

ADOPTION DOCUMENT

**WHITFIELD COUNTY, DALTON, TUNNEL HILL, & VARNELL  
JOINT COMPREHENSIVE PLAN  
FIVE-YEAR PLAN UPDATE**

**FALL 2013**

**PREPARED BY:**

**WHITFIELD COUNTY, DALTON, TUNNEL HILL, & VARNELL**

**IN COOPERATION WITH:**

**NORTHWEST GEORGIA REGIONAL COMMISSION**

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**NEW SHORT TERM WORK PROGRAMS**

**2013-2017**

Whitfield County Short-Term Work Program, 2013 – 2017								
Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Economic Development</b>								
Implement strategies outlined by the Target Industry Plan for Whitfield County	X	X	X	X	X	\$5,000	General Fund	JDA (Joint Development Authority)
Implement strategies outlined by Whitfield County Situational Analysis and Strategic Implications reports	X	X	X	X	X	\$5,000	General Fund	JDA
<b>Housing</b>								
Implement the Updated Dalton Urban Redevelopment Plan (2012)	X	X	X	X	X	\$50,000	Grants, City-County General Fund	City-County Administrators
<b>Community Facilities and Services</b>								
Adopt and promote County standards for the use of common area drain fields and/or neighborhood-scale sewerage treatment systems for Conservation Subdivisions			X	X	X	\$1,500	General Fund	Whitfield County Public Works
Support the completion and implementation of a long range water resources master plan	X	X	X	X	X	\$25,000	Dalton Utilities; Local Governments	Dalton Utilities

**Whitfield County Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
Promote updated infrastructure master plans to establish consistency with the Future Development Map and implement infrastructure expansion that is consistent with the Future Development Map	X	X	X	X	X	\$100,000 +	Grants; General Fund	Dalton Utilities
Implement the Whitfield County Parks and Recreation Master Plan recommendations	X	X	X	X	X	\$100,000 +	Grants, General Fund	Recreation Dept.
Pursue greenspace preservation/acquisition opportunities and development of connected greenways with trails		X	X	X	X	\$50,000	Grants, General Fund	Board of Commissioners
<b>Transportation</b>								
Development of a street connectivity study / collector street plan			X	X	X	\$25,000	Federal Highway Adm.; GaDOT; local government	Greater Dalton MPO
Participate in regional efforts to promote the Chattanooga to Atlanta passenger High Speed Ground Transportation (HSGT) rail	X	X	X	X	X	\$5,000	General Fund; GaDOT	Whitfield County Board of Commissioners
<b>Natural and Cultural Resources</b>								
Implement the use of the Georgia Stormwater	X	X	X	X	X	\$2,000	General Fund	County Engineer

**Whitfield County Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
Management Manual's Stormwater Better Site Design Standards								
Adopt GA DNR "Part V" Environmental Ordinances for river corridor protection, water supply watershed protection and groundwater recharge area protection			X			\$3,000	General Fund	County Engineer
Incorporate minimum state requirements for environmental protection into the land development review process	X	X	X	X	X	\$3,000	General Fund	County Engineer
Follow Best Management Practices (BMP) for any land disturbance activities	X	X	X	X	X	\$10,000	General Fund	County Engineer
Promote the use of conservation easements and conservation tax credits in Preserve and Ridge Conservation character areas	X	X	X	X	X	\$2,000	General Fund	Whitfield County Board of Commissioners
Pursue additional greenspace acquisition funding	X	X	X	X	X	\$5,000	General Fund	Whitfield County Board of Commissioners
Improve and adopt a landscaping ordinance (not inside the zoning ordinance).			X	X	X	\$10,000	General Fund	Whitfield County Board of Commissioners
<b>Land Use</b>								

**Whitfield County Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
Adopt a Rural Agricultural Reserve zoning district or amend existing zoning districts to reflect desired density	X	X	X	X	X	\$10,000	General Fund	County Planner
Adopt a Hillside Development/Steep Slopes Ordinance			X	X	X	\$5,000	General Fund	Whitfield County Board of Commissioners
Amend sign ordinance to implement desired development patterns of character areas			X	X	X	\$10,000	General Fund	Whitfield County Board of Commissioners
Adopt development and design review requirements for commercial and mixed use properties to achieve desired development patterns of character areas			X	X	X	\$15,000	General Fund	Whitfield County Board of Commissioners
Review existing ordinances to support the right to farm, including adequate buffers between agriculture and residential uses	X					\$5,000	General Fund	Whitfield County Board of Commissioners
Evaluate need for additional land use regulations to address development near the airport	X	X	X	X	X	\$5,000	General Fund	Whitfield County Board of Commissioners; Airport Authority
Prepare and implement a unified Zoning Ordinance with Whitfield County, Dalton, Tunnel Hill, and Varnell	X	X				\$20,000	General Fund	Whitfield County Board of Commissioners

Whitfield County Short-Term Work Program, 2013 – 2017								
Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Intergovernmental Coordination</b>								
Continue to coordinate transportation planning activities with the MPO	X	X	X	X	X	\$85,000	General Fund	County Engineer
Maintain an adequate Whitfield County service delivery strategy and intergovernmental agreement concerning annexation	X	X	X	X	X	\$3,000	General Fund	Board of Commissioners



**City of Dalton Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Economic Development</b>								
Continue to support and promote efforts of Dalton-Whitfield Joint Development Authority.	X	X	X	X	X	\$3.25 million	Whitfield County Commissioners; Dalton City Council; Grow Greater Dalton Investor Council	Whitfield County Commissioners; Dalton City Council; Grow Greater Dalton Investor Council
Continue to support and promote efforts of the Dalton Downtown Development Authority	X	X	X	X	X	\$600,000	Downtown Development Authority self-imposed property tax	Mayor and Council; Dalton Downtown Development Authority
<b>Housing</b>								
Implement the Dalton Urban Redevelopment Plan as updated (2012)	X	X	X	X	X	\$500,000 to \$1 million	CDBG Allocations and other applicable grants	Community Development Corporation; Dalton Housing Authority Commission
Support the Housing Authority's participation in Georgia Initiative for Community Housing's (GICH) 4 year planning program	X	X	X	X	X	\$25,000 annually	Housing Authority	Housing Authority Commission
Establish a down payment assistance program to encourage City of Dalton employees to reside in the City of Dalton		X	X			\$100,000 to \$500,000 in initial funding	City of Dalton grant to the Dalton Whitfield Community Development Corporation	Dalton Whitfield Community Development Corporation
Support the Housing Authority ongoing efforts to demolish and/or rehabilitate aged housing stock	X	X	X	X	X	\$500,000 to \$1.5 million	CDBG allocations and in-kind service from City	Housing Authority Commission

**City of Dalton Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Community Facilities and Services</b>								
Support a renewed emphasis on Code Enforcement through the City's Public Safety Departments	X	X	X	X	X	\$50,000 to \$100,000 annually	City of Dalton General Fund Budget	Public Safety Commission
Develop a showcase park at the "Dalton Green" site located between Dalton City Hall and the Whitfield County Courthouse			X	X	X	\$2-5 million	CDBG allocations, private foundations, future SPLOST	City Council and City of Dalton Parks and Recreation Commission
Build a natatorium to accommodate our increasing aquatic needs in the community and attract sports tourism			X	X	X	\$5-15 million	Future SPLOST	Whitfield County Commissioners; City Council; City of Dalton Parks and Recreation Commission
Add to the Dalton greenway project to create connectivity and promote active transit		X			X	\$500,000 per segment	GDOT Transportation Enhancement (TE) Program and/or future SPLOST	City Council and City of Dalton Parks and Recreation Commission
Replace roof on City owned historic Dalton Depot	X	X				\$250,000	General Fund	Mayor and Council
Eight (8) new tennis courts at Lakeshore park to accommodate the growing tennis population in the community and attract sports tourism			X	X	X	\$1 million	Future SPLOST	Dalton City Council; Dalton Parks and Recreation Commission and Dalton State College

City of Dalton Short-Term Work Program, 2013 – 2017								
Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
North Georgia Trade and Convention Center Improvements	X	X	X	X	X	\$1 to \$5 million	Future SPLOST	North Georgia Trade and Convention Center Authority Board
<b>Transportation</b>								
Coordinate with MPO Traffic Signalization Study	X	X				\$15,000	Existing TSPLOST funding	MPO, Whitfield County Public Works, Dalton Public Works, GDOT
Extend streetscape improvements along Crawford Street	X	X				\$200,000	City of Dalton General Fund Budget	Dalton Public Works
Install pedestrian crosswalks at Thornton AVE intersections to establish greater connectivity between Downtown and in-town neighborhoods		X	X			\$15,000	City of Dalton General Fund Budget	Dalton Public Works
Prepare a structural analysis and upgrade the Gordon Street Bridge		X	X	X	X	\$1 million	Existing TSPLOST or future SPLOST	Dalton Public Works
Resurface Abutment Road	X	X				\$850,000	City of Dalton and Whitfield County paving allocations	Dalton Public Works
Better coordinate utility pole replacement throughout city to eliminate double and triple poling.	X	X	X	X	X	\$100,000	Dalton Public Works and Utility Providers	Dalton Public Works, Utility Providers (e.g., Dalton Utilities, Windstream, GA

**City of Dalton Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
Fixed Route Transit Between Dalton State College and Downtown Student Housing			X	X	X	\$300,000	MPO, Dalton State College	MPO, Dalton State College
<b>Natural and Cultural Resources</b>								
Support the completion and implementation of a long range water resources master plan	X	X	X	X	X	\$2 million	Water, Light and Sinking Fund Board	Water, Light and Sinking Fund Board
Adopt GA DNR "Part V" Environmental Ordinances for steep slopes, water supply watershed protection and groundwater recharge areas	X	X	X	X	X	\$2,500	General Fund	Mayor and Council; DW County Planning Commission
Restore the wetlands at Lakeshore Park for environmental purposes and to protect the natural resources in that area			X	X	X	\$150,000	DNR Grants	Dalton Parks and Recreation and Commission; Dalton State College
Review Trees, Plants and Shrubs Ordinance and update, if needed, to ensure landscaping and tree protection provisions support desired development patterns for each character area		X	X			\$2,500	Tree Board Budget	Dalton Tree Board
Promote the use of conservation easements and conservation tax credits by landowners in Preserve and Ridge Conservation character areas in concert with the Thrive 2055 Regional Plan.		X	X			\$3,000	Department Budget	Whitfield County Planning and Zoning Department

**City of Dalton Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Land Use</b>								
Prepare and implement a unified Zoning Ordinance with Whitfield County, Dalton, Tunnel Hill, and Varnell complete with overlay districts for important corridors and activity centers to enhance the look and function of the areas as desired by each municipality		X	X	X	X	\$20,000	Whitfield County Planning and Zoning Department Budget	Whitfield County Planning and Zoning Department
Continue to follow the Georgia Stormwater Management Manual, and encourage use of the Stormwater Better Site Design Standards for new development	X	X	X	X	X	\$2.5 million	Water, Light and Sinking Fund Board	Water, Light and Sinking Fund Board
<b>Intergovernmental Coordination</b>								
Maintain an adequate service delivery strategy and intergovernmental agreement with Whitfield County.	X	X	X	X	X	\$2,000	General Fund	Mayor and Council; Whitfield County Board of Commissioners
Continue to coordinate transportation planning activities with the MPO	X	X	X	X	X	\$65,000	Federal Highway Administration	Whitfield County & Cities
Memorialize ongoing street paving program based on percentage of center lane mile in Service Delivery Agreement (per 2012 LOST renegotiation)	X	X	X	X	X	\$1 million	City of Dalton and Whitfield County paving allocations	Whitfield County Commissioners; Dalton City Council

**City of Tunnel Hill Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Economic Development</b>								
ARC Sewer Project (to a business portion of US 41)	X	X	X			\$299,000	Appalachian Reg. Com.; General Fund	Mayor and Council
<b>Housing</b>								
Increase code enforcement throughout the City to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")		X				\$5,000	General Fund	Chief of Police
<b>Community Facilities and Services</b>								
Participate in the creation of a long range water resources master plan			X			\$15,000	General Fund	Mayor and Council
Coordinate with County to update infrastructure master plans to establish consistency with comprehensive plan and implement infrastructure expansion that is consistent with the plan			X			\$12,000	General Fund	Mayor and Council
Identify new park land for small neighborhood parks in Emerging Suburban areas along with green space preservation/acquisition opportunities and development of connected greenways with trails					X	\$3,000	General Fund	Mayor and Council

**City of Tunnel Hill Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Transportation</b>								
Coordinate with the MPO on the Long Range Transportation Plan 2035 Update	X	X	X	X	X	\$1,500	General Fund	Mayor
<b>Natural and Cultural Resources</b>								
Follow Best Management Practices (BMP) for any land disturbance activities to protect water quality	X	X	X	X	X	\$25,000	General Fund	Mayor and Council
Adopt GA DNR "Part V" Environmental Ordinances for river corridor, watershed protection and groundwater recharge areas	X	X	X			\$3,000	General Fund	Mayor and Council
<b>Land Use</b>								
Prepare and implement a unified Zoning Ordinance with Whitfield County, Dalton, and Varnell	X	X				\$3,000	General Fund	Mayor and Council
Prepare and adopt necessary code amendments to require inter-parcel access, limit curb cuts, and require sidewalks or alternative pedestrian path systems with new development				X		\$3,000	General Fund	Mayor and Council

City of Tunnel Hill Short-Term Work Program, 2013 – 2017								
Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Intergovernmental Coordination</b>								
Continue to coordinate transportation planning activities with the MPO	X	X	X	X	X	\$1,500	General Fund	Mayor and Council
Maintain an adequate Whitfield County service delivery strategy and intergovernmental agreement concerning annexation.	X	X	X	X	X	\$1,000	General Fund	Mayor and Council



**City of Varnell Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Economic Development</b>								
No new activities identified.								
<b>Housing</b>								
No new activities identified.								
<b>Community Facilities and Services</b>								
Coordinate with Dalton Utilities to expand sewer service to include currently underserved, developed areas and to areas where growth is planned. (On-going)	X	X	X	X	X	\$50,000	General Fund; Grants	Mayor and Council; Dalton Utilities
Coordinate with the County to implement the Whitfield County Parks and Recreation Master Plan recommendations. (On-going)	X	X	X	X	X	\$15,000	General Fund; Grants	Mayor and Council; County Administration
Participate in the creation of a long-range water resources master plan	X	X				\$2,000	General Fund	Mayor and Council; County Administration; Dalton Utilities
Coordinate with County to update infrastructure master plans to establish consistency with comprehensive plan and implement infrastructure expansion that is consistent with the plan	X	X	X	X	X	\$1,500	General Fund	Mayor and Council; County Administration

<b>City of Varnell Short-Term Work Program, 2013 – 2017</b>								
<b>Activity</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Responsible Party</b>
Coordinate school planning and community planning efforts; establish requirements for land dedication for new schools in large planned developments	X	X	X	X	X	\$1,500	General Fund	Mayor and Council; School Board
Identify new park land for small neighborhood parks in Emerging Suburban areas along with green space preservation/acquisition opportunities and development of connected greenways with trails	X	X	X	X	X	\$10,000	General Fund; Grants	Mayor and Council; County Administration
<b>Transportation</b>								
Coordinate with the MPO on the Long-Range Transportation Plan 2035 Update	X	X	X	X	X	\$1,500	General Fund	Mayor and Council
Adopt specific cross sections for roads that cross Preserve Character areas.	X	X				\$2,000	General Fund; GaDOT	Mayor and Council
<b>Natural and Cultural Resources</b>								
No new activities identified.								

**City of Varnell Short-Term Work Program, 2013 – 2017**

Activity	2013	2014	2015	2016	2017	Cost Estimate	Funding Source	Responsible Party
<b>Land Use</b>								
Prepare and adopt necessary code amendments to require inter-parcel access, limit curb cuts, and require sidewalks or alternative pedestrian path systems with new development	X	X	X	X	X	\$1,500	General Fund; GaDot	Mayor and Council
Review sign ordinance for inconsistencies with the desired development pattern and amend accordingly	X	X	X			\$1,500	General Fund	Mayor and Council
Prepare and implement a unified Zoning Ordinance for Whitfield County, Dalton, Tunnel Hill, and Varnell	X	X				\$1,500	General Fund	Mayor and Council; County Administration
<b>Intergovernmental Coordination</b>								
Maintain an adequate Whitfield County service delivery strategy and intergovernmental agreement concerning annexation (On-going)	X	X	X	X	X	\$1,000	General Fund	Mayor and Council; County Administration
Continue to coordinate transportation planning activities with the MPO (On-going)	X	X	X	X	X	\$2,000	General Fund; GaDOT	Mayor and Council

**REPORTS OF ACCOMPLISHMENT**

**2008-2012**

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
WHITFIELD COUNTY, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
<b>ECONOMIC DEVELOPMENT</b>					
Implement strategies outlined by the Target Industry Plan for Whitfield County	2008-2012		X		
Implement strategies outlined by Whitfield County Situational Analysis and Strategic Implications reports	2008-2012		X		
Implement strategies outlined by branding campaign prepared by the Dalton-Whitfield Joint Development Authority	2008-2012	X			
<b>HOUSING</b>					
Complete a detailed housing market study and continually track housing market data	2010				X
Implement the Infill Housing Study (2006) to support appropriate infill in the Crown Mill, East Dalton, Fort Hill and Thread Mill neighborhoods	2009-2010				X
Implement the Dalton Urban Redevelopment Plan (2003)	2009-2012		X		Grant funded infrastructure under constructed in Crown Mill area. Plan updated by NWGRC in 2012.

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
WHITFIELD COUNTY, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Include a Dalton Housing Authority link on the City website	2009				X Housing Authority going through management restructuring. No active Housing Authority website at this time.
Promote the creation of neighborhood associations and neighborhood watch groups	2009-2012				X Routine activity of law enforcement; to be dropped from new STWP
<b>TRANSPORTATION</b>					
Coordinate with the Dalton-Whitfield MPO on the Long Range Transportation Plan 2035 Update	2008-2009	X			
Development a street connectivity study / collector street plan	2010-2011			X	Economic downturn changed priority
Adopt street standards that prescribe "Complete Streets" with the construction of new roads	2009-2011				X Economic downturn changed priority
Adopt typical cross-sections and/or development standards specific to Rural Agricultural and Rural Residential character areas	2009-2011	X			

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
WHITFIELD COUNTY, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Participate in regional efforts to promote the Chattanooga to Atlanta passenger High Speed Ground Transportation (HSGT) rail	2008-2012		X		
<b>NATURAL/CULTURAL RESOURCES</b>					
Encourage the use of the Georgia Stormwater Management Manual's Stormwater Better Site Design Standards	2008-2012		X		Activity to be rewritten in new STWP
Adopt GA DNR "Part V" Environmental Ordinances for river corridor protection, water supply watershed protection and groundwater recharge area protection	2009			X	Economic downturn changed priority; also awaiting new ordinance drafts from Georgia DNR
Incorporate minimum state requirements for environmental protection into the land development review process	2008-2012		X		
Follow Best Management Practices (BMP) for any land disturbance activities	2008-2012		X		

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
WHITFIELD COUNTY, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped	
		Complete	Underway	Postponed		Dropped
Evaluate feasibility of Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR)	2011-2012				X	Interest in this activity has dropped.
Promote the use of conservation easements and conservation tax credits in Preserve and Ridge Conservation character areas	2008-2012		X			
Pursue additional greenspace acquisition funding	2008-2012		X			
Amend zoning ordinance to require or incentivize landscaping with native vegetation or non-invasive species that requires limited (or none at all) irrigation	2011-2012			X		Landscape Ordinance prepared and presented to Board of Commissioners in 2009. Not adopted at this time. Activity to be rewritten in new STWP.
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Adopt and promote County standards for the use of common area drain fields and/or neighborhood-scale sewerage treatment systems for Conservation Subdivisions	2011			X		Economic downturn changed priority



**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
WHITFIELD COUNTY, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Support the completion and implementation of a long range water resources master plan	2008-2012		X		
Promote updated infrastructure master plans to establish consistency with the Future Development Map and implement infrastructure expansion that is consistent with the Future Development Map	2008-2012		X		
Establish requirements for land dedication for new schools in large planned developments	2008-2012				X Economic downturn changed priority
Implement the Whitfield County Parks and Recreation Master Plan recommendations	2009-2012		X		
Pursue greenspace preservation/acquisition opportunities and development of connected greenways with trails	2009-2012			X	X Economic downturn changed priority
<b>LAND USE</b>					

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
WHITFIELD COUNTY, 2008-2012**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
Adopt a Conservation Subdivision Ordinance	2008-2012				X	Economic downturn changed priority; low interest
Adopt a Rural Agricultural Reserve zoning district or amend existing zoning districts to reflect desired density	2008-2012		X			
Adopt a Traditional Neighborhood Development (TND) ordinance	2009-2011				X	Economic downturn changed priority
Prepare a "Big Box" ordinance	2009-2010				X	Economic downturn changed priority
Create an "industrial development impact matrix"	2009-2011				X	Economic downturn changed priority
Amend land use regulations to require interparcel access, limit curb cuts, and require sidewalks with new development	2009-2011				X	Economic downturn changed priority
Adopt a Rural Corridor Overlay District	2009-2011				X	Economic downturn changed priority
Adopt a Hillside Development/Steep Slopes Ordinance	2009-2011			X		Ordinance prepared and presented to BOC in 2009. Not adopted at this time.

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
WHITFIELD COUNTY, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Amend sign ordinance to implement desired development patterns of character areas	2009-2011		X		
Prepare a Bypass Corridor Overlay District	2009-2011				X Economic downturn changed priority
Prepare a Transition Corridor Overlay District	2009-2011				X Economic downturn changed priority
Prepare an Interchange Overlay District	2009-2011				X Economic downturn changed priority
Adopt development and design review requirements for commercial and mixed use properties to achieve desired development patterns of character areas	2009-2011		X		
Amend zoning ordinance to accommodate increased senior housing opportunities	2009-2011				X Economic downturn changed priority

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
WHITFIELD COUNTY, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Review existing ordinances to support the right to farm, including adequate buffers between agriculture and residential uses	2009-2011		X		
Evaluate need for additional land use regulations to address development near the airport	2009-2011			X	Economic downturn changed priority
<b>INTERGOVERNMENTAL COORDINATION</b>					
Maintain an adequate Whitfield County service delivery strategy and intergovernmental agreement concerning annexation	2008-2012		X		
Coordinate to develop a unified system for sharing permit information in the cities in order to assist schools in estimating future enrollment	2008-2012	X			
Study potential impacts of consolidation of some municipal and County government services	2008-2012	X			
Continue to coordinate transportation planning activities with the MPO	2008-2012		X		

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF DALTON, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
<b>ECONOMIC DEVELOPMENT</b>					
Examine the potential for Commercial Improvement Districts (CID), Business Improvement Districts (BID) and Tax Allocation Districts (TAD) along important corridors and growth areas	2010-2012	X			Partial completion: CID is in place; other activities now have no priority.
Implement strategies outlined by the Target Industry Plan for Whitfield County	2008-2012	X			
Implement strategies outlined by the Whitfield County Situational Analysis and Strategic Implications reports	2008-2012	X			Grow Greater Dalton Investor Council, a private equity group, has resulted.
Implement strategies outlined by the 2008 branding prepared by the Dalton-Whitfield Joint Development Authority	2008-2012	X			
Develop a City-wide vacant site inventory, and identify and promote sites that are suitable for infill development or redevelopment	2011	X			
Continue to support and promote efforts of Dalton-Whitfield Joint Development Authority and Downtown Dalton Development Authority	2008-2012		X		Activity to be rewritten and separated into two activities.
Support the completion and implementation of a long-range water resources master plan	2008-2012		X		This activity is being moved to Natural Resources category.
<b>HOUSING</b>					
Complete a detailed housing market study and continually track housing market data	2010			X	Economic downturn changed priority
Implement the Infill Housing Study (2006) to support appropriate infill in the Crown Mill, East Dalton, Fort Hill and Thread Mill neighborhoods	2009-2010			X	Economic downturn changed priority

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF DALTON, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Implement the Dalton Urban Redevelopment Plan (2003)	2009-2012	X			Grant funded infrastructure under constructed in Crown Mill area. Plan updated by NWGRC in 2012.
Include a Dalton Housing Authority link on the City website	2009			X	Housing Authority going through management restructuring. No active Housing Authority website at this time.
Promote the creation of neighborhood associations and neighborhood watch groups (On-Going)	2009-2012			X	Routine activity by law enforcement; not necessary for STWP.
<b>TRANSPORTATION</b>					
Coordinate with the MPO on the Long Range Transportation Plan 2035 Update	2008-2009	X			
Development of a street connectivity study / collector street plan	2010-2011			X	DPW was never consulted on this objective and DPW took no action
Coordinate with MPO Traffic Signalization Study	2009		X		
Adopt specific cross sections for roads that cross Preserve character areas	2011			X	Dalton Public Works (DPW) was never consulted on this objective and DPW took no action
Prepare an existing conditions analysis of the City's sidewalks to identify sub-standard facilities and prioritize repair / replacement projects	2010	X			
Seek additional Safe Routes to Schools grant funds	2010-2012	X			
Extend streetscape improvements to reach entire Downtown character area	2009-2012		X		Activity to be rewritten to be specific to Crawford Street.
Update Airport Local Area Plan	2011-2012			X	Economic downturn changed priority
<b>NATURAL/CULTURAL RESOURCES</b>					

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF DALTON, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Prepare a Hillside Development/Steep Slopes Ordinance	2009-2011			X	Economic downturn changed priority
Continue to follow the Georgia Stormwater Management Manual, and encourage use of the Stormwater Better Site Design Standards for new development	2008-2012		X		Activity to move forward to the Land Use category.
Adopt GA DNR "Part V" Environmental Ordinances for steep slopes, water supply watershed protection and groundwater recharge areas	2008-2012			X	New regulatory drafts from the State will be reviewed and considered.
Review Trees, Plants and Shrubs Ordinance and update, if needed, to ensure landscaping and tree protection provisions support desired development patterns for each character area	2009			X	Economic downturn changed priority
Promote the use of conservation easements and conservation tax credits by landowners in Preserve and Ridge Conservation character areas.	2008-2012			X	Economic downturn changed priority; activity to be slightly rewritten and moved forward.
<b>COMMUNITY FACILITIES AND SERVICES</b>					
Support the completion and implementation of a long-range water resources master plan	2008-2012		X		Activity to move forward to Natural and Cultural Resources category.

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF DALTON, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Promote updated infrastructure master plans to establish consistency with the Future Development Map and implement infrastructure expansion that is consistent with the Future Development Map	2008-2012	X			Partially complete: Public water is now countywide; public sewer is extended as needed.
<b>LAND USE</b>					
Prepare and adopt Traditional Neighborhood Development (TND) ordinance	2009-2011				Economic downturn changed priority
Prepare and adopt "Big Box" ordinance	2009-2010				Economic downturn changed priority
Create an "industrial development impact matrix"	2009-2011				Economic downturn changed priority
Prepare amendments to development regulations to require inter-parcel access, limit curb cuts, and require sidewalks with all new development	2009-2011				Economic downturn changed priority
Prepare amendments to zoning ordinance to accommodate senior living opportunities near other housing and shopping/medical/services	2009-2011				Economic downturn changed priority
Prepare amendments to zoning ordinance to allow shared parking and driveways for commercial businesses	2009-2011				Economic downturn changed priority
Update historic district design guidelines for downtown Dalton area	2008-2009	X			
Prepare and adopt a Mixed Use Development Ordinance	2009-2011				Economic downturn changed priority
Prepare overlay districts for important corridors and activity centers to enhance the look and function of the areas	2009-2011				Economic downturn changed priority



**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF DALTON, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped	
		Complete	Underway	Postponed		Dropped
Prepare sign ordinance amendments to implement desired development patterns of character areas	2009-2011				X	Economic downturn changed priority
<b>INTERGOVERNMENTAL COORDINATION</b>						
Maintain an adequate Whitfield County service delivery strategy and intergovernmental agreement concerning annexation	2008-2012		X			On-Going; activity to be rewritten for the future STWP.
Coordinate to develop a unified system for sharing permit information in the cities in order to assist schools in estimating future enrollment	2008-2012	X				
Study potential impacts of consolidation of some municipal and County government services	2008-2012	X				
Continue to coordinate transportation planning activities with the MPO	2008-2012		X			On-Going.

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF TUNNEL HILL, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
<b>ECONOMIC DEVELOPMENT</b>					
No activities identified.					
<b>HOUSING</b>					
Increase code enforcement throughout the City to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")	2011-2012			X	During the current economic downturn, the City has been unable to fund additional code enforcement
<b>TRANSPORTATION</b>					
Coordinate with the MPO on the Long Range Transportation Plan 2035 Update	2008-2012		X		On-Going
Adopt specific cross sections for roads that cross Preserve Character areas	2008-2009			X	Lack of funds. Doesn't appear conditions will improve enough to allow work on this project
Prepare an existing conditions analysis of the City's sidewalks to identify sub-standard facilities and prioritize repair or replacement projects	2012			X	Lack of funds
Prepare and adopt street connectivity requirements for residential subdivisions	2011			X	Lack of funds
<b>NATURAL/CULTURAL RESOURCES</b>					
Adopt a Hillside Development/Steep Slopes Ordinance	2010			X	Time has been an issue due to a lack of staffing
Follow Best Management Practices (BMP) for any land disturbance activities to protect water quality	2008-2012		X		On-Going.
Amend zoning ordinance to require landscaping with native vegetation or non-invasive species that requires limited irrigation (or none at all)	2012			X	We are unable to work on Zoning improvements due to a lack of staffing

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF TUNNEL HILL, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Adopt GA DNR "Part V" Environmental Ordinances for river corridor, watershed protection and groundwater recharge areas	2008-2012			X	Awaiting final drafts of ordinances from DNR.
Promote the use of conservation easements and conservation tax credits to preserve open space	2010-2012			X	Have not worked on this due to a lack of staffing
<b>COMMUNITY FACILITIES AND SERVICES</b>					
Coordinate with Dalton Utilities to expand sewer service to include currently underserved, developed areas and to areas where growth is planned	2008-2012	X			
Participate in the creation of a long range water resources master plan	2010		X		
Coordinate with County to update infrastructure master plans to establish consistency with comprehensive plan and implement infrastructure expansion that is consistent with the plan	2008-2012		X		Sewer expansion recently occurred in the city.
Coordinate school planning and community planning efforts; establish requirements for land dedication for new schools in large planned developments	2008-2012			X	We're part of the Whitfield Co. Schools System. We're experiencing zero growth. Not a problem at present
Identify new park land for small neighborhood parks in Emerging Suburban areas along with green space preservation/acquisition opportunities and development of connected greenways with trails	2011			X	Haven't had the time due to staffing.
<b>LAND USE</b>					
Prepare and adopt a "Big Box" ordinance	2012			X	Possibility of "big box" is remote.

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF TUNNEL HILL, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Prepare and adopt necessary code amendments to require inter-parcel access, limit curb cuts, and require sidewalks or alternative pedestrian path systems with new development	2010			X	Due to staffing shortage
Adopt a TND ordinance	2010			X	Not a priority in current situation
Amend zoning ordinance to permit senior living opportunities near other housing	2010			X	Due to Staffing shortage
Amend zoning ordinance to permit flexible building setback provisions for infill development	2010			X	Due to a lack of staffing
Adopt Mixed Use development ordinance	2010			X	Zoning Ordinances have not been addressed due to staffing shortages
Adopt Community Activity Center Overlay District	2010			X	Not a Tunnel Hill Priority
Adopt Transition Corridor Overlay District	2010			X	Not a Tunnel Hill Priority
Adopt Interchange Overlay District	2010			X	Not a Tunnel Hill Priority
Review sign ordinance for inconsistencies with the desired development pattern and amend accordingly	2009-2011			X	Not worked due to a lack of staffing
<b>INTERGOVERNMENTAL COORDINATION</b>					
Maintain an adequate Whitfield County service delivery strategy and intergovernmental agreement concerning annexation	2008-2012		X		On-Going
Coordinate to develop a unified system for sharing permit information in the cities in order to assist schools in estimating future enrollment	2008-2012			X	This is a Whitfield County/Whitfield County Schools item. The County performs permitting for Tunnel Hill

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF TUNNEL HILL, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Study potential impacts of consolidation of some municipal and County government services	2008-2012	X			
Continue to coordinate transportation planning activities with the MPO	2008-2012		X		

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF VARNELL, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
<b>ECONOMIC DEVELOPMENT</b>					
No activities identified.					
<b>HOUSING</b>					
Increase code enforcement throughout the City to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")	2012	X			
<b>TRANSPORTATION</b>					
Coordinate with the MPO on the Long Range Transportation Plan 2035 Update	2008-2012		X		
Adopt specific cross sections for roads that cross Preserve Character areas	2010		X		Sidewalks being added.
Prepare an existing conditions analysis of the City's sidewalks to identify sub-standard facilities and prioritize repair or replacement projects	2010			X	Lack of available funds.
Prepare and adopt street connectivity requirements for residential subdivisions	2010			X	Dropped; now under county jurisdiction.
<b>NATURAL/CULTURAL RESOURCES</b>					
Adopt a Hillside Development/Steep Slopes Ordinance	2012			X	Lack of manpower to implement or enforce.
Amend zoning ordinance to require landscaping with native vegetation or non-invasive species that requires limited irrigation (or none at all)	2011			X	Dropped; not enough funding to monitor.
Adopt GA DNR "Part V" Environmental Ordinances for river corridor, watershed protection and groundwater recharge areas	2008-2012			X	Not enough manpower to pursue.

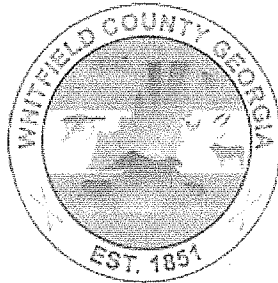
**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF VARNELL, 2008-2012**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
Promote the use of conservation easements and conservation tax credits to preserve open space	2012				X	Adequate funding not available.
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Coordinate with Dalton Utilities to expand sewer service to include currently underserved, developed areas and to areas where growth is planned	2008-2012		X			Cleveland Highway area is underway.
Coordinate with the County to implement the Whitfield County Parks and Recreation Master Plan recommendations	2008-2012		X			
Participate in the creation of a long range water resources master plan	2010		X			
Coordinate with County to update infrastructure master plans to establish consistency with comprehensive plan and implement infrastructure expansion that is consistent with the plan	2008-2012		X			
Coordinate school planning and community planning efforts; establish requirements for land dedication for new schools in large planned developments	2008-2012			X		School Board and local governments have not yet talked.
Identify new park land for small neighborhood parks in Emerging Suburban areas along with green space preservation/acquisition opportunities and development of connected greenways with trails	2010-2011		X			
<b>LAND USE</b>						
Prepare and adopt a "Big Box" ordinance	2011				X	Area lacks adequate population.

**REPORT OF ACCOMPLISHMENTS  
SHORT TERM WORK PROGRAM (STWP)  
CITY OF VARNELL, 2008-2012**

ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway	Postponed	
Prepare and adopt necessary code amendments to require inter-parcel access, limit curb cuts, and require sidewalks or alternative pedestrian path systems with new development	2011			X	New roundabout and other pathways coming in conjunction with the Georgia Department of Transportation.
Adopt a TND ordinance	2011			X	Low interest and no sewer availability.
Amend zoning ordinance to permit senior living opportunities near other housing	2011			X	Lack of demand
Amend zoning ordinance to permit flexible building setback provisions for infill development	2011			X	Funding not available.
Adopt Mixed Use development ordinance	2011			X	Not enough manpower/development interest to pursue.
Review sign ordinance for inconsistencies with the desired development pattern and amend accordingly	2009			X	Common signage remains and interest, especially if a historic district is established.
<b>INTERGOVERNMENTAL COORDINATION</b>					
Maintain an adequate Whitfield County service delivery strategy and intergovernmental agreement concerning annexation	2008-2012		X		On-Going
Study potential impacts of consolidation of some municipal and County government services	2008-2012	X			
Continue to coordinate transportation planning activities with the MPO	2008-2012		X		On-Going





RESOLUTION 1014

**A RESOLUTION TO ADOPT  
THE UPDATED FIVE-YEAR SHORT TERM WORK PROGRAM  
FOR WHITFIELD COUNTY AND THE CITIES OF DALTON, TUNNEL HILL,  
AND VARNELL**

**WHEREAS** the Georgia Planning act of 1989 requires local governments to update their Short Term Work Programs every five years; and

**WHEREAS** Whitfield County and the cities of Dalton, Tunnel Hill, and Varnell have for that reason recently updated their Five-year Short Term Work Programs; and,

**WHEREAS** these updates and related documents have been prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and other applicable rules; and,

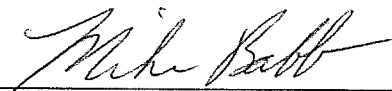
**WHEREAS** Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell held a joint Public Hearing on Friday, August 30, 2013 at 10:00 a.m. in the Dalton City Hall for which customary and adequate public notice was given; and,

**WHEREAS** The Department of Community Affairs has reviewed these documents and find them in compliance with the Minimum Planning Standards and the Northwest Georgia Regional Commission reviewed these documents with positive findings;


**THEREFORE BE IT RESOLVED** that Whitfield County Board of Commissioners hereby adopts the 2013-2017 Short Term Work Program for Whitfield County.

Adopted this 14 Day of October, 2013.

BY:



Chairman, Whitfield County Board of Commissioners

ATTEST: 

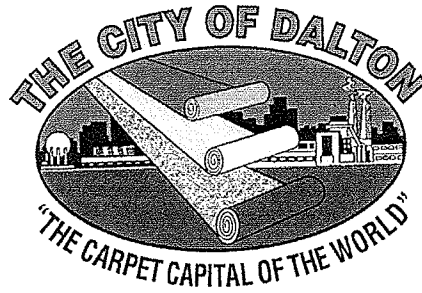
Blanca Cardona, County Clerk  
Whitfield County Board of Commissioners

MAYOR

DAVID E. PENNINGTON, III

CITY COUNCIL

DENISE WOOD  
DICK LOWREY  
GEORGE SADOSUK  
GARY CREWS



WWW.CITYOFDALTON-GA.GOV

P.O. BOX 1205  
DALTON, GEORGIA 30722  
PHONE (706) 278-9500  
FAX (706) 278-8245

RESOLUTION 13-05

**A RESOLUTION TO ADOPT  
THE UPDATED FIVE-YEAR SHORT TERM WORK PROGRAM  
FOR WHITFIELD COUNTY AND THE CITIES OF DALTON, TUNNEL HILL,  
AND VARNELL**

**WHEREAS** the Georgia Planning act of 1989 requires local governments to update their Short Term Work Programs every five years; and

**WHEREAS** Whitfield County and the cities of Dalton, Tunnel Hill, and Varnell have for that reason recently updated their Short Term Work Programs; and,

**WHEREAS** these updates and related documents have been prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and other applicable rules; and,


**WHEREAS** Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell held a joint Public Hearing on Friday, August 30, 2013 at 10:00 a.m. in the Dalton City Hall for which customary and adequate public notice was given; and,

**WHEREAS** The Department of Community Affairs has reviewed these documents and find them in compliance with the Minimum Planning Standards and the Northwest Georgia Regional Commission reviewed these documents with positive findings;


**THEREFORE BE IT RESOLVED** that Mayor and Council of Dalton hereby adopt the 2013-2017 Short Term Work Program for the City of Dalton.

Adopted this 21<sup>st</sup> day of October, 2013.

**BY:**

  
David Pennington, Mayor

**ATTEST:**

  
Bernadette Chattam, City Clerk

**CITY OF TUNNEL HILL  
RESOLUTION 2013-02**

**A RESOLUTION TO ADOPT  
THE UPDATED FIVE-YEAR SHORT TERM WORK PROGRAM  
FOR WHITFIELD COUNTY AND THE CITIES OF DALTON, TUNNEL HILL,  
AND VARNELL**

**WHEREAS** the Georgia Planning act of 1989 requires local governments to update their Short Term Work Programs every five years; and

**WHEREAS** Whitfield County and the cities of Dalton, Tunnel Hill, and Varnell have for that reason recently updated their Short Term Work Programs; and,

**WHEREAS** these updates and related documents have been prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and other applicable rules; and,

**WHEREAS** Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell held a joint Public Hearing on Friday, August 30, 2013 at 10:00 a.m. in the Dalton City Hall for which customary and adequate public notice was given; and,

**WHEREAS** The Department of Community Affairs has reviewed these documents and find them in compliance with the Minimum Planning Standards and the Northwest Georgia Regional Commission reviewed these documents with positive findings;

**THEREFORE BE IT RESOLVED** that Mayor and Council of Tunnel Hill hereby adopt the 2013-2017 Short Term Work Program for the City of Tunnel Hill.

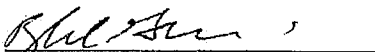
Adopted this 22nd Day of October, 2013.

**BY:**



Ken Gowin, Mayor

**ATTEST:**



Blake Griffin, City Clerk



Varnell

**A RESOLUTION TO ADOPT  
THE UPDATED FIVE-YEAR SHORT TERM WORK PROGRAM  
FOR WHITFIELD COUNTY AND THE CITIES OF DALTON, TUNNEL HILL,  
AND VARNELL**

**WHEREAS** the Georgia Planning act of 1989 requires local governments to update their Short Term Work Programs every five years; and

**WHEREAS** Whitfield County and the cities of Dalton, Tunnel Hill, and Varnell have for that reason recently updated their Short Term Work Programs; and,

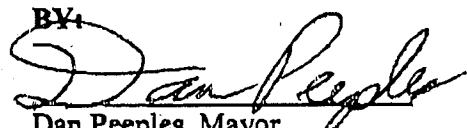
**WHEREAS** these updates and related documents have been prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and other applicable rules; and,

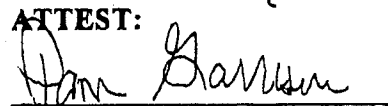
**WHEREAS** Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell held a joint Public Hearing on Friday, August 30, 2013 at 10:00 a.m. in the Dalton City Hall for which customary and adequate public notice was given; and,

**WHEREAS** The Department of Community Affairs has reviewed these documents and find them in compliance with the Minimum Planning Standards and the Northwest Georgia Regional Commission reviewed these documents with positive findings;

**THEREFORE BE IT RESOLVED** that Mayor and Council of Varnell hereby adopt the 2013-2017 Short Term Work Program for the City of Varnell.

Adopted this 8th Day of October, 2013.

**BY:**  
  
Dan Peebles, Mayor

**ATTEST:**  
  
Pam Garrison, City Clerk