



# Shelby County

## Comprehensive Plan

### Appendix B: Existing Conditions and Trends

Adopted March 6, 2023 by the Shelby County Planning Commission  
Ratified by the Shelby County Commission on April 10, 2023

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# DEMOGRAPHIC PROFILE

## Population Trends

Shelby County is steadily growing and will continue to do so.

Between 2010 and 2020, Shelby County’s population increased by 14.32% from 195,085 to 223,024 people. The average annual growth rate of 1.43% for Shelby County was higher than the State of Alabama (0.51%) over the 2010 to 2020 time period.

According to RPCGB projections, this growth is expected to continue, with Shelby County’s population projected to reach 282,246 people by 2040, a 27% increase over the 2020 population. Over the same time period, the number of housing units and employed persons in the County are also projected to increase. Continued residential subdivision development will lead to this population growth trend.

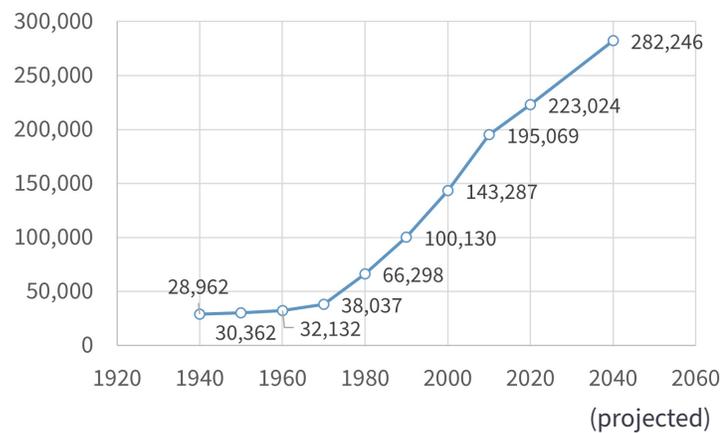
Following the 2020 Census, the County now ranks as the seventh largest in Alabama. At the conclusion of the 2010 Census, Shelby County ranked as the fifth largest county in the state.

**Table 1.1: Shelby County 2040 Forecasts**

Measure	2040 Projections
Population	282,246
Housing Units	113,930
Occupied Housing Units	107,318

Source: RPCGB forecasts

**Figure 1.1: Shelby County Population (1940 – 2040)**



Sources: U.S. Census and RPCGB forecasts

## Age Distribution

Shelby County’s population is aging, although many residents are still in their prime working years. Shelby County’s single largest age cohort is between 35 to 44 years of age, which accounts for 15% of the population. More than 54% of residents are between 25 and 64 years of age, while 19% are younger than 15 and almost 16% are over age 65.

The population of Shelby County is expected to grow older, with the median age expected to be 39.9 years in 2026 compared to the 2021 median age of 39.0 years.

By 2026, the largest age cohort in Shelby County will still be 35 to 44 years of age.



39.0  
Median Age

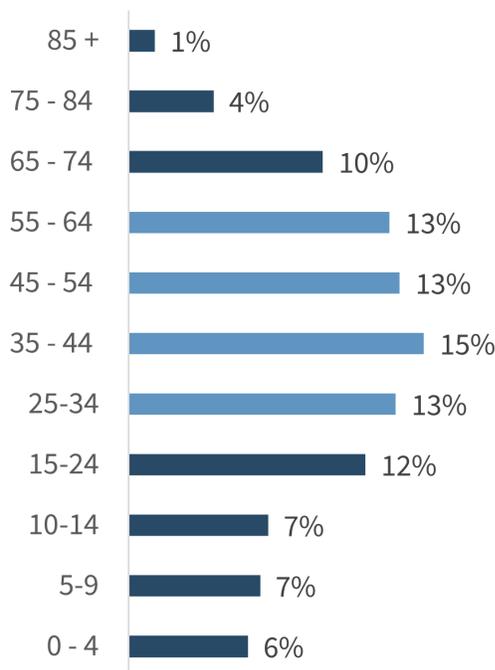


51%  
Females



49%  
Males

**Figure 1.2: Shelby County Population Age Distribution (2021)**



Sources: U.S. Census and ESRI forecasts for 2021

# Race and Ethnicity Composition

In 2021, the County’s demographic breakdown was 79.3% White, 13.5% Black, 0.3% American Indian Alone, 2.3% Asian Alone, 2.7% Some Other Race Alone, and 1.8% Two or More Races. Shelby County has a larger share of population that identifies as of Hispanic Origin than the State of Alabama (5.9% versus 4.8%).

**Table 1.2: Population by Race / Ethnicity (2021)**

	Shelby County		State of Alabama	
	Number	Percent	Number	Percent
<b>Total Population</b>	222,379	100.0%	5,033,930	100.0%
<b>White</b>	176,347	79.3%	3,352,597	66.6%
<b>Black</b>	30,021	13.5%	1,344,059	26.7%
<b>American Indian Alone</b>	667	0.3%	30,204	0.6%
<b>Asian Alone</b>	5,115	2.3%	75,509	1.5%
<b>Pacific Islander Alone</b>	-	0.0%	5,034	0.1%
<b>Some Other Race Alone</b>	6,004	2.7%	120,814	2.4%
<b>Two or More Races</b>	4,003	1.8%	105,713	2.1%
<b>Hispanic Origin</b>	13,120	5.9%	241,629	4.8%

Sources: U.S. Census and ESRI forecasts for 2021

# Educational Attainment

Shelby County remains one of the most educated counties in the State of Alabama.

Educational attainment refers to the highest level of education an individual has completed. In 2021, 93.6% Shelby County residents aged 25 years and older had a high school diploma or equivalency. Furthermore, 44.7% had received a bachelor’s degree or higher.

## Per Capita Income

\$38,131

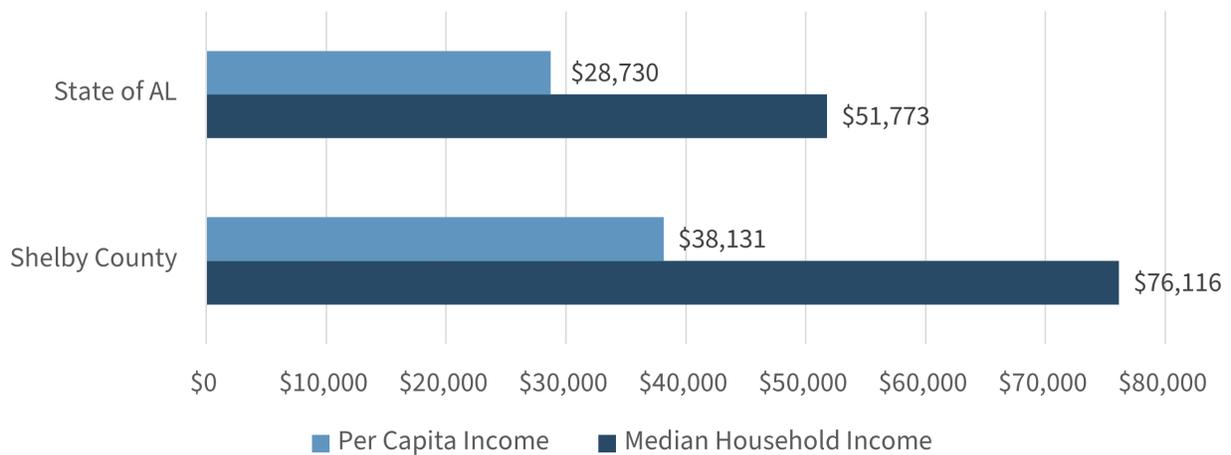
was the per capita income of Shelby County residents in 2021. Per capita income measures the average annual income earned by each person, regardless of household. This is approximately \$9,401 more than the per capita income of the State of Alabama (\$28,730).

## Median Household Income

\$76,116

was the median household income of Shelby County residents in 2021. Household income includes the incomes of all people aged 15 and over in a housing unit. This is \$24,343 more than the median household income of the State of Alabama (\$51,773).

**Figure 1.3: Per Capita Income and Median Household Income (2021)**



Sources: U.S. Census and ESRI forecasts for 2021

# HOUSING PROFILE

## Housing Trends

Shelby County has been one of the fastest growing counties in the State of Alabama. The number of total housing units increased by 18% from an estimated 78,760 in 2010 to 92,671 in 2021. Since 2000, the County’s housing market has captured the rise in population with an average vacancy of 9.0%.

**Table 1.3: Housing Units (2000 - 2040)**

Year	Total Units	Numeric Growth	Percent Growth
2000	59,258	-	-
2010	78,760	19,502	33%
2021	92,671	13,911	18%
2040 (projected)	113,390	20,719	22%

Sources: U.S. Census Bureau, ESRI forecasts for 2021, and 2040 RPCGB forecasts

## Housing Density and Land Use

Housing unit density, which is the number of residential housing units per acre, has increased since 2010. The housing unit density in Shelby County was an estimated 0.15 units per acre in 2010 and rose to 0.18 units per acre by 2021. This increase reflects the County adding 13,911 housing units in this time period.

- 2021: 92,671 housing units on 517,632 acres (808.8 square miles)
- 2010: 78,760 housing units on 517,632 acres (808.8 square miles)



**1,198 homes** are expected to be built in the next 5 years in unincorporated Shelby County



**7,241 homes** are expected to be built in the next 5 years in incorporated areas of Shelby County

## Housing Units by Type

Shelby County’s housing unit distribution has remained constant with most housing units being the traditional single-unit detached type, which has steadily increased its share of the County’s housing stock since 2000. The second-most prevalent housing type are multi-family units (5+ units) even though their share of the County’s total units has remained constant since 2000. The number of mobile home structures has decreased from 15% to 8% from 2000 to 2021.

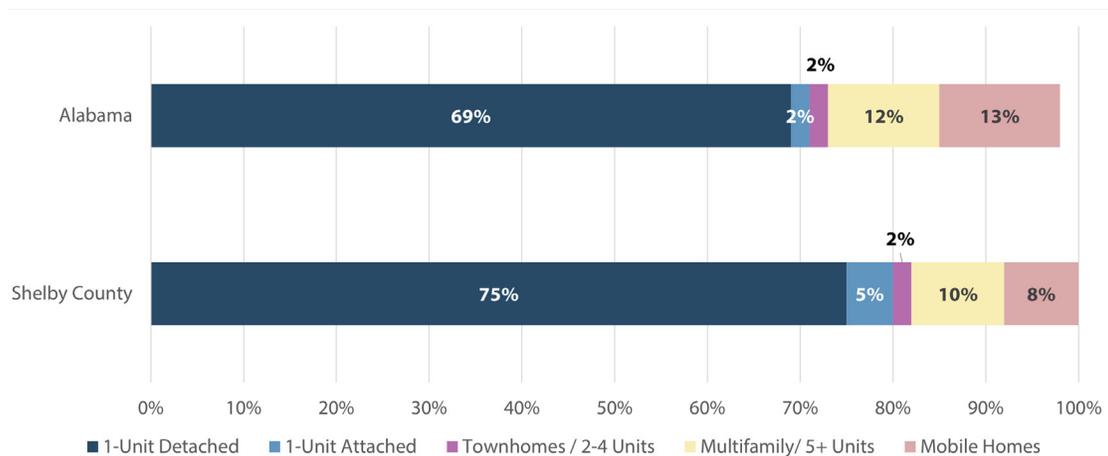
**Table 1.4: Housing Units by Type in Shelby County (2000-2019)**

	Single Unit Detached	Single Unit Attached	Townhouses 2 to 4 Units	Multi-family 5+ Units	Mobile Homes
2000	68%	4%	2%	10%	15%
2010	73%	5%	1%	10%	11%
2021	75%	5%	2%	10%	8%

Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

The allocation of housing unit types is broadly similar between Shelby County and the State of Alabama. The County’s housing stock slightly favors single unit homes, with 75% of homes being single unit detached homes and an additional 5% being single unit attached homes. The County has a lower share (10%) of multi-family buildings with five or more units than the State does (12%). Overall the County’s housing stock reflects the fact it is home to a variety of low-density suburban and semi-rural housing types.

**Figure 1.4: Comparison of Housing Units by Type (2021)**



Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

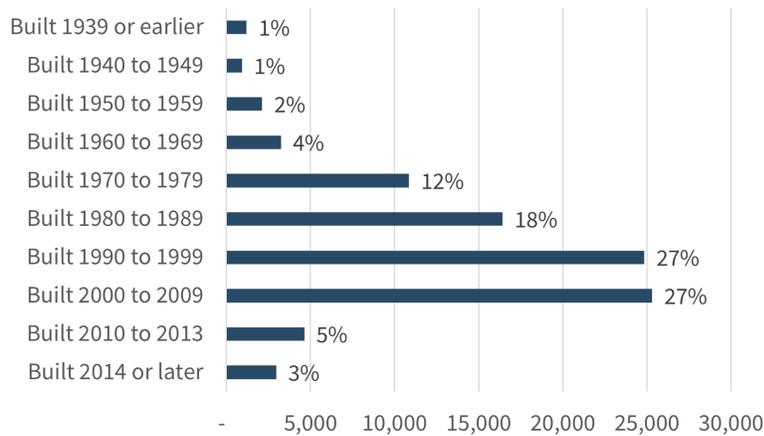
## Housing Unit Occupancy

In 2021, 75% of the housing units in Shelby County were owner-occupied, 16% were renter-occupied and 9% were vacant. This breakdown has remained similar since 2000, when 75% of the housing units were owner-occupied, 18% were renter-occupied and 7% were vacant.

# Housing Age and Value

Shelby County’s housing stock has a wide range of ages, with about 35% of units having been built after 2000. Approximately 92% of units have been built since 1970. This diversity of housing age further exhibits the County’s gradual growth over the years.

**Figure 1.5: Age of Housing Units in Shelby County (2021)**



Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

Between 2010 and 2021, the median housing values rose from \$193,900 to \$234,750, an equivalent of 21%. This increase in home values can be attributed to tight housing markets, limited housing supply, and a growing population. Most of the influx of higher home values came in the ranges between \$150,000 and \$300,000, although there was also an increase in homes valued more than \$300,000. This change in home value share is likely because of an increase in units with higher values and a slight decrease of homes valued at less than \$150,000. Some of this variance is also attributed to inflation.

**Figure 1.6: Percentages of Owner-Occupied Housing Units by Valuation in Shelby County (2000 – 2021)**

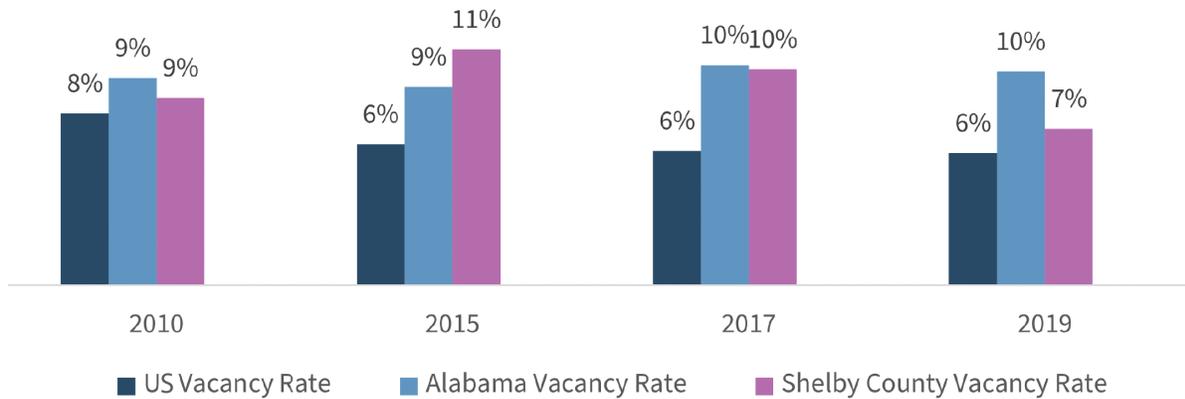


Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

# Housing Vacancy

Rental markets are considered stabilized when they have a 5% vacancy rate, which promotes competitive rents, ensures adequate consumer choice, and allows for unit turnover. Shelby County had a rental vacancy rate of 7% according to the latest Census data reported in 2019. In general, the County's rental vacancy rate decreased from 11% in 2015 to 7% in 2019. However, this decrease in the rental vacancy rate merely brought it in line with comparative markets. This decrease is likely due to the limited number of housing units in Shelby County.

**Figure 1.7: Comparison of Rental Property Vacancy Rates (2010 – 2019)**



Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

Shelby County's homeowner vacancy rate has declined by 1.0% since 2010, when it was also higher than comparative markets. As reported in 2019 Census data, the vacancy rate for owner-occupied units in Shelby County was 1.2%. For comparison, the State of Alabama had homeowner vacancy rates near 1.8%. The County's decrease in total housing units and its significant population growth could explain this decrease since 2010.

**Figure 1.8: Comparison of Homeowner Property Vacancy Rates (2010 – 2019)**



Sources: U.S. Census Bureau, 5-Year American Community Survey

# Household Moving Trends

## Origins of movers

There were 11,995 households that moved to or within Shelby County during the 2020 calendar year. Of these, 4,210 (35%) moved from elsewhere within Shelby County, while 7,785 (65%) moved into Shelby County.

Among the 7,785 households that moved into the County:

- 2,696 (35%) of the movers originated from elsewhere within the Birmingham MSA.
- 890 (11%) of the movers originated from elsewhere within the State of Alabama. The highest metro origins were Huntsville (11%), Tuscaloosa (11%), Montgomery (9%) and Mobile (6%).
- 4,199 (54%) of the movers originated from outside the State of Alabama. The highest state origins of movers were Georgia (253 movers), Florida (277 movers), Tennessee (149 movers) and Texas (146 movers).
- The average age of those moving into Shelby County was 48 years and the average income was \$84,795. An estimated 93% of movers into Shelby County were probable homeowners, while an estimated 7% were probable renters.

## Destinations of movers

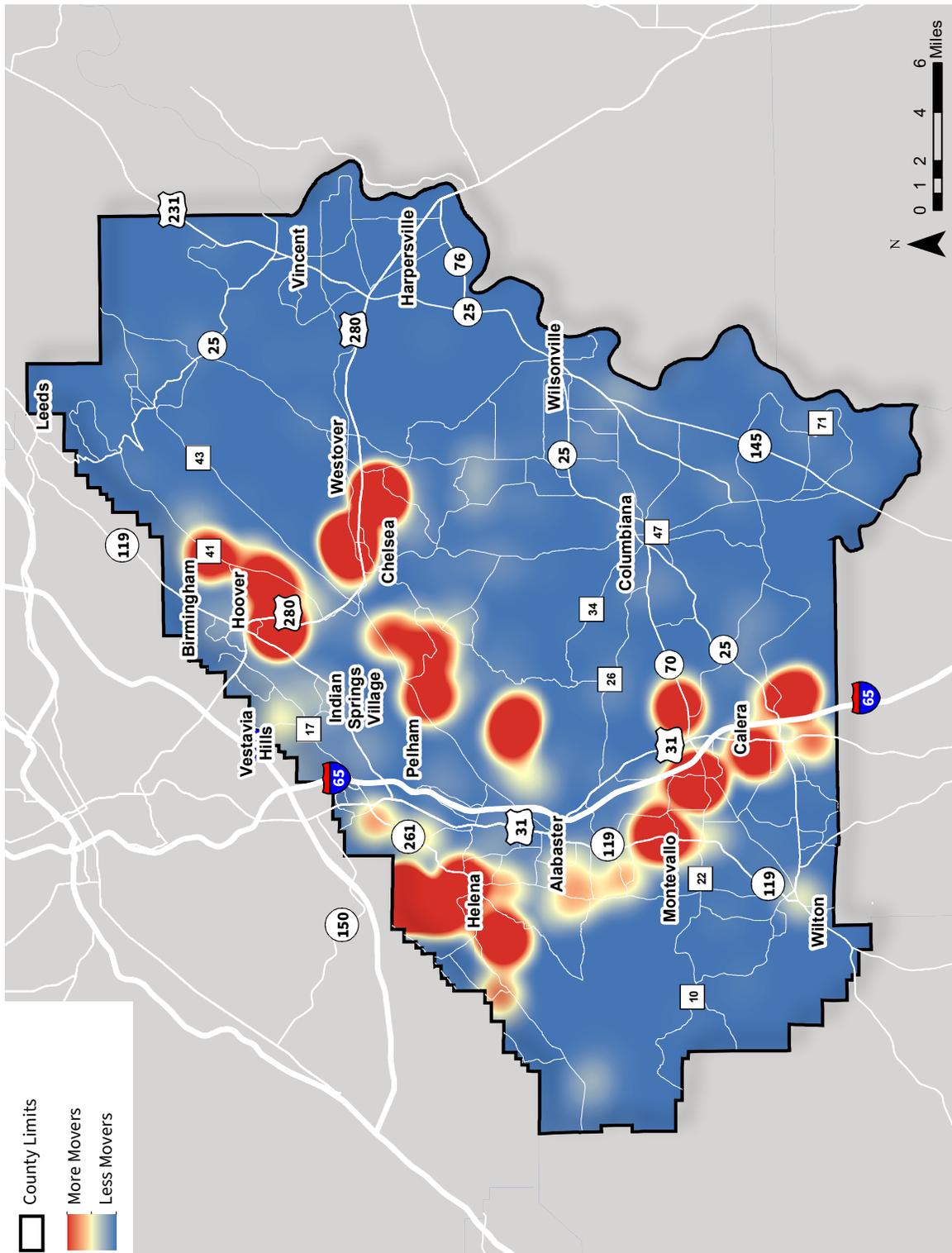
There were 8,736 households that moved away from or within Shelby County during the 2020 calendar year. Of these, 4,106 (47%) moved elsewhere within Shelby County while 4,630 (53%) moved to locations outside of Shelby County.

Among the 4,630 households that moved to locations outside of Shelby County:

- 1,902 (41%) moved elsewhere within the Birmingham MSA.
- 806 (17%) moved elsewhere within the State of Alabama. The highest destinations were 17% to Mobile, 9% to Huntsville, 6% to Tuscaloosa and 5% to Montgomery.
- 1,922 (42%) moved out of state. The highest state destinations were 293 to Florida, 211 to Georgia, 164 to Texas and 129 to Tennessee.
- The average age of those moving away from Shelby County was 47 years and the average income was \$69,339.

*Source: 2020 Infogroup*

Figure 1.9: Most Popular Moving Destinations (2020)



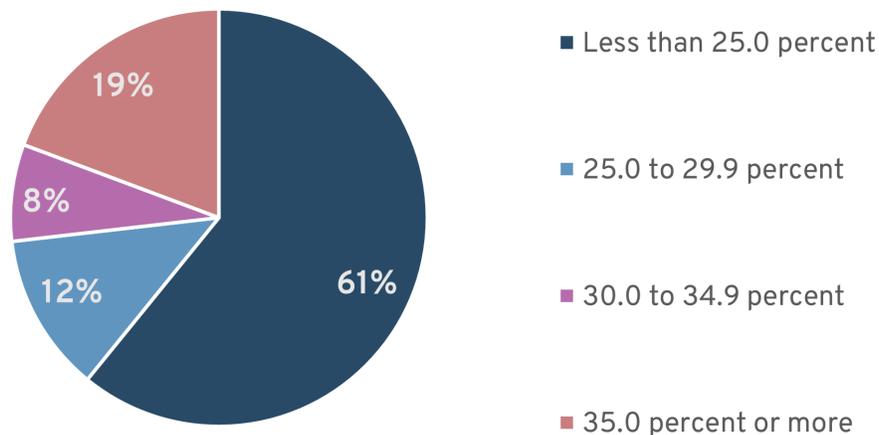
Source: 2020 Infogroup

# Housing Affordability

As defined by the U.S. Department of Housing and Urban Development (HUD), a cost burdened household is any household paying more than 30% of gross household income toward housing costs. As the case with homeownership, household costs typically include mortgage payments, homeowner’s insurance, and property taxes. Renter household costs include gross rent, which is contract rent plus estimated utility costs. Households that pay more than 30% for housing may have difficulty affording other necessities such as food, clothing, transportation, and medical care.

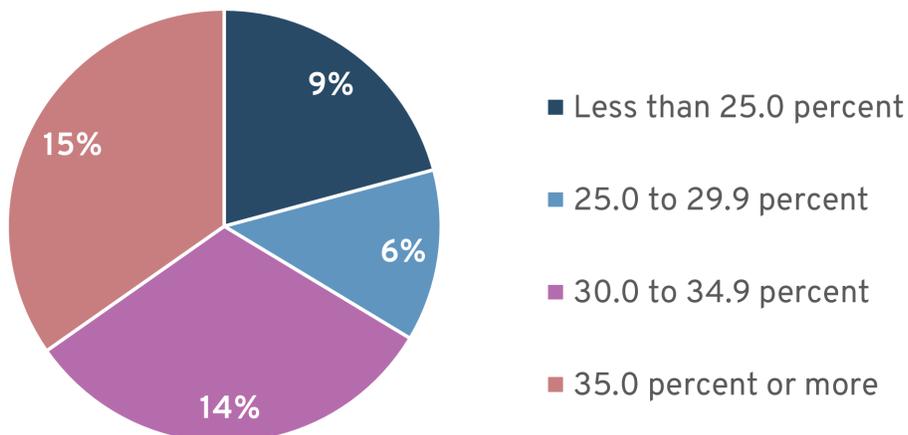
In 2010, approximately 27% of Shelby County owner-occupied households spent more than 30% of their gross income on housing costs. In 2021, that percentage increased to 30%. This change in homeowner cost burden reflects a related shift in the community’s median income. In 2019, Shelby County owner-occupied householders had a reported median household income of \$87,519 with a median monthly mortgage cost of \$1,443. Since 2010, the median household income for homeowners has increased by 12% (it was \$78,095 in 2010), and the median monthly mortgage cost has decreased slightly by 2% (it was \$1,469 in 2010). This increase in homeowner incomes along with a minimal decrease in mortgage costs explains the decreasing homeowner cost burdens in the community.

**Figure 1.10: Median Selected Monthly Owner Housing Costs as a Percentage of Income (2010)**



Sources: U.S. Census Bureau, 5-Year American Community Survey

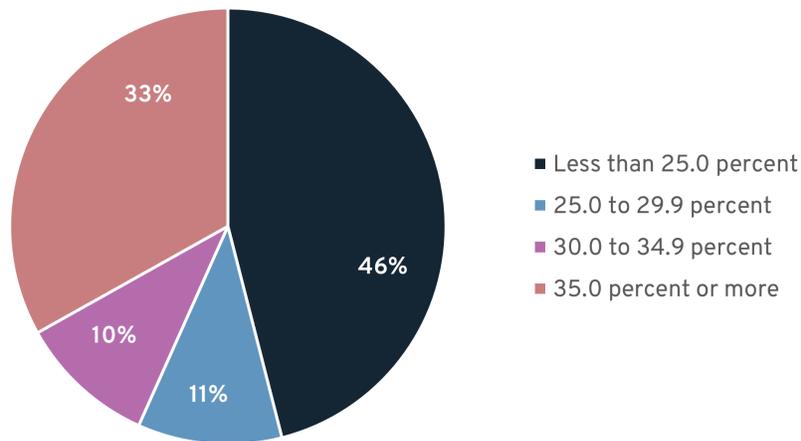
**Figure 1.11: Median Selected Monthly Owner Housing Costs as a Percentage of Income (2019)**



Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

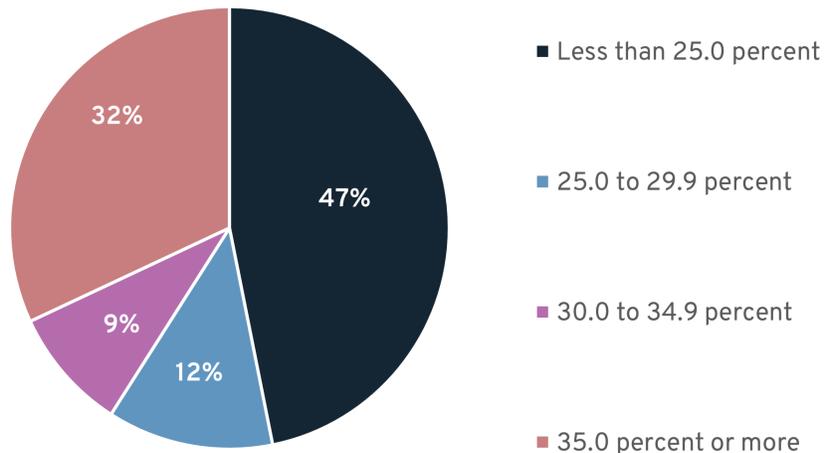
Cost burdens for renter households have decreased since 2010. The share of renter households paying more than 30% of income on rent was 43% in 2010 and 41% in 2019. Over the same period from 2010 to 2019, median household income for renters increased by 23% (from \$38,018 to \$46,681) as median gross rent also increased by 24% (from \$845 to \$1,047). With a lack of available rental properties, the rental rates rose accordingly. Shelby County’s monthly median gross rent in 2019 was reported to be \$1,047, and the median household income for renters was \$46,681.

**Figure 1.12: Gross Rent Cost as a Percent of Household Income (2010)**



Sources: U.S. Census Bureau, 5-Year American Community Survey

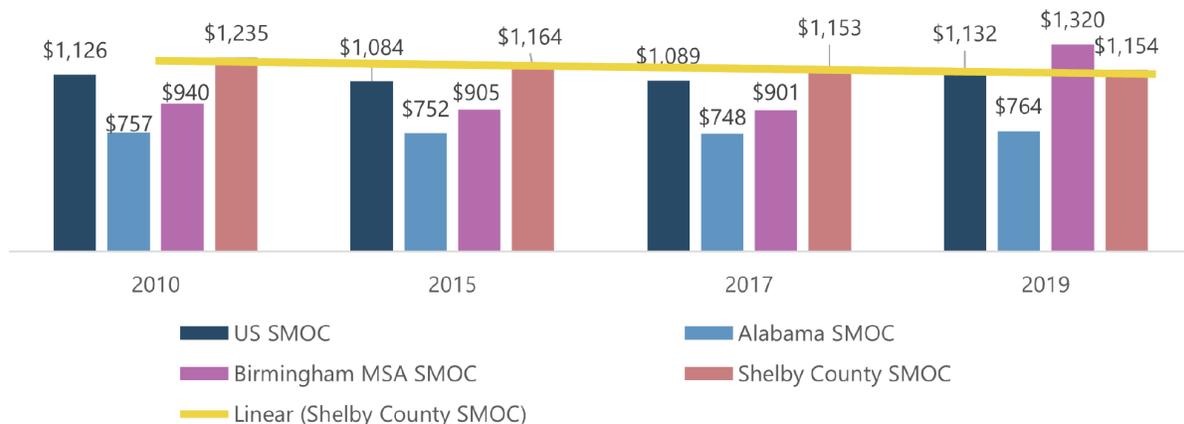
**Figure 1.13: Gross Rent Cost as a Percent of Household Income (2019)**



Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

Comparable statistics of selected monthly owner costs (SMOC) illustrate changes in housing costs between Shelby County, the Birmingham MSA, the State of Alabama, and the U.S. over the last few years. As shown, there has been little relative change over time between the local jurisdictions. Between 2010 and 2019, housing costs in Shelby County were higher than the Alabama average and have been higher than the Birmingham MSA's average until 2019.

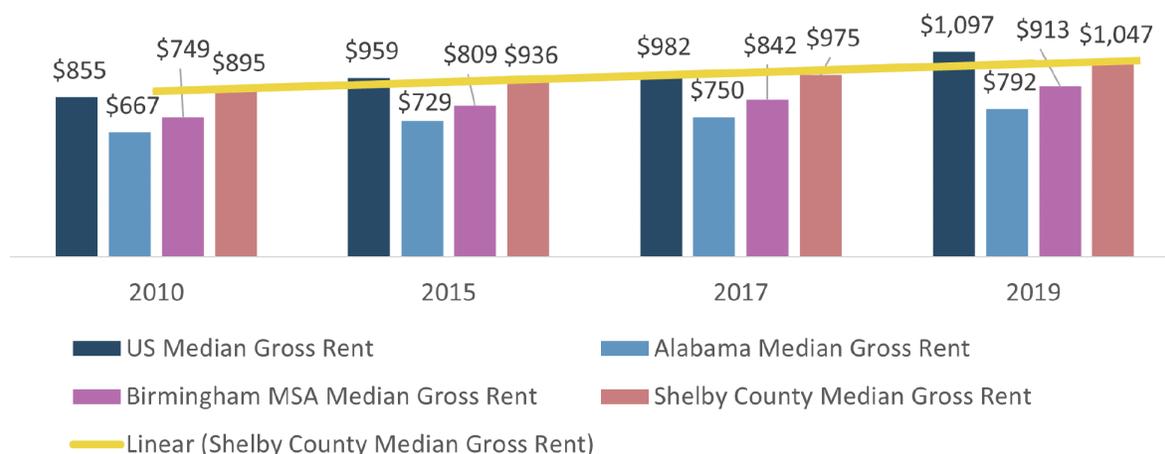
**Figure 1.14: Comparison of Selected Monthly Owner Costs (SMOC) for Housing (2010-2019)**



Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

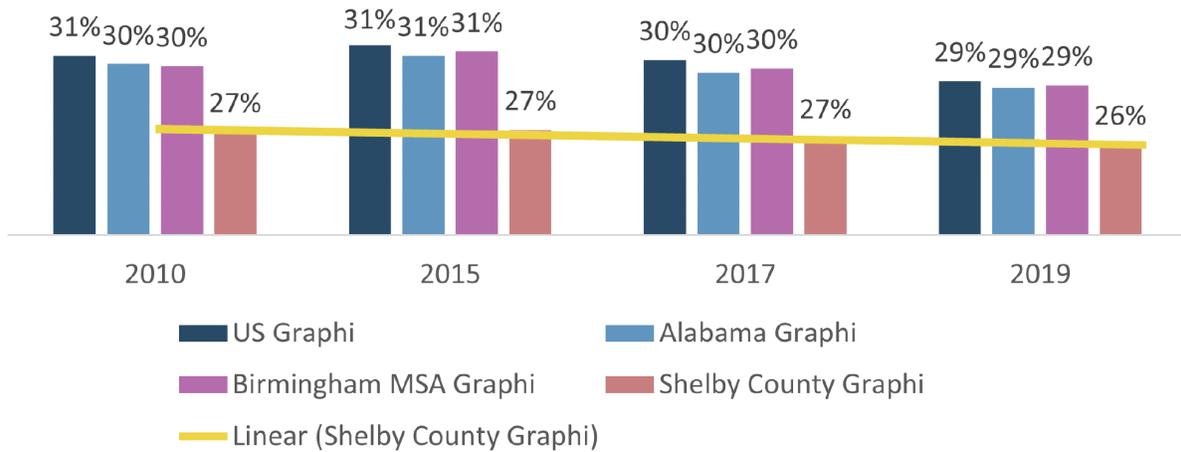
Comparable changes of rental costs illustrate a slightly different trend. Median rent costs in Shelby County have been consistently higher than the Birmingham MSA, and the state's median rents since 2010. Rents increased from 2010 through 2019 at an annual rate of 2%. Shelby County's median gross rent as a percentage of household income has held around 27% since 2010, although the median gross rent has increased an average of 2% each year (\$895 in 2010 to \$1,047 in 2019).

**Figure 1.15: Comparison of Median Gross Rent Costs (2010-2019)**



Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

**Figure 1.16: Median Gross Rent as a Percentage of Household Income (GRAPHI)**



Sources: U.S. Census Bureau, 5-Year American Community Survey, and RPCGB

When a home is purchased, it is typically done through a mortgage loan process. Most of these mortgage loans are conventional loans that require a down payment of 20 percent, and the payments are based on a fixed interest rate for a fixed amount of time (typically 30 years or 360 months). In the following tables and calculations, an interest rate of 3.9% and the ability to satisfy a 20 percent down payment has been assumed.

To capture the existing demand-supply balance, the distribution of households and income ranges was collected from the 2019 5-Year ACS Census data and housing values were collected from property market value data estimated from the 2020 Shelby County Department of Revenue tax data. The income ranges have been correlated to the income limit thresholds defined by HUD for a family of four according to Area Median Incomes (AMI) for both owner-occupied and renter-occupied households. This information identifies and highlights the housing unit types that are affordable to the residential population within the current housing stock and which types of units are under- or over-supplied in the County.

The table below displays the distribution of Shelby County’s AMI to the HUD Income Limit thresholds and further estimates gross monthly household income. HUD considers households earning 30% or less of AMI to be extremely low income, 31% to 50% of AMI to be very low income, and 51% to 80% of AMI to be low income. Maximum home and rental prices are calculated based on a 30% affordability limit on monthly household income expenditures toward housing costs.

**Table 1.5: Area Median Incomes (AMI) and Expenditures for Owner-Occupied and Renter Occupied Housing Units**

HUD Thresholds	Owner-Occupied Units			Renter-Occupied Units		
	AMI Maximum Income Value	Estimated Monthly Income	Total Price With 20% Down - Conventional	AMI Maximum Income Value	Estimated Monthly Income	Maximum Rent Price
30% of AMI or Less	\$26,508	\$2,209	\$140,503	\$14,004	\$1,167	\$350
31% to 50%	\$44,181	\$3,682	\$234,171	\$23,340	\$1,945	\$584
51% to 80%	\$70,689	\$5,891	\$374,674	\$37,344	\$3,112	\$934
81% to 100%	\$88,361	\$7,363	\$468,343	\$46,681	\$3,890	\$1,167
101% to 120%	\$106,033	\$8,836	\$562,012	\$56,017	\$4,668	\$1,400
121% or More	\$106,917	\$8,910	\$566,695	\$56,484	\$4,707	\$1,412

Sources: 5-Year American Community Survey, HUD, RPCGB, and Shelby County

The following table illustrates the total number of owner-occupied households by estimated residential property values according to minimum and maximum affordability values reported by Shelby County. As shown, the estimated number of units valued up to \$234,171 makes up 67% of Shelby County’s owner-occupied units. Therefore, the majority of the County’s existing housing stock is valued within price ranges that would be deemed affordable to households earning roughly 50% of AMI or less, falling within the HUD Income Limit threshold defined as extremely low and very low-income earners.

**Table 1.6: Area Median Incomes (AMI) and Expenditures for Owner-Occupied and Renter Occupied Housing Units**

HUD Thresholds - Owners	Minimum Property Value	Maximum Property Value	Estimated Units by Value	% Units By Value
30% of AMI or Less	\$0	\$140,503	33,440	37%
31% to 50%	\$140,503	\$234,171	26,430	30%
51% to 80%	\$234,171	\$374,674	17,540	20%
81% to 100%	\$374,674	\$468,343	5,209	6%
101% to 120%	\$468,343	\$562,012	2,393	3%
121% or More	\$562,012	-	4,272	4.8%

Sources: RPCGB and Shelby County

## Housing Affordability Gap Analysis

Comparing the existing residential housing stock property valuations to existing owner-occupied incomes according to HUD Income Limit thresholds further illustrates the availability of affordable housing in Shelby County. Housing demand is defined as a representation of housing income. The resulting gap analysis provides insight as to the future demand of housing based on incomes. The existing supply of housing units provides enough housing for households earning 50% of AMI or less. As seen in the following table, there is a large surplus of units in Shelby County that are affordable to households earning less than 80% AMI. However, there is a shortage for housing of higher values that meets the maximum affordability for households earning more than 81% of AMI. While many households choose housing that is below their maximum affordability to allow for increased spending on other needs, others might prefer a greater range of housing options that allows them to maximize their affordable housing value. The Owner-Occupied Housing Affordability Gap Analysis below should not be confused with residential market demand. This analysis offers a comparison of Shelby County’s residential income to existing housing values in order to determine gaps of affordability.

**Table 1.7: Owner-Occupied Housing Affordability Gap Analysis**

HUD AMI Thresholds	Minimum Value	Maximum Value	Existing Units	Income - Housing Demand	Gap Analysis - Surplus/ (Shortage)	Supply as a Percent of Demand
30% of AMI or Less	\$0	\$140,503	33440	2,576	30,864	1298%
31% to 50%	\$140,503	\$234,171	26430	5,797	20,633	456%
51% to 80%	\$234,171	\$374,674	17540	7,749	9,791	226%
81% to 100%	\$374,674	\$468,343	5209	5,313	(104)	98%
101% to 120%	\$468,343	\$562,012	2393	5,313	(2,920)	45%
121% or More	\$562,012	\$566,695	4272	37,376	(33,104)	11%

Sources: U.S. Census Bureau and RPCGB

When the existing rental valuations are compared to rental household incomes, a strong need for more affordable rental options is found. The most recent data shows a substantial shortage of rental options across all HUD AMI Thresholds. One cause may be the preference to build single family units over multifamily units. According to HUD'S SOCDs Building Permits Database, only 450 multifamily units were built between 2010 and 2019, compared to 8,704 single family structures.

**Table 1.8: Renter-Occupied Housing Affordability Gap Analysis**

HUD AMI Thresholds	Minimum Value	Maximum Value	Existing Units	Percent Existing Units	Income - Housing Demand	Percent Income - Housing Demand	Gap Analysis - Surplus/ (Shortage)	Supply as a Percent of Demand
30% of AMI or Less	\$0	\$350	40	0%	950	6.1%	(910)	4%
31% to 50%	\$350	\$584	241	2%	505	3.3%	(264)	48%
51% to 80%	\$584	\$934	386	3%	1,162	7.5%	(775)	33%
81% to 100%	\$934	\$1,167	314	2%	834	5.4%	(521)	38%
101% to 120%	\$1,167	\$1,400	289	2%	693	4.5%	(405)	0%
121% or More	\$1,412	-	129	1%	11,363	73.3%	(11,235)	1%

Sources: U.S. Census Bureau and RPCGB



Image Credits: Birmingham MLS

# EMPLOYMENT PROFILE

## Employment Sectors

The residential and local workforces (see definitions in the callout box at the bottom of this page) have somewhat overlapping employment sectors, with Retail Trade and Health Care and Social Assistance being among the top employment sectors for both groups. For the local workforce of 93,327 employees, the predominant sectors are Retail Trade (13.2%), Finance and Insurance (12.6%) and Health Care and Social Assistance (8.8%), while the predominant employment sectors for the resident workforce are Health Care and Social Assistance (13.8%), Retail Trade (11.6%) and Educational Services (8.9%). See **Table 1.9**.

## Jobs Inflow / Outflow Analysis

According to 2019 Longitudinal Employer-Household Dynamics Data, Shelby County's local workforce is composed of approximately 93,327 full-time employees. Of these, approximately 33,457 (35.8%) people live within county boundaries, while the other 59,870 (64.2%) workers commute in from somewhere else. The residential workforce totaled approximately 96,483 employees. Of these, approximately 63,026 (65.3%) commute outside the county for their job (see **Figure 1.17** to the right).

A more detailed analysis is provided on the following pages.

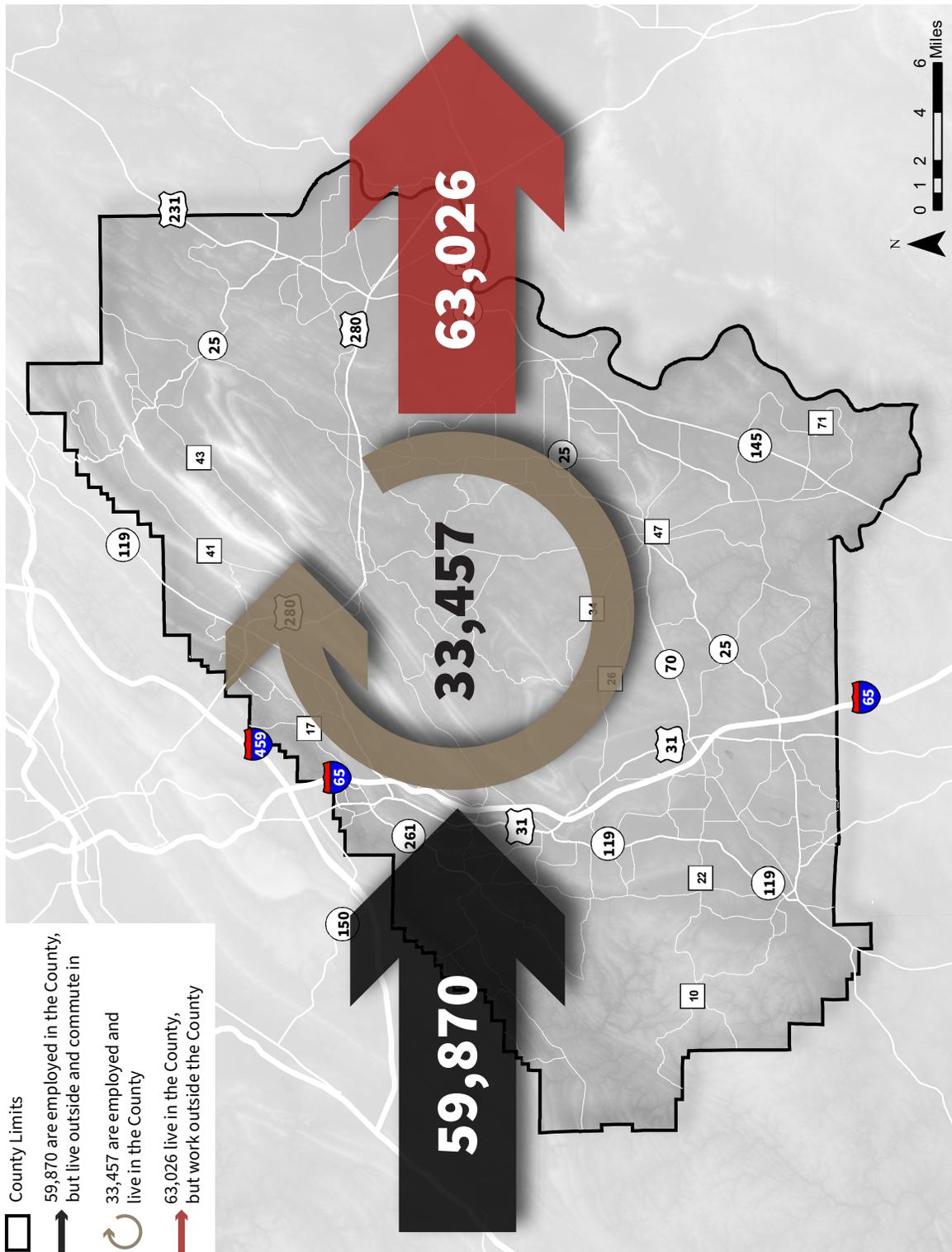


**Table 1.9: Local Workforce vs Resident Workforce by Employment Sector (2019)**

	Local Workforce	Resident Workforce
Agriculture, Forestry, Fishing and Hunting	0.2%	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0.5%	0.4%
Utilities	1.5%	1.8%
Construction	6.2%	5.1%
Manufacturing	5.9%	6.9%
Wholesale Trade	6.7%	5.6%
Retail Trade	13.2%	11.6%
Transportation and Warehousing	2.0%	2.6%
Information	1.2%	1.9%
Finance and Insurance	12.6%	8.1%
Real Estate and Rental and Leasing	1.5%	1.6%
Professional, Scientific, and Technical Services	8.2%	7.3%
Management of Companies and Enterprises	2.5%	2.0%
Administration & Support, Waste Management and Remediation	6.8%	6.0%
Educational Services	7.0%	8.9%
Health Care and Social Assistance	8.8%	13.8%
Arts, Entertainment, and Recreation	1.1%	1.3%
Accommodation and Food Services	8.4%	7.8%
Other Services (excluding Public Administration)	3.2%	3.1%
Public Administration	2.5%	4.2%
<b>Total</b>	<b>93,327</b>	<b>96,476</b>

Source: U.S. Census and Longitudinal Employer-Household Dynamics Data (2019)

**Figure 1.17: Jobs Inflow / Outflow Map (2019)**

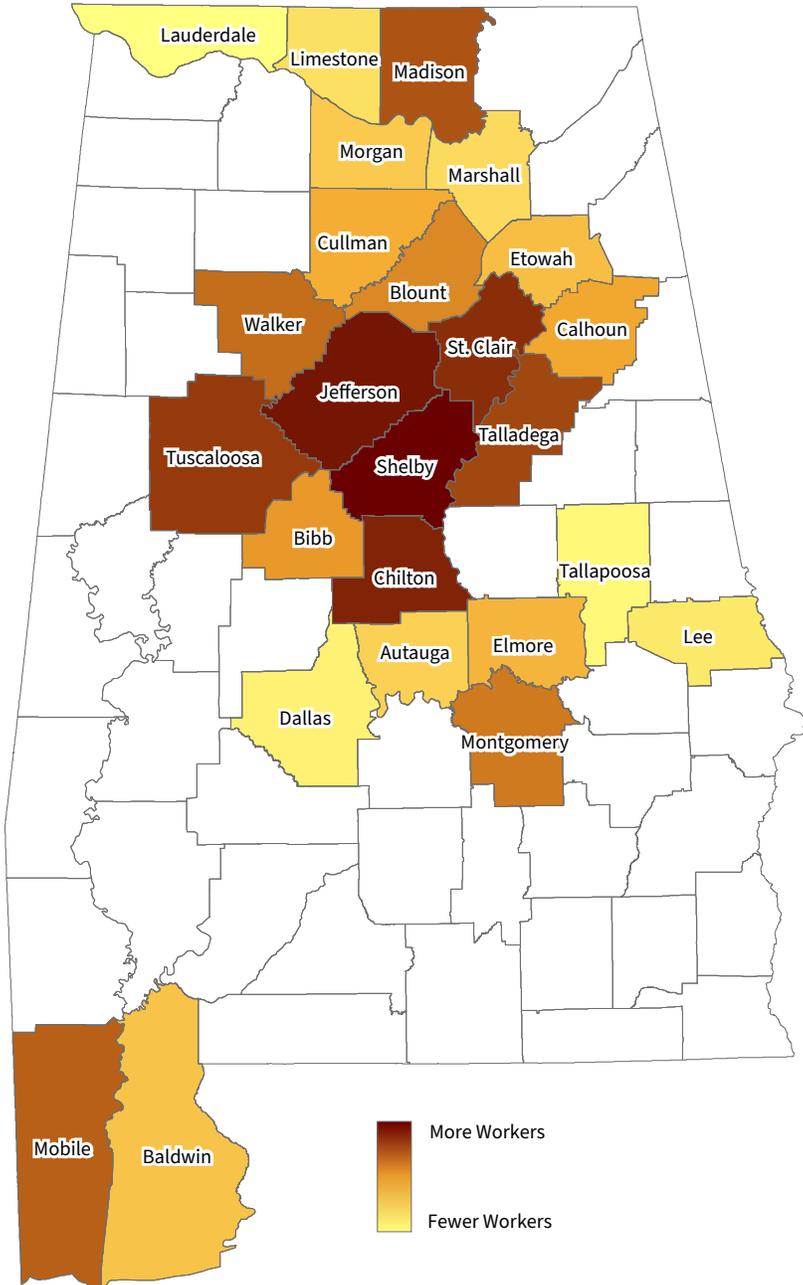


Source: U.S. Census and Longitudinal Employer-Household Dynamics Data (2019)

# Home Destination Analysis of the Local Workforce

The map and table on this page provide a detailed breakdown of where workers live who are employed in Shelby County. Among the workers who live outside the county boundaries, 30.3% of the local workforce is commuting in from Jefferson County, followed by 3.8% who commute in from Chilton County.

**Figure 1.18: Home Destinations of Workers Employed in Shelby County (2019)**



**Table 1.10: Top 25 Home Destinations by County of Shelby County Workers (2019)**

County (AL)	Number	Percent
Shelby	33,457	35.8%
Jefferson	28,307	30.3%
Chilton	3,548	3.8%
St. Clair	2,853	3.1%
Tuscaloosa	2,483	2.7%
Talladega	2,146	2.3%
Madison	1,578	1.7%
Mobile	1,271	1.4%
Walker	1,164	1.2%
Montgomery	1,139	1.2%
Blount	1,019	1.1%
Bibb	983	1.1%
Calhoun	771	0.8%
Cullman	746	0.8%
Elmore	675	0.7%
Etowah	601	0.6%
Baldwin	564	0.6%
Morgan	541	0.6%
Autauga	498	0.5%
Marshall	478	0.5%
Limestone	449	0.5%
Lee	445	0.5%
Dallas	380	0.4%
Tallapoosa	369	0.4%
Lauderdale	284	0.3%
All Other Locations	6,578	7.0%
<b>Total: All Jobs</b>	<b>93,327</b>	<b>100.0%</b>

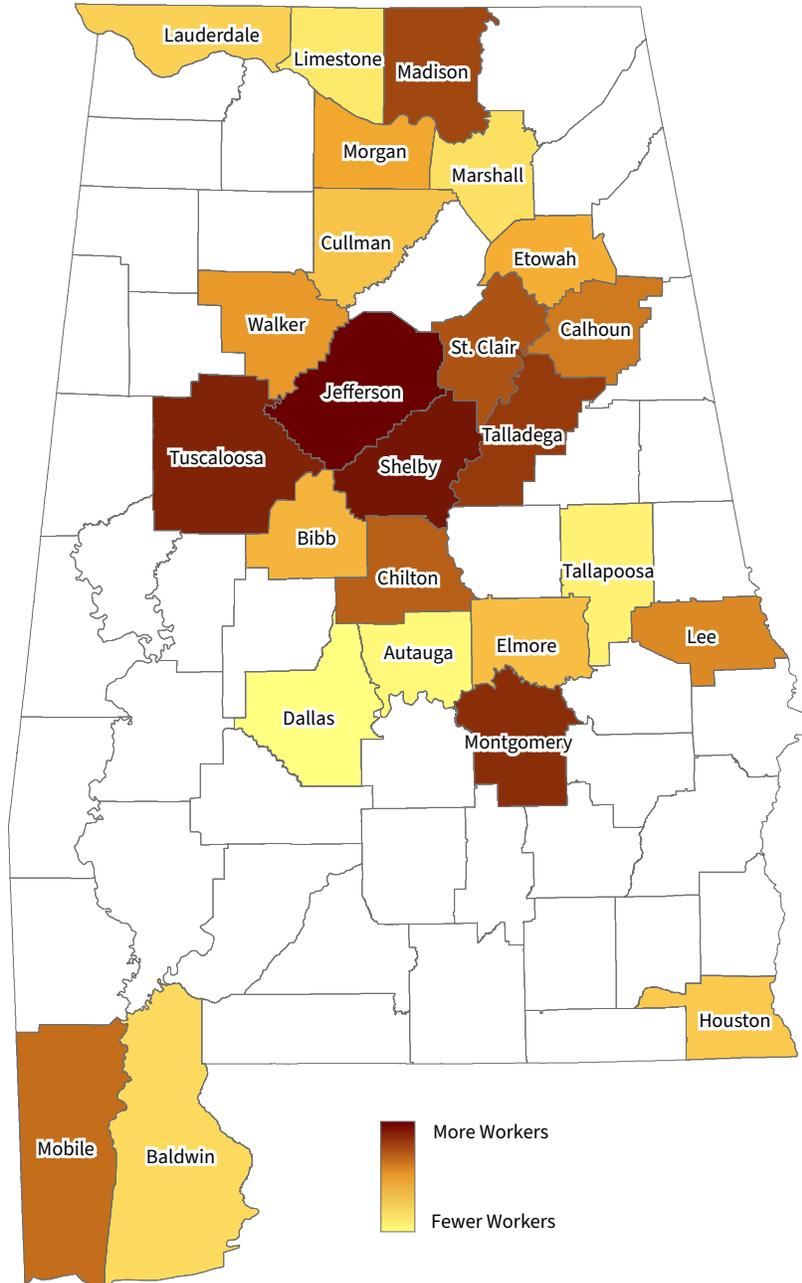
Source: U.S. Census and Longitudinal Employer-Household Dynamics Data (2019)

Source: U.S. Census and Longitudinal Employer-Household Dynamics Data (2019)

# Work Destination Analysis of the Residential Workforce

The map and table on this page provide a detailed breakdown of where workers are employed who live in Shelby County. 48.0% of the residential workforce is commuting to Jefferson County, which is a higher percentage than the number of residents who both live and work in Shelby County (34.7%).

**Figure 1.19: Work Destinations of Workers Who Live in Shelby County (2019)**



**Table 1.11: Top 25 Work Destinations by County of Shelby County Residents (2019)**

County (AL)	Number	Percent
Jefferson	46,288	48.0%
Shelby	33,457	34.7%
Tuscaloosa	2,362	2.4%
Montgomery	1,683	1.7%
Talladega	1,516	1.6%
Madison	1,279	1.3%
St. Clair	1,102	1.1%
Chilton	721	0.7%
Mobile	651	0.7%
Calhoun	540	0.6%
Lee	441	0.5%
Walker	406	0.4%
Morgan	366	0.4%
Etowah	363	0.4%
Bibb	242	0.3%
Elmore	240	0.2%
Cullman	237	0.2%
Houston	231	0.2%
Lauderdale	225	0.2%
Baldwin	219	0.2%
Marshall	192	0.2%
Limestone	189	0.2%
Tallapoosa	181	0.2%
Autauga	152	0.2%
Dallas	140	0.1%
All Other Locations	3,060	3.2%
<b>Total All Jobs</b>	<b>96,483</b>	<b>100.0%</b>

Source: U.S. Census and Longitudinal Employer-Household Dynamics Data (2019)

Source: U.S. Census and Longitudinal Employer-Household Dynamics Data (2019)

## Means of Travel to Work

Due to its peripheral location in the Birmingham metropolitan area, Shelby County has a high percentage of solo commuters who drive alone to work. In 2019, the average travel time to work for a Shelby County resident was 28.9 minutes (or 176 hours annually), which was 4.0 minutes longer than the average travel time for the State of Alabama as a whole.

**Table 1.12: Average Travel Time to Work in Minutes (2019)**

	Shelby County	State of Alabama
Minutes	28.9	24.9

Sources: U.S. Census Data and 2019 5-Year American Community Survey

**Table 1.13: Means of Travel to Work (2019)**

Means of Travel	Shelby County		State of Alabama	
	Number	Percent	Number	Percent
Drive alone	90,878	86%	1,812,628	85%
Carpool	7,300	7%	183,218	9%
Public transit	47	0.04%	8,804	0.4%
Walked	645	1%	20,290	1%
Work from home	5,632	5%	71,596	3%
Other means	708	1%	23,691	1%
<b>Total</b>	<b>105,210</b>	<b>100%</b>	<b>2,120,227</b>	<b>100%</b>

Sources: U.S. Census Data and 2019 5-Year American Community Survey

# TRANSPORTATION & INFRASTRUCTURE

## Roadways

As shown in **Figure 1.20**, Shelby County's only interstate highway is Interstate 65 that runs north-south through the County linking it with Birmingham and Montgomery. U.S. Highways include U.S. Highway 31, which is a major commercial corridor that roughly parallels Interstate 65, U.S. Highway 280 that runs generally east-west through the northeast portion of the County, and U.S. Highway 231 that runs from U.S. Highway 280 toward Pell City to the east.

Numerous government agencies construct, maintain and repair roads in Shelby County. The Alabama Department of Transportation (ALDOT) has authority over Interstate Highways, U.S. Highways and State highways. The Shelby County Highway Department is responsible for planning, designing, constructing and maintaining county roads. Municipalities are responsible for the construction, maintenance and repair of local roads within their municipal corporate limits.

## Annual Transportation Costs

27%

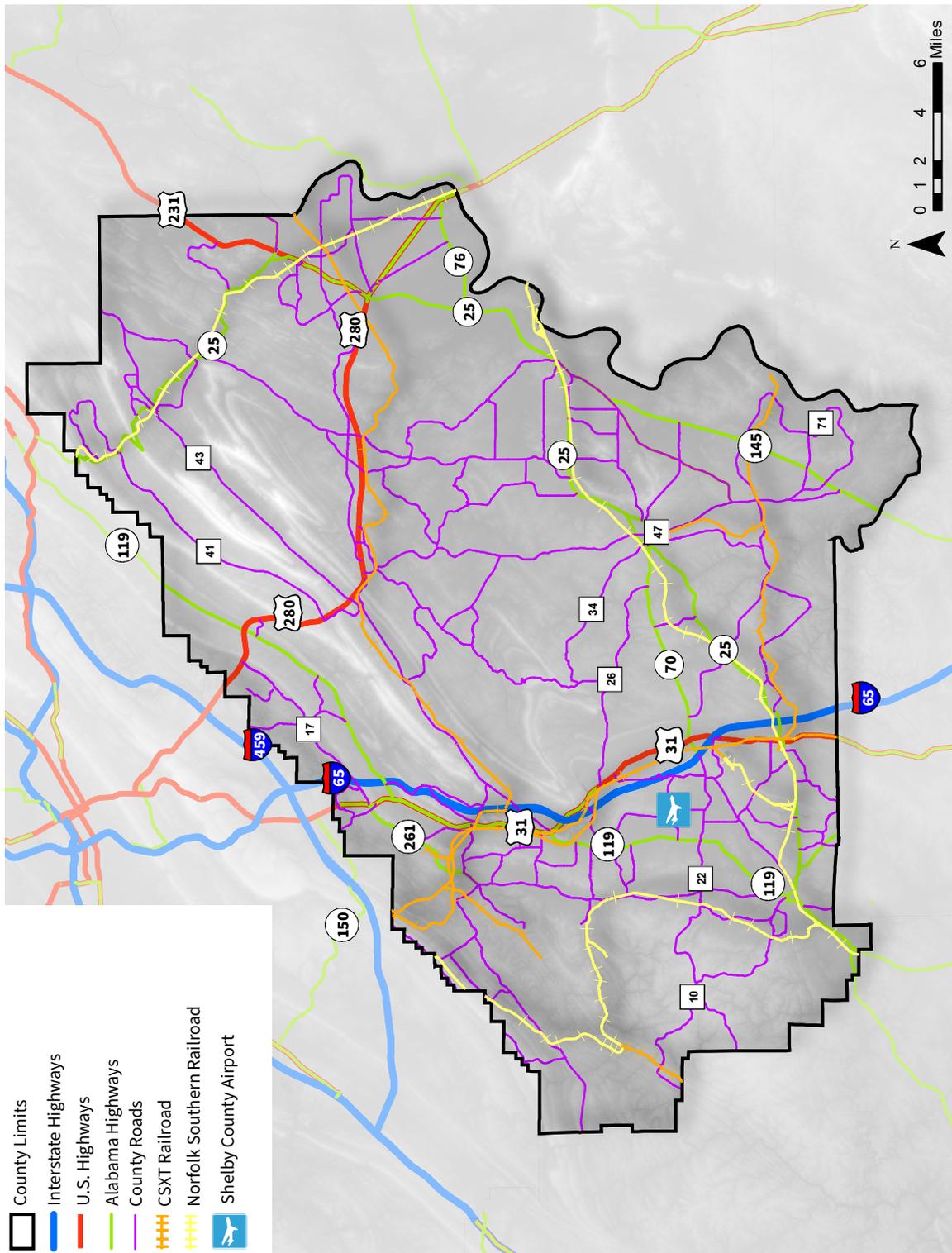
is the percentage of household income Shelby County residents spend on transportation costs annually. Transportation is considered "affordable" when it costs 15% or less of household income. Like other State of Alabama counties, most residents in Shelby County lack affordable transportation options.

\$13,360

is the average cost Shelby County residents spend annually on transportation. Transportation costs are higher for households in places that are least accessible and have the fewest mode options available such as walking, biking, or transit.

Source: Center for Neighborhood Technology – H+T Index

Figure 1.20: Transportation Facilities



Source: RPCGB



## Roadway Congestion

Roadway congestion can be measured by examining roadway level of service at peak hours of the day. Level of service, or LOS, is a term used to describe how well traffic flows along a given roadway. It is presented in terms of grades A through F, similar to a school report card, where A is the best possible traffic flow and F represents the worst conditions. In order to determine the LOS of the roadway, a comparison is first made between assigned daily traffic volumes and the capacity of the facility to calculate its volume-to-capacity (v/c) ratio. A roadway's capacity is based on its functional classification, number of lanes, posted speed limit, percent of truck traffic, and geometric characteristics. Volume to capacity ratios (v/c) are used to calculate how smoothly vehicular traffic flows on a particular roadway.



Any v/c ratio greater than 1 indicates a roadway that is operating over its design capacity, thus demanding immediate attention. Within Shelby County, many roadway segments routinely operate at LOS E (with a v/c ratio of 0.91 to 1.00) or LOS F (with a v/c ratio of >1.00), as shown in [Figure 1.21](#). A roadway segment with a LOS of E or F generally has more traffic than can be handled, leading to long queues at intersections or slow traffic on freeways and interstates. Unsurprisingly, significant areas of congestion occur along U.S. Highway 280, U.S. Highway 31, State Route 261, State Route 119, County Road 17 / Valleydale Road, County Road 52 and Hugh Daniel Drive.



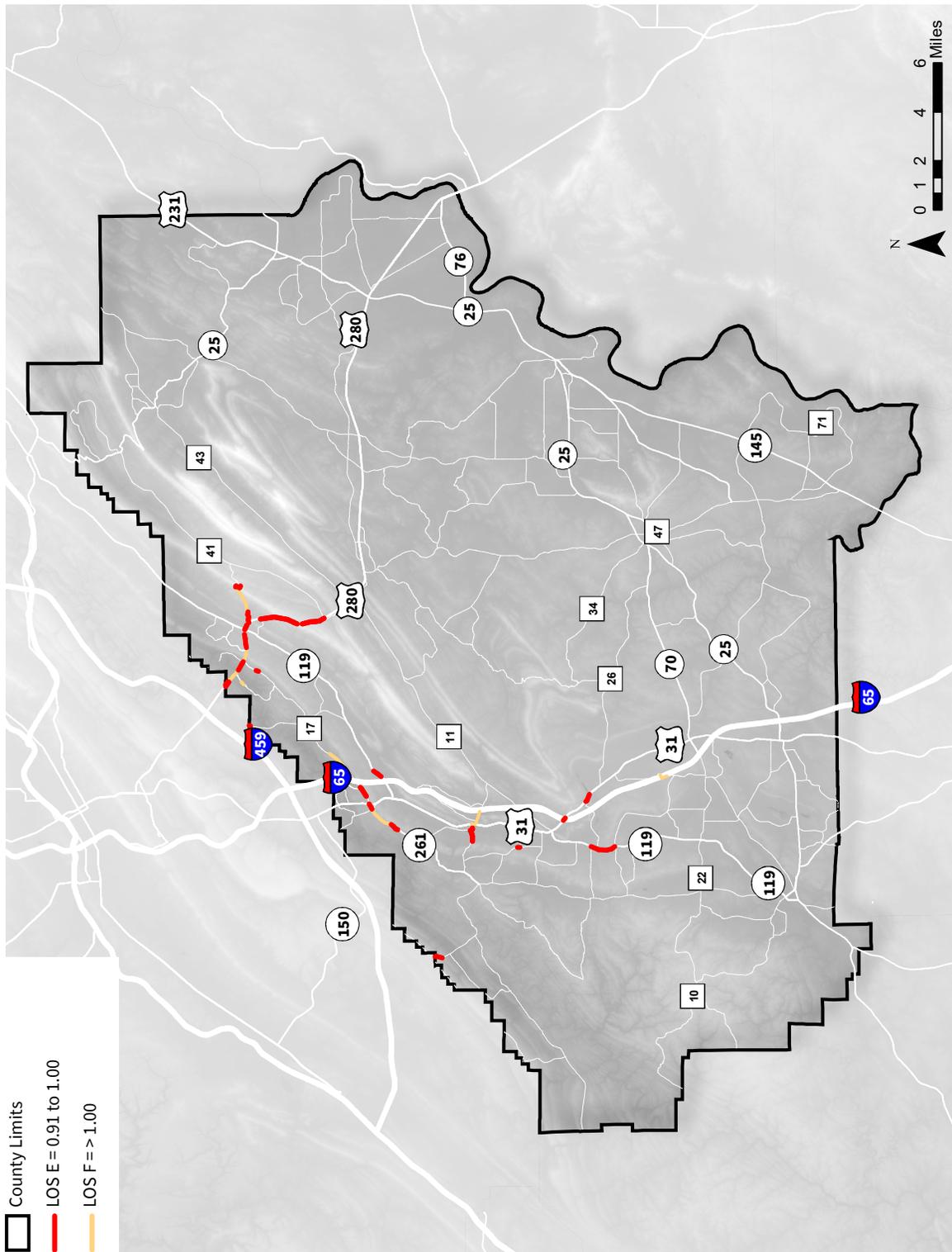
## Railroads

Approximately 187 miles of railroad run through Shelby County. The primary rail owners are CSX Transportation and Norfolk Southern Railway, who each own approximately 48% of the railroad miles within the county. See [Figure 1.21](#).

## Shelby County Airport

Located in the southern portion of Shelby County off I-65 at Exit 324 (see [Figure 1.21](#)), the Shelby County Airport is a general aviation facility owned and managed by the Shelby County Commission. Only 30 minutes from downtown Birmingham and one hour from Montgomery and Tuscaloosa, the airport is close to three metropolitan areas. The terminal offers wi-fi services, pilot's lounge, conference room and many other amenities. More than 140 aircraft are based at the

Figure 1.21: Congested Roadway Segments operating at Traffic Level of Service E or F



Source: RPCGB / Birmingham Metropolitan Planning Organization (MPO) Travel Demand Model



4 projects  
with pedestrian components



3 projects  
with bicycle components



5 projects  
sponsored by the County



15 projects  
sponsored by ALDOT



\$146,630,461  
total project costs



airport. The 75-foot wide asphalt runway is 5,001 feet in length. The airport offers two flight schools and two airplane maintenance shops. Hangar rentals are available, with a waiting list. Shelby County is continuously improving facilities at the airport from terminal renovations, new hangar construction projects and maintenance projects such as asphalt preservation and striping. These projects are funded with revenue generated from the airport operations as well as state and federal grant funds.

## Planned Transportation Projects with Committed Federal Funding

The Birmingham Metropolitan Planning Organization develops the Transportation Improvement Program (TIP), a document that provides a short-term (four-year) work program listing all federally funded transportation projects, programs, and transportation services to be carried out within the metropolitan planning area. The TIP only includes projects for which federal funding has been identified using currently available or anticipated revenues. The TIP is a direct subset of the long-range 2045 Regional Transportation Plan (RTP) and serves as a strategic management tool that accomplishes the objectives of the RTP. The TIP is adopted only once every four years and is essentially the first four years of the 25-year RTP. The TIP is updated annually and can be amended as necessary to account for changes in funding or project needs.

At present, there are 30 transportation projects listed in the TIP within Shelby County. These projects are shown in [Figure 1.22](#) and detailed in [Table 1.14](#) on [pages 34](#) and [35](#).



**Table 1.14: FY 2020-2023 Transportation Improvement Program (TIP) Projects within Shelby County**

MPO Map ID	Project Sponsor	Project Description	Route	Scope Or Phase Of The Project	Estimated Total Project Cost	Target Start Date
83	Hoover	Additional lanes on CR-17 (Valleydale RD) from SR-3 (US-31) to Riverchase Parkway East	CR-17	Construction	\$4,626,958	12/02/22
108	Jefferson County	Widen CR-29\1277 from CR-370(Heatherwood DR) to CR-2311 (Acton Rd) and bridge replacement over Cahaba River	CR-29	Right-of-way	\$3,600,000	10/01/21
111	ALDOT	Pelham topics, SR-3(US-31) from CR-52 to a point 0.25 miles north of CR-105 (phase II)	US-31	Construction	\$561,262	06/24/22
141	ALDOT	Additional lanes on SR-261 from Bearden RD to SR-3 (US-31)	SR-261	Construction	\$40,000,000	12/02/22
257	Helena	Helena Buck Creek, Tacoa, and Ruffin trail systems multi-use trail and bridges near CXS Railroad	N/A	Construction	\$3,284,201	07/29/22
263	Hoover	Valleydale RD from Caldwell Mill RD to Meadow DR - Phase 1	CR-17	Utility	\$8,000,000	03/01/22
590	Shelby County	Inverness Community Greenway from Inverness fire station to Hoover's nature park	N/A	Construction	\$2,348,470	09/25/20
701	ALDOT	Bridge widening on I-65 over I and N RR, 0.8 mile north of SR-3 (US-31) in Calera, bin #006484 and #006485	I-65	Design	\$417,631	03/01/22
722	ALDOT	Bridge widen on I-65 CSX RR and Buxahatchee Creek, south of exit 228 bin# 006832 and #006833	I-65	Design	\$845,578	03/01/22
730	Shelby County	Bridge replacement on CR-55 over Norfolk southern railroad near Sterrett bin # 10357	CR-55	Construction	\$2,096,200	08/26/22
768	ALDOT	Bridge widening on I-65 south of SR-3 (US-31) in Alabaster bin #006489 and #006490 over I and N RR, bin #006491 and #006492 over CR-26 and bin #006493 and #006494 over I and N RR/CR-87	I-65	Design	\$1,470,638	03/01/22
899	Shelby County	Bridge replacement of CR-52 bin # 3267 over Buck Creek (AASHTO)	CR-52	Construction	\$4,420,230	12/06/19
978	Alabaster	Additional lanes on SR-119 from CR-12 to CR-26 - Phase 1	SR-119	Construction	\$15,884,570	09/24/21
1180	Shelby County	Safety and intersection improvements on State Park RD from John Findlay DR to SR-119 to include the addition of bike lanes in the City of Pelham	N/A	Construction	\$6,872,121	02/26/21
1241	ALDOT	SR-3 (US-31) bridge (bin# 2091) over Pevine Creek and CSX RR, bridge replacement	US-31	Design	\$556,687	03/01/22
1250	Pelham	Multi-use trail and greenway system along the SR-3 (US-31) corridor adjacent to Bishop Creek in Pelham; Phases 3 and 4	US-31	Construction	\$1,693,213	06/15/23

MPO Map ID	Project Sponsor	Project Description	Route	Scope Or Phase Of The Project	Estimated Total Project Cost	Target Start Date
1296	ALDOT	Install railroad crossing devices on Pilgreen DR in Calera, dot #727 400e, ref#1323 (xvi-r), to include standard mast mounted signal, gate, bell, GCP's, signs	N/A	Construction	\$352,747	07/15/20
1328	Helena	Intersection improvements at SR-261 and CR-52E in the City of Helena	SR-261	Construction	\$2,612,881	06/30/23
1335	Alabaster	Additional lanes on SR-119 from CR-80 to CR-12 - Phase 2	SR-119	Right-of-way	\$1,500,000	09/01/22
1354	ALDOT	Resurfacing, micro-milling, planning, striping, leveling, and patching on SR-38 (US-280) from a joint 686 ft west of CR-62 to the Talladega County line	US-280	Construction	\$7,682,771	01/31/20
1425	ALDOT	Resurfacing, planning, striping, patching, and 2' safety widening on SR-3(US-31) from I-65 to CR-68	US-31	Construction	\$2,852,235	05/27/22
1426	ALDOT	Resurfacing, micro-milling, striping, leveling, patching, steel blockout replacement, and operational improvements on SR-38(US-280) from the Shelby County line to Narrows Parkway	US-280	Construction	\$9,906,462	05/28/21
1431	ALDOT	Installation of its infrastructure (communications, detection, surveillance, messaging) on I-65 /SR-3/US-31 over Norfolk Southern/CSX railroad; supports advanced freeway traffic management subsystem component of I-65/SR-3/US-31 advanced corridor management system	I-65	Construction	\$5,085,199	08/26/22
1452	Shelby County	Bridge replacement and approaches (bin # 021584) on SR-25 over Waxahatchee Creek	SR-25	Construction	\$1,853,651	12/03/21
1468	ALDOT	Planning, overlay, striping, and guardrail safety improvements on I-65 from the Chilton County line to the north end of the bridge over CR-263 and CSX railroad (mile post 237.530)	I-65	Construction	\$11,815,055	06/24/22
1480	ALDOT	Resurfacing, planning, striping, leveling, and patching on SR-38 (US-280) from Narrows Parkway to Chesser Crane RD	SR-38	Construction	\$2,373,386	12/02/22
1487	Montevallo	Sidewalks along SR-25 in the City of Montevallo	SR-25	Construction	\$684,875	02/15/22
1493	Alabaster	ADA upgrade and improvements to the Buck Creek multi-use trail from the YMCA to Buck Creek Park in the City of Alabaster.	N/A	Construction	\$917,501	11/04/22
1494	ALDOT	Resurfacing, planning, striping and patching SR-25 from Old Ivy RD to a joint at old SR-25 (mile post 130.530)	SR-25	Construction	\$1,805,891	05/27/22
1496	ALDOT	Resurfacing, planning and striping SR-25 from SR-3 (US-31) to Old Ivy RD	SR-25	Construction	\$510,050	12/02/22

Source: FY 2020-2023 Transportation Improvement Program (TIP) for the Birmingham Metropolitan Planning Area

To learn more, visit: <https://www.rpcgb.org/transportation-improvement-program-tip>

# Transportation Options

Development patterns of the late 20th century have resulted in limited alternatives to vehicular transportation. The County's terrain has also been an impediment to developing the transportation network (see **Figure 1.31** on **page 57**). Shelby County has minimal transit service and low-density development. Separation between trip origins and destinations adds to the challenge of providing service. As a result, the average resident has very few transportation options beyond the private automobile. According to the 2019 5-Year American Community Survey, only 2% of Shelby County residents commuted to work via walking, cycling, or public transit (see **Table 1.13** on **page 28**).

## Public Transit

The only Birmingham Jefferson County Transit Authority (BJCTA) fixed-transit route that currently serves Shelby County is the Highway 280 route with stops in Inverness down to the Walmart Supercenter in Brook Highland Plaza.

ClasTran is a regional transportation provider that provides curb-to-curb demand-response service in Jefferson and Shelby counties. It is funded in part by the Federal Transit Administration, ALDOT, Jefferson County, Shelby County, the City of Birmingham, and many other municipalities. Individuals are eligible to utilize ClasTran's services if they are age 60 and over or if they have a disability. An application must be filled out to determine eligibility. To learn more visit [www.Clastran.com](http://www.Clastran.com).

## Sidewalk Infrastructure

Shelby County has approximately 765 miles of sidewalks, of which approximately 121 (19%) are located in unincorporated Shelby County.

## Bicycle Infrastructure

Shelby County has approximately 28 miles of bicycle lanes that are located primarily within incorporated municipalities. Approximately 7.6 miles of bicycle lanes (27% of the total) are located within Oak Mountain State Park.

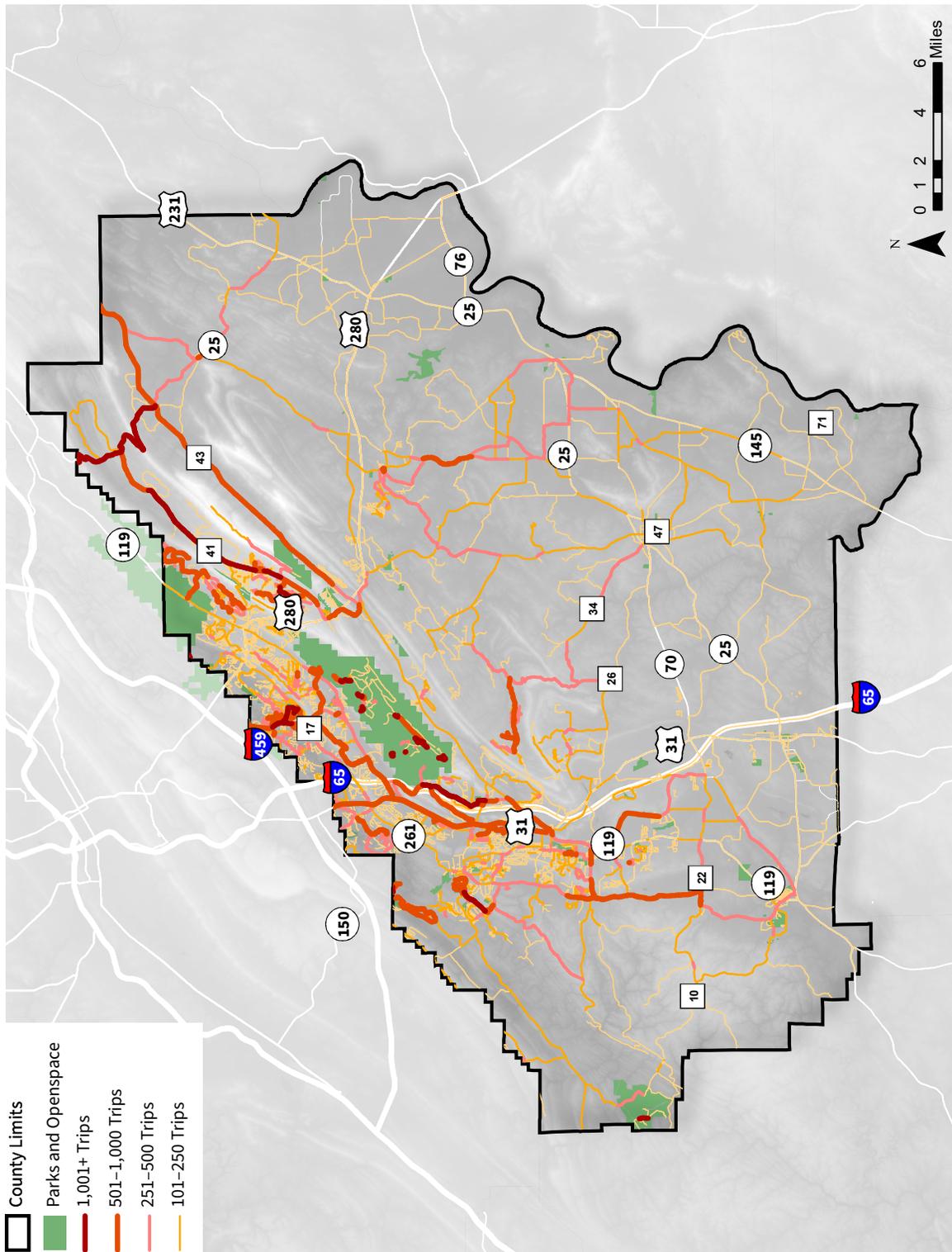
Using data from STRAVA, a ride tracking app popular with cyclists, the map in **Figure 1.23** exhibits the most popular bicycling routes among riders by individual trip count. In calendar year 2021, a total of 51,583 bicycling trips were made by 5,226 people.

- 98% of trips were for recreational purposes, 2% of trips were for commuting purposes
- 44% of trips were made on the weekend
- Out of the 5,226 people making the trips, approximately 31% were locals and 69% were visitors

## Trails and Greenways

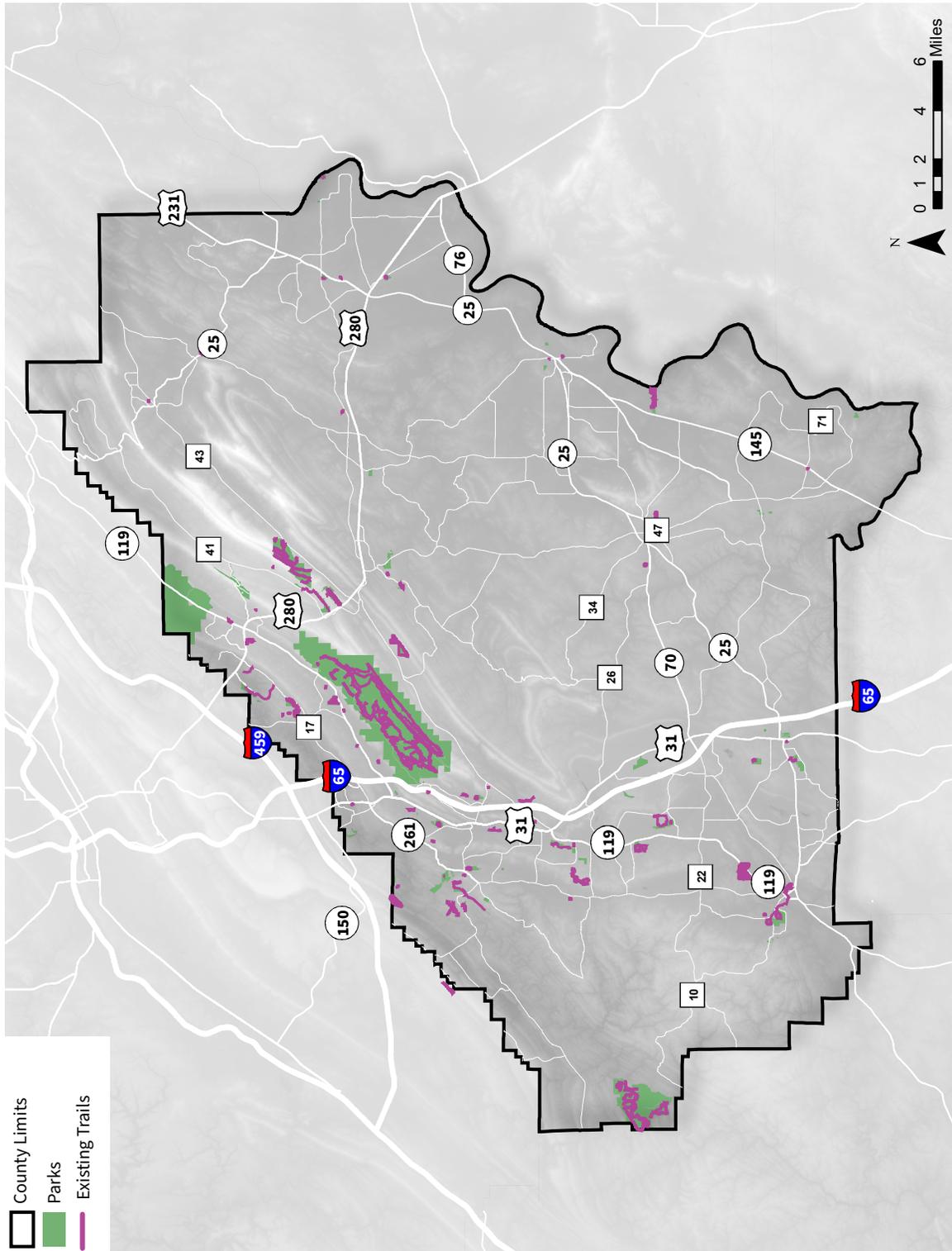
The number of trails and greenways in Shelby County continues to grow. Designed for use by pedestrians and cyclists, greenways serve both transportation and recreational purposes. They complement the on-street pedestrian and bicycle network and provide important linkages to other destinations. To date, almost 160 miles of off-road greenways and trails have been built in Shelby County (see **Table 1.15** and **Figure 1.24**). While this number is modest by road network standards, it signals a growing trend toward providing Shelby County residents with a viable alternative for mobility and physical activity.

**Figure 1.23: Most Popular Bicycling Routes according to STRAVA (2021)**



Source: Strava Metro - calendar year 2021

Figure 1.24: Existing Trails and Greenways in Shelby County



Source: Shelby County Department of Development Services (2021)

**Table 1.15: Existing Trails and Greenways in Shelby County**

	<b>Trail or Greenway Name</b>	<b>Entity Responsible for Maintenance</b>	<b># of Miles</b>
1	<b>Abby Wooley Park Walking Trail</b>	Alabaster	0.2
2	<b>Buck Creek Greenway</b>	Alabaster	1.1
3	<b>Heroes Park Walking Trail</b>	Alabaster	0.2
4	<b>Veterans Park Walking Trail</b>	Alabaster	2.1
5	<b>Weatherly Bike Lane</b>	Alabaster	1.5
6	<b>Creekview Elementary School Walking Track</b>	Alabaster City Schools	0.3
7	<b>Meadow View Elementary School Walking Track</b>	Alabaster City Schools	0.2
8	<b>Thompson High School Track</b>	Alabaster City Schools	3.1
9	<b>Thompson Intermediate School Track</b>	Alabaster City Schools	0.3
10	<b>Akridge Arboretum Park Walking Trail</b>	Calera	0.2
11	<b>Calera High School Track</b>	Calera	0.3
12	<b>George W. Roy Recreational Park Walking Trail</b>	Calera	0.4
13	<b>Oliver Park Walking Trail</b>	Calera	0.4
14	<b>Chelsea Recreational Park Walking Trail</b>	Chelsea	0.7
15	<b>Chelsea Sports Complex Trail</b>	Chelsea	3.1
16	<b>Columbiana Sports Complex Walking Trail</b>	Columbiana	0.4
17	<b>J.W. Donahoo Park Walking Trail</b>	Harpersville	0.3
18	<b>Helena Community Center Indoor Walking Track</b>	Helena	0.1
19	<b>Hillsboro Trail</b>	Helena	2.9
20	<b>Joe Tucker Park Walking Trail</b>	Helena	0.5
21	<b>Holland Lakes Walking Trail</b>	Holland Lakes Owners Association	0.8
22	<b>Black Creek MTB Park Trails</b>	Hoover	4.8
23	<b>Inverness Community Greenway</b>	Hoover	2.4
24	<b>Veterans Park on Valleydale Trail System</b>	Hoover	2.9
25	<b>Wildflower Park Walking Trail</b>	Hoover	0.2
26	<b>Berry Middle School Track</b>	Hoover City Schools	0.3
27	<b>Bumpus Middle School Campus Track</b>	Hoover City Schools	0.3
28	<b>Greystone Elementary School Walking Trail</b>	Hoover City Schools	0.2
29	<b>Spain Park High School Track</b>	Hoover City Schools	0.3
30	<b>Indian Springs School Track</b>	Indian Springs School	0.3
31	<b>Indian Springs Village Walking Trail</b>	Indian Springs Village	0.2

	<b>Trail or Greenway Name</b>	<b>Entity Responsible for Maintenance</b>	<b># of Miles</b>
32	<b>Joseph S. Bruno Montessori Academy Track</b>	Joseph S. Bruno Montessori Academy	0.2
33	<b>Meadow Brook Corporate Park Walking Trail</b>	Meadow Brook Corporate Park South Association Inc	1.1
34	<b>Montevallo Parks Primitive Trail</b>	Montevallo	0.4
35	<b>Montevallo Parks Trail</b>	Montevallo	1.6
36	<b>Orr Park Walking Trail</b>	Montevallo	1.6
37	<b>Shoal Creek Park Trails</b>	Montevallo	10.1
38	<b>Stephens Park Walking Trail</b>	Montevallo	0.7
39	<b>Boulder Ridge Trail (Red)</b>	Oak Mountain State Park	1.4
40	<b>BUMP Trail (Red)</b>	Oak Mountain State Park	1.5
41	<b>Camp Road (Red)</b>	Oak Mountain State Park	1.2
42	<b>Cat-Dog-Snake Trail (Red)</b>	Oak Mountain State Park	1.2
43	<b>Family Trail (Red)</b>	Oak Mountain State Park	0.7
44	<b>Foothills Trail</b>	Oak Mountain State Park	4.5
45	<b>Foreplay Trail (Red)</b>	Oak Mountain State Park	0.5
46	<b>Garrett's Gulch Trail (Red)</b>	Oak Mountain State Park	0.3
47	<b>Jekyll n Hyde Trail (Red)</b>	Oak Mountain State Park	3.9
48	<b>Johnson's Mountain Trail (Red)</b>	Oak Mountain State Park	1.9
49	<b>Lake Trail (Red)</b>	Oak Mountain State Park	2.2
50	<b>Light Trail</b>	Oak Mountain State Park	0.8
51	<b>Lightning Trail (Red)</b>	Oak Mountain State Park	0.7
52	<b>Moccasin Wildlife Trail</b>	Oak Mountain State Park	0.9
53	<b>Mountain Lakes Trail</b>	Oak Mountain State Park	0.2
54	<b>Mr. Toad's Trail (Red)</b>	Oak Mountain State Park	0.7
55	<b>North Lakes Connector</b>	Oak Mountain State Park	2.5
56	<b>Peavine Falls Trail (Green)</b>	Oak Mountain State Park	2.1
57	<b>Rattlesnake Ridge Trail (Red)</b>	Oak Mountain State Park	2.5
58	<b>Red Road</b>	Oak Mountain State Park	5.5
59	<b>Red-White Connector Trail</b>	Oak Mountain State Park	0.4
60	<b>Rock Garden Trail (Red)</b>	Oak Mountain State Park	1.0
61	<b>Scenic Creek Overlook Trail</b>	Oak Mountain State Park	0.3
62	<b>Seven Bridges Trail (Red)</b>	Oak Mountain State Park	1.6
63	<b>Shackleford Point Trail (White)</b>	Oak Mountain State Park	6.0
64	<b>Slingshot</b>	Oak Mountain State Park	3.4

	<b>Trail or Greenway Name</b>	<b>Entity Responsible for Maintenance</b>	<b># of Miles</b>
65	<b>South Rim Trail (Blue)</b>	Oak Mountain State Park	9.9
66	<b>The Chimneys Trail (Red)</b>	Oak Mountain State Park	0.9
67	<b>West Ridge Trail (Red)</b>	Oak Mountain State Park	1.7
68	<b>Coker Park Walking Trail</b>	Pelham	0.5
69	<b>Fun Go Holler Park Walking Trail</b>	Pelham	0.5
70	<b>Pelham City Park Walking Trail</b>	Pelham	0.5
71	<b>Pelham High School Track</b>	Pelham City Schools	0.3
72	<b>Pelham Oaks Elementary School Walking Trail</b>	Pelham City Schools	0.2
73	<b>Pelham Ridge Elementary School Walking Track</b>	Pelham City Schools	0.1
74	<b>Riverwoods Trail System</b>	Riverwoods HOA	2.8
75	<b>Almont Park Walking Trail</b>	Shelby County	0.2
76	<b>Cahaba Lily Park Walking Trail</b>	Shelby County	3.6
77	<b>Cahaba Shoals Loop</b>	Shelby County	2.3
78	<b>Dunnavant Valley Community Greenway</b>	Shelby County	1.8
79	<b>Flycatcher</b>	Shelby County	0.1
80	<b>Flycatcher</b>	Shelby County	0.1
81	<b>Flying Squirrel</b>	Shelby County	0.9
82	<b>Forest Parks Trail</b>	Shelby County	2.3
83	<b>Heardmont Park Trail</b>	Shelby County	1.5
84	<b>High Voltage</b>	Shelby County	0.5
85	<b>Lost Lake Loop</b>	Shelby County	1.0
86	<b>Northern Pines</b>	Shelby County	1.5
87	<b>Oak Mountain High School Track</b>	Shelby County	0.3
88	<b>Pea Ridge Walking Trail</b>	Shelby County	0.2
89	<b>Peaceful Easy Feeling</b>	Shelby County	0.6
90	<b>Reflection</b>	Shelby County	1.7
91	<b>Rust Bucket</b>	Shelby County	2.2
92	<b>Shoal Nuff</b>	Shelby County	0.7
93	<b>Sterrett Trail</b>	Shelby County	0.2
94	<b>Turtleback Ridge</b>	Shelby County	0.7
95	<b>Vandiver Park Walking Trail</b>	Shelby County	0.2
96	<b>Whitetail</b>	Shelby County	0.8
97	<b>Wild Turkey</b>	Shelby County	1.7

	<b>Trail or Greenway Name</b>	<b>Entity Responsible for Maintenance</b>	<b># of Miles</b>
98	<b>Without A Paddle</b>	Shelby County	0.5
99	<b>Chelsea High School Track</b>	Shelby County Schools	0.3
100	<b>Chelsea Intermediate School Walking Track</b>	Shelby County Schools	0.3
101	<b>Columbiana Community Trail</b>	Shelby County Schools	1.5
102	<b>Helena Elementary School Walking Trail</b>	Shelby County Schools	0.2
103	<b>Montevallo High School Track</b>	Shelby County Schools	0.3
104	<b>Mt Laurel Elementary School Walking Trail</b>	Shelby County Schools	0.2
105	<b>Oak Mountain Middle School Track</b>	Shelby County Schools	0.3
106	<b>Shelby County High School Track</b>	Shelby County Schools	0.3
107	<b>Shelby Elementary School Walking Trail</b>	Shelby County Schools	0.2
108	<b>Vincent High School Track</b>	Shelby County Schools	0.3
109	<b>Wilsonville Elementary School Walking Trail</b>	Shelby County Schools	0.1
110	<b>Silver Lakes Trail</b>	Silver Lakes Homeowners Association	1.2
111	<b>St. Vincent's One Nineteen Walking Trail</b>	St. Vincent's Health System	0.5
112	<b>Stagecoach Trace Walking Trail</b>	Stagecoach Trace Residential Association	1.5
113	<b>Blue Cross and Blue Shield of Alabama Fitness Trail</b>	University of Montevallo	0.8
114	<b>Ebenezer Swamp Boardwalk</b>	University of Montevallo	0.2
115	<b>Gorman Park Trails</b>	Vincent	0.2
116	<b>Vincent Municipal Park Walking Track</b>	Vincent	0.3
117	<b>Westover Park Walking Trail</b>	Westover	0.3
118	<b>Oak Meadow Park Walking Trail</b>	Wilsonville	0.3
119	<b>YMCA Walking Trail</b>	YMCA	0.7

Source: Shelby County Department of Development Services

Oak Mountain State Park has 100 miles of trails for all ages and skill levels including:



27 miles

of equestrian trails exclusively for horses



32 miles

of hiking trails exclusively for foot traffic



42 miles

of mountain bike trails



Image Credits: Alabama State Parks Division and Shelby County

# LAND USE & DEVELOPMENT PROFILE

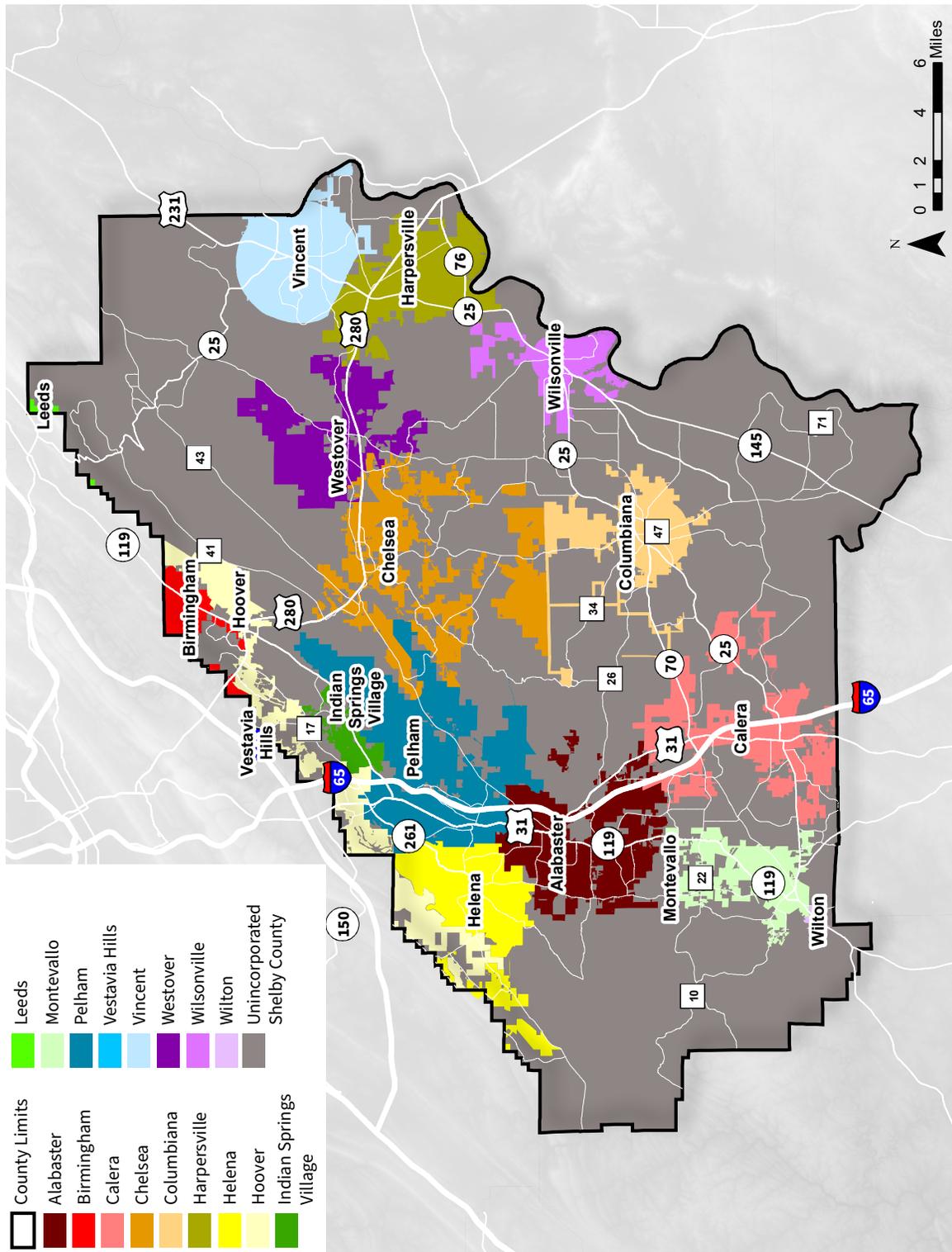
## Municipalities in Shelby County

17 municipalities (see [Table 1.16](#) and [Figure 1.25](#)) are either completely or partially within Shelby County. Incorporated municipal areas account for 34% of the county's land area; while the unincorporated areas account for 66% of the county's land area.

**Table 1.16: List of Municipalities in Shelby County**

Municipalities	Description	Latest Planning Efforts
Alabaster	Located on I-65 just 20 miles south of Birmingham and just six miles south of I-459.	Alabaster Forward Comprehensive Plan - 2015
Birmingham	Birmingham is the largest city in Alabama and is situated in both Shelby and Jefferson counties.	Birmingham Framework Plans – 2014 to 2022 City Center Master Plan - 2019
Calera	Calera is located approximately 30 miles south of Birmingham and positioned along the Interstate 65 corridor. Calera is located primarily within the southern portion of Shelby County but does extend into Chilton County.	Calera Comprehensive Plan – 2020
Chelsea	Chelsea is located in north central Shelby County approximately 10 miles southeast of Birmingham along the U.S. Highway 280 corridor.	280 Overlay District - 2019 Chelsea Comprehensive Plan – 2020
Columbiana	Columbiana is centrally located and serves as the county seat with many county government offices located in the city. As such, many people come to Columbiana to conduct business.	Columbiana Comprehensive Plan – 2016 Columbiana Rail to Trail Development Plan – 2017 Columbiana Comprehensive Plan - 2004
Harpersville	Harpersville is located on the east central border of Shelby County along the Coosa River and U.S. Highway 280 approximately 28 miles southeast of Birmingham.	Harpersville Master Plan - 2021
Helena	Helena is located approximately 20 miles south of Birmingham. Helena is located primarily within Shelby County but does extend into Jefferson County.	Helena Comprehensive Plan – 2016 New Helena Comprehensive Plan – Currently in process
Hoover	Hoover is located in both Jefferson and Shelby counties and is the largest suburban city in Alabama.	Hoover Comprehensive Plan – 2019
Indian Springs Village	Indian Springs Village is located in northern Shelby County approximately 12 miles south of the City of Birmingham.	Indian Springs Comprehensive Plan - 2004
Leeds	Leeds is located in the most northern portion of Shelby County and is contiguous to the City of Birmingham. Leeds is primarily located in Jefferson County but extends into Shelby and St. Clair counties.	Leeds Master Plan - 2012
Montevallo	Montevallo is located in the southwestern section of the County and approximately 30 miles south of Birmingham. Montevallo offers a small-town quality of life but within short driving distance of Alabama's largest metropolitan area.	Montevallo Comprehensive Plan - 2020
Pelham	Pelham is located in the central portion of the County and approximately 15 miles south of Birmingham.	Pelham Comprehensive Plan – 2020

Figure 1.25: Municipalities in Shelby County



Source: Shelby County Department of Development Services

Municipalities	Description	Latest Planning Efforts
Vestavia Hills	Vestavia Hills is located in both Jefferson and Shelby counties in northern Shelby County and is an adjoining suburb of the City of Birmingham.	Vestavia Comprehensive Plan - 2004
Vincent	Vincent is located along the Coosa River in northeastern Shelby County and extends into St. Clair and Talladega counties, with all households located within Shelby County. Vincent is approximately 30 miles southeast of Birmingham.	Vincent Comprehensive Plan - 2008
Westover	Westover is located along the Highway 280 corridor in the northeast quadrant of Shelby County approximately 20 miles southeast of the city of Birmingham.	Westover Composite Plan - 2004
Wilsonville	Wilsonville is located in southeast Shelby County just 30 miles southeast of Birmingham.	Not Applicable
Wilton	Wilton is located in the south western section of the County, approximately 40 miles south of Birmingham.	Not Applicable

Sources: Shelby County and RPCGB

## Zoning

Zoning is a development control strategy which may be used regardless of whether an area is incorporated or unincorporated. The land areas in the county that lie within the boundaries of the 17 incorporated areas are zoned according to the municipal zoning ordinances. In 1982, Shelby County was granted special enabling legislation (Act 82-693) that provided the County with zoning authority in the unincorporated areas and designated the Shelby County Planning Commission as the authority for managing the zoning and subdivision regulations for the County. Zoning in the unincorporated areas of Shelby County is established only by a beat election. Currently, 8 out of 12 zoning beats in the unincorporated areas have full or partial zoning and are protected by the requirements of the *Zoning Regulations of Shelby County*. They are located within the vicinity of Westover / South Wilsonville, Calera and portions of North Shelby County (see [Figure 1.26](#)).

Sixteen zoning districts are currently available under the *Zoning Regulations of Shelby County*. The *Zoning Regulations of Shelby County* regulate the use of buildings, structures, and land for trade, industry, residential or other purposes by specifying which uses are permitted within each district. For example, an industrial use would not be permitted in an area zoned for residential use. In this way, zoning serves to protect property values. The *Zoning Regulations* also regulate the location and height of buildings and other structures including the amount of land that may be covered by building or paving, uniform setback distances of structures, and the sizes of yards and other open spaces. This helps to prevent buildings from being built too close to one another or to the street. It also helps to protect the integrity and character of neighborhoods and commercial areas.

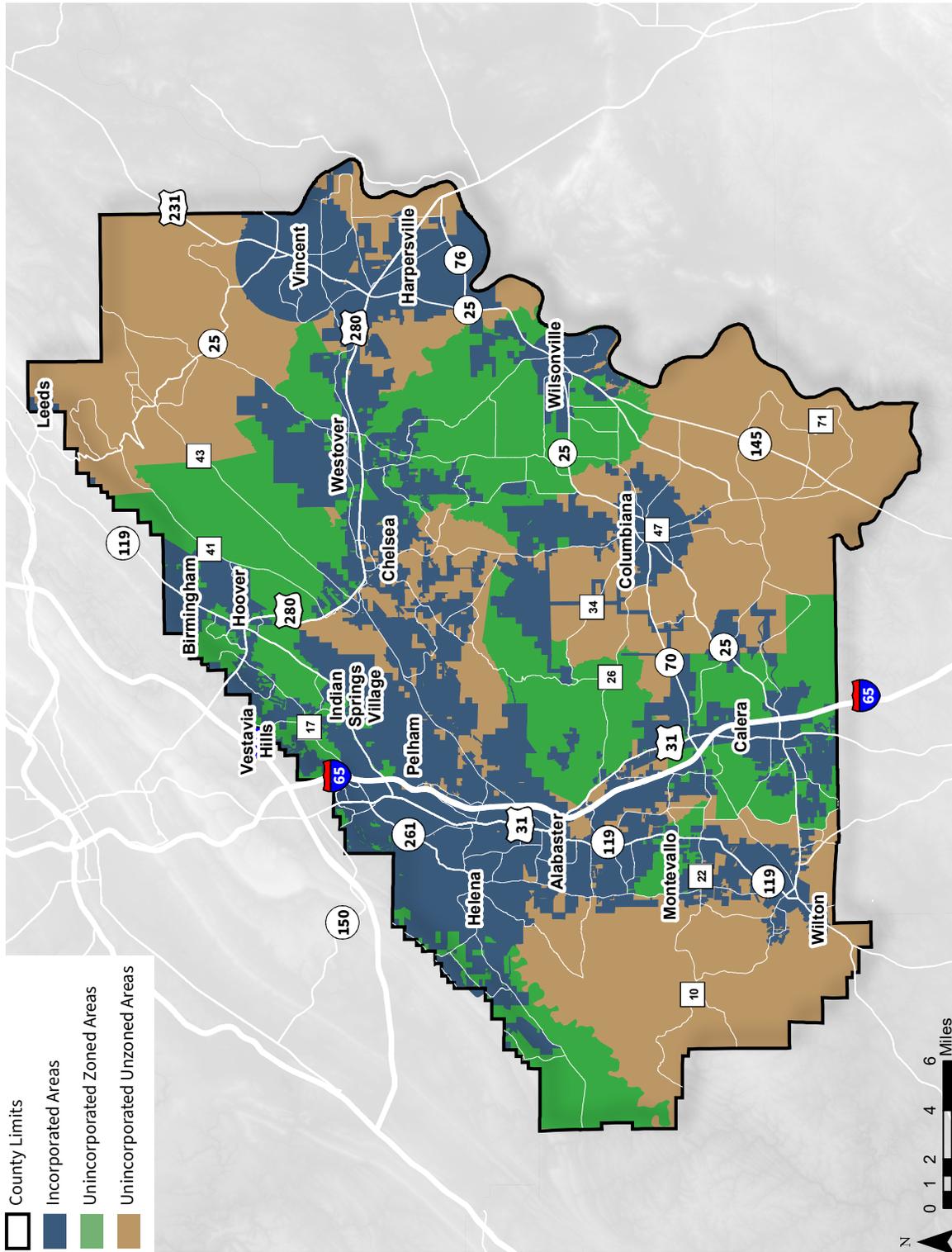
To learn more, contact the Shelby County Department of Development Services and visit <https://www.shelbyal.com/230/Land-Development>.

**Table 1.17: Zoning Status of Land in Shelby County**

Shelby County	Square Miles	Percent of the County
<b>Incorporated Zoned Areas</b>	277.7	34%
<b>Unincorporated Zoned Areas</b>	199.8	25%
<b>Unincorporated Unzoned Areas</b>	331.3	41%
<b>Total</b>	808.8	100%

Source: Shelby County Department of Development Services (2021)

Figure 1.26: Zoned Areas



Source: Shelby County Department of Development Services (2021)

# Existing Land Use

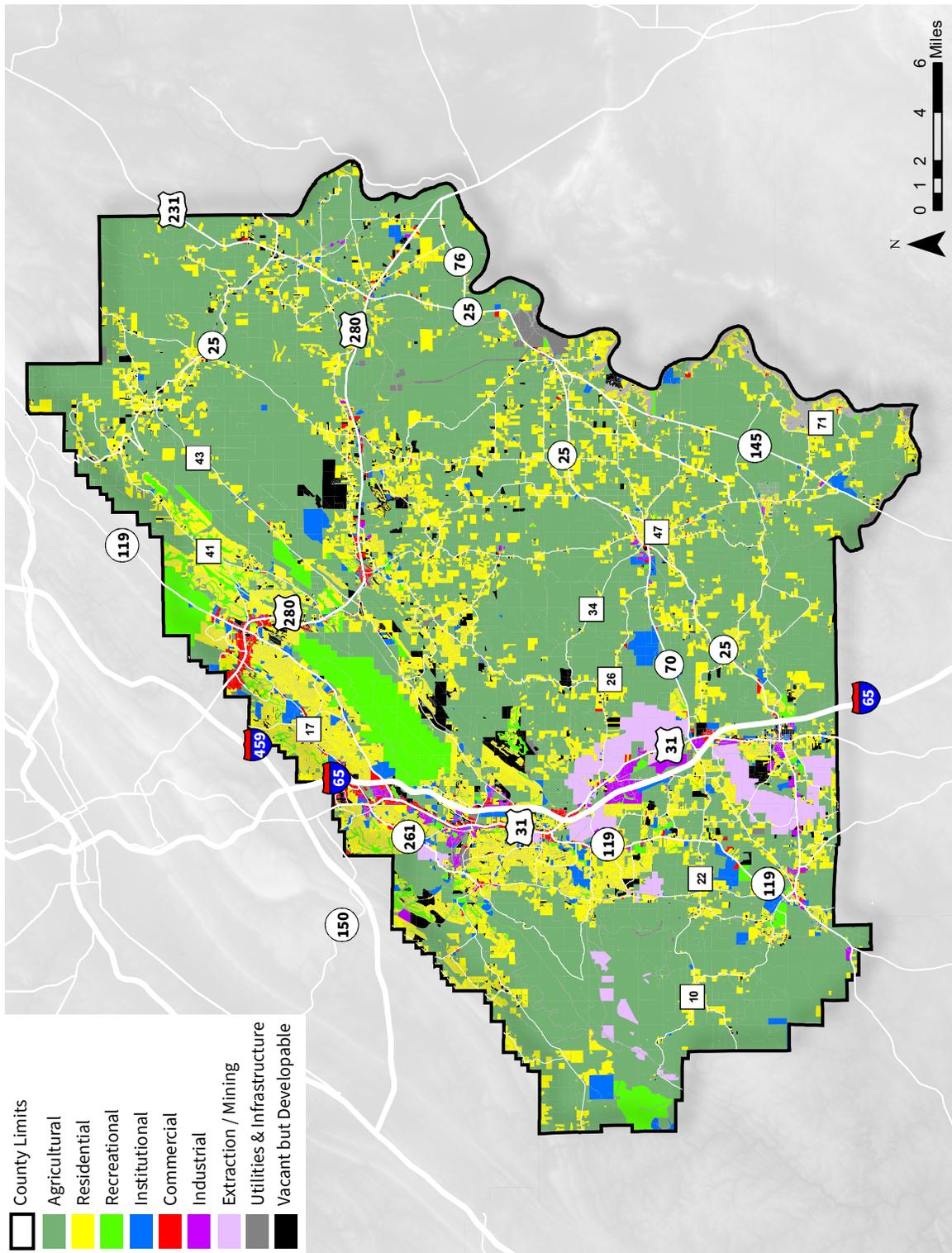
The Existing Land Use Map shown in **Figure 1.27** was derived from Tax Assessor records based on property class, improvement codes, ownership, and 2021 aerial imagery. Currently, only 2.4% of the County’s land is Vacant but Developable, meaning the land has been cleared for potential development. The two largest land uses are agricultural and residential that account for 61.8% and 19.6% of the County’s total land area, respectively. Recreational land uses account for 4.1%, while 2.3% is devoted to extraction / mining land uses as well as institutional land uses. Commercial, industrial and utilities & infrastructure land uses each account for 1% or less of the County’s total land area.

**Table 1.18: Existing Land Use (2021)**

Existing Land Use	Square Miles	Percent of Total Square Miles
Agricultural	499.7	61.8%
Residential	158.1	19.6%
Recreational	33.4	4.1%
Extraction / Mining	18.9	2.3%
Institutional	18.4	2.3%
Commercial	8.1	1.0%
Industrial	6.3	0.8%
Utilities & Infrastructure	5.4	0.7%
Vacant but Developable	19.5	2.4%
Right-of-way/ Waterbodies	41.1	5.1%
<b>Total</b>	<b>808.8</b>	<b>100.0%</b>

Sources: Shelby County Department of Development Services and RPCGB

Figure 1.27: Existing Land Use (2021)



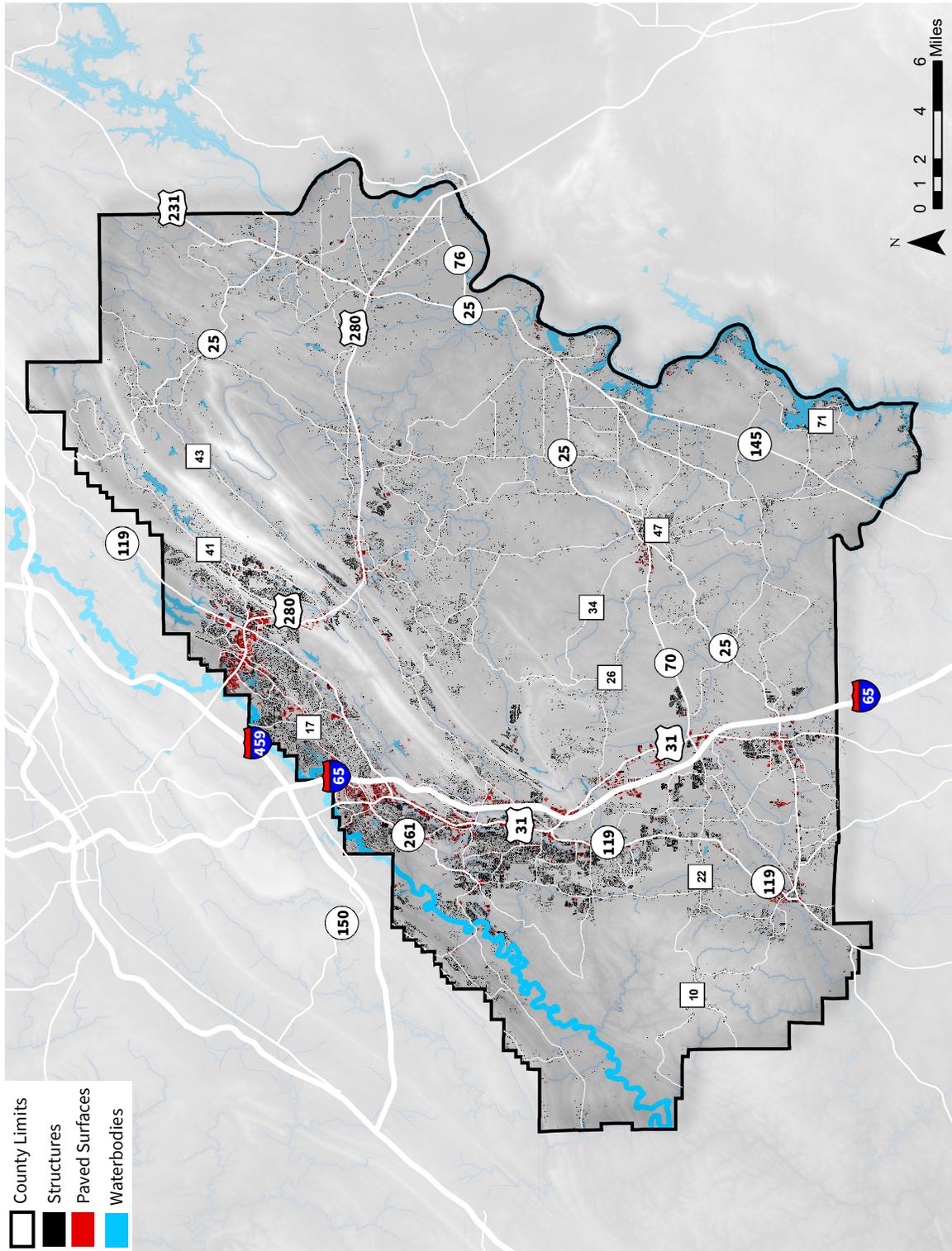
Sources: Shelby County Department of Development Services

## Existing Development Footprint

Buildings, pavement, sidewalks, and surface parking lots all combine to form impervious surfaces. These collect solar heat and produce the “heat island effect” and contribute to stormwater runoff. Runoff creates flooding potential and discharges harmful pollutants into waterbodies. Susceptible to runoff, the Coosa River and Lay Lake form much of the county’s eastern boundary, and Lake Purdy is a prominent water feature on the northeast border.

**Figure 1.28** shows the existing development footprint within the County. Currently, there are approximately 11,710 acres (18.3 square miles) of impervious surface within the County limits, which accounts for approximately 2.2% of the County’s total land area.

Figure 1.28: Existing Development Footprint



Sources: Shelby County Department of Development Services and RPCGB



289

tax Delinquent Properties



149 residential

tax Delinquent Properties



99 undeveloped

tax Delinquent Properties



25.2 square miles

designated as an Opportunity Zone

## Opportunity Alabama

Opportunity Alabama (OPAL) is an initiative dedicated to connecting investors with investable assets in Alabama's Opportunity Zones.

## Tax Delinquent Properties

In 2020, there were approximately 289 tax delinquent properties in Shelby County. Many of these properties have been tax delinquent for an extended period of time. These properties have accrued liens for both taxes and other unpaid bills (like tax abatement). While not a quick process, tax delinquent properties can be purchased and redeveloped, usually at a discount.

### How do I purchase a tax delinquent property?

Annually, State of Alabama holds a tax sale at the State of Alabama Courthouse on tax delinquent properties. If taxes are not paid the day before the sale, they are included in the tax sale. The tax sale usually takes place the third or fourth week of May each year. During this sale, tax certificates on delinquent properties are auctioned to the highest bidder. Properties that go unsold in the tax sale are then deemed sold to the Department of Revenue. Following the tax sale, citizens may purchase tax certificates and deeds from the State. If the State has held a tax certificate less than three years, the purchaser is issued an assignment of the certificate. If the State has held the tax sale certificate over three years a tax deed will be issued to the purchaser. Note neither an assignment nor a tax deed gives the holder clear title to the parcel. (Source: <http://birminghamlandbank.org/jefferson-county-tax-sale>)

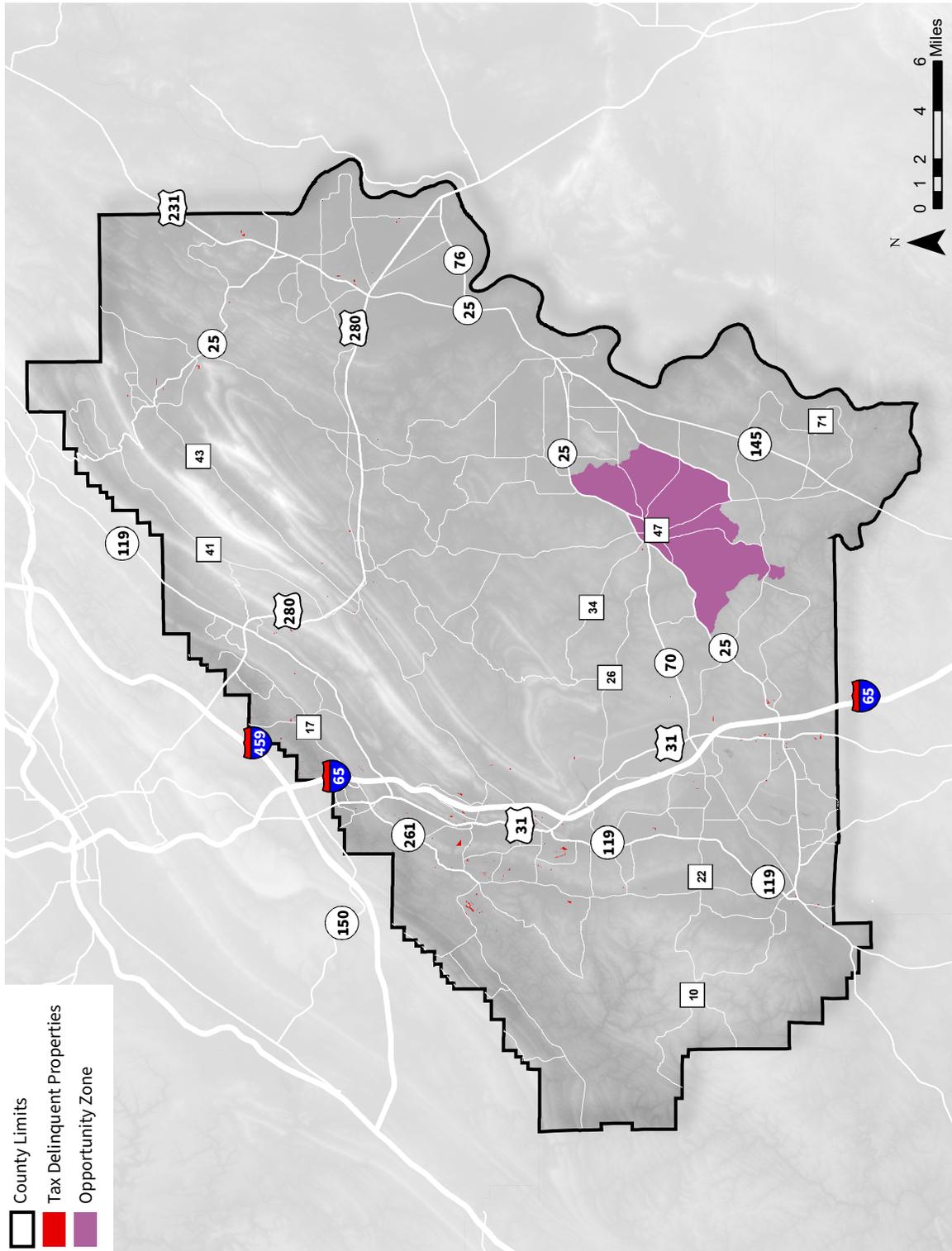
The Alabama Department of Revenue maintains a list of tax delinquent properties currently in State inventory. That list can be viewed and downloaded at <https://revenue.alabama.gov/property-tax/taxes-administered/tax-delinquent-property-and-land-sales/>.

## Opportunity Zone

Opportunity Zones were created through the Tax Cuts and Jobs Act of 2017. These zones were established with the hope of spurring economic development in “economically distressed” communities — low-income areas with a poverty rate of at least 20 percent and a median household income of less than 80 percent of the statewide figure. The Act allows investors to defer tax income on capital gains revenues if they re-invest that money into an Opportunity Fund, an account that invests in properties in an Opportunity Zone.

Within Shelby County, approximately 16,154 acres (or 25.2 square miles) are designated as an Opportunity Zone, located primarily within the City of Columbiana and in unincorporated Shelby County (see **Figure 1.29**).

Figure 1.29: Tax Delinquent Properties (2020) and Opportunity Zone



Sources: Shelby County and RPCGB



Above: Old Baker Farm, Harpersville AL  
(Source: Old Baker Farm)



Source: Birmingham MLS

## Prime Farmland

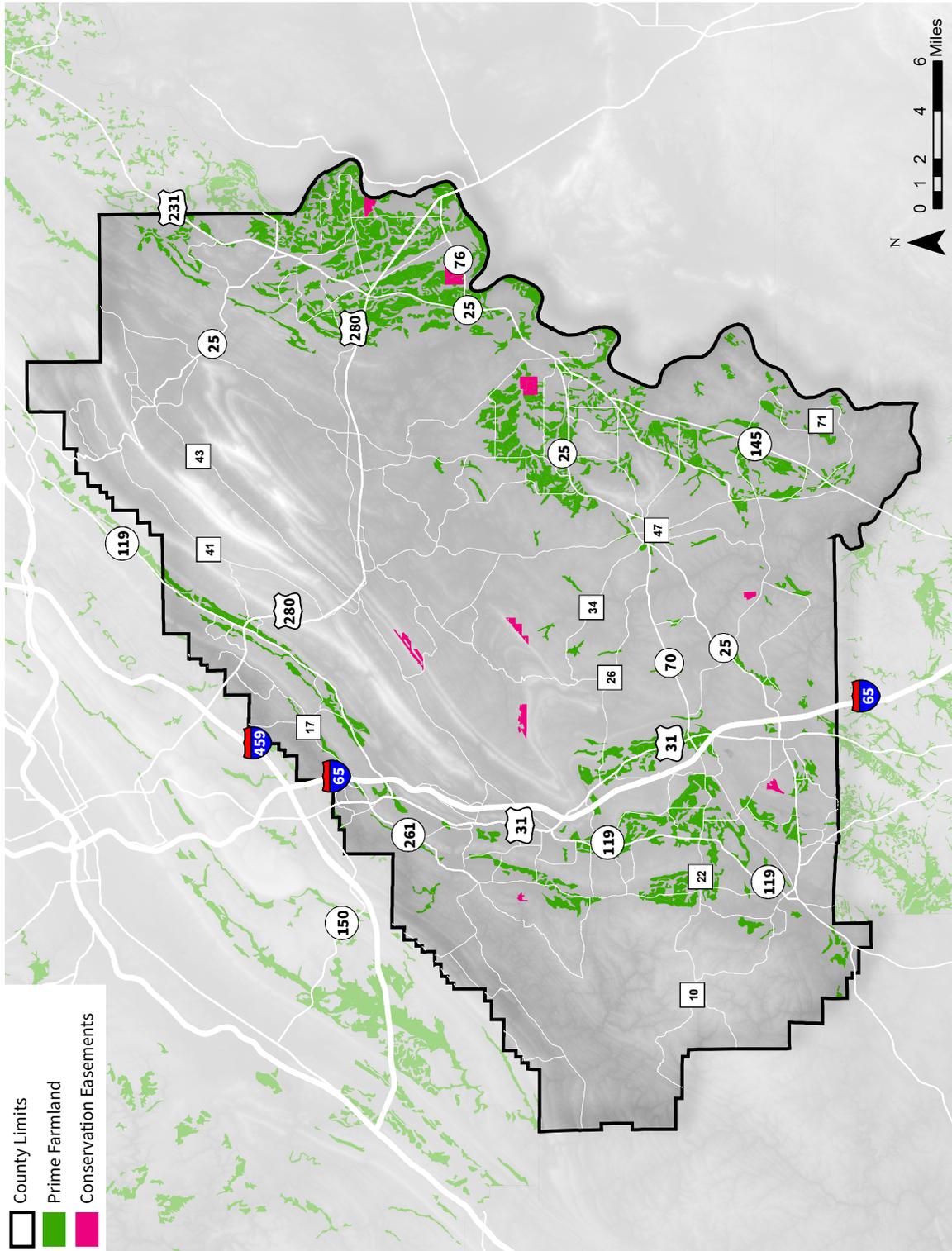
Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and other crops and is available for these uses. Prime farmland includes cultivated land, pastureland, and forestland, but does not include urban land, developed land, or land in water areas. Prime farmland has a dependable water supply, plenty of moisture, favorable temperature and growing season, acceptable PH levels, and minimal rocks. Within Shelby County, approximately 9% of the land is considered prime farmland.

As shown in **Figure 1.30**, it can be found primarily along the north, west, and eastern edges of the county boundaries.

## Conservation Easements

According to the National Conservation Easement Database, there are approximately 1,756 acres of conservation easements in Shelby County. In general, the croplands, pasture lands and woodlands are very important community assets that are integral elements in the agrarian character of Shelby County. Therefore, these resources should be strongly considered when reaching decisions regarding future developments, land use and zoning. Areas with conservation easements include Wilsonville, Helena, Harpersville, Pelham, Chelsea, Calera, and unincorporated parts of the county.

Figure 1.30: Prime Farmland and Conservation Easements



Sources: National Conservation Easement Database and RPCGB

## Soils Conducive to Steep Slopes

Approximately 34% of the land within Shelby County consists of soils conducive to steep slopes—defined as slopes of 20% and greater. Areas of steep slopes pose constraints for land development because development on steep slopes is more expensive than on flat land and can pose unwanted impacts on stormwater drainage and exacerbate erosion. Shelby County’s topographic features have had a direct influence on the community’s past development pattern and will continue to be a factor in future growth. Although specific threshold criteria for steep slopes vary depending upon the type of development activity, the general slope thresholds used to determine where slopes become a significant engineering and design constraint to development are listed below.

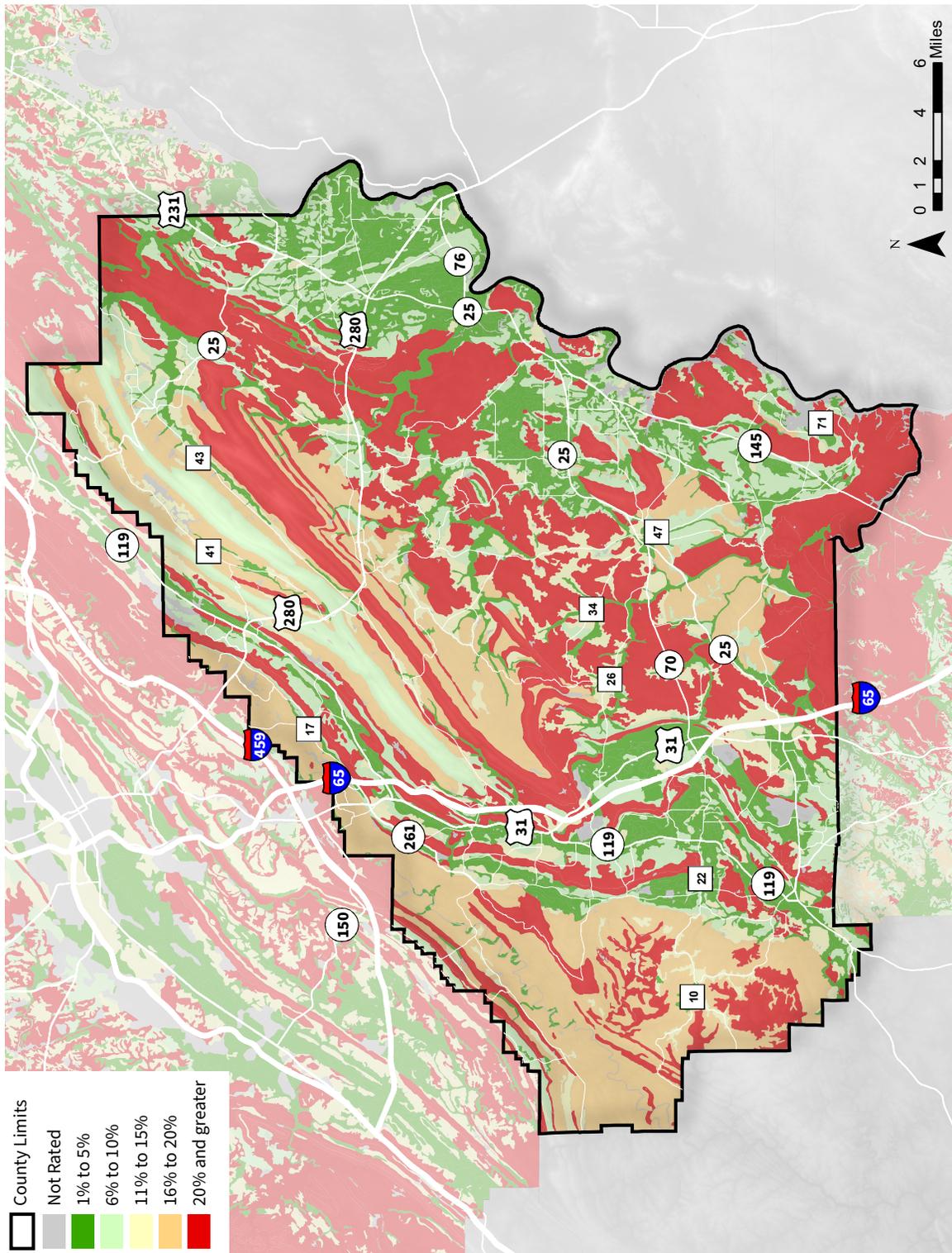
Slope threshold criteria:

- 0-5%: Well-suited for large-scale shopping center development and small-scale individual commercial structures, single and multi-family residences. Acceptable limit for construction of roads and railroads.
- 6-10%: Truck access becomes difficult and expensive when the slope exceeds 7%, and in areas of slope over 8% road routing is virtually dictated by the terrain. Small-scale, individual, commercial structures on slopes from 5% to 8% with virtually no parking demand or, if provided, with parking garages.
- 11-15%: Financially impractical for industrial, commercial and townhouse developments. Hillside subdivision for single-family homes and apartment construction is often feasible, with special care taken in the design of access roads and parking areas.
- 16-20%: Point at which engineering costs for most developments become significant and extensive anchoring, soil stabilization, and stormwater management measures must be applied. Single-family homes and apartment construction is possible only if special care is taken in the design of access roads, parking areas, water supply, and sewage disposal. Any road design requires special care.
- Greater than 20%: Financially impractical for all development activity. All urban areas which require the construction of roads and the provision of utilities are both prohibitively expensive and extremely damaging to the terrain. As a general rule, land with a slope of over 25% should not be developed or disturbed.

*Image Credit Below: Double Oak Park by Smyer Ridge*



Figure 1.31: Soils Conducive to Steep Slopes



Source: RPCGB

# Hydrology

This section refers to the waterways, floodplains, wetlands and related hydrologic features, which altogether are an important consideration in the growth of the community.

## Waterways

Shelby County is located within the Alabama River watershed but is drained by two separate major river basins. The eastern two-thirds of the county is in the Coosa River Basin. Major streams draining this part of the county include Waxahatchee Creek, Yellowleaf Creek and Kelly Creek. Important smaller tributaries include Shoal Creek (in the north end of the county), Bear Creek, Muddy Prong and Clear Prong. The western one-third of the county is in the Cahaba River Basin. Major tributaries to the Cahaba include Little Cahaba River, Buck Creek, Piney Woods Creek and Shoal Creek (in the southwestern end of the county).

## Floodplains

Floodplain areas are frequently inundated by rising water levels during major storm events, and flooding occurs within a floodplain whenever stormwater runoff collects or accumulates at a faster rate than the receiving river or creek can transmit the excess flow downstream. The 100-year floodplain areas shown in **Figure 1.32** are composed of the following zones:

- Zone A is the flood insurance rate zone that corresponds to the 100-year floodplains (or the one percent annual change floodplains) that are determined in the Flood Insurance Study (FIS) by approximate methods. Because detailed hydraulic analyses are not performed for such areas, no Base Flood Elevations or depths are shown within the zone. Mandatory flood insurance purchase requirements apply.
- Zone AE is the flood insurance rate zone that corresponds to the 100-year floodplains (or the one percent annual change floodplains) that are determined in the Flood Insurance Study (FIS) by detailed methods. In most instances, Base Flood Elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone. Mandatory flood insurance purchase requirements apply.

Development within floodplains is not recommended for three reasons. First and most importantly, the periodic inundations that occur within floodplains pose a threat to lives and property. Second, the addition of impervious surfaces and structures within floodplains can impede the flow or absorption of floodwaters, thereby increasing the chances or intensity of upstream flooding during major storms. Third, the undeveloped floodplain areas serve as natural filters for stormwater runoff which helps to improve water quality and helps to lessen the potential for flooding.

The FEMA Flood Map Service Center (MSC) is the official public source for flood hazard information produced in support of the National Flood Insurance Program (NFIP). Use the MSC to find your official flood map, access a range of other flood hazard products, and take advantage of tools for better understanding flood risk by visiting <https://msc.fema.gov/portal>.

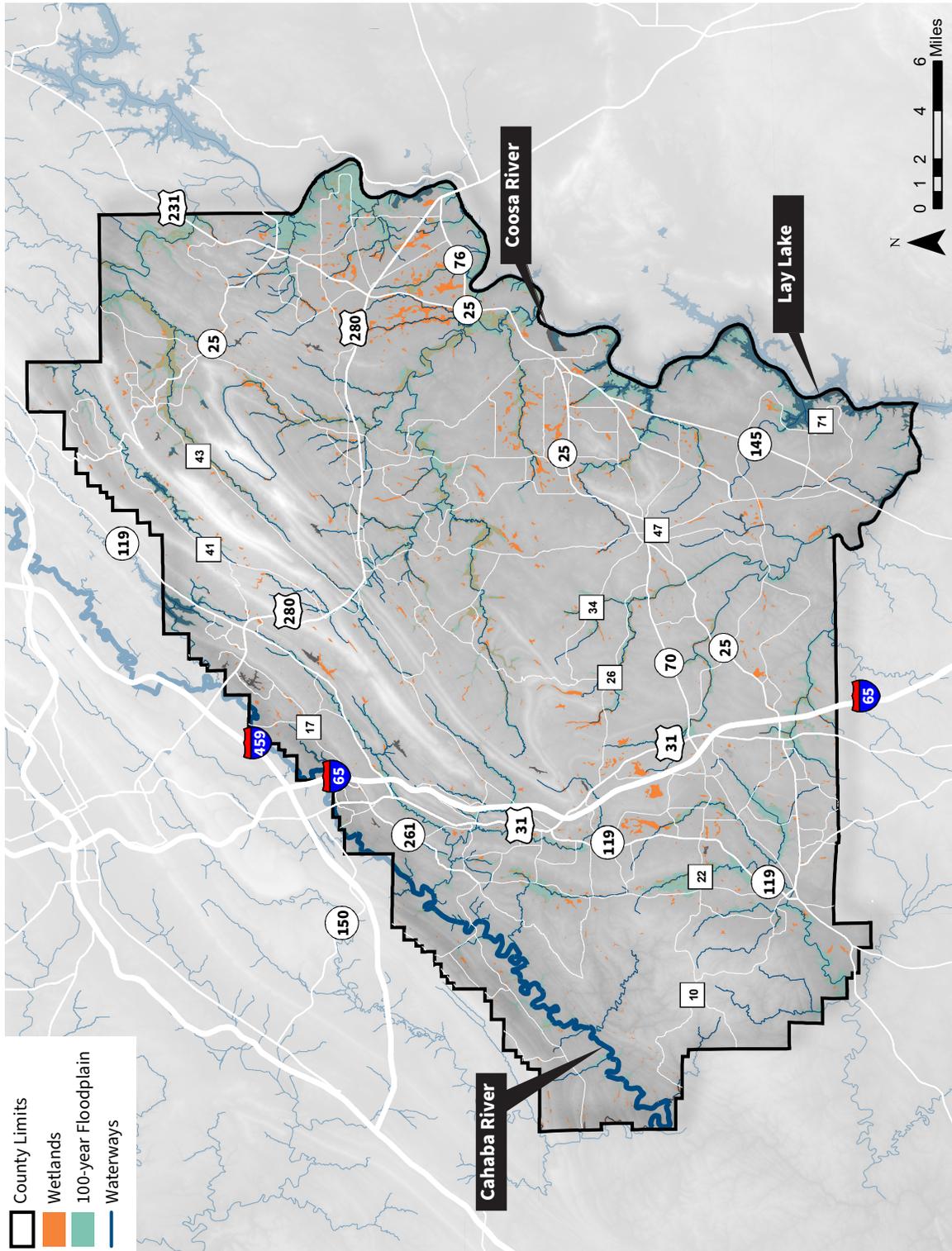
## Wetlands

There are approximately 51,785 acres (or 80.9 square miles) of wetlands present within Shelby County, all of which are vital to the overall health of the County's ecosystem. Wetlands have many important functions including providing habitat, filtering and cleaning stormwater, collecting floodwaters, and providing recreational opportunities.

According to the National Wetlands Inventory, the following types of wetlands are in Shelby County (as shown in **Figure 1.32**):

- 2.6% are Freshwater Emergent Wetlands. These wetlands are characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens and are usually dominated by perennial plants.
- 33.2% are Freshwater Forested/Shrub Wetlands. These wetlands have characteristics of forested swamps, or bogs. They are saturated seasonally.
- 5.4% are Freshwater Ponds. These wetlands host permanent and artificial saturation and are scattered throughout the county limits.
- 54.4% are Lakes which include areas of Lay Lake and the Coosa River.
- 4.4% are Riverine (the Cahaba River).

Figure 1.32: Hydrology Map



Source: RPCGB

# County Assets

Shelby County residents have access to a variety of community assets and services in and immediately adjacent to the County limits. These include, a variety of entertainment venues and cultural attractions, a wide range of county, state, and local parks and nature areas, excellent county schools and higher education facilities, and a comprehensive public library system.

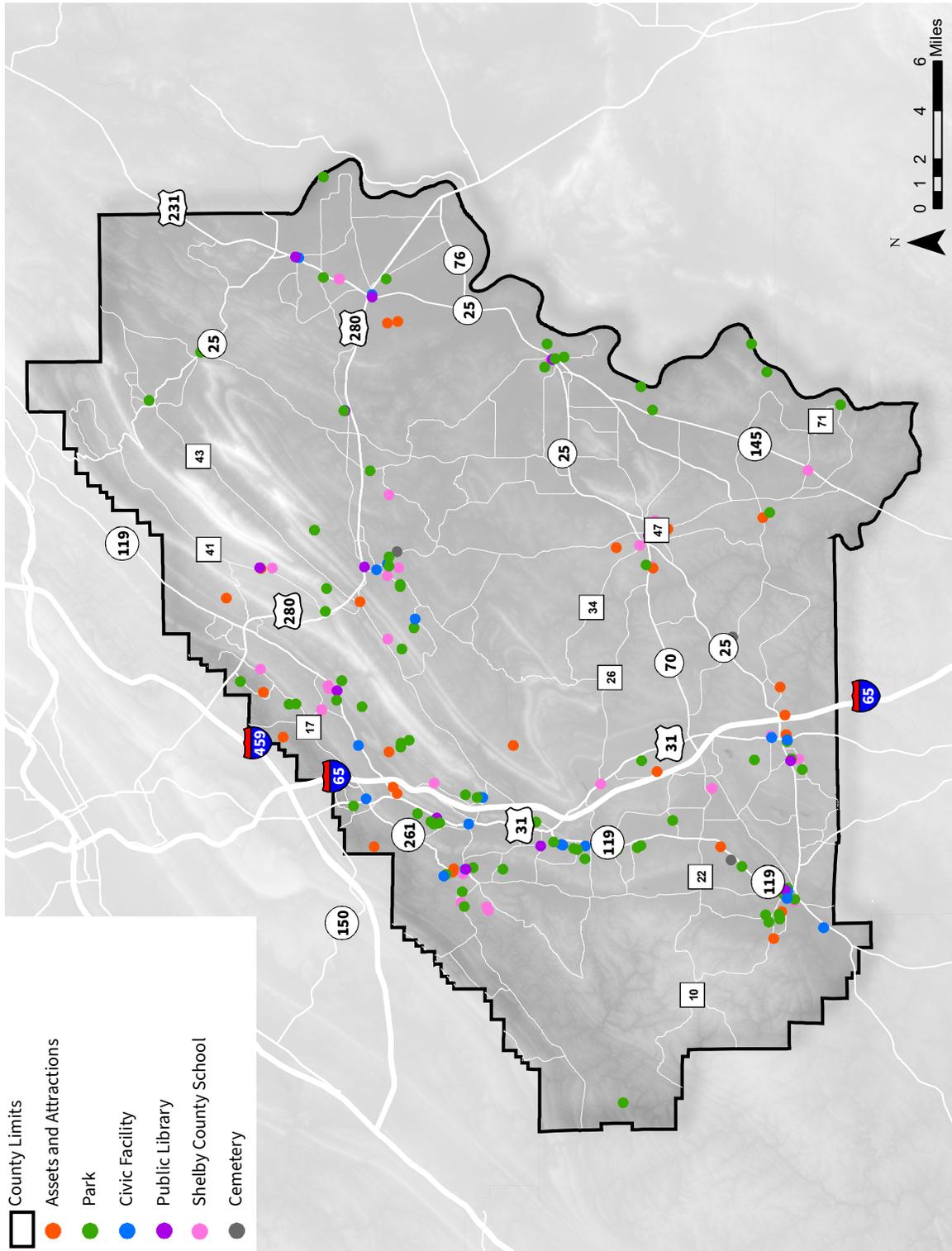
## Assets and Attractions

Shelby County is home to numerous regional attractions and is teeming with bustling arts and culture markets and events. Recreational opportunities abound in the County, including Alabama’s largest state park and numerous local parks. **Table 1.19** is an alphabetical listing of “places to go” and “things to do” within Shelby County as listed on [www.DiscoverShelby.com](http://www.DiscoverShelby.com).

**Table 1.19: Shelby County Assets and Attractions**

Name	Description
<b>Adaptive Aquatics</b>	Adaptive Aquatics is a nonprofit organization dedicated to the introduction, teaching and advancement of adapted water skiing for children and adults with physical "disabilities."
<b>Alabama 4-H Center</b>	A full-service conference and meeting facility nestled on nearly 200 acres of lush woodlands on Lay Lake in Columbiana accommodating individuals or groups up to 200 for team building, retreats, reunions, weddings, or special events.
<b>Alabama National Cemetery</b>	The 479-acre national cemetery in Montevallo is projected to serve veterans' needs for at least the next 50 years.
<b>Alabama Wildlife Center</b>	Alabama’s oldest and largest wildlife rehabilitation and education center located in Oak Mountain State Park, caring annually for almost 2,000 wild bird patients from more than 100 species.
<b>Aldrich Coal Mine Museum</b>	This historic industrial attraction features coal mining memorabilia, a mine replica and vintage equipment photographs of the town of Aldrich at its coal-mining peak.
<b>American Village</b>	A recreated colonial village and historic park on 118 acres features interactive programs with costumed historical interpreters who help visitors relive the great American experiment in liberty and self-government.
<b>Ballantrae Golf Club</b>	The spirit of golf lives with a touch of Scotland at Ballantrae Golf Course in Pelham.
<b>Baptist Shelby Medical Center</b>	Baptist Health System, Inc. is the largest health care system in Alabama and one of the state's largest employers.
<b>Beeswax Creek Park</b>	Beeswax Creek Park, bordered by Beeswax Creek to its north and Lay Lake (Coosa River) to its east, is located off State Highway 145 in the Columbiana / Wilsonville area. Located on property leased from Alabama Power Company, the day use only park, adjacent to Beeswax Landing was built and is maintained by Shelby County. Beeswax Creek Park has many amenities including three fishing piers; one handicap accessible fishing pier; two picnic pavilions; two canoe-in only campsites; a 2.8 mile multi-use trail for hiking, running, and mountain biking; two playgrounds; a basketball court; and two restroom facilities. A caretaker provides security for the park. Alabama Power Company, through its "The Preserves" program, has added a boardwalk and a bridge to the trail system, created a pollinator plot with interpretive signs, and built two gazebos overlooking Lay Lake.

**Figure 1.33: Assets, Attractions and Public Facilities throughout Shelby County**



Sources: Shelby County and RPCGB

Name	Description
<b>Beeswax Landing</b>	Beeswax Landing features a four-lane public boat launch, an ADA accessible fish weigh-in pavilion with live wells and water access, sidewalks, and parking for 155 truck/trailers. It is an annual host site for the Alabama Bass Trail Series. The site has hosted numerous local, regional and national fishing tournaments including the 2017 Carhartt College B.A.S.S. Series Wild Card Tournament, BASS High School Southern Open, and hosted the 40th Annual BassMaster Classic, the fourth Classic on Lay Lake.
<b>Cahaba River</b>	Alabama's longest free flowing river supports 135 different species of fish -- more than any river of comparable size in North America. It is ideal for canoeing, fishing and exploring.
<b>Cahaba River Park</b>	This 1,838 acre (2.9 square mile) park is a joint venture between Shelby County and the Alabama Forever Wild Land Trust. Located at the confluence of the Cahaba River and Shades Creek, the park includes 11.5 miles of trails for mountain biking and hiking while the river miles allow visitors to enjoy canoeing, swimming or fishing when the water levels safely permit.
<b>Cahaba River Wildlife Management Area</b>	Alabama's wildlife management area with 41,500 acres offers excellent opportunities for large and small game hunting.
<b>Cat-n-Bird Winery</b>	Cat-n-Bird Winery, a boutique micro-winery specializing in non-standard wines, is a locally owned winery that is focused on international varietals from all around the World.
<b>Corbin Farms Winery</b>	One of the Southeast's oldest wineries, our winemakers produce and bottle a vast assortment of wines crafted from a variety of grapes and fruits grown in Alabama.
<b>Double Oak Park</b>	This 750 acre (1.2 square mile) park recently opened and includes approximately 15 miles of trails, including existing and newly constructed trail sections. The park is situated between Shelby County 41 and Shelby County 43 with entrances on both roads. Certain areas of the park will provide views reaching as far as Wilsonville and Sylacauga to the southeast.
<b>Dunnivant Valley Fields</b>	Dunnivant Valley Fields has more than 50 acres on site including six soccer fields. The fields have played host to numerous youth soccer tournaments attracting some of the top soccer players from across the nation.
<b>Dunnivant Valley Greenway</b>	Discover this 1.8 mile moderately challenging hiking trail along Yellowleaf Creek between two trailheads.
<b>Dunnivant Valley Park</b>	Currently under construction after development began in 2021, this ten-acre park will contain a pavilion, playground equipment, and a small lake for fishing. The park is located at the site of the former Mt Laurel Organic Garden on Shelby County 41.
<b>Eagle Sports Complex</b>	The complex features two baseball/softball complexes that include seven fields with a 10-lane covered batting cage facility, and soccer complex for soccer and football.
<b>Ebenezer Swamp Ecological Preserve</b>	The University of Montevallo's Ebenezer Swamp Ecological Preserve is located on Spring Creek, approximately six miles northeast of the University.
<b>Greystone Golf &amp; Country Club</b>	Greystone Golf and Country Club is a private club located within the Greystone Community with two champion level courses; The Founders Golf Course and The Legacy Course.

Name	Description
<b>Heardmont Park</b>	Heardmont Park covers 74 acres that includes the Oak Mountain High School Football Stadium with rubberized track, seven baseball fields, two softball fields, three soccer fields, playground facilities, walking trails, four lighted tennis courts, four pickleball courts, and a senior center. Cahaba Valley Creek meanders southwesterly through the park.
<b>Heart of Dixie Railroad Museum</b>	Step back in time and relive the golden age of railroads and the people who built and operated them.
<b>Heatherwood Hills Country Club</b>	This private golf course provides an unparalleled golfing experience. The course is a pleasure for golfers of any skill level to play.
<b>Helena Amphitheater</b>	Helena's Outdoor Amphitheater located in Old Town Helena is an outdoor concert hall, festival grounds, movie theater, and special event location all wrapped up in one place.
<b>Helena Hollow</b>	A 10-acre, "AG"venture, family friendly farm, including a petting zoo, wedding and birthday venue, and a pumpkin patch in the fall.
<b>High Point Climbing</b>	Alabama's largest rock climbing facility with more than 25,000 square feet of climbing surface and the host of national climbing events.
<b>Interstellar Ginger Beer and Exploration Co.</b>	Alabaster's small batch ginger beer brewery with a focus on creative, high-quality beers and a lively place to gather on the weekends. Interstellar is not just another brewery...they are THE ginger beer brewery.
<b>Inverness Country Club</b>	Inverness Country Club is a private club located within the Inverness Community with a Championship 18-hole golf course. Completely renovated in 2006 by noted golf course architect, Bill Bergin, the golf course offers a wonderful experience to golfers of all abilities.
<b>Jefferson State Community College</b>	Jefferson State Community College is a fully accredited, two-year college serving the metropolitan Birmingham area.
<b>Karl C. Harrison Museum of George Washington</b>	The Karl C. Harrison Museum of George Washington houses one of the largest privately owned collections of George and Martha Washington memorabilia outside of Mt Vernon.
<b>Lake Purdy</b>	Primarily a source of drinking water for the Birmingham Water Works, with fishing and non-motorized boating allowed.
<b>Lay Lake</b>	This 12,000-acre lake has 289 miles of shoreline and has played host to the Bass Masters Classic Tournament.
<b>Lewis Lakes Vineyards</b>	An Alabama owned and operated enterprise that is true to its Alabama roots. All aspects of the wine making process occur in Alabama; grapes are planted, grown and nurtured, harvested, fermented, bottled and sold at the winery.
<b>Morgan Creek Vineyards</b>	A family owned and operated vineyard, Morgan Creek specializes in Southern varietals of wines ranging from drier style red wines to sweeter fruit wines.
<b>Oak Mill Square Park</b>	Nestled in downtown Columbiana and boasts distinct spaces to host private and public events on a 4-acre park campus. Venues include the Shelby County Arts Center, Outdoor Amphitheatre, and the Colonnade Fountain Plaza.
<b>Oak Mountain Amphitheater</b>	Each year between April and October, some of the world's top musicians perform in this beautiful outdoor arena with 10,554 seats.
<b>Oak Mountain BMX Track</b>	Oak Mountain BMX is a USABMX sanctioned track offering racing and coaching for kids two years old and up located within Oak Mountain State Park.

Name	Description
<b>Oak Mountain Brewing Company</b>	Oak Mountain Brewing Company (OMBC) has a 15-barrel brewhouse with a variety of fermentation tanks. OMBC strives to create great, quality accessible beers, while cultivating an authentic atmosphere for beer lovers to gather. Since opening its doors in January 2021, Oak Mountain Brewing Company has become a hotspot for guest taps.
<b>Oak Mountain Interpretive Center</b>	The Oak Mountain Interpretive Center is a center for environmental education, ecological research and family recreation.
<b>Oak Mountain State Park</b>	As Alabama's largest park, Oak Mountain State Park provides 9,940 acres of pine-studded ridges and lush green hardwood bottoms. The park offers vacation cottages, golf, pro shop with snack bar, improved camping, picnicking, swimming, boating, fishing, hiking, mountain bike trails, backpacking, a demonstration farm and horseback riding facilities. With the largest area and variety of outdoor recreational pursuits, Oak Mountain is sure to provide excitement for every member of the family!
<b>Old Baker Farm</b>	The Old Baker Farm was established in 1899 and stands as a historic marker of days gone by.
<b>Old Quinn Cemetery</b>	This cemetery was established June 2, 1849, by veteran of the War of 1812, Loftin Quinn.
<b>Old Town Helena</b>	Helena was founded in 1877 on the banks of Buck Creek and named after a railroad worker's wife.
<b>Oversoul Brewing</b>	Small batch brewery overlooking Buck Creek in the heart of Helena.
<b>Ozan Vineyard &amp; Cellars</b>	Ozan Vineyard & Cellars has been in operation since 2005, offering barrel aged red and white wines from estate grapes and from fresh grapes supplied from East Coast vineyards.
<b>Pelham Civic Complex and Ice Arena</b>	The Pelham Civic Complex and Ice Arena is perfect for conventions, sporting events, trade shows and includes two indoor ice-skating rinks.
<b>Pelham Racquet Club</b>	The Pelham Racquet Club is a public tennis facility consisting of 20 clay courts and five hard courts, all lighted with above tournament grade lighting.
<b>Riverchase Country Club</b>	Riverchase Country Club is a private, member-owned club with a unique 18-hole Joe Lee designed course that takes full advantage of breathtaking mountain vistas, rolling hills, and surrounding lakes to make it visually striking as well as a challenge and a thrill to play.
<b>Shelby County Arts Center</b>	A 30,000 square-foot arts and event space, featuring the EBSCO Art Gallery, Black Box Theatre, and the Grande Hall.
<b>Shelby County Arts Council</b>	The mission of the Shelby County Arts Council is to support, nurture and promote the arts and cultural opportunities in Shelby County, Alabama. The Arts Council occupies approximately 20,000 square feet of the Shelby County Arts Center.
<b>Shelby County Exhibition Center</b>	This building and grounds are the site of such annual events as the Shelby County Fair, rodeos, and various other events.
<b>Shelby County Museum and Archives</b>	The Shelby County Historical Society is dedicated to the discovery, collection, and preservation of all things related to the history of Shelby County Alabama; to the encouragement, promotion, and sponsorship of historical research and the public dissemination of that research; to the acquisition of physical artifacts and documents and provision of their public display; and to the presentation of educational programs and other activities for our citizens and visitors about our past history and our heritage.

Name	Description
<b>Shelby Iron Works</b>	One of only two such mills existing in the South at the outbreak of the Civil War, this plant produced the armor that covered the hull of the famous Confederate gunboat "Tennessee."
<b>Shelby Springs Confederate Cemetery</b>	The Shelby Springs Confederate Cemetery was established in Shelby Springs when the Confederate Hospital was moved from Vicksburg, Mississippi.
<b>Shoal Creek Golf &amp; Country Club</b>	The private, member-owned country club has a Jack Nicklaus-designed 18-hole golf course. It is internationally renowned, and has played host to two PGA Championships and one US Amateur Championship.
<b>Siluria Brewing Company</b>	Built in a renovated post office, Siluria Brewing Company is a small batch craft brewery and small music venue promoting the spirit of community in Alabaster.
<b>"The Oaks" Golf Course at Oak Mountain State Park</b>	Located at Oak Mountain State Park, this public 18-hole championship course (par 72) was designed by Earl Stone. The course is repeatedly rated by Golf Digest to be among the top 50-75 public courses in the United States and has hosted qualifying rounds for the Alabama Open.
<b>Timberline Golf Course</b>	Timberline Golf Club is a highly acclaimed semi-private course that is challenging for all golfers regardless of skill. Friendly and careful service to members and the public alike is what you'll find here. It's the perfect place for a golf outing for your business or charity; a wonderful club to make your home course.
<b>Tinglewood Carvings</b>	Orr Park in Montevallo is famed for its unique tree carvings by Tim Tingle. The carvings create a magical forest of faces and other storybook characters.
<b>University of Montevallo</b>	The University of Montevallo offers students from throughout the state and region an educational experience of high quality, with a strong emphasis on undergraduate liberal studies.
<b>University Of Montevallo Athletic Facilities</b>	University of Montevallo Athletic Facilities include Kermit A Johnson Field, Trustmark Arena, Varsity Field, Softball Stadium at Orr Park, Cross Country Course, Track and Field/Lacrosse Stadium, Tennis Court Complex, Timberline Golf Club, Athletic Training/Weight Room.
<b>Veterans Park Alabaster</b>	A 90-acre facility with five youth baseball/softball fields with a concession stand and press box, two miles of lighted walking tracks with benches for resting along the way, regulation size skatepark, a bluebird trail, two playground areas, restrooms, nine pavilions available for rental, several play meadows, batting cages, and an arbor. Events hosted at the facility include numerous baseball and softball tournaments including the Alabama Community College Conference Championships. The park is maintained by the City of Alabaster.
<b>Veterans Park on Valleydale</b>	Veterans Park on Valleydale features 5K and 8K cross country courses, four beach volleyball courts and more. Veterans Park is Hoover's newest and largest park. It features a professionally developed cross-country course and is host to the Great American Cross-Country Race.

Sources: Shelby County ([www.DiscoverShelby.com](http://www.DiscoverShelby.com)) and RPCGB

## Shelby County Schools

The Shelby County School District is home to more than 20,000 enrolled students and provides education to most communities within the County, with only the cities of Alabaster, Birmingham, Hoover, Leeds, Pelham, and Vestavia Hills administering their own school districts. The Shelby County School District includes 32 total schools. Of these, 28 are divided into geographic zones, with four centralized schools providing additional services.

**Table 1.20: Shelby County Schools**

<b>Name</b>	<b>Zone</b>
<b>Calera Elementary School</b>	Calera
<b>Calera Intermediate School</b>	Calera
<b>Calera Middle School</b>	Calera
<b>Calera High School</b>	Calera
<b>Chelsea Park Elementary School</b>	Chelsea
<b>Forest Oaks Elementary School</b>	Chelsea
<b>Mt Laurel Elementary School</b>	Chelsea
<b>Chelsea Middle School</b>	Chelsea
<b>Chelsea High School</b>	Chelsea
<b>Elvin Hill Elementary School</b>	Columbiana
<b>Shelby Elementary School</b>	Columbiana
<b>Wilsonville Elementary School</b>	Columbiana
<b>Columbiana Middle School</b>	Columbiana
<b>Shelby County High School</b>	Columbiana
<b>Helena Elementary School</b>	Helena
<b>Helena Intermediate School</b>	Helena
<b>Helena Middle School</b>	Helena
<b>Helena High School</b>	Helena
<b>Montevallo Elementary School</b>	Montevallo
<b>Montevallo Middle School</b>	Montevallo
<b>Montevallo High School</b>	Montevallo
<b>Inverness Elementary School</b>	Oak Mountain
<b>Oak Mountain Elementary School</b>	Oak Mountain
<b>Oak Mountain Intermediate School</b>	Oak Mountain
<b>Oak Mountain Middle School</b>	Oak Mountain
<b>Oak Mountain High School</b>	Oak Mountain
<b>Vincent Elementary School</b>	Vincent
<b>Vincent Middle High School</b>	Vincent
<b>Career Technical Educational Center</b>	Centralized

Name	Zone
Linda Nolen Learning Center	Centralized
New Direction	Centralized
Success Program	Centralized

Sources: State of Alabama and Shelby County

## Shelby County Libraries

Shelby County residents also have access to a library system that exists to meet the education, informational and recreational needs of Shelby County residents. The comprehensive library system has more than 376,000 materials available in 13 locations across the county.

**Table 1.21: Shelby County Libraries**

Name	Location
Albert L. Scott Library	Alabaster
Chelsea Public Library	Chelsea
Harpersville Public Library	Harpersville
Jane B. Holmes Library	Helena
Mildred B. Harrison Regional Library (Library Headquarters)	Columbiana
Columbiana Public Library	Columbiana
Mt Laurel Library	Mt Laurel
North Shelby Library	Oak Mountain Area
Parnell Memorial Library	Montevallo
Pelham Public Library	Pelham
Roy Downs Memorial Library	Calera
Vincent McGraw Public Library	Vincent
Vernice Stoudenmire Public Library	Wilsonville
Westover Public Library	Westover

Sources: State of Alabama and Shelby County



Montevallo High School



Columbiana Public Library

## Parks and Open Space

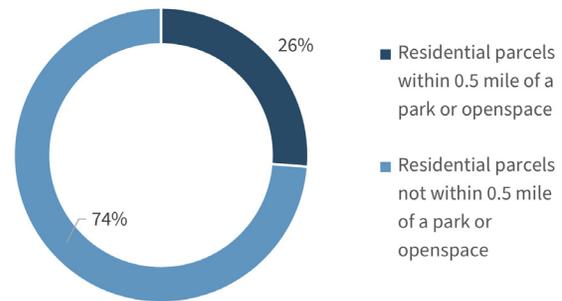
Shelby County has both locally oriented and regionally significant parks and open space.

Shelby County features more than 80 parks for residents with a variety of amenities totaling 19,306 acres (or 30.2 square miles). In addition, Oak Mountain State Park, Alabama's largest park (11,632 acres or 18.2 square miles), is in the northern part of the County. The state park features more than 50 miles of walking and mountain biking trails, a BMX course, camping and lodging options, the Oaks golf course, horse riding stables and trails, the Alabama Wildlife Center, and the Oak Mountain Interpretive Center, a 2,500 square foot interactive exhibit space, meeting room and teaching laboratory.

Some residents may have difficulty accessing existing park spaces by foot.

Nationwide research demonstrates the existence of even small park spaces within a short 10-minute walk (which equates to a half-mile) has a large impact on residents' perceived quality of life. Lack of pedestrian-accessible park facilities can limit recreational opportunities for kids and force parents to drive more trips. Park access has also been shown to reduce obesity rates by making outdoor exercise more accessible. Only 26% of residential parcels in Shelby County today are within a half-mile radius of a park.

**Figure 1.34: Residential Parcels within a Half-mile Radius (10-minute walk) of a Park (2021)**



Source: Shelby County and RPCGB

**19,306 acres  
(30.2 square miles)**



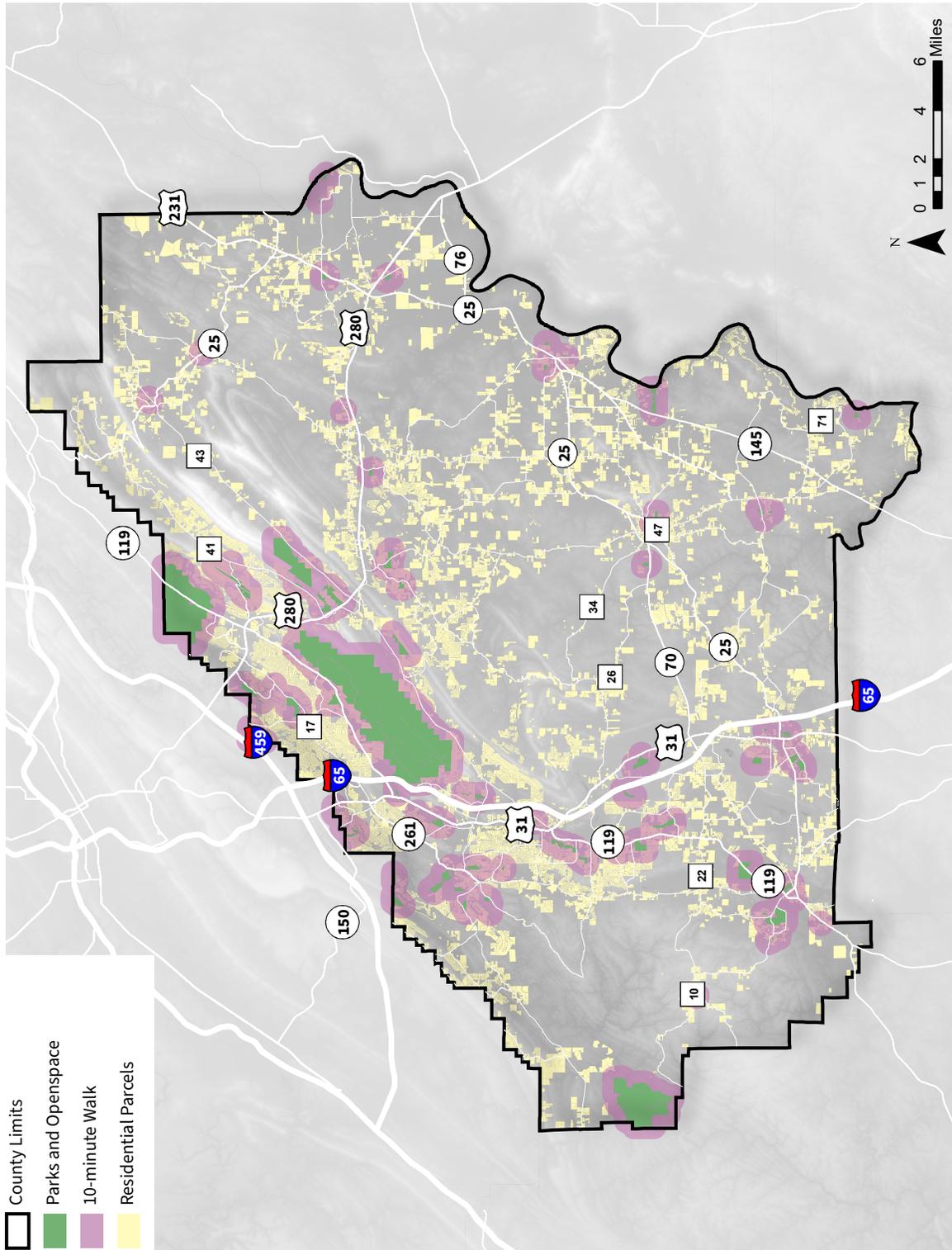
**of parks  
and open space**

**11,632 acres  
(18.2 square miles)**



**Oak Mountain  
State Park**

Figure 1.35: Residential Parcels within a Half-mile Radius (10-minute walk) of a Park (2021)



Sources: Shelby County and RPCGB

