and hospitality, in the region
- Municipal departments such as fire, police, and public works
- Local school systems and healthcare providers
- Community organizations and housing practitioners
- Housing authority agencies and their identified individuals and families who need and are ready for homeownership
- Identity of the funding agencies and their underwriting needs for buyers and developers

These partners can help identify housing needs specific to essential workers, low- to moderate-income families, seniors, and young professionals, while also informing the city about the diversity of housing typologies needed to support a growing and inclusive population. A future strategy in this toolkit involves developing a formal pipeline of potential homebuyers among Housing Authority clients, local industry employees, hospital systems, and municipal departments. These groups represent a key audience seeking opportunities to live and invest in our communities.

Step Two: Strategies, Tools, and Tactics

Zoning and Land Use Reform

Modernizing the city's zoning framework is essential for unlocking new housing potential without changing the fundamental character of existing neighborhoods. Tactics may include:

- **Multi-Unit Housing**

By-right duplexes and triplexes that allow single-family homes to be converted into two- or three-unit dwellings without requiring special approvals.

- **Accessory Dwelling Units (ADUs)**

Permit small backyard cottages, garage apartments, or interior conversions for new dwelling units in all residential zones.

- **Starter Homes**

Align the minimum lot size and dwelling size requirements to incentivize the building of small, affordable homes.

- **Missing Middle Housing**

Enable townhomes, fourplexes, courtyard apartments, and other modest multi-unit housing types that fit within the scale of traditional neighborhoods. These development patterns enable incremental growth in the community and can serve as buffers and designed transitions to higher-intensity uses, such as commercial and employment centers.

- **Form-Based Codes**

Consider applying form-based codes or overlay districts to guide design while permitting a wider mix of uses and housing forms.

- **Reduce Parking Mandates**

Eliminate or reduce off-street parking requirements to lower construction costs and encourage walkability.

- **Targeted Housing Areas through Comprehensive Plan Alignment**

Utilize the city's comprehensive plan and the inventory of assets it identifies, such as proximity to schools, parks, downtown areas, and infrastructure investments, to pinpoint key areas where housing strategies should be prioritized. These locations can serve as areas that receive city-supported development incentives and demonstration projects.

Financial and Funding Tools

To incentivize new development and preserve affordability, cities can deploy a blend of public resources, federal programs, and private capital. Recommended tactics and tools include:

- **Local Banks and Lenders Engagement**

Partner with local financial institutions to identify mortgage products, down payment assistance programs, and flexible underwriting options that support homeownership. Cities can also explore opportunities to establish formal partnerships with banks and credit unions to encourage investment in key neighborhoods and provide targeted assistance to essential community members, including police, fire personnel, healthcare workers, and teachers.

- **Federal Programs (LIHTC, CDBG, HOME)**

Utilize existing federal programs to fund rehabilitation, infill housing, and infrastructure improvements.

- **Public-Private Partnerships (PPPs):**

Align city-owned land, regulatory support, or gap funding with private and nonprofit developers.

- **Local Housing Trust Fund**

Establish a dedicated fund to support affordable housing development and preservation, utilizing local or philanthropic sources.

- **Land Banks**

Establish a land bank to acquire, hold, and dispose of tax-delinquent or abandoned properties for housing reuse.

- **Philanthropy and Impact Investment**

Engage regional foundations and community development financial institutions (CDFIs) to support housing efforts.

- **Tax Increment Financing (TIF)**

Use TIF districts to capture new property value and reinvest in housing infrastructure and incentives.

- **Conservation Districts**

Establish designated conservation districts that encourage infill development and neighborhood revitalization while preserving architectural character and community fabric. These districts can offer incentives, such as streamlined permitting or density flexibility, to developers who align with design standards and contribute to local housing goals.

- **Grant Funding and State Programs**

Proactively pursue regional, state, and federal grant opportunities to support housing stabilization and redevelopment efforts. Programs such as the Community Development Block Grant (CDBG) can assist with infrastructure, housing rehab, and infill development. Additional funding sources available through the Alabama Department of Economic and Community Affairs (ADECA) include the Alabama Housing Trust Fund, Emergency Solutions

Grant (ESG), and HOME Investment Partnerships Program. The city should also explore competitive grants through USDA Rural Development, Appalachian Regional Commission (ARC), and HUD programs that can complement local revitalization goals.

- **Development Incentives**

Create financial incentives for the development of housing using land donations, direct equity contributions, city-backed loan products, sales tax reimbursement on construction materials, property tax reductions, permitting fee forgiveness, and permitting and entitlement timing.

- **Predevelopment Fund and Plans**

Provide upfront assistance to small developers for site planning, permitting, and due diligence.

Preservation and Rehabilitation

City housing strategy must also address its extensive inventory of older homes and prevent further deterioration and vacancy. Tactics include:

- **Owner-Occupied Rehab Programs**

Offer grants or loans for home repairs targeted at seniors, veterans, and low-income homeowners.

- **Rental Licensing and Inspection**

Ensure the quality of rental housing through regular inspections and code compliance.

- **Vacant Property Receivership**

Empower the city or a nonprofit to take control of and rehabilitate long-abandoned structures.

- **Energy Efficiency Upgrades**

Provide weatherization support to reduce utility costs and extend the lifespan of housing.

- **Land Banking**

Acquire and consolidate properties through land banks, direct purchase, or donations that can be assembled and placed back into the private market.

Local Capacity and Partnerships

Effective housing implementation requires strong local institutions and community alignment. Recommended tactics may include:

- **Homeownership Pipeline Development**

Coordinate with local employers, the Housing Authority, hospital systems, and municipal departments to identify employees and residents who are ready or near-ready for homeownership. Develop outreach, counseling, and credit-readiness programs in partnership with lenders and nonprofit organizations to create a clear pathway to homeownership for these individuals. This strategy builds on the community's market understanding work, ensuring a steady pipeline of qualified buyers for new and revitalized housing.

- **Small Developer Support Programs**
Build local capacity through training, pre-approved building plans, and access to capital.
- **Community Land Trusts**
Support or partner with a land trust to provide permanently affordable homeownership opportunities.
- **Housing Stakeholder Councils**
Establish ongoing advisory groups to inform city housing policy through the voices of the community, development, and finance sectors.
- **Public Land for Housing RFPs**
Use city-owned property to solicit proposals from developers that align with local goals.

Step 3: Implementation Tactics and Tools

To put these ideas into motion, the community should consider the following actions:

- **Zoning**
Evaluate and rezone (or develop zoning for) strategic areas of the city, notably those adjacent to identified assets such as schools, parks, and downtown, to support residential and mixed-use housing development, with a particular focus on over-zoned industrial areas that may be better suited for housing in the future.
- **City Incentives**
Develop a city incentive package.
- **Code Updates**
Conduct a zoning audit and identify priority code amendments.
- **ADU Program**
Launch a pilot program for accessory dwelling units (ADUs) or duplex conversions in targeted areas.
- **Housing Market Study**
Conduct a comprehensive housing market study to evaluate demand, supply, pricing trends, and gaps.
- **Housing Roundtable**
Convene a housing roundtable with major employers, healthcare providers, schools, the Housing Authority, and city departments to identify workforce housing needs and coordinate housing resources.

- **Housing Working Group**

Establish a Housing Working Group to champion the rollout of policy, monitor its implementation, and guide necessary adjustments.

- **Inventory**

Develop an inventory of vacant and city-owned parcels suitable for housing.

- **Grant Programs**

Identify and pursue relevant grant programs through ADECA, HUD, USDA, and regional foundations to support development, rehab, and land reuse.

- **Partnerships**

Establish formal partnerships with local lenders and Community Development Financial Institutions (CDFIs) to offer targeted loan products and assistance.

- **Education**

Begin a community education campaign on housing typologies, affordability, and development goals.

- **Homeownership Program**

Launch a pilot homeownership pipeline program tied to the city's largest employers and institutions.

Conclusion

Together, these strategies offer a roadmap toward a more inclusive, flexible, and responsive housing ecosystem in the community. They are not one-size-fits-all solutions but can be tailored to local needs and adjusted over time. With leadership, partnerships, and persistence, any community can create a housing landscape that welcomes and sustains all its residents.

Appendix F: Resource Guide

Current as of April 2025

Grant Name	Description	Website
AARP Community Challenge	\$500-\$50,000 for quick-action projects to improve livability for all ages.	aarp.org/livable-communities/community-challenge
Capital Magnet Fund	Grants for CDFIs and nonprofits to finance affordable housing and community revitalization.	cdfifund.gov/programs-training/programs/cmf
CDFI Program	Awards and training to build capacity of CDFIs for community revitalization.	cdfifund.gov/programs-training/programs/cdfi-program
Challenge America	Supports small organizations for arts projects in underserved communities.	arts.gov/grants/challenge-america
Community Change Grant	Funds community-led environmental and climate justice projects.	epa.gov/inflation-reduction-act/inflation-reduction-act-community-change-grants-program
Community Facilities Direct Loan & Grant Program	Affordable funding for essential community facilities in rural areas.	rd.usda.gov/programs-services/community-facilities/community-facilities-direct-loan-grant-program
Dept. of Transportation Neighborhood Access and Equity Grant Program	Technical assistance and funding to improve walkability, safety, and affordable transportation.	transportation.gov/grants/rcnprogram/about-neighborhood-access-and-equity-grant-program
Dept. of Transportation Safe Streets and Roads for All Grant Program	Supports development of safety action plans and implementation of projects to address roadway safety issues.	transportation.gov/grants/SS4A
Grants for Art Projects	Expansive funding for arts projects in a wide variety of disciplines.	arts.gov/grants/grants-for-arts-projects
HUD Home Investment Partnerships Program	Funding for affordable housing development and rental assistance.	hud.gov/program_offices/comm_planning/home
NAR Placemaking Grants	Up to \$7,500 for temporary projects creating new outdoor public spaces.	realtorparty.realtor/community-outreach/placemaking

Grant Name	Description	Website
National Endowment for the Arts: Our Town	Supports integration of arts, culture, and design into community development.	arts.gov/grants/our-town
Neighborhood Access and Equity (NAE) Grant Program	Connects communities by supporting neighborhood equity, safety, and affordable transportation.	transportation.gov/grants/rcnprogram/about-neighborhood-access-and-equity-grant-program
New Market Tax Credit	Incentives for community development and economic growth in distressed communities.	cdfifund.gov/programs-training/programs/new-markets-tax-credit
Public Works Program	Helps distressed communities revitalize and upgrade physical infrastructure.	eda.gov/funding/programs/public-works
Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program	Funds capital investments in surface transportation with significant impact in underserved areas.	transportation.gov/RAISEgrants
Reconnecting Communities and Neighborhoods Grant Program	This provides grants for projects to restore community connectivity by removing, retrofitting, or mitigating highways or other transportation facilities that create barriers to community connectivity, including to mobility, access, or economic development.	transportation.gov/grants/rcnprogram/about-rcp
Recreation Economy for Rural Communities	This planning assistance program helps communities identify strategies to grow their outdoor recreation economy and revitalize their main streets.	epa.gov/smartgrowth/recreation-economy-rural-communities#Background

Grant Name	Description	Website
Rural Business Development Grant	Project planning, feasibility studies, rural distance learning for job training, eco-devo, entrepreneurship training, incubators, revolving loan funds, rural transportation, business training and technical assistance and strategic planning.	rd.usda.gov/programs-services/business-programs/rural-business-development-grants
Rural Surface Transportation Grant Program	This program supports projects that improve and expand the surface transportation infrastructure in rural areas to increase connectivity, improve the safety and reliability of the movement of people and freight, and generate regional economic growth and improve quality of life.	transportation.gov/grants/rural-surface-transportation-grant-program
Safe Streets and Roads for All Implementation Grant	The purpose of SS4A grant program is to improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries.	transportation.gov/rural/grant-toolkit/safestreets-and-roads-allss4a-grant-program
State Economic Development Assistance Program	This Delta Regional Authority Program is used to fund basic public infrastructure, transportation infrastructure, business development with an emphasis on entrepreneurship, and workforce development.	dra.gov/programs/critical-infrastructure/sedap
Thriving Communities Prog	They fund organizations to provide technical assistance, planning, and capacity building support to disadvantaged and under-resourced communities, enabling them to advance transportation projects that support community-driven economic development, health, environment, mobility, and access goals.	transportation.gov/grants/thriving-communities

Grant Name	Description	Website
USDA Multi family housing programs	These assist rural property owners through loans, loan guarantees, and grants that enable owners to develop and rehabilitate properties for low-income, elderly, and disabled individuals and families as well as domestic farm laborers.	rd.usda.gov/programs-services/all-programs/multi-family-housing-programs
USDA Single Family Housing Programs	These offer qualifying individuals and families the opportunity to purchase or build a new single family home with no money down, to repair their existing home, or to refinance their current mortgage under certain qualifying circumstances.	Rd.usda.gov/programs-services/single-family-housing-programs

Appendix G: Outreach Tools

Improved communication between the public and city decision makers will allow for improved alignment between public groups, easier project implementation, and improved satisfaction with services. Below is a list of activities and programs that the City of Pine Level should consider when engaging the public in testing, updating, and refining the comprehensive plan.

Annual Community Feedback Fair

Host an annual event where community members can engage with city planners, developers, and officials to discuss progress and upcoming projects related to the comprehensive plan.

Interactive maps

Allow residents to mark areas they believe need attention or improvement on large maps of the city.

Workshops

Breakout sessions to review different focus areas like housing, economic development, and green infrastructure.

Poll Stations

Quick polls to gather opinions on potential amendments or new ideas.

Neighborhood Walking Tours

Organize neighborhood-specific walking tours where city planners and residents can tour key areas and identify improvements, challenges, and ideas for future developments.

On-site assessments

Gather feedback from residents directly in neighborhoods and highlight challenges or successes of previous plan implementations.

Survey completion

Residents complete short surveys on their impressions and what updates should be made to the plan.

Community discussion

Following the walk, engage in a dialogue to reflect on the tour and propose new ideas or refinements.

Comprehensive Plan Youth Challenge

Engage local schools and youth groups by creating a program where students can submit ideas for improving the city's infrastructure, green spaces, and social services, aligned with the goals of the comprehensive plan.

Idea submission contest

Students create proposals for specific improvements, such as new parks, new businesses, or environmental initiatives.

Student Advisory Board

Establish a youth advisory group that meets quarterly to share their ideas and provide feedback on the plan.

Mock city council

Students participate in a mock city council meeting to debate and vote on comprehensive plan proposals.

Quarterly Town Hall Forums

Host quarterly public town hall meetings for updates on the comprehensive plan, and citizen feedback on current and upcoming projects.

Real-time polling

Use live polling during town hall sessions to gather immediate feedback on specific elements of the plan.

Open Q&A sessions

Allow residents to ask questions and voice concerns directly to city officials and planners.

Focus group breakouts

Separate participants into groups to discuss different plan topics and share suggestions.

Online Interactive Plan Portal

Develop an interactive online portal where residents can view current projects, comment on proposed updates, and suggest refinements.

Map-based feedback tool

Users can click on different city areas to submit feedback or suggestions related to zoning, infrastructure, or community needs.

Surveys and polls

Regular surveys or quick polls focused on plan areas where updates are being considered.

Virtual workshops

Host virtual workshops on the platform, allowing residents to remotely participate in discussions and provide feedback

Adopt-a-Block Program

Create a program where community groups or residents 'adopt' specific blocks, neighborhoods, or parks, helping monitor the implementation of the comprehensive plan in those areas.

Monthly check-ins

Groups submit reports on the state of their adopted area, suggesting any plan updates or improvements.

Public workshops

Host workshops where the adopted groups can share their findings and collaborate with city planners on refining plan elements.

Recognition program

Highlight community groups that have made significant contributions or recommendations for plan improvements.

Business and Developer Forums

Hold forums specifically for business owners, developers, and investors to discuss the impacts of the comprehensive plan on economic development and receive feedback on zoning, commercial corridors, and housing needs

Panel discussions I

Invite experts and stakeholders to discuss challenges and opportunities related to zoning, land use, and economic growth.

Economic impact surveys

Collect data from businesses on how the plan has influenced their operations and gather ideas for amendments

Roundtable discussions

Organize sector-specific roundtable sessions where industry leaders can propose targeted improvements to the plan's economic development goals.

Green Infrastructure Action Days

Partner with environmental organizations and community groups to host 'action days' where residents can engage in activities that align with the plan's green infrastructure goals, while also providing feedback on environmental components of the plan.

Tree planting events

Conduct tree-planting activities in underdeveloped or park areas and gather feedback on green space accessibility and future improvements.

Park surveys

After engaging in outdoor activities like trail walks or park cleanups, participants complete short surveys about their experience and suggestions for improvement.

Sustainable living workshops

Host sessions on sustainable practices, such as rain gardens and water conservation, tying these efforts to the comprehensive plan's green infrastructure goals.

Open House Series

Host a series of open house events in different areas of the city to update residents on progress, collect feedback, and demonstrate future development areas identified in the plan.

Poster sessions

Display maps and renderings of key projects, allowing residents to ask questions and make suggestions.

One-on-one feedback stations

Set up stations where residents can speak with city planners about specific areas of the plan they are interested in refining.

Comment wall

Provide a space where attendees can post sticky notes or digital comments on aspects of the plan they believe need updating.

Comprehensive Plan Review Task Force

Form a task force composed of community leaders, business owners, residents, and subject matter experts to regularly review and suggest updates to the comprehensive plan.

Biannual meetings

The task force meets twice a year to review plan implementation progress and propose updates.

Community liaison program

Members of the task force act as liaisons to different community groups, gathering feedback to inform plan refinements.

Draft amendment reviews

The task force reviews proposed amendments before they go to public hearings, ensuring they align with community priorities.

Appendix F: City Resolution

Town of Pine Level Resolution

Resolution No. 2025-25

RESOLUTION TO ADOPT A PINE LEVEL, ALABAMA, COMPREHENSIVE PLAN.

WHEREAS, according to Section 11-52-2 of the Code of Alabama (1975), the Town of Pine Level may make and adopt a master plan for the physical development of Pine Level, Alabama; and

WHEREAS, Pine Level has made careful and comprehensive surveys and studies of the land use, housing, infrastructure, design, environment, and economic development of Pine Level Alabama, and

WHEREAS, Pine Level Town Council has reviewed the "*Pine Level: Comprehensive Plan 2025, a Guide for the First Ten Years*" and found it to best promote the health, safety, prosperity, and general welfare of the citizens of Pine Level, Alabama, through the documented multiple public meetings and hearings involving over a hundred citizens and their responses and ideas, holding numerous stakeholder meetings to incorporate their findings and ideas into the plan to utilize along with identifying multiple key findings and development opportunities to guide growth and development for Pine Level, and

WHEREAS, all requirements of the laws of the State of Alabama with regard to the preparation, public view, and notification of said "*Pine Level: Comprehensive Plan 2025, a Guide for the First Ten Years*" have been met.

NOW, THEREFORE, BE IT RESOLVED by the Pine Level Town Council that the planning document entitled "*Pine Level: Comprehensive Plan 2025, a Guide for the First Ten Years*" and all official maps pertaining thereto are hereby adopted this 11th day of September, 2025, and made part of this Resolution by reference.

ADOPTED this 11th day of September, 2025.


Zachary Bigley, Mayor

Authenticated:


Theresa L. Cook, Town Clerk

