

**Joint City-County
Comprehensive Plan Update 2007-2027
Community Agenda
For Dade County and the City of Trenton

February 2007**

Prepared by the Coosa Valley Regional Development Center

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Introduction

The State of Georgia requires that local governments update their comprehensive plan to maintain Qualified Local Government Status. Current Department of Community Affairs requirements call for a partial update, the Community Agenda, to be submitted by the recertification date. To that end, the local governments of Dade County and the City of Trenton worked with the Coosa Valley Regional Development Center to identify stakeholders, gather community input, and complete the Community Agenda.

Methodology

Stakeholder Identification Process

The joint comprehensive plan update process allows for stakeholder input and community participation.

Staff worked with local government officials to identify and contact key community organizations and community members, requesting their participation in the planning process and/or participation in the community survey. These community organizations included the Kiwanis and Optimist Clubs, Dade Animal Board, Dade Economic Improvement, Keep Dade Beautiful, Trenton Arts Council, the American Business Women's Association, and the Dade County Chamber of Commerce. Others included the Trenton Downtown Development Authority, Dade County Library, Northwestern Technical Institute, Primary Health Care Center, and Dade County Extension Service, local industries, and business owners.

Stakeholders representing elderly, disabled, minority and low-income populations (the Dade County Senior Center, Dade County Adult Literacy Center, and Dade First! Family Connection members) were invited to participate. All stakeholders received invitations to the visioning meetings, the short-term work program workshops, and public hearings.

Gathering community input through a Visioning Survey

Dade County and City of Trenton invited the public to share growth concerns using a survey developed by Haralson County Chamber of Commerce. The survey was distributed to stakeholders and to the community centers. The survey was made available to the public at Trenton City Hall, the Dade County Library, Citizens' Bank, Bank of Dade, the Chamber of Commerce, the Primary Health Care Clinic, the Family Practice Clinic, the Dade Co. Sentinel, and on request from the Coosa Valley Regional Development Center. The survey was advertised in local newspapers.

Survey questions included location of home and work, reason for living in the community, what was liked and disliked about the community, overall perception of the community and region, perception of growth and changes, perception of services provided, a ranking of growth management concerns, and perceptions of growth management actions.

Reading level of the survey was at a 9th grade Flesch-Kincaide reading level. The survey was reviewed by local government officials prior to its use. Due to low response

numbers and survey design limitations, survey results were not statistically significant. However, staff felt that responses received indicated general trends. Survey results were presented to stakeholders at the short term work program workshop.

Community assets most liked by residents were “scenic views, natural wildlife,” “friendly, helpful neighbors,” and “Homes far apart for privacy.” Most disliked were “not enough good jobs,” “not enough local stores and restaurants,” and “not enough theatres and libraries.” Most respondents rated their community as “excellent place to live,” or “good.”

Respondents indicated that their community, already changing, could not avoid development and called for careful land use management. Changes that were requested involved protection of rural character, and more good jobs. Types of growth management most preferred included “agricultural and forest conservation” and “land use regulations”. Without growth controls, participants indicated “quality of life would decrease”, “natural resources and air quality would be threatened”, and the area “would be covered in subdivisions”.

Respondents indicated the top three positive changes that they would like to see, including “more good jobs,” “protection of rural community character,” and “more local shopping and entertainment.” The negative change they would least like to see was “more conventional subdivisions.” Overall, responses showed a need to preserve the rural character and quality of life while improving economic development and cultural resources.

Update Preparation

To update the comprehensive plan, Dade County and City of Trenton prepared a community agenda. This agenda included the future development map, the defining narrative, quality community objectives, issues and opportunities, and the short term work program. The short term work program addressed the eight planning areas of population growth, economic development, transportation, housing, land use, natural and cultural resources, facilities and services, and intergovernmental coordination.

Dade and Trenton completed the Quality Community Objectives local assessment to evaluate development patterns that would improve and protect their quality of life. The City and County also analyzed areas requiring special attention including wetlands, moderate and severe slopes, abandoned or reclaimed mine sites, natural springs, unconfirmed aquifers, water supply watersheds, flood-prone areas, Census blocks containing recorded archaeological sites, and recreation/ conservation areas. Additional issues and opportunities brought forward by these analyses were added to those identified by local governments and stakeholders, and addressed in the implementation program.

Future development maps showing character areas were developed from zoning and tax maps, reviewed by local government officials, adapted to show areas of projected growth and areas to be preserved, and reviewed by stakeholders. A

community vision survey gathered community input on present conditions and future development.

A joint city and county community visioning meeting was held. At this meeting, participants suggested issues of importance to be addressed in addition to those having been identified by the local governments.

A follow-up meeting was held to prioritize those issues and to identify possible projects for local governments to address these issues. These projects were included in the five year short term work programs for Dade County and Trenton. Projects from the previous work program which were underway or postponed were carried over to the new work program. Also included in this new work program were proposed or current SPLOST projects, ongoing water and sewer repairs or upgrades, major equipment purchases, and other projects the city or county planned to complete in the next five years for which grants or loans might be sought.

Two public hearings were held. The initial hearing held at the beginning of the update covered the comprehensive plan update process. The second reviewed the draft update. Copies of the draft update were available at this hearing. The visioning meeting and the short-term work program workshop were open to the public and were advertised as such.

The local governments of Dade County and the City of Trenton adopted a resolution authorizing the draft of the joint comprehensive plan update to the Coosa Valley Regional Development Center for review and subsequent submittal to DCA.

Dade County

Quality Community Objectives Assessment for Dade County

This assessment forms an analysis of local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

The County has taken this assessment into account in the visioning process and in development of a list of issues, future development map, future development narrative, and short term work program.

Traditional Neighborhoods

Dade County does not have zoning at this time and does not have a tree-preservation program. Similarly, no beautification program is in place. Walkability of the county is low, both for running errands and for walking or biking to school. Dade County plans to participate in a joint city-county planning committee to address such issues.

Infill Development

Dade County has an inventory of vacant sites, but active promotion of brownfield and grayfield redevelopment is lacking. This is a recognized issue that will be addressed by the Dade Industrial Development Authority, the Joint Development Authority, and Dade Economic Development.

Dade County does not have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.) However, through this plan update, areas suitable for nodal development along I-59 will be highlighted on the future development map.

Sense of Place

If someone dropped from the sky into Dade County, he or she would know immediately that they were in the South, based on our distinct characteristics. To emphasize the uniqueness of Dade County, its natural resources should be protected and highlighted.

We do not have ordinances to regulate the aesthetics of development in our highly visible areas. Ordinances to regulate the size and type of signage are only applicable to the interstate. We do not offer a development guidebook that illustrates the type of new development we want in our community. Our community does not have a plan to protect designated farmland. The County plans to participate in a joint land use planning board to address issues of growth management.

Delineation of areas that are important to our history and heritage will be addressed through identification of areas requiring special attention and the future development map.

Transportation Alternatives

Dade County does have public transportation. Dade County and Trenton are participating in Rural Transit service provision discussions.

At present, Dade County does not contain strong pedestrian connections, neither requiring connection of new developments to existing developments, nor maintaining existing sidewalks, nor having a sidewalk ordinance.

Efforts are underway to connect greenways in Walker County with the existing Cloudland Canyon trail. The County has participated in the regional bicycle plan.

Regional Identity

The County is characteristic of the region in terms of architectural styles and heritage. Indian and early settler history, Civil War heritage, and post-Civil War Reconstruction have been heavy influences in this area's culture and architecture.

The County is connected to the surrounding region for its economic livelihood through businesses that process local agricultural products, mostly chickens and beef cattle.

Our community encourages businesses that create products that draw on our regional heritage. Efforts have been made to develop and promote unique products such as saddles.

Dade County participates in the Georgia Department of Economic Development's regional tourism partnership and in the Historic High Country Travel Association, promoting tourism opportunities based on the unique characteristics of our region. We contribute to the region, and draw from the region, as a source of local culture, commerce, entertainment, education.

Heritage Preservation

Heritage preservation, while of concern to many Dade Countians, has not been steadfastly pursued. Steps to promote historic preservation should include designating historic districts, activating an historic preservation commission, and requiring that that new development complements historic development.

An effort is underway to preserve the historic courthouse in downtown Trenton as a combined center for the Chamber of Commerce, DDA, Historical Society, Dade Industrial Authority, and museum.

Open Space Preservation

Like heritage preservation, open space preservation is a priority to the county. Although there is no greenspace plan or active preservation of greenspace, land conservation program or a conservation subdivision ordinance, the County plans to work with land owners and buy land as needed to create conservation easements to develop greenway to connect area immediately outside Trenton with Cloudland Canyon. Partnering with Walker County will also connect the existing trail through Cloudland Canyon to Lula Lake Land Trust. The County will work with local landowners to set aside sensitive, scenic land in conservation easements.

Environmental Protection

No comprehensive natural resources inventory has been completed, and steps have not been taken to protect them such as adopting applicable Part V Environmental Ordinances or tree preservation ordinances. A starting point for such inventory may be the areas requiring special attention.

Stormwater best management practices for all new development are not required. Local land use measures are not in place to protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc).

The County plans to build and keep updated a developer's guidebook to inform developers and residents of state, local regulations including erosion, sedimentation control, building codes, other county ordinances to protect sensitive environmental areas including wetlands, floodplains, steep slopes.

Growth Preparedness

Although the county does not have population projections for the next 20 years to be used when making infrastructure decisions, such projections are available through the local Regional Development Center.

Dade County elected officials understand the land development process.

No Capital Improvements Program that supports current and future growth is yet in place. Although the county has not designated areas of our community where we would like to see growth, this issue will be addressed through the future development map. These areas are based on the natural resources inventory of our community.

The County has clearly understandable guidelines for new development.

Citizen-education campaigns are not in place to allow all interested parties to learn about development processes in our community and to make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. Public participation has been encouraged in the comprehensive planning process.

Appropriate Businesses

Our economic development organizations have not considered our community's strengths, assets, and weaknesses; no business development strategy has been developed. Also, these organizations have not considered the types of businesses already in our community, and do not have a plan to recruit business/industry that will be compatible. A more diverse jobs base is needed.

These issues will be addressed through the work of the Chamber of Commerce, Industrial Development Authority, Dade Economic Development, and the Joint Development Authority.

The County does recruit businesses that provide or create sustainable products.

Employment Options

Our economic development program does not have an entrepreneur support program.

While the County does have jobs for unskilled labor, those jobs for skilled labor and for professional and managerial jobs are lacking.

This will continue to be addressed through the Chamber of Commerce, Industrial Development Authority, Dade Economic Development, and the Joint Development Authority.

Housing Choices

Housing choices allowed are varied in the County. Dade allows accessory units like garage apartments or mother-in-law units so that people who work in our community can afford to live

here, too. Our community has enough housing for each income level (low, moderate, and above-average incomes). We have vacant and developable land available for multifamily housing and this type of housing is allowed. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

While we have housing programs that focus on households with special needs, we do not directly support community development corporations building housing for lower income households.

Educational Opportunities

Our community provides work-force training options for our citizens for jobs that are available in our community. Our community has higher education opportunities.

However, jobs for college graduates are less available.

Regional Cooperation

We plan jointly with our cities and county for Comprehensive Planning purposes and are satisfied with our Service Delivery Strategies. We do cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other) and are satisfied with our Service Delivery Strategy. We initiate contact and meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.

Regional Solutions

We participate in regional economic development and environmental organizations especially regarding water quality and quantity issues. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. However, we do not work with other local governments to provide or share all services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.

Areas Requiring Special Attention Conservation Opportunities

Moderate Slopes (9%-24%)

Portions of Lookout Mountain and Sand Mountain have moderate slopes of between 9% and 24% grade. These areas contribute to the varied terrain and allow runoff to drain more slowly, allowing more rainwater to be absorbed into the soil.

Lookout Mountain and Pigeon Mountain form an environmental corridor that provides a mostly undeveloped greenbelt with scenic, historic, cultural and natural resource significance to the County. Protecting the greenbelt through establishing a connector between Cloudland Canyon and the Lula Lake Land Trust, heading down Lookout Mountain to the area around Trenton, would enhance recreation and quality of life.

Severe Slopes (25% or greater)

Dade County is mountainous country and the steep slope areas cover much of the land. Development on these areas may cause changes to the watershed in flow, direction and amount of runoff and erosion that occurs. Development on brow areas also visually affects the viewshed, a major natural resource contributing to quality of life in the County.

Wetlands

The US Corps of Engineers defines a wetland as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” (Authority: 33 U.S.C. 1344. §328.3 8B) These areas include swamps, bogs, ponds, and marshes. In Dade County, these include small lakes, Lookout Creek and other smaller creeks. Sensitive wetland areas provide habitat for wildlife and waterfowl. As development becomes a concern, protection standards should be set.

Unconfined Aquifers (Groundwater Recharge Areas)

These areas lie along I-59 and Hwy 11 north and west of Trenton at the foot of Lookout Mountain as well as along portions of Lookout Creek and in Sitton’s Gulch. These areas may be beneath greenspace areas or residential areas. Increasing the number of septic systems might negatively affect these recharge areas. Steps should be taken to encourage development in areas that are either safe for septic or that are located in sewerred areas.

Water Supply Watersheds

The water supply watershed is bounded by Lookout Mountain and Johnson’s Crook, and by Sand Mountain, draining to Lookout Creek at Rising Fawn. This 22-square mile area, currently primarily rural residential and agricultural, may face development pressures. Conservation measures to protect the water supply should be considered.

Flood Prone Areas

Flood prone areas lie along Lookout Creek. A major flood prone area lies in the northeast portion of the County, in Lookout Valley near Wildwood. Development in the flood plain is restricted by state, federal regulations.

Natural Springs

Those springs highlighted have been identified by the US Geological Survey. The USGS identifies a spring as “a water resource formed when the side of a hill, a valley bottom or other excavation intersects a flowing body of ground water at or below the local water table, below

which the subsurface material is saturated with water. A spring is the result of an aquifer being filled to the point that the water overflows onto the land surface (Water Cycle: Springs, USGS).”

Census Blocks Containing Recorded Archaeological Sites

The majority of areas containing census blocks containing recorded archaeological sites are located along a major Indian travel route, also used by early settlers, which extended through the county along Lookout Valley, passing Trenton and Rising Fawn, going up Lookout Mountain and south through Head River to Rome. These areas containing Indian archeology currently lie in greenspace/conservation, agricultural, and rural residential areas. Steps should be taken to highlight and preserve historic and cultural resources in future development.

Recreation/Conservation Areas

The County has identified two areas as recreation and conservation, including Cloudland Canyon State Park off of Highway 136, and the Chickamauga and Chattanooga National Military Park in the northeast corner of the county. Development of a greenway to connect Cloudland Canyon with the area outside Trenton, and partnering with Walker County to connect the existing trail through Cloudland Canyon to the Lula Lake Land Trust, would enhance both recreation and quality of life.

Cole City

Located on Sand Mountain, Cole City was a mining town in the 1800's. Remains of the Cole City beehive coke ovens, regionally important historical resources used to bake coal into coke for smokeless fuel, are located here.

Mining Sites

Several iron ore and coal mines have been identified on Sand Mountain under the Surface Mining Control and Reclamation Act. This area should be maintained as a greenspace conservation area with limited development.

New Salem

New Salem is an historic crossroads community in southeast Dade at the intersection of Hwys 136 and 189 on Lookout Mountain. New Salem has its own neighborhood watch and hosts an arts festival each year at the New Salem Community Center.

Priority Issues For Dade County

Economic Development

Industrial park contains little room for expansion or new industry.

Natural, Cultural Resources

Maintain Dade County's character and identity, and preserve sense of place as it describes land, people (including heritage, culture, natural surroundings).

Balance growth with Quality of Life.

Facilities and Services

Population growth due to new housing, with resulting school and commuter traffic, will necessitate road improvement and continued maintenance.

Stray animal population in Dade County is increasing.

Low-income, worker, student, disabled, adult learner, and special education populations in county have unmet transportation needs.

Land Use

Development increasing in county necessitates continuation of plan to set aside land for recreation and greenspace.

Maintain character of community.

Transportation

New England area residents who travel I-59 to commute to work or school add to traffic congestion in downtown Trenton during morning and evening commuting times. Tourists, others who would prefer to stop and stay in Trenton may change minds due to traffic congestion.


Connect Cloudland Canyon with Walker Trails System especially Lula Lake Land Trust.


Intergovernmental Coordination


Intergovernmental agreements regarding inmate care, animal control, and transit between city, county have or soon will expire.


Preservation of greenspace and greenways in county, surrounding counties.


Future Development Narrative and Map


Future Development Map Narrative		
Jurisdiction: Dade County		
Character Area: Residential		
Land Use Categories	Quality Community Objectives	Implementation Measures
 <p>Hwy 136.</p> <p>Description</p> <p>Neighborhoods or communities where homes are located relatively close to each other along a major road or highway, for example, along Hwys 11, 301, 136, 189. May be served by public water network.</p> <p>Residential areas may include some business or commercial uses, but overall the area is residential. Public transit and other transportation options may be available.</p> <p>Development Strategies/ Policies: Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Where possible, connect to regional network of greenspace, trails. • Walkability could be improved by sidewalks or trails on public land • Encourage compatible homes, home designs, through tax incentives to maintain rural character 	<p><i>Development Patterns</i></p> <p>3. Sense of place</p> <p>4. Transportation alternatives</p> <p><i>Social and Economic Development</i></p> <p>9. Growth Preparedness</p> <p>10. Appropriate businesses</p> <p>12. Housing choices</p> <p><i>Governmental Relations</i></p> <p>14. Local self-determination</p>	<p>Work with land owners and buy land as needed to create conservation easements to develop greenway to connect area immediately outside Trenton with Cloudland Canyon. Partner with Walker County to connect existing trail through Cloudland Canyon to Lula Lake Land Trust.</p> <p>Work with local landowners to set aside sensitive, scenic land in conservation easements</p> <p>Build and update developer’s guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas including wetlands, floodplains, steep slopes.</p> <p>Update Service Delivery Strategy to include renewed intergovernmental agreements between city and county regarding inmate care, animal control, etc.</p> <p>Incentives to encourage desirable development</p>


 <p style="text-align: center;">Slygo Road.</p>	Future Development Map Narrative		
	Jurisdiction: Dade County		
	Character Area: Mixed Use Nodes		
	Land Use Categories	Quality Community Objectives	Implementation Measures and Policies
<p>Mixed Use-Residential, Commercial</p>	<p><i>Social and Economic Development</i></p> <p>9. Growth Preparedness 10. Appropriate businesses 11. Employment options:</p>	<p>More detailed sub-area planning:</p> <p>Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas including wetlands, floodplains, steep slopes.</p> <p>Update Service Delivery Strategy to include renewed intergovernmental agreements between city and county regarding inmate care, animal control, etc.</p> <p>Feasibility study of new interchange on I-59 south of CR 271/ Hicks Hollow Rd.</p>	
Description			
<ul style="list-style-type: none"> • Areas surrounding exit/entrances along Interstate 59 • Mix of business, commercial and residential use, industry • Heavy traffic areas for commuting, shipping exit and entrance to community. Traffic may increase with adjacent residential growth. <p>Development Strategies/ Policies:</p> <ul style="list-style-type: none"> • Residential traffic to and from work, along with truck traffic, may require increased road maintenance • As mixed use nodes expand into residential, agricultural areas, consider mitigation of potentially harmful aspects (noise, increased traffic on narrow roads, stormwater runoff) • Industry, business will locate more readily with infrastructure improvements (broadband, water and sewer improvements) 			


 <p>Sarah Chapel Rd.</p>		Future Development Map Narrative	
		Jurisdiction: Dade County	
		Character Area: Rural Residential	
Land Use Categories	Quality Community Objectives	Implementation Measures	
Residential	<i>Development Patterns</i> 3. Sense of place 5. Regional identity <i>Resource Conservation</i> 6. Heritage preservation 7. Open space preservation <i>Governmental Relations</i> 14. Local self-determination	More detailed sub-area planning: Work with land owners and buy land as needed to create conservation easements to develop greenway to connect area immediately outside Trenton with Cloudland Canyon. Partner with Walker County to connect existing trail through Cloudland Canyon to Lula Lake Land Trust. Work with local landowners to set aside sensitive, scenic land in conservation easements Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas including wetlands, floodplains, steep slopes. Update Service Delivery Strategy to include renewed intergovernmental agreements between city and county regarding inmate care, animal control, etc. Incentives to encourage desirable development	
Description			
<p>Rural, less developed land likely to face residential development pressures for the quality of life and scenic views. Little pedestrian access.</p> <p>Homes are farther apart than in residential areas, and may or may not be located along major roads or highways. May not have access to sewer.</p> <p>Development Strategies/ Policies: Maintain rural atmosphere with new residential development:</p> <ul style="list-style-type: none"> • Encouraging cluster or conservation subdivisions that preserve open space, have walking, biking trails • Encourage compatible home designs to maintain rural character • Where possible, connect to regional network of greenspace, trails. • Walkability could be improved by sidewalks or trails on public land • Encourage compatible senior and retirement homes through tax incentives, in locations where needed services are available 			

 <p>Creek Road.</p>	Future Development Map Narrative		
	Jurisdiction: Dade County		
	Character Area: Agricultural		
	Land Use Categories	Quality Community Objectives	Implementation Measures
<p>Agricultural Residential</p>	<p><i>Development Patterns</i> 3. Sense of place 5. Regional identity <i>Resource Conservation</i> 6. Heritage preservation: 7. Open space preservation: <i>Governmental Relations</i> 14. Local self-determination</p>	<p>More detailed sub-area planning: Work with land owners and buy land as needed to create conservation easements to develop greenway to connect area immediately outside Trenton with Cloudland Canyon. Partner with Walker County to connect existing trail through Cloudland Canyon to Lula Lake Land Trust.</p> <p>Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas.</p>	
Description			
<p>Agricultural areas on Sand Mountain, along Lookout Creek, and in south Dade. May be cultivated or not cultivated. These areas form a culturally and historically important feature of the County.</p> <p>Development Strategies/ Policies: Maintain rural character by:</p> <ul style="list-style-type: none"> • Limiting new development. • Protecting farmland. 			

 <p>Creek Road</p>	Future Development Map Narrative		
	Jurisdiction: Dade County		
	Character Area: Greenspace		
	Land Use Categories	Quality Community Objectives	Implementation Measures
<p>Greenspace Residential</p>	<p><i>Development Patterns</i> 3. Sense of place 5. Regional identity <i>Resource Conservation</i> 6. Heritage preservation: 7. Open space preservation: 8. Environmental protection <i>Social and Economic Development</i> 9. Growth Preparedness <i>Governmental Relations</i> 14. Local self-determination 15. Regional cooperation</p>	<p>More detailed sub-area planning:</p> <p>Work with land owners and buy land as needed to create conservation easements to develop greenway to connect area immediately outside Trenton with Cloudland Canyon. Partner with Walker County to connect existing trail through Cloudland Canyon to Lula Lake Land Trust.</p> <p>Work with local landowners to set aside sensitive, scenic land in conservation easements</p> <p>Work with Chamber to plan and promote Tour De Georgia in its route down Hwy 136, Piney Rd., Burkhalter Gap, and Hwy 189 to Covenant College yearly</p>	
Description			
<p>Rural, undeveloped land likely to face development pressures. Natural resources include the backwoods, the creeks, and the historical landmarks. Greenspace includes Cloudland Canyon State Park, steep slopes and brows and rugged terrain of Lookout Mountain, Sand Mountain. The scenic views contribute to Dade County's quality of life.</p> <p>Maintain Dade County's character and identity, and preserve sense of place as it describes land, people (including heritage, culture, natural surroundings).</p> <p>Development Strategies/Policies: Protect and preserve environmental resources, including:</p> <ul style="list-style-type: none"> • Water resource protection • Heritage and Historic Resources, many of which are privately owned (Civil War historic sites, Cole City, coke ovens, etc) • Greenspace including brow lot protection, possibilities include conservation easements and public land trusts <p>Balance growth with Quality of Life</p>			

 <p style="text-align: center;">New Home Rd.</p>	Future Development Map Narrative		
	Jurisdiction: Dade County		
	Character Area: <u>Cole City/ New Home Community</u>		
	Land Use Categories	Quality Community Objectives	Implementation Measures
Residential Commercial	<i>Development Patterns</i> 3. Sense of place 4. Transportation alternatives <i>Resource Conservation</i> 6. Heritage preservation: <i>Governmental Relations</i> 14. Local self-determination	<p>Work with local landowners to set aside sensitive, scenic land in conservation easements</p> <p>County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision.</p> <p>Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas</p>	
Description			
<p>Located on Sand Mountain, Cole City was a mining town in the 1800's. Cole City beehive coke ovens, regionally important historical resources used to bake coal into coke for smokeless fuel, are located here. Several iron ore and coal mines have been identified in this area under the Surface Mining Control and Reclamation Act. The New Home community is a rural residential community served by the New Home Community Center.</p> <p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Encourage compatible home designs to maintain rural character • Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land • Encourage compatible senior and retirement homes through tax incentives, in locations where needed services are available • Encourage each community to work together as a group to actively preserve quality of life, culture, and heritage. • Encourage use of community centers for civic and cultural events and education focusing on Dade County's history. 			

 <p>Wildwood Community.</p>	Future Development Map Narrative		
	Jurisdiction: Dade County		
	Character Area: <u>Wildwood, North Dade Community</u>		
	Land Use Categories	Quality Community Objectives	Implementation Measures
Residential Commercial	<i>Development Patterns</i> 1. Traditional neighborhood 3. Sense of place 4. Transportation alternatives <i>Resource Conservation</i> 6. Heritage preservation <i>Social and Economic Development</i> 9. Growth Preparedness <i>Governmental Relations</i> 14. Local self-determination 15. Regional cooperation	Work with local landowners to set aside sensitive, scenic land in conservation easements County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision. Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas	
<p style="text-align: center;">Description</p> <p>Located along Hwy 11 in northern Dade County's Lookout Valley. Wildwood volunteer fire department, post office, and small store define the community. The North Dade Community Center serves this community and the North Dade area. This area may be expected to grow where sewer or septic systems can be located.</p> <p>Development Strategies/Policies: Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land • Encourage each community to work together as a group to actively preserve their quality of life, culture, and heritage. • Encourage use of community centers for civic and cultural events and education focusing on Dade County's history. 			

Future Development Map Narrative		
Jurisdiction: Dade County		
Character Area: <u>Other Crossroads Communities</u>		
Land Use Categories	Quality Community Objectives	Implementation Measures
 <p>North Dade Community Center, Hwy 11.</p>	<p><i>Residential</i> <i>Agricultural</i></p> <p><i>Development Patterns</i> 1. Traditional neighborhood <i>Resource Conservation</i> 6. Heritage preservation: <i>Social and Economic Development</i> 9. Growth Preparedness <i>Governmental Relations</i> 14. Local self-determination 15. Regional cooperation</p>	<p>Work with local landowners to set aside sensitive, scenic land in conservation easements</p> <p>County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision.</p> <p>Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas</p>
Description		
<p>Other crossroads communities include Cloverdale, Plum Nelly, Morganville, and Burkhalter Gap. These are historic communities, unincorporated, at intersection of less-traveled roads as well as main thoroughfares.</p> <p>Development Strategies/Policies: Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land • Encourage each community to work together as a group to actively preserve their quality of life, culture, and heritage. • Encourage use of community centers for civic and cultural events and education focusing on Dade County's history. 		



Davis Fire Station Hwy 301.

Description

The Davis community is located on Hwy 301 on the eastern rim of Sand Mountain. This area more accessible for housing than the northern section of Sand Mountain. It has its own elementary school and community center, and previously had its own junior high and high school.

Development Strategies/Policies:

Maintain rural atmosphere with new residential development by:

- Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land
- Encourage each community to work together as a group to actively preserve their quality of life, culture, and heritage.
- Encourage use of community centers for civic and cultural events and education focusing on Dade County's history.

Future Development Map Narrative

Jurisdiction: Dade County


Character Area: Davis Community


Land Use Categories	Quality Community Objectives	Implementation Measures
Residential	<p><i>Development Patterns</i></p> <ul style="list-style-type: none"> 1. Traditional neighborhood 3. Sense of place 4. Transportation alternatives <p><i>Resource Conservation</i></p> <ul style="list-style-type: none"> 6. Heritage preservation <p><i>Social and Economic Development</i></p> <ul style="list-style-type: none"> 9. Growth Preparedness <p><i>Governmental Relations</i></p> <ul style="list-style-type: none"> 14. Local self-determination 15. Regional cooperation 	<p>Work with local landowners to set aside sensitive, scenic land in conservation easements</p> <p>County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision.</p> <p>Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas</p>




New Salem Community, Hwy 136.

Future Development Map Narrative		
Jurisdiction: Dade County		
Character Area: <u>New Salem Community</u>		
Land Use Categories	Quality Community Objectives	Implementation Measures
Residential	<p><i>Development Patterns</i></p> <ol style="list-style-type: none"> 1. Traditional neighborhood 3. Sense of place 4. Transportation alternatives <p><i>Resource Conservation</i></p> <ol style="list-style-type: none"> 6. Heritage preservation <p><i>Social and Economic Development</i></p> <ol style="list-style-type: none"> 9. Growth Preparedness <p><i>Governmental Relations</i></p> <ol style="list-style-type: none"> 14. Local self-determination 15. Regional cooperation 	<p>Work with local landowners to set aside sensitive, scenic land in conservation easements</p> <p>County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision.</p> <p>Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas</p>
<p align="center">Description</p> <p>New Salem is a historic crossroads community in southeast Dade at the intersection of Hwys 136 and 189 on Lookout Mountain. New Salem has its own neighborhood watch and hosts an arts festival each year at the New Salem Community Center.</p> <p>Development Strategies/Policies: Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land • Encourage each community to work together as a group to actively preserve their quality of life, culture, and heritage. • Encourage use of community centers for civic and cultural events and education focusing on Dade County's history. 		

Future Development Map Narrative		
Jurisdiction: Dade County		
Character Area: <u>West Brow Community</u>		
Land Use Categories	Quality Community Objectives	Implementation Measures
 <p>West Brow Fire Station Hwy. 189.</p> <p>Description</p> <p>The West Brow community, located along Hwy 189 on top of Lookout Mountain, is a crossroads community with its own neighborhood watch group, volunteer fire department, and community center. The area is mostly residential and is located close to Covenant College.</p> <p>Development Strategies/Policies: Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Where possible, connect to regional network of greenspace, trails to improve walkability • Encourage each community to work together to actively preserve culture and heritage • Use community centers for civic and cultural events and education on County's history. 	<p><i>Development Patterns</i></p> <ol style="list-style-type: none"> 1. Traditional neighborhood 3. Sense of place 4. Transportation alternatives <p><i>Resource Conservation</i></p> <ol style="list-style-type: none"> 6. Heritage preservation: <p><i>Social and Economic Development</i></p> <ol style="list-style-type: none"> 9. Growth Preparedness <p><i>Governmental Relations</i></p> <ol style="list-style-type: none"> 14. Local self-determination 15. Regional cooperation 	<p>Work with local landowners to set aside sensitive, scenic land in conservation easements</p> <p>County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision.</p> <p>Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas</p>

 <p>Yankee Rd.</p>	Future Development Map Narrative		
	Jurisdiction: Dade County		
	Character Area: <u>Head River Community</u>		
	Land Use Categories	Quality Community Objectives	Implementation Measures
<p>Agricultural Residential</p>	<p><i>Development Patterns</i> 1. Traditional neighborhood 3. Sense of place 4. Transportation alternatives <i>Resource Conservation</i> 6. Heritage preservation <i>Social and Economic Development</i> 9. Growth Preparedness <i>Governmental Relations</i> 14. Local self-determination 15. Regional cooperation</p>	<p>Work with local landowners to set aside sensitive, scenic land in conservation easements</p> <p>County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision.</p> <p>Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas</p>	
Description			
<p>The Head River Community, located in the extreme southern tip of the county, is an agricultural community on Lookout Mountain off of Old State Road.</p> <p>Development Strategies/Policies: Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land • Encourage each community to work together as a group to actively preserve their quality of life, culture, and heritage. • Encourage use of community centers for civic and cultural events and education focusing on Dade County's history. 			

 <p>Hooker Cemetery Rd.</p>	Future Development Map Narrative		
	Jurisdiction: Dade County		
	Character Area: Hooker Community		
	Land Use Categories	Quality Community Objectives	Implementation Measures
Residential	<i>Development Patterns</i> 1. Traditional neighborhood 3. Sense of place 4. Transportation alternatives <i>Resource Conservation</i> 6. Heritage preservation: <i>Social and Economic Development</i> 9. Growth Preparedness <i>Governmental Relations</i> 14. Local self-determination 15. Regional cooperation	Work with local landowners to set aside sensitive, scenic land in conservation easements County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision. Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas	
Description			
<p>The Hooker community, located along Hwy 299, is a historical crossroads community almost on the border with Tennessee between I-59 and I-24.</p> <p>Development Strategies/Policies: Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land • Encourage each community to work together as a group to actively preserve their quality of life, culture, and heritage. • Encourage use of community centers for civic and cultural events and education focusing on Dade County's history. 			



Rising Fawn Post Office. www.postmarks.org

Description

The Rising Fawn community is located south of Trenton along Hwy 11 and is a residential and agricultural community. The South Dade Community Center serves this southern area of the county. The Rising Fawn community according to the 1991 Comprehensive Plan contains a historical residential district that “warrants planning considerations.”

Development Strategies/Policies:

Maintain rural atmosphere with new residential development by:


- Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land
- Encourage each community to work together as a group to actively preserve their quality of life, culture, and heritage.
- Encourage use of community centers for civic and cultural events and education focusing on Dade County’s history.

Future Development Map Narrative

Jurisdiction: Dade County

Character Area: Rising Fawn Community

Land Use Categories	Quality Community Objectives	Implementation Measures
Residential Agricultural	<i>Development Patterns</i> 3. Sense of place <i>Resource Conservation</i> 6. Heritage preservation: <i>Social and Economic Development</i> 9. Growth Preparedness <i>Governmental Relations</i> 14. Local self-determination 15. Regional cooperation	More detailed sub-area planning Work with local landowners to set aside sensitive, scenic land in conservation easements County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision. Build and update developer’s guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas

	Future Development Map Narrative		
	Jurisdiction: Dade County		
	Character Area: New England Community		
	Land Use Categories	Quality Community Objectives	Implementation Measures
Residential Agricultural	<i>Development Patterns</i> 3. Sense of place <i>Resource Conservation</i> 6. Heritage preservation: <i>Social and Economic Development</i> 9. Growth Preparedness <i>Governmental Relations</i> 14. Local self-determination 15. Regional cooperation	Work with local landowners to set aside sensitive, scenic land in conservation easements County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision. Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas	
Description			
<p>The New England community is located north of Trenton along Hwy 11 and is a residential community. New England according to the 1991 Comprehensive Plan contains a historical residential district that "warrants planning considerations."</p> <p>Development Strategies/Policies: Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land • Encourage each community to work together as a group to actively preserve their quality of life, culture, and heritage. • Encourage use of community centers for civic and cultural events and education focusing on Dade County's history. 			


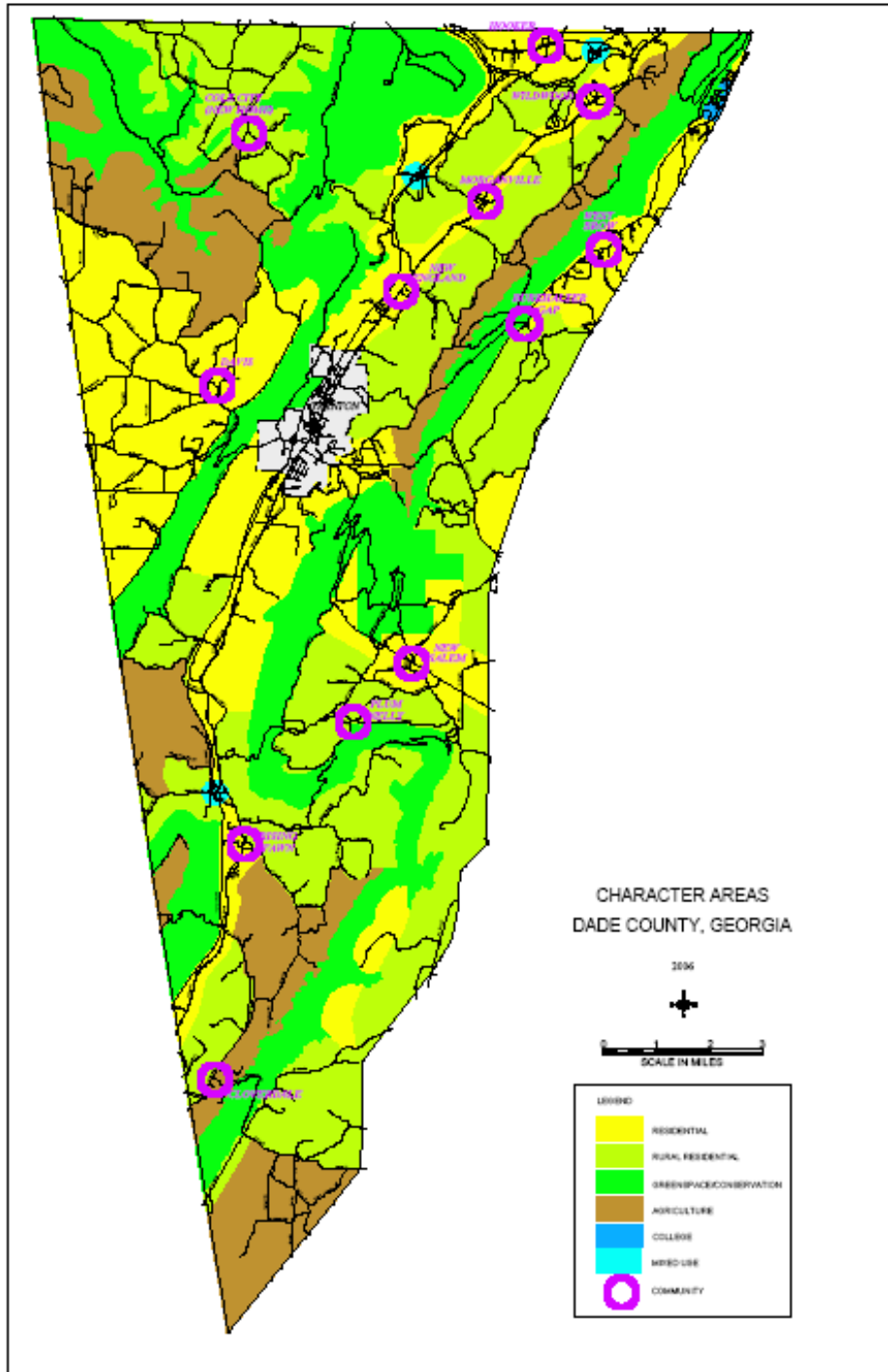
 <p>Aerial view of Covenant College.</p>	Future Development Map Narrative		
	Jurisdiction: Dade County		
	Character Area: College		
	Land Use Categories	Quality Community Objectives	Implementation Measures
<p>School</p>	<p><i>Development Patterns</i></p> <ol style="list-style-type: none"> 1. Traditional neighborhood 3. Sense of place 4. Transportation alternatives <p><i>Resource Conservation</i></p> <ol style="list-style-type: none"> 6. Heritage preservation: <p><i>Social and Economic Development</i></p> <ol style="list-style-type: none"> 9. Growth Preparedness <p><i>Governmental Relations</i></p> <ol style="list-style-type: none"> 14. Local self-determination 15. Regional cooperation 	<p>Continue to maintain good relations between college and community</p> <p>Work with land owners and buy land as needed to create conservation easements to develop greenway to connect area immediately outside Trenton with Cloudland Canyon. Partner with Walker County to connect existing trail through Cloudland Canyon to Lula Lake Land Trust.</p>	
Description			
<p>Covenant College was founded in 1955, and in 1964 was housed in what was formerly the Lookout Mountain Hotel, or “the Castle in the Clouds.” The private Presbyterian college provides educational and civic functions to the community as well as employment and workforce development.</p> <p>Development Strategies/Policies: Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> • Where possible, connect to regional network of greenspace, trails, improve walkability by sidewalks or trails on public land • Encourage each community to work together as a group to actively preserve their quality of life, culture, and heritage. • Encourage use of community centers for civic and cultural events and education focusing on Dade County’s history. 			

Figure 1.2 Future Development Map



Short Term Work Program
2008-2012

**SHORT TERM WORK PROGRAMS Dade County
2008-2012**

Work Program	2008	2009	2010	2011	2012	Responsible Party (Supporting parties in parenthesis)	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT								
Develop master plan to expand existing industrial park including possible site location in North Dade along Hwy 11.	X	X	X	X	X	Dade Co. (Dade Industrial Devel. Authority)	\$10,000	General Fund
Build partnership between Dade School Board, Dade First Family Connection, etc. to address Workforce Development issues in accordance with "Joint Regional Comprehensive Plan/Economic Development Strategy – Human Services Agenda	X	X	X	X	X	Dade Co. First Family Connection, C3PC, Dade School Board	0	n/a
Work with Chamber to plan and promote Tour De Georgia in its route down Hwy 136, Piney Rd., Burkhalter Gap, and Hwy 189 to Covenant College yearly	X	X	X	X	X	Dade County Chamber of Commerce	\$1,000	General Fund
Plan and prepare for preliminary events for Tour de Georgia yearly	X	X	X			Dade County Chamber of Commerce	\$2,000	General Fund
Develop position for joint economic director for city, county.	X	X				Dade Co.	\$60,000	General Fund

**SHORT TERM WORK PROGRAMS Dade County
2008-2012**

Work Program	2008	2009	2010	2011	2012	Responsible Party (Supporting parties in parenthesis)	Cost Estimate	Funding Source
NATURAL AND CULTURAL RESOURCES								
To meet the priority issue of “balancing growth with quality of life” the Joint County and City Comprehensive Planning Committee (C3PC) has recently been created. Activities include conducting public education and informative meetings, obtaining public input and support for dealing with growth proactively and crafting and adopting ordinances that meet the community’s needs.	X	X	X	X	X	Joint County and City Comprehensive Planning Committee (C3PC)	Working on budget	General fund, Private foundations, public grants to be sought
PROJECT: Recommend to County Commission the need for public education opportunities on the need for Best Management Practices for erosion control to protect the land and the County’s economic base for tourism. Education will help gain public support for and compliance with newly created Erosion and Sedimentation ordinances.	X	X	X	X	X	Joint County and City Comprehensive Planning Committee (C3PC)	0	n/a
PROJECT: Continue to update “Areas Requiring Special Attention” map to allow areas to be distinguished more readily,	X					Joint County and City Comprehensive Planning Committee (C3PC), CVRDC	0	n/a
PROJECT: Joint City and County Comprehensive Planning Committee (C3PC) to discuss possible protection for the 22-square mile water supply watershed by	X	X	X	X	X	C3PC	0	n/a

recommending to the County Commission development restrictions, improved enforcement of septic systems regulations, and post-development stormwater ordinances.								
Continue to identify appropriate staff necessary for the local government to administer codes and ordinances to guide development. Consider positions and associated roles and responsibilities.	X	X	X	X	X	Joint County and City Comprehensive Planning Committee (C3PC)	\$30,000 for one position has been applied for	DNR 319h grant funding
Work with land owners and buy land as needed to create conservation easements to develop greenway to connect area immediately outside Trenton with Cloudland Canyon. Partner with Walker County to connect existing trail through Cloudland Canyon to Lula Lake Land Trust.	X	X	X	X	X	Dade Co. (Walker Co., DNR, CVRDC)	\$10,000	General fund, SPLOST
Work with local landowners to set aside sensitive, scenic land in conservation easements	X	X	X	X	X	Dade Co., landowners	\$10,000	Land conservation funds, General fund
Once new courthouse is complete, restore courthouse in center of town as center of history and culture for Dade and Trenton, incl. Chamber of Commerce, DDA, Historical Society, Dade Industrial Authority, museum.			X	X	X	Dade Co.	\$2,000/year	County general fund
Hazard mitigation study to be done by CVRDC	X					Dade County, CVRDC	\$10,000	General Fund, CVRDC

**SHORT TERM WORK PROGRAMS Dade County
2008-2012**

Work Program	2008	2009	2010	2011	2012	Responsible Party (Supporting parties in parenthesis)	Cost Estimate	Funding Source
FACILITIES AND SERVICES								
Improve and maintain county roads by basis of need as evaluated yearly. Two roads have been approved for 2007 LARP funding: Hicks Hollow Rd., Old Deer Hear Cove Rd.	X	X	X	X	X	Dade Co.	\$3,050,000	SPLOST, GDOT LARP
Renew intergovernmental agreement between City and County to include building county animal shelter and development of animal control officer position.	X					Dade Co., City of Trenton	\$100,000	General Fund
County will participate in Rural Transit study coordinated by Coosa Valley RDC to identify gaps in transit provision.	X					Dade County	\$500	General Fund
Initially, county planned to construct additional office space on the criminal justice bldg. After due diligence completed, project deemed not sufficient for county needs. New courthouse will be built. *	X	X	X	X	X	Dade County	\$3.6 million	SPLOST
Develop local POST training. *		X				Dade Co.	\$7,000	General Fund
Purchasing warehouse joint venture with Dade Co., Board of Education. *	X	X				Dade Co., Board of Education	\$150,000	General Fund
Build and update developer's guidebook to inform developers, citizens on state, local regulations including erosion, sedimentation control regs., building codes, other county ordinances to protect sensitive environmental areas	X	X				Dade Co.	\$5,000	General Fund

including wetlands, floodplains, steep slopes.								
Annual seminar update on changes in development regulations.	X	X	X	X	X	Dade Co.	\$500	General Fund

* These items are carried over from the 2001-2005 short term work program for Dade County.

SHORT TERM WORK PROGRAMS Dade County 2008-2012								
Work Program	2008	2009	2010	2011	2012	Responsible Party (Supporting parties in parenthesis)	Cost Estimate	Funding Source
LAND USE								
Conduct joint land use study (for future set asides for park land, recreation, greenspace and other amenities, incl. plan for conservation easements)*	X	X				Dade	\$4,000	DNR/DCA

* This item is carried over from the 2001-2005 short term work program for Dade County.

SHORT TERM WORK PROGRAMS Dade County 2008-2012								
Work Program	2008	2009	2010	2011	2012	Responsible Party (Supporting parties in parenthesis)	Cost Estimate	Funding Source
TRANSPORTATION								
Feasibility study of new interchange on I-59 south of CR 271/ Hicks Hollow Rd.	X					Dade Co.	\$100,000	General Fund
New interchange on I-59 south of CR 271/ Hicks Hollow Rd.		X	X	X	X	Dade Co., GDOT	\$11,000,000	GDOT

SHORT TERM WORK PROGRAMS Dade County 2008-2012								
Work Program	2008	2009	2010	2011	2012	Responsible Party (Supporting parties in parenthesis)	Cost Estimate	Funding Source
INTERGOVERNMENTAL COORDINATION								
Update Service Delivery Strategy to include renewed intergovernmental agreements between city and county regarding inmate care, animal control, etc. *	X					Dade Co., City of Trenton	\$1,000	General fund
Work with Walker Co. to expand Cloudland Connector trails and greenway.	X	X	X			Dade Co., Walker Co.	\$10,000	General fund

* This item is carried over from the 2001-2005 short term work program for Dade County.

Report of Accomplishments
2001-2005

	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				** (Currently underway or temporarily postponed programs should appear in the new STWP)
2001-2005 Work Program Dade County	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
COMMUNITY FACILITIES					
Reconstruct three baseball fields	X				
Construct new facility for health department	X				
Construct additional office space on the criminal justice building			X		Planned expansion studied: sq. footage insufficient. Next work program incl. new courthouse to incl. office space; will use SPLOST, other funds.
Pursue funding for county wide sewers, Phase I	X				
Pursue study & funding for county wide sewers, Phase II	X				
Develop Dade County Transportation Plan (part of Tri-county Transportation Study Plan Dade, Walker, Catoosa)	X				
Update Service Delivery Strategy as part of joint comprehensive plan update		X			
Four lane/Tunnel Feasibility Study	X				
Fund joint traffic enforcement unit			X		Not feasible at this time due to insufficient funds. Will be considered as part of updating Service Delivery Strategy.

2001-2005 Work Program Dade County	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
Develop local POST & Fire Training		X			
Expansion plans for jail				X	Expansion no longer necessary; overflow out-of-county prisoners no longer housed in co. jail.
Fire pressure study	X				
County wide fire hydrants through 2010	X				
Prepare county wide evacuation plan	X				
Complete tri-state mutual aid agreement (fire/rescue)	X				
Equipment Maintenance Facility new roof	X				
Purchasing Warehouse			X		Change of scope. Will be studied jointly w/ Dade Co. Schools in next ST work program.
Recycling Convenience Center	X				
Multi purpose Recreation Facility	X				
Soccer/Football fields	X				
Admin. staff incl. Fin. Dir., Purchasing Agent, & clerical	X				

<i>ECONOMIC DEVELOPMENT</i>					
2001-2005 Work Program Dade County	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
Workforce Study				X	Yearly assessments partially complete study.
Tourism/Recreation Study				X	Recreation study completed; Visitor and tourist counts partially complete study.
On-Site College Classes	X				
Four Lane/Tunnel Feasibility Study across/through Lookout Mountain	X				
<i>LAND USE</i>					
Conduct joint land use study (for future set-asides for park land, recreation, greenspace and other amenities, including plan for conservation easements)		X			
Update joint comprehensive plan by 6-30-2006 including environmental ordinances		X			
<i>HOUSING</i>					
Public Housing Study/Elderly	X				
Assisted Care Living Study				X	Assisted care living will be market driven. County will support location of assisted care facilities.

2001-2005 Work Program Dade County	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
Nursing Home Study				X	County will work with City of Trenton, private developers to assess needs and provide sufficient nursing home housing.
Implement Subdivision Regulations				X	Current enforcement capability insufficient due to lack of code enforcement position.
Implement Manufactured Home Park/Subdivision Regulations				X	Current enforcement capability insufficient due to lack of code enforcement position.
Conduct housing inventory as part of joint comprehensive plan			X		Will be done as part of full update prior to 2016
NATURAL AND HISTORIC RESOURCES					
Develop a historic resources plan	X				
Host Georgia Civil War Commission	X				
Assess Civil War Sites of 1863	X				
Countywide historic resources survey	X				
Implement Historic Township councils				X	Not feasible at this time due to lack of matching funds. CVRDC ready to assist should interest revive.
Cole City Heritage Trail/Coke Ovens Park				X	Site survey done; reevaluated due to terrain and access difficulties.
Request hazard mitigation to alleviate major flooding		X			

2001-2005 Work Program Dade County	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
Permit & construct lake on Lookout Ck 2005-06				X	Alternate water source already exists.
Conduct surface water assessment	X				
Conduct TMDL assessment & plan	X				
Dade Cave Preservation & Tourism Study				X	Site survey done; reevaluated due to terrain and access difficulties.
Plan & Implement Cole City Park				X	Site survey done; reevaluated due to terrain and access difficulties.

City of Trenton

Development Patterns

Traditional neighborhoods: Traditional neighborhood development patterns should be encouraged; including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

- Our community maintains its' sidewalks and vegetation well so that walking is an option some would choose.
- In some areas several errands can be made on foot, if so desired.
- Currently, children do not bike to school.
- Schools are not necessarily located in or near neighborhoods in our community.

Infill development: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

- Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.
- Our community is actively working to promote greyfield redevelopment.

Sense of Place: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose together for shopping, dining, socializing, and entertainment.

- If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.
- We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas. Our Historic Preservation Commission has been newly created.
- We have limited façade restrictions and ordinances to regulate the aesthetics of development in our highly visible areas.
- We have ordinances to regulate the size and type of signage in our community.
- We do not offer a development guidebook that illustrates the type of new development we want in our community.

Transportation Alternatives: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

- We have limited public transportation in our community.
- We do not require new development to connect with existing development through a street network, not a single entry/exit.
- We have a good network of sidewalks to allow people to walk to a variety of destinations.
- We have a plan for bicycle routes through our community.

Regional Identity: Each region should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

- Our community is characteristic of the region in terms of architectural styles and heritage.
- Our community does not necessarily encourage businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.
- Our community does not necessarily promote tourism opportunities based on the unique characteristics of our region.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.

Resource Conservation

Heritage Preservation : The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character

- We lack designated historic districts in our community.
- Our historic preservation commission has been newly created.
- We lack ordinances to ensure that new development will complement our historic development.

Open Space Preservation: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Environmental Protection: Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Social and Economic Development

Growth Preparedness: Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable responding to growth opportunities and managing new growth when it occurs.

- We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.
- We lack a citizen-education campaign to allow all interested parties to learn about development processes in our community.
- We do have a public-awareness element in our comprehensive planning process, the community visioning meeting.

Appropriate Businesses : The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

- Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.
- We do not currently have a plan to recruit compatible business or industry.
- We have a diverse jobs base, so that one employer leaving would not cripple our economy.

Employment Options: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

- Our economic development program does not have an entrepreneur support program.
- Our community has jobs for skilled labor
- Our community does not have jobs for unskilled labor.
- Our community does have professional and managerial jobs.

Housing Choices: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

- People who work in our community can also afford to live in the community.
- Our community has enough housing for each income level (low, moderate and above-average)
- Our community does not have options available for loft living, downtown living, or "neo-traditional" development.
- We have vacant and developable land for multifamily housing.

Educational Opportunities: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

- Our community has higher education opportunities, or is close to a community that does.
- Our community does not have job opportunities for college graduates, so that our children may live and work here if they choose.

Governmental Relations

Regional Solutions: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

- We participate in regional economic development organizations, namely the Northwest Georgia Joint Development Authority.

Regional Cooperation: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to

success of a venture, such as protection of shared natural resources or development of a transportation network.

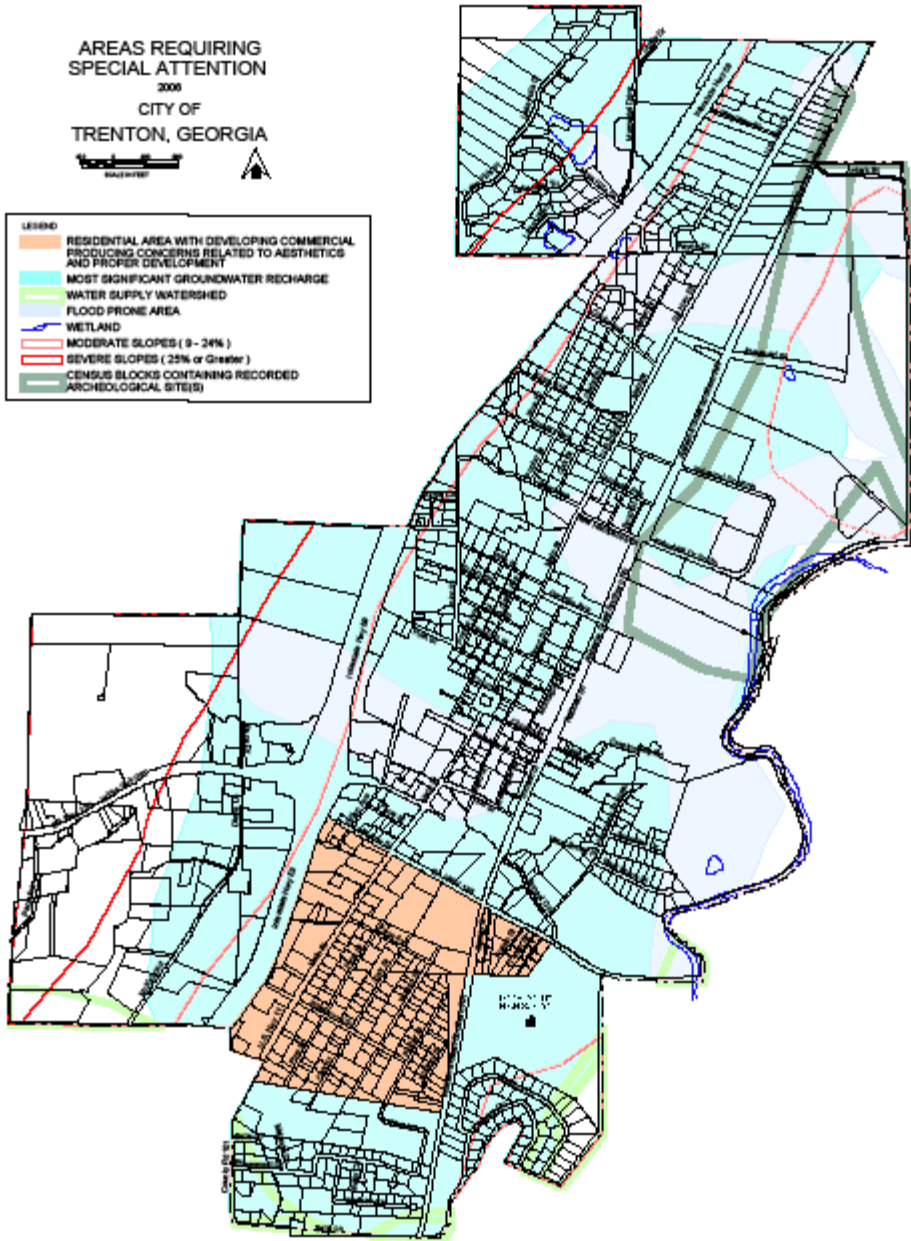
- We plan jointly with our cities and county for comprehensive planning purposes.

Fig 2.1 Conservation Opportunities

AREAS REQUIRING
SPECIAL ATTENTION
2008
CITY OF
TRENTON, GEORGIA



- LEGEND
- RESIDENTIAL AREA WITH DEVELOPING COMMERCIAL PRODUING CONCERNS RELATED TO AESTHETICS AND PROPER DEVELOPMENT
 - MOST SIGNIFICANT GROUNDWATER RECHARGE
 - WATER SUPPLY WATERSHED
 - FLOOD PRONE AREA
 - WETLAND
 - MODERATE SLOPES (9 - 24%)
 - SEVERE SLOPES (25% or Greater)
 - CENSUS BLOCKS CONTAINING RECORDED ARCHEOLOGICAL SITE(S)



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER
THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL
RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

Priority Issues for City of Trenton

Please see appendix for complete list of Issues and Opportunities

Population Growth

1. The current senior tax exemption will likely attract senior citizens to Trenton.
 - There is an opportunity to encourage downtown housing for seniors close to shopping, pharmacies, etc. for convenience and walkability.
 - Those lower taxes will affect population increases
 - Determine the economic contribution of retirees to the community

Economic Development

1. We lack a range of sufficient jobs or economic opportunities for local residents.
2. There is not enough innovative economic development taking place.
3. While Trenton is not dependent on one or two industries or economic sectors, there perhaps is little vision for the future economic development of the community.
4. Economic development efforts do not focus on helping grow local small businesses.
5. Impacts on housing, transportation, infrastructure and natural resources are considered when promoting economic development projects, as well as cost-benefit analysis.
6. Business recruitment and retention is an ongoing effort by the city, with an emphasis on new retail.
7. We need to compete with big box retail in surrounding areas. Efforts include:
 - Niche marketing
 - Encouraging entrepreneurship
 - Downtown Development Authority's plan to conduct "Shop Trenton first" campaign
8. There is a need to balance growth with quality of life issues.

1. Natural and Cultural Resources

2. There is not enough greenspace or parkland in the community
3. There are abandoned or contaminated properties in the community
4. Local natural resource protection is inadequate
5. Local protection of historic and cultural resources is inadequate, although improving

Facilities and Services

1. There is a need for a stand-alone Learning Center
2. There is a need for a multipurpose community center
 - There is an opportunity to work with community centers to increase the use of their facilities
 - Working with the School Board to plan for re-use, expansion of use of schools after hours.
3. Coordinate with Dade County to develop animal shelter facilities.

Housing

1. Some neighborhoods are in need of revitalization or upgrade.
2. There is some substandard housing including declining mobile homes.
 - The City will work to secure USDA low interest loans to improve substandard housing.

Land Use

1. There is too much unattractive sprawl development along roadways.
2. There are many undeveloped vacant sites close in to town.
3. There is an inadequate mix of uses (like corner groceries or pharmacies) within neighborhoods.
4. There aren't enough neighborhood centers to serve adjacent neighborhoods.


5. We have unattractive commercial or shopping areas.
6. We lack attractive public spaces designed for gathering and social interaction.
7. There is a need to preserve our sense of place as it describes land and people, including heritage, culture, natural surroundings.

Transportation

1. Transportation corridors are congested.
2. People lack transportation choices for access to housing, jobs, services, goods, health care and recreation.
3. Our community lacks a local trail network.
 - Local trails are not linked with those of neighboring communities, the region and the state.
4. Streets are designed in ways that discourage pedestrian and bike activity.
5. There is not enough parking available in busy activity centers.
 - On-street parking is inadequate, even in downtown and retail districts where it can be safely provided,

Intergovernmental coordination

Future Development Narrative and Map

Future Development Map Narrative		
Jurisdiction: City of Trenton		
Character Area: Commercial and Office		
Land Use Categories	Quality Community Objectives	Implementation Measures
 <p>Hwys 11, 136 downtown Trenton.</p>	<p>Commercial Office Residential</p> <p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> Infill development <input type="checkbox"/> Sense of place <input type="checkbox"/> Transportation alternatives <input type="checkbox"/> Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Heritage preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> Growth Preparedness <input type="checkbox"/> Appropriate businesses <input type="checkbox"/> Employment options : <input type="checkbox"/> Housing choices <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> Local self-determination 	<p>More detailed sub-area planning:</p> <p>New or revised local development regulations</p> <p>Incentives:</p> <p>Public Investments</p> <p>Infrastructure Improvements</p>
Description		
<p>Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking; low degree of open space; moderate floor-area ratio. Includes strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, offices.</p> <p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Retro-fit unattractive or vacant bldgs by: • Creating a shopping “square” around a smaller internal parking lot. • Upgrading appearance of existing older commercial buildings • Reconfiguring parking lot and circulation routes for automobiles. • Providing pedestrian and bicycling amenities • Adding landscaping, trees in parking lots for shade, runoff control. • Pervious paving, buffers, mixed use 		

Future Development Map Narrative		
Jurisdiction: City of Trenton		
Character Area: Industrial		
Land Use Categories	Quality Community Objectives	Implementation Measures
Industrial	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sense of place <input type="checkbox"/> Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Heritage preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> Growth Preparedness <input type="checkbox"/> Appropriate businesses <input type="checkbox"/> Employment options : Educational opportunities <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> Regional cooperation 	<p>More detailed sub-area planning:</p> <p>New or revised local development regulations:</p> <p>Incentives:</p> <p>Public Investments:</p> <p>Infrastructure Improvements:</p>
Model		
<p>Land used in higher intensity manufacturing, assembly, processing activities. Noise, traffic, etc may prompt location in reserved area.</p> <p>Development Strategies/Policies: Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p>		



Industrial Park, Hwy 11.


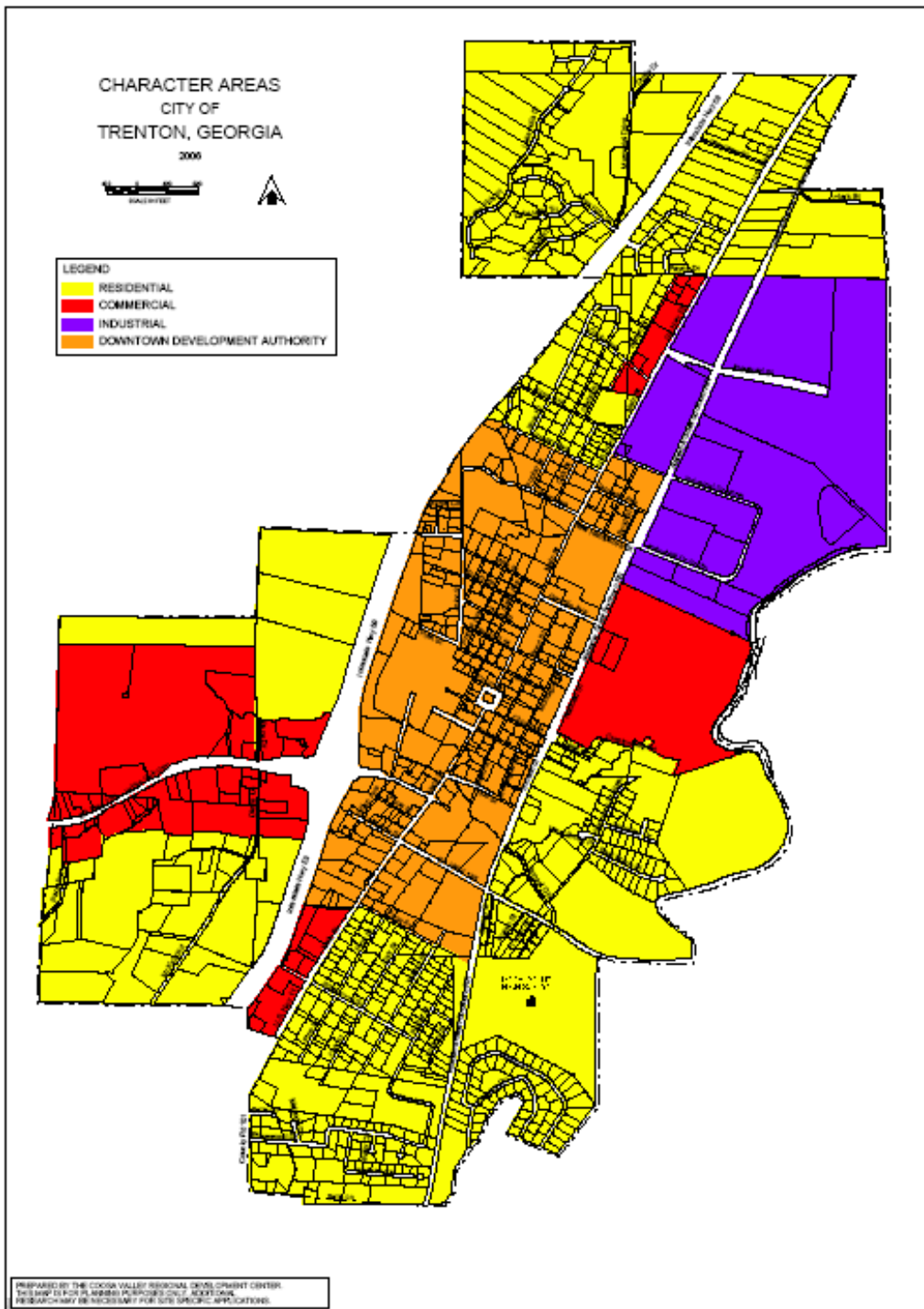
 <p>Bond Street, Trenton.</p>	Future Development Map Narrative		
	Jurisdiction: City of Trenton		
	Character Area: Residential		
	Land Use Categories	Quality Community Objectives	Implementation Measures
<p>Residential</p>	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> Traditional neighborhood <input type="checkbox"/> Infill development <input type="checkbox"/> Sense of place <input type="checkbox"/> Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Heritage preservation: <input type="checkbox"/> Open space preservation: <input type="checkbox"/> Environmental protection <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housing choices 	<p>More detailed sub-area planning:</p> <p>New or revised local development regulations</p> <p>Incentives</p> <p>Public Investments</p> <p>Infrastructure Improvements:</p>	
Model			
<p>Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential.</p> <p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Retrofit to meet traditional neighborhood development principles. • Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations • Use traffic calming improvements, sidewalks, interconnections • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity. 			

Figure 2.2 Future Development Map



Short Term Work Program

**SHORT TERM WORK PROGRAMS City of Trenton
2008-2012**

Work Program	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
POPULATION CHANGE								
ISSUE: The growth of the senior population in city may be accelerated by county property tax exemptions enacted in 2005								
PROJECT: Project population growth due to lower senior taxes	X					City of Trenton, CVRDC	1,000	General fund, dues
PROJECT: Study economic impact of attracting retirees as an economic development strategy	X					City of Trenton, CVRDC	1,000	General fund, dues
ISSUE: City does not have options available for loft living, downtown living, or "neo-traditional development"								
PROJECT: Work with Dade County and private developers toward building rent-subsidized affordable senior housing	X	X	X	X	X	City of Trenton, Dade Co.	None	City of Trenton, Dade Co.

**SHORT TERM WORK PROGRAMS – City of Trenton
2008-2012**

Work Program	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT								
ISSUE: We lack a range of sufficient jobs or economic opportunities for local residents. Business retention is not active or successful. Neighboring large retail chains are hurting local business.								
PROJECT: Downtown Development Authority, Chamber of Commerce joint effort to revitalize and retain local businesses, “ShopTrenton First” and “Your City for Family Living” marketing themes as well as new business development and recruitment	X	X	X	X	X	DDA, Promotion Committee, Chamber	\$10,000	DDA, Hotel and Motel Tax
PROJECT: As part of “Shop Trenton First” effort, assess retail, commercial needs of City; work with local merchants to align needs with products carried.	X	X	X	X	X	DDA, Chamber	\$4,000	DDA, Chamber
PROJECT: Tourism/ Recreation Study*	X	X	X	X	X	Chamber of Commerce	\$4,000	LDF
PROJECT: Tourism opportunities to commemorate the 150 th anniversary of the Civil War	X	X	X	X	X	DDA Chamber, Historic Tri-state Commission	\$1,000	General fund
PROJECT: Support for Trenton Arts Council to continue to build alliances and explore ideas for innovative, sustainable approaches to economic development	X	X	X	X	X	City of Trenton, Trenton Arts Council	To be pursued next budget cycle, funding anticipated to be comparable to amount allocated for Sesquicentennial activities (\$1,000)	General fund/ grants

ISSUE: Educational attainment for the community is lagging behind that of the region							Northwestern Tech, Community of Trenton	No cost to city, project will use existing classroom space	Board of Regents
PROJECT: On-site College Classes*	X	X	X	X	X				

*denotes project continued from STWP 2001-2005

SHORT TERM WORK PROGRAMS City of Trenton 2008-2012								
Work Program	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
NATURAL AND CULTURAL RESOURCES								
ISSUE: Our natural resource protection in the city is inadequate.								
PROJECT: Downtown sewer improvements – equipment has been purchased to detect sewer leaks						City of Trenton	To be determined	SPLOST
PROJECT: Recommend to City Commission the need for public education opportunities on the need for Best Management Practices for erosion control to protect the land and the City’s economic base for tourism. Education will help gain public support for and compliance with newly created Erosion and Sedimentation ordinances.	X	X	X	X	X	Joint County and City Comprehensive Planning Committee (C3PC)	0	n/a
PROJECT: Clean and use Town Creek*, develop Creekwalk . City providing funding in material and labor, easements being sought from property owners	X	X	X	X	X	Trenton Arts Council, DDA Design Committee	Depends on value of easements	DNR grant
PROJECT: Joint City and County Comprehensive Planning Committee (C3PC) to discuss possible protection for the aquifer recharge area beneath most of the City by recommending to the City Commission development restrictions, improved enforcement of septic systems	X	X	X	X	X	C3PC	0	n/a

regulations, and post-development stormwater ordinances.								
ISSUE: Quality of Life: We want to improve the attractiveness of our commercial or shopping areas								
PROJECT: Streetscaping	X	X	X	X	X	City of Trenton, Trenton DDA	1,000,000	GDOT, Trenton general fund, SPLOST
ISSUE: Current development practices are not sensitive to natural resources / New development is locating in areas that should not be developed.								
PROJECT: Continue to update "Areas Requiring Special Attention" map to allow areas to be distinguished more readily, Consider downtown area around Courthouse due to traffic, parking difficulties, visual clutter, and pedestrian safety issues. Consider identifying area of commercial sprawl along main roads and highways in town for special attention (i.e. redevelopment area)	X					Joint County and City Comprehensive Planning Committee C3PC, CVRDC	0	n/a
PROJECT: Work with Lula Lake Land Trust and explore other sources of assistance to preserve brow views . Consider transfer of development rights, conservation easements, etc.	X	X	X	X	X	City of Trenton, Lula Lake Land Trust,C3PC	To be pursued	Determine if DNR, Appalachian Regional Commission, Lookout Mtn. Land Trust, Chattowah Land Trust, etc. have funds and strategies to help
ISSUE: Cultural resources need to be protected, improved, enhanced, and/or promoted.								
PROJECT: Continue working with Dade Historical Society, direct efforts toward preservation of heritage and historic resources	X	X	X	X	X	Historical Society	0	Historical Society

PROJECT: Fully implement the Historic Preservation Commission ordinance passed by the City. Look for staffing for City Preservation Commission	X	X	X	X	X	City of Trenton	0	n/a
PROJECT: Ask City Commission to address identified "lack of ordinances to ensure new development complements historic development" by hiring consultant to help determine methods to guide growth and development of incompatible land uses to other areas of the city per DCA recommendation.	X	X	X			City of Trenton, C3PC		
PROJECT: Disseminate the publication "Civil War in Dade County" authored by Raymond Evans in community. Currently being marketed through Chamber of Commerce website, local library, banks, etc. Work with Board of Education incorporating local history into curriculum.	X	X	X	X	x	Chamber of Commerce	0	n/a
PROJECT: Assess Civil War Sites of 1863*						City of Trenton, Dade Historical Society, Chamber, CVRDC	25,000 to 40,000	American Battlefield Preservation grant

* denotes project continued from STWP 2001-2005

**SHORT TERM WORK PROGRAMS City of Trenton
2007-2012**

Work Program	2007-2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
FACILITIES AND SERVICES								
ISSUE: Our natural resource protection in the city could be improved								
PROJECT: Study, rehab sewers & manholes*	X	X	X	X	X	City of Trenton	500,000	SPLOST
ISSUE: Stray animal population in City of Trenton is increasing.								
PROJECT: Renew intergovernmental agreement between City and County to include building county animal shelter and development of animal control officer position.	X	X				City of Trenton, Dade County, Dade Animal Rescue Team	\$250,000	SPLOST
ISSUE: Transportation corridors are congested								
PROJECT: Widen SR136*	X	X	X	X	X	GDOT		GDOT, City of Trenton, Dade Utilities - ROW
ISSUE: There is a good network of sidewalks to allow people to walk to a variety of destinations. In some areas of the city errands can be made on foot, however, gaps do exist in the sidewalk network								
PROJECT: Construct sidewalks throughout city*	X	X	X	X	X	GDOT, City of Trenton	1,500,000	GDOT, General fund, SPLOST

ISSUE: More efficient use of fire protection services is needed								
PROJECT: Fire hydrant mapping*	X	X	X	X	X	City of Trenton	17,000	City of Trenton general fund, grants
ISSUE: The community lacks a “center” that combines commercial, civic, cultural and recreational activities. There is a need for a multi-purpose community center								
PROJECT: Using school facilities for multipurpose activities after hours	X					Dade School Board, Dade First Family Connection	UNKNOWN	UNKNOWN
PROJECT: Supervised skateboard facility						City of Trenton	UNKNOWN	SPLOST, grants

- denotes project continued from STWP 2001-2005

**SHORT TERM WORK PROGRAMS City of Trenton
2008-2012**

Work Program	2007-2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
HOUSING								
Annex additional areas*	X					City of Trenton	0	0
Develop and adopt manufactured home standards*	X					City of Trenton, CVRDC	Staff salary	City of Trenton general fund
Conduct joint land use study (for future set-asides for park land, recreation, greenspace and other amenities, including plan for conservation easements)*						City of Trenton, Dade County	4,000	DNR,DCA
ISSUE: Provide housing to meet range of seniors' needs, from retirement or second homes to accessible downtown housing to assisted living.								
PROJECT: Work with City of Trenton to investigate feasibility of private developer building rent-subsidized affordable senior housing	X	X				Dade Co., City of Trenton	UNKNOWN	Dade Co., City of Trenton
ISSUE: There is substandard housing in the community								
PROJECT: Improve substandard housing	X	X	X	X	X	City of Trenton	UNKNOWN	USDA loan

* denotes project continued from STWP 2001-2005

**SHORT TERM WORK PROGRAMS City of Trenton
2007-2012**

Work Program	2007-2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
LAND USE								
ISSUE: Development increasing in county necessitates continuation of plan to set aside land for recreation and greenspace.								
PROJECT: Conduct joint land use study (for future set asides for park land, recreation, greenspace and other amenities, incl. plan for conservation easements)*	X	X				Trenton, Dade	\$4,000	DNR/DCA
ISSUE: City has too much unattractive sprawl development along roadways while undeveloped vacant sites closer in remain vacant								
PROJECT: Encourage infill development as opposed to sprawl. Joint County and City Comprehensive Planning Committee (C3PC) to explore programs and cost estimates to implement public improvements, needed regulations to guide growth, and incentives to property owners/tenants to clean up properties and invest in the community.	X	X	X	X	X	City of Trenton, DDA C3PC	To be determined	To be determined
PROJECT: Improvement of unattractive commercial areas near town center. . Joint County and City Comprehensive Planning Committee (C3PC) to explore programs and cost estimates to implement public improvements, needed regulations to guide growth, and incentives to property	X	X	X	X	X	City of Trenton, DDA C3PC	To be determined	To be determined

owners/tenants to clean up properties and invest in the community.								
--	--	--	--	--	--	--	--	--

SHORT TERM WORK PROGRAMS 2007-2012 City of Trenton								
Work Program	2007-2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
TRANSPORTATION								
ISSUE: New England area residents who travel I-59 to commute to work or school add to traffic congestion in downtown Trenton during morning and evening commuting times. Tourists, others who would prefer to stop and stay in Trenton may change minds due to traffic congestion.								
PROJECT: New interchange on I-59 south of CR 271/ Hicks Hollow Rd.			X			GDOT	\$11,000,000	GDOT
ISSUE:								
PROJECT: Trenton walkability assessment	X					City of Trenton, Bike and Pedestrian Task Force	UNKNOWN	GDOT

**SHORT TERM WORK PROGRAMS City of Trenton
2007-2012**

Work Program	2007-2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
INTERGOVERNMENTAL COORDINATION								
ISSUE: Intergovernmental agreements regarding inmate care, animal control, and transit between city, county have or soon will expire.								
PROJECT: Update Service Delivery Strategy to include renewed intergovernmental agreements between city and county regarding inmate care, animal control, and public transit.	X					Dade Co., City of Trenton	\$1,000	General fund
ISSUE: Preservation of greenspace and greenways in county, surrounding counties.								
PROJECT: Work with Walker Co. to expand Cloudland Connector trails and greenway.	X	X	X			Dade Co., Walker Co.	\$10,000	General fund

Report of Accomplishments

	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				** (Currently underway or temporarily postponed programs should appear in the new STWP)
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
<i>COMMUNITY FACILITIES</i>					
Joint Training Program – public safety	X				
Study, rehab sewers & manholes		X			
Add City Manager				X	Hired Better Hometown Manager – funds not available
Widen SR 136		X			
Construct sidewalks throughout city		X			
Fire hydrant mapping		X			

Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
<i>ECONOMIC DEVELOPMENT</i>					
Workforce Study		X			
Tourism/Recreation Study		X			
On-Site College Classes		X			
Four Lane/Tunnel Feasibility Study across/through Lookout Mountain	X				
<i>NATURAL / HISTORIC RESOURCES</i>					
Permit & Construct Lake on Lookout Creek for water source 7 recreation			X		Not deemed cost effective at this time,
Walking Paths connecting city to Cloudland Canyon State Park				X	County project
Joint Hosting Georgia Civil War Commission				X	

Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
Update historic resource information	X				
<i>HOUSING</i>					
Public Housing Study/Elderly		X			
Assisted Care Living Study		X			
Nursing Home Study		X			
Annex additional areas		X			
Edgewood Drainage (improvements)		X			
Develop & Adopt Manufactured home standards		X			
Develop & adopt subdivision regulations				X	Lack of interest
<i>LAND USE</i>					
Conduct joint land use study (for future set-sides for park land, recreation, greenspace and other amenities, including plan for conservation easements		X			