



# ***JOINT COMPREHENSIVE PLAN FOR DADE COUNTY AND THE CITY OF TRENTON***

**2017 - 2027**



Prepared by: Northwest Georgia Regional Commission

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# **Dade County and the City of Trenton Joint Comprehensive Plan 2017 – 2027**

Northwest Georgia Regional Commission  
1 Jackson Hill Drive, Rome, GA 30161

**March 2017**

Adopted by:  
Dade County  
City of Trenton

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**RESOLUTION R – 12 – 17**

**JOINT COMPREHENSIVE PLAN FOR  
DADE COUNTY AND THE CITY OF TRENTON 2017-2027**

**WHEREAS**, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans;

**WHEREAS**, the Joint Comprehensive Plan for Dade County and the City of Trenton 2017-2027 is now complete;

**WHEREAS**, such Joint Comprehensive Plan is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

**WHEREAS**, the second and final public hearing on the draft plan was held on Thursday, April 13, 2017, at 2:00 pm at the Dade County Administrative Building meeting room at 71 Case Avenue, Trenton, Georgia, 30752.

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Dade County hereby officially adopts the Joint Comprehensive Plan for Dade County and the City of Trenton 2017-2027.

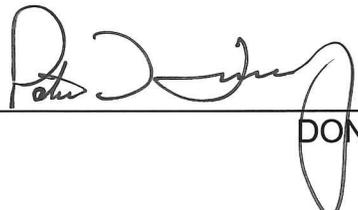
**SO RESOLVED AND ADOPTED** this 1<sup>st</sup> day of June 2017.

**BOARD OF COMMISSIONERS  
DADE COUNTY, GEORGIA**



BY:   
TED M. RUMLEY  
Chairperson/County Executive

**ATTEST:**

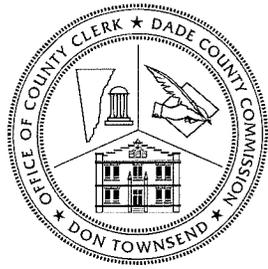
BY:   
DON TOWNSEND  
County Clerk

## CERTIFICATION

I do hereby certify that the attached Resolution is a true and correct copy of Resolution R-12-17 duly adopted by the governing authority of Dade County on the date so stated in said Resolution.

I further certify that I am the Clerk and that said Resolution has been duly entered in the official records of Dade County, Georgia, the original of such Resolution appears of public record in the Resolution Book of the Board of Commissioners, which is in my custody and control.

In witness thereof, I have hereunto set my hand and caused the Seal of the Clerk for Dade County Board of Commissioners to be affixed on this 1<sup>st</sup> day of June two thousand seventeen in the year of our Lord.



A handwritten signature in black ink, appearing to read "Patrick D. Townsend, Jr.", written over a horizontal line.

Patrick D. Townsend, Jr.  
County Clerk  
Dade County, Georgia

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Joseph A. Case  
Mayor

Lucretia Houts  
City Clerk



"Capitol of the State of Dade"

*City of Trenton*  
INCORPORATED 1854

P.O. Box 518 • Trenton, Georgia 30752  
Telephone (706) 657-4167

Commissioners:  
Sandra Gray  
Jerry Henegar  
Terry Powell  
Monda Wooten

**A RESOLUTION  
TO ADOPT THE  
Joint Comprehensive Plan for Dade County and the City of Trenton 2017-2027**

**Whereas**, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

**Whereas**, the **Joint Comprehensive Plan for Dade County and the City of Trenton, 2017-2027** is now complete; and

**Whereas**, such **Joint Comprehensive Plan** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

**Whereas**, the second and final public hearing on the draft plan was held on Thursday, April 13, 2017, at 2:00 pm at the Dade County Administrative Building meeting room at 71 Case Avenue, Trenton, Georgia, 30752;

**Now Therefore Be It Resolved**, that the Mayor and City Commission of Trenton, Georgia hereby officially adopts the **Joint Comprehensive Plan for Dade County and the City of Trenton 2017-2027**.

**Resolved**, this 12th day of June, 2017.

BY:

Alex Case, Mayor  
City of Trenton, Georgia

ATTEST:

Lucretia Houts, City Clerk  
City of Trenton, Georgia

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## **ACKNOWLEDGEMENTS**

### **Dade County Commission**

Ted Rumley - *Chairperson/County Executive*  
Mitchell Smith  
Scottie Pittman  
Robert Goff  
Allan Bradford

### **City of Trenton Board of Commissioners (City Council)**

Alex Case – *Mayor*  
Sandra Gray – *Police Commissioner*  
Jerry Henegar – *Fire & Utilities Commissioner*  
Monda Wooten – *Streets Commissioner*  
Terry Powell – *Parks & Recreation Commissioner*

### **County Officers/Staff**

Don Townsend – *County Clerk, CFO*  
Robin Rogers – *County Attorney*  
Doug Anderton – *Water & Sewer Authority*  
Rebecca Jones – *Deputy County Clerk*

### **City Officers/Staff**

Lucretia Houts – *City Clerk*  
Ron Womack – *City Attorney*  
Jerry Kyzer – *Building Inspector*  
Dewayne Moore – *Waste Water Treatment Plant*

### **Joint Stakeholder Committee** (includes officials and staff listed above)

Nicole Blevins – *Economic Development Commission, Dade County Chamber of Commerce*  
Peter Cervelli – *Dade County Industrial Development Authority*  
Eddy Gifford – *Dade County Sentinel*  
Tiffany Henegar – *Emergency Medical Technician*  
George Nelson – *Southeast Linemen Training Center*  
Evan Stone – *Dade County Broadcasting*  
Donna Street – *Dade County Historical Society*  
Johnny Warren – *Dade County Board of Education*  
Nathan Wooten – *Greater Dade Business Association*  
Dr. Billy Pullen – *Dade County EMS/First Responders*

Prepared by Northwest Georgia Regional Commission

Lloyd Frasier – *Executive Director*  
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Brice Wood - *Community Planner*

Northwest Georgia Regional Commission  
1 Jackson Hill Drive  
Rome, GA 30161



All pictures, charts, graphs and figures created by Brice Wood, unless otherwise noted.

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# **1. INTRODUCTION: PLANNING FOR SUCCESS**

## **Why We Plan**

Local governments in the State of Georgia plan for multiple reasons. Planning allows the community to operate more efficiently and this proactive process allows the local governments to retain their Qualified Local Government status (QLG), keeping them eligible to apply for many low-interest loans and grants from the State and Federal Governments.



*Figure 1 - Dade County Administrative Building*

## **Planning Requirements**

Dade County and the City of Trenton are more interconnected than most cities and counties because Trenton is the only incorporated city within the county. As a result, the two jurisdictions decided to complete a joint comprehensive plan. This joint comprehensive plan has been created by the community as a symbol of its dedication to the current and future success of Dade County and the City of Trenton. Through this plan, the citizenry have created a roadmap for future development and continued prosperity while establishing a commitment to preserving the quality of life and the local culture and heritage. Following the new 2014 state rules, a full update of the plan is now required every ten years to maintain QLG status. However, during the planning process the joint stakeholder committee considered some elements, like population growth, as far out as 2030.

This joint comprehensive plan has been prepared in accordance with the Georgia Planning Act of 1989 and the corresponding Rules of Georgia Department of Community Affairs, Chapter

110-12-1, Minimum Standards and Procedures for Comprehensive Planning (effective March 1, 2014).

The following elements have been addressed in this ten-year update:

- Community Vision and Goals – a short summary of what citizens view as an ideal community and a list of ways to get there.
- Report of Accomplishments – a table summarizing the status of work activities from the previous five-year work program. Projects determined to be “underway” or “postponed” have been included in the newly created work program.
- Needs and Opportunities – a list created by the joint stakeholder committee that reflects the current state of each community and opportunities for growth and development.
- Community Work Program – a list of specific projects to accomplish within the next five years.
- Land Use/Future Development Guide – a spatial organization system created through maps of each jurisdiction. These are used to show how people interact with the land and how development will change the landscape in the future. The city of Trenton plans for land use through zoning, however Dade County does not have zoning.
- Transportation – A portion of the northeastern corner of Dade County is included in the Chattanooga Metropolitan Planning Organization (MPO), however transportation related activities are discussed for the entire county, including the City of Trenton.



Figure 2 - Trenton City Hall

## Dade County – Past, Present and Future

### Economic Diversity

The area has a history that includes Cherokee Indians and their ultimate resettlement during the Trail of Tears, followed by land lotteries that afforded colonists an opportunity to settle the area. Later on, the county witnessed the march of Union and Confederate troops during the Civil War. There are multiple historic mining sites around the county that were invaluable during the Civil War.

Historically, the economy has been largely agricultural, including: farming, logging and mining. The local economy has evolved since then to include more industrial and manufacturing businesses, including: JMS Metal Services, Inc, Gill Industries, Bull Moose Tube Company, and most recently, Vanguard National Trailer Corporation.

The county also welcomes visitors and is eager to grow

its tourism industry, thanks to attractions like Cloudland Canyon State Park and Lookout



Figure 3 - Linemen Training Center



Figure 4 - JMS Metal Services

Mountain Flight Park, one of the world's most popular locations for hang gliding. Dade County was also previously home to a Shaw Industries Carpet Plant. The county is also home to the Southeast Lineman Training Center, a training center for power company employees.

## Natural Setting

Dade County is comprised of scenic, tree covered mountains on either side of a valley that includes the City of Trenton, Interstate 59 and Lookout Creek, amongst other things. These mountains, known as Lookout Mountain to the east and Sand Mountain to the west, make up



*Figure 5 - View of Dade County from Lookout Mountain Flight Park*

part of the south end of the Appalachian Mountains. Dade County is part of the Tennessee and the Coosa River Basins, despite having no major waterways or large bodies of water. The county is home to a large watershed and groundwater recharge area in the valley. Much of Dade County is considered a Georgia Department of Natural Resources high priority watershed, according to the Coosa – North Georgia Regional Water Plan.

The University of Georgia's Carl Vinson Institute of Government prepares an annual County Guide Book which lists Dade County as being 70.7% forestland, with various species of oak and hickory comprising 55.7% of the existing tree population.

## Environmental Planning Criteria

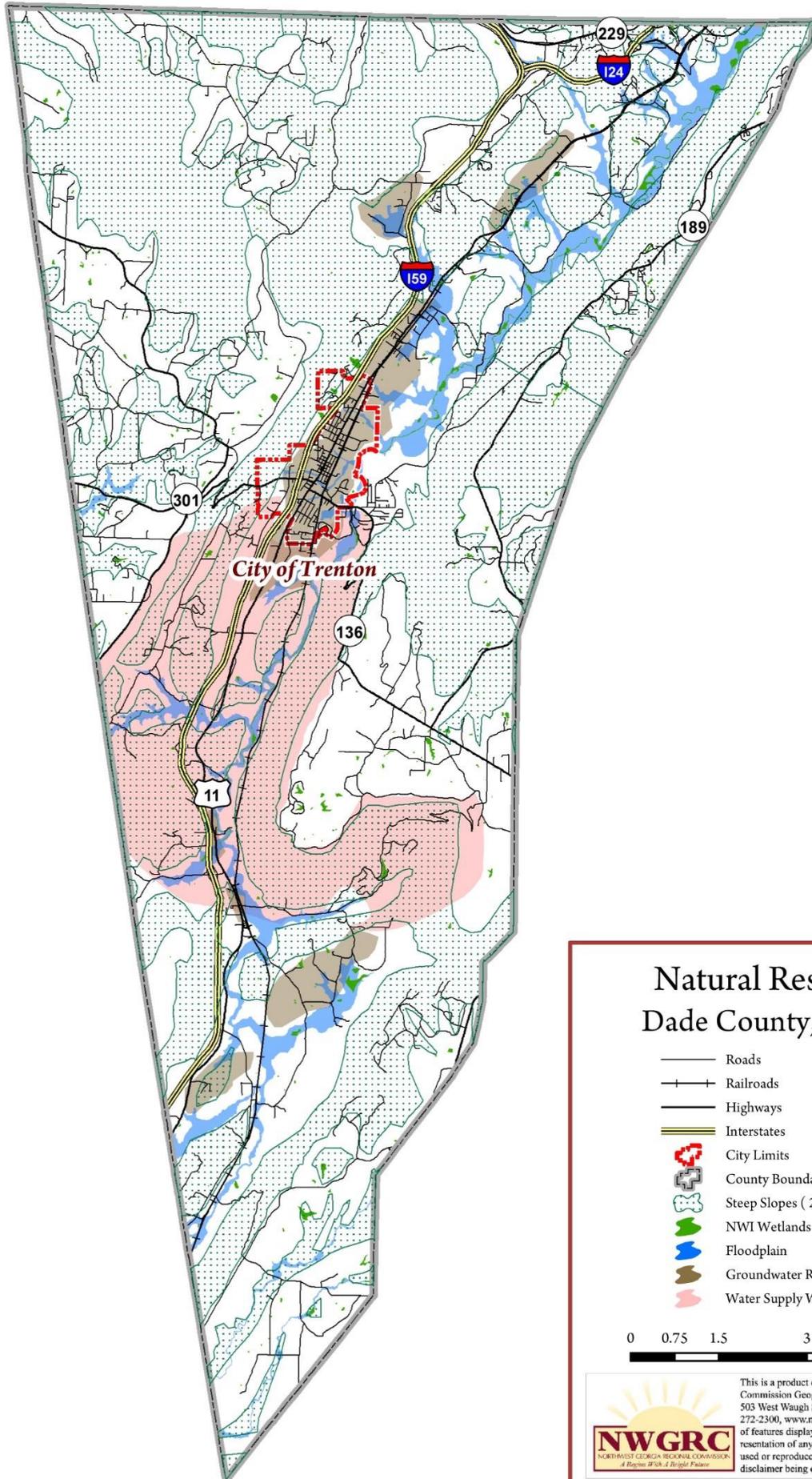
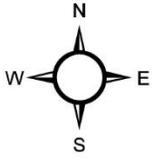
The State of Georgia encourages natural resource protection, particularly during the planning process so that environmental resources are not degraded or destroyed by future development. On September 12, 2016, the Joint Stakeholder Committee received a presentation on Rules for Environmental Planning, as prepared by the Georgia Department of



*Figure 6 - Lookout Creek at Sells Lane*

Natural Resources (DNR). The presentation included: steep slopes, river corridors, water supply watersheds, wetlands and groundwater recharge areas. Dade County is aware of the environmentally sensitive areas and has reviewed the Part Five Environmental Planning Criteria. While Dade does have multiple mountains and slopes that are technically steep, none

of the peaks reach an elevation high enough to be considered necessary for “mountain protection.” Dade County also has no river corridors, obtaining its drinking water from Lookout Creek. The county as a whole does have water supply watersheds, wetlands and groundwater recharge areas, however none of them meet the size criteria associated with the Rules for Environmental Planning Criteria as created by DNR. After the presentation both the city and county expressed an interest in increased protection for their natural resources and discussed ideas for additional protection. Both jurisdictions expressed an interest in flood prevention/mitigation. The county also expressed interest in brow protection for the purpose of protecting the scenic views. Dade County and the City of Trenton do have ordinances regarding soil erosion, sedimentation and stormwater. The county’s regulations can be found on [www.municode.com](http://www.municode.com). The following page contains a map of the natural resources found in Dade County and the City of Trenton.



## Natural Resources Dade County, Georgia

-  Roads
-  Railroads
-  Highways
-  Interstates
-  City Limits
-  County Boundary
-  Steep Slopes ( 25% or Greater )
-  NWI Wetlands
-  Floodplain
-  Groundwater Recharge Area
-  Water Supply Watersheds

0 0.75 1.5 3 4.5  
Miles



This is a product of the Northwest Georgia Regional Commission Geographic Information System Services, 503 West Waugh Street, Dalton, Georgia 30720, (706) 272-2300, [www.nwgrc.org](http://www.nwgrc.org). This map is a representation of features displayed and does not constitute a legal representation of any one feature. This product may not be used or reproduced without the NWGR logo, name, and disclaimer being displayed.

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## PUBLIC PARTICIPATION – THE WILL OF THE PEOPLE

The planning regulations from the State of Georgia require that all aspects of the planning process be open to public participation for the purpose of being transparent and ethical. Public participation also lends credibility to the plan, verifying that it is in fact the vision that the general public dreams of for the future of their community. Each of the two local governments selected stakeholders to serve as committee members. These stakeholders included department heads of various local government agencies, private industry, the local media, civic groups and elected officials.

The planning process began with a public hearing held on April 14, 2016 at the Dade County Administrative Building. The committee met seven times from May of 2016 through February

of 2017. Each of the meetings were publicized in the local legal organ in an effort to allow the general public to attend. Attendees participated in S.W.O.T. analysis covering: economic development, land use, transportation, housing, cultural and natural resources, and community facilities and services. S.W.O.T. is an acronym that stands for strengths, weaknesses, opportunities and threats. The committee members also received a presentation on the Rules for Environmental Planning Criteria (391-3-1-.01 thru 391-3-16-.06) and the Coosa North Georgia Regional Water Plan, as they apply to Dade County and the City of Trenton. Other meetings also discussed things like future land use/character areas and population and employment demographics.



Figure 7 - S.W.O.T. Analysis worksheets completed by the Stakeholder Committee

An electronic survey was created specifically for the county through [www.surveygizmo.com](http://www.surveygizmo.com). The link to the survey was then added to the Dade County Government website and was also promoted through various local community Facebook pages, including the Dade County Public Library, amongst others. A flyer for the survey was also sent home with students from the local schools and was promoted among businesses by the Dade County Chamber of Commerce and the Dade County Industrial Development Authority. The survey was open to anyone with internet access, limiting its scientific validity, but none the less offering a glimpse into the vision for the community of those who took it. See the Appendix for the complete survey results.

A second public hearing was held on April 13, 2017 to allow the general public an opportunity to see and comment on the plan created by the stakeholder committee.

## 2. COMMUNITY VISION AND GOALS

Communities in general, all want the same basic things, a thriving local economy, quality homes with stable land values, public streets free of crime and gridlock, etc. With that in mind Dade



Figure 8 - Members of the Stakeholder Committee discuss opportunities for growth.

County and the City of Trenton have each created a Community Vision Statement. Both jurisdictions wanted their own vision statement, while understanding that they should be similar because of the interconnectivity between them. These statements were created by the steering committee members and were unanimously approved. They were created with the understanding that a vision statement ought

to be short enough to memorize and yet creative enough to be memorable, differentiating the community from other similar communities.

### DADE COUNTY VISION STATEMENT

*Dade County - the cornerstone of the State of Georgia, will be a great place to live, work and learn. We are small enough to be a safe, affordable place to raise a family, led by an efficient government, with business-friendly ordinances and policies. We will continuously pursue opportunities for quality economic growth.*

## CITY OF TRENTON VISION STATEMENT

*Trenton is a city for family living. We are the social and economic center of Dade County, the cornerstone of Georgia. We are small enough to be convenient, safe and affordable, while preparing for quality development and growth that will complement our existing way of life and heritage.*

A set of more specific community goals were then created to support the vision statements. The goals were a joint effort between the city and county and reflect the goals of both jurisdictions. This joint effort is also reflected later in the Community Work Program by the fact that the city and county have partnered together on multiple work items.

## JOINT COMMUNITY GOALS

### **Economic Development**

We continue to encourage economic development or expansion of businesses and industries that are suitable for our community and our work force.

We will continuously market Dade County to the outside world.

### **Resource Management**

We promote the efficient use of natural resources and identify and protect environmentally sensitive areas.

We protect our abundant groundwater and scenic natural views.

### **Efficient Land Use**

We maximize the use of existing infrastructure by encouraging development or redevelopment of sites closer to existing development.



*Figure 9 - Stakeholder Committee members discussing their vision for the future of Dade County*

### **Sense of Place**

We encourage development that retains and promotes our unique qualities and is compatible with the traditional features of our community, including our heritage and the surrounding natural environment.

### **Housing**

We promote and encourage a wide range of quality housing options for citizens of all socio-economic backgrounds.

We prevent and/or remediate blighted properties through building codes/inspections and code enforcement.

### **Transportation**

We maintain quality roads, continue to plan for increased vehicular traffic and promote alternative forms of transportation, including: pedestrians, cyclists and public transit.

### **Educational Opportunities**

We continue to support our local school system and develop opportunities for academic achievement, higher education and workforce development.

## **CURRENT DEMOGRAPHICS**

Dade County as a whole covers approximately 174 square miles, while the City of Trenton currently covers approximately 3.1 square miles. The 2015 county-wide population was approximately 16,445, of which 2,123 was located in the City of Trenton, per the U.S. Census Bureau's 2015 American Community Survey. The results of the Community Survey will show that this slow growth is consistent with the communities' desire to preserve its small-town way of life.

<b>Dade County Population Projections</b>								
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
<b>Dade County</b>	<b>16,869</b>	<b>16,979</b>	<b>17,088</b>	<b>17,197</b>	<b>17,126</b>	<b>18,208</b>	<b>18,628</b>	<b>18,973</b>

Figure 11 - Dade County population projections, source: Governor's Office of Planning and Budget

There really is good news all around because the statistics for Dade County and the City of Trenton continue to improve across the board. The 2016 unemployment rate remains lower than that of the State of Georgia as a whole, with the exception of the month of February. The

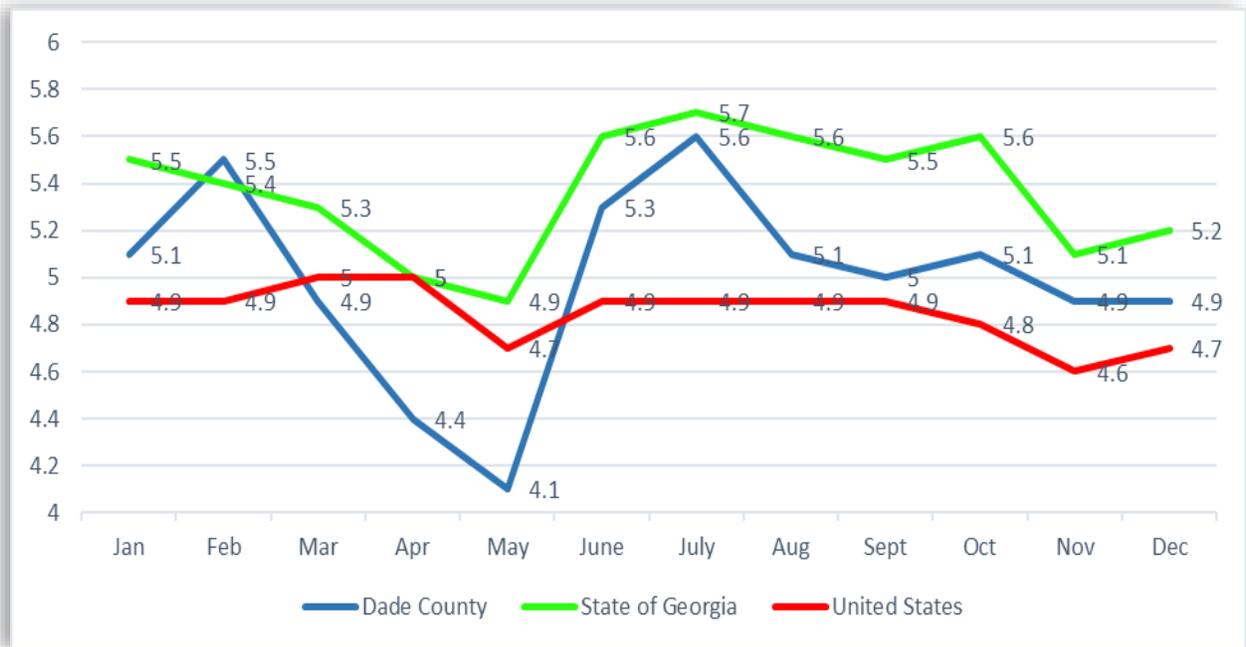


Figure 11 – 2016 Unemployment Rates. Source: U.S. Bureau of Labor Statistics

unemployment rate for Dade County also typically stays within one point of the national average. Residents of Dade County are dependent on neighboring jurisdictions for employment. According to the 2010 County-to-County Worker Flow Files prepared by the U.S. Census Bureau, 45.2% of employed residents of Dade County commute to nearby Hamilton County, Tennessee for work. This is the one area where the survey results deviate from the statistics because 63.5% of the survey respondents indicated that they work within Dade County. Dade County and the City of Trenton recognize that a large percentage of residents commuting to other jurisdictions is an issue because these people also spend their money in retail establishments while outside of Dade County. Both jurisdictions are committed to attracting employers and other businesses to Dade County, as seen later in this plan.

Dade County has seen a 5% drop in the percentage of owner occupied housing versus tenant occupied housing during the period from the 2000 census to the 2010 census, however the county as a whole did see an increase in multi-family residential housing being constructed during that period.



Figure 10 - Auburn Ridge Apartment Complex

Home values are also on the rise. The median home value was \$127,122 in 2015, and is expected to rise to be \$176,210 by 2020, per Esri. The median household income was reported to be \$42,517 in 2015 and will reportedly be \$50,036 by 2020, according to Esri.

Dade County and the City of Trenton have historically been overwhelmingly Caucasian, in terms of race, but are slowly starting to see an increase in minority groups like Hispanics and African Americans. In 2010, white people made up 96% of the population and by 2015 that



Figure 12 - Newly constructed Brow Wood, a planned community for active seniors

number declined to 94.5%. According to the 2010 Census, females make up 50.7% of the population, while men account for 49.3%. These percentages have shown less than a 1% deviation since the 2000 census. Like most communities, Dade County and the City of Trenton have an aging population. Esri reports that the median age was 39.1 in 2010, climbed to 40.0 in 2015 and is expected to be 41.6 by 2020. During the planning process the two jurisdictions discussed planning for an aging population, including services, transportation and senior housing.

Dade County has a single public high school that serves both the city and the county, that school being Dade County High School. The graduation rate for current students is climbing at a fast rate, as seen in the chart to the right. Dade County is also fortunate to have Covenant College within the county on Lookout Mountain, easy access Georgia Northwest Technical College in neighboring Walker County and the University of Tennessee at Chattanooga just across the Tennessee State Line.

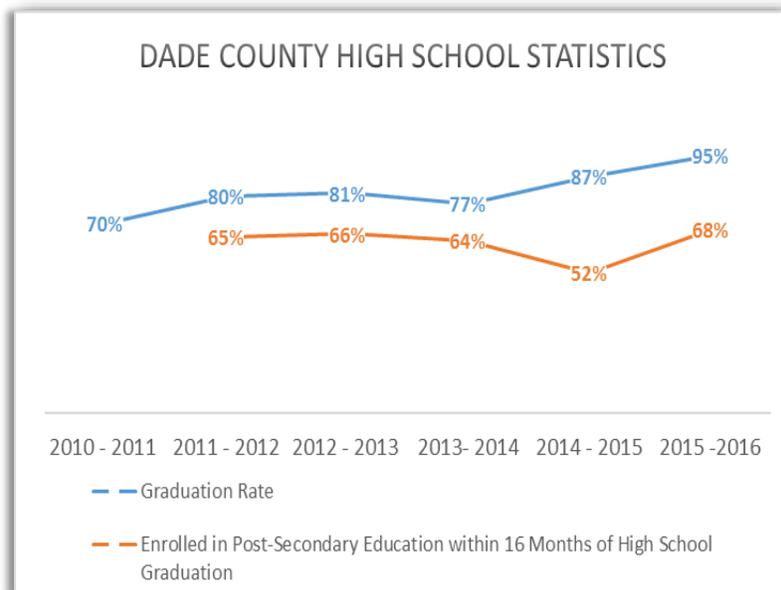


Figure 13- Dade County High School Statistics (rounded to the nearest whole number), Source: Governor's Office of Student Achievement

### **3. PROGRESS IN MOTION: REPORTS OF ACCOMPLISHMENT**

The reports of accomplishment are the results of the efforts from the previous work programs. These reports show the status of each work item from each jurisdictions' respective work programs. Work programs are updated every five years so these reports of accomplishment cover the 2013 – 2017 work programs. Both local governments reviewed the previous work program and created these reports of accomplishment. Work items are listed as either: completed, underway, postponed or dropped. Work items listed as “underway” or “postponed” have been transferred to the newly created work programs which will appear later in this document. Work items listed as “postponed” or “dropped” include an explanation. Reasons for a postponing or dropping a work item range from changing priorities, to lack of funding, and beyond.

#### **DADE COUNTY REPORT OF ACCOMPLISHMENTS**

##### **REPORT OF ACCOMPLISHMENTS SHORT-TERM WORK PROGRAM 2013 - 2017**

##### **Dade County**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Complete Infrastructure for the Trenton/Dade County Industrial Park.	2013 - 2017	2017				Vanguard Drive is complete
Develop sewer connector to Moccasin Bend Waste Water Treatment Plant	2013 - 2017	2016				Phase one, complete, additional phases will take place at a later date to connect to City of Trenton
Develop a marketing program to attract new business to Dade County	2013 - 2017	2015				IDA completed & approved
Develop master plan to expand existing industrial park including possible site location in North Dade along Hwy 11.	2013 - 2017	2016				Plan was developed
<b>HOUSING</b>						
Support Development of USDA 502 and 504 Housing Programs	2013 - 2017	2017				Multiple meetings hosted, information is now being added to county website

**REPORT OF ACCOMPLISHMENTS  
SHORT-TERM WORK PROGRAM 2013 - 2017**

**Dade County**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Support Regional Neighborhood Stabilization Program	2013 - 2017	2017				Dade County will continue to reevaluate on a regular basis to determine if properties are eligible
Support development of an assisted living facility on Lookout Mountain	2013 - 2017	2016				Ribbon cutting at Brow Wood

**NATURAL & CULTURAL RESOURCES**

Continue development of Dade County recreation facilities	2013 - 2017	2017				Added new T-Ball field; *new LED Lights
Continue Dade County 4H Program	2013 - 2017	2012				Hired Katie Hammond as County Agent
Conduct 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.	2013 - 2017	2017				Ongoing - public hearings & education happen regularly and are considered to be in perpetuity (Additional information is also being added to the county website)
Develop protection measures for the 22-square mile water supply watershed by development restrictions, improved enforcement of septic systems regulations, and post-development stormwater ordinances.	2013 - 2017	2016				Full one-year study was completed. Waiver granted by Ga EPD on May 16, 2016 Phase II Stormwater Rule (GAG610000)
Work with Walker Co. to expand Cloudland Connector trails and greenway.	2013 - 2017	2014				Dade County's expansion is complete

**REPORT OF ACCOMPLISHMENTS  
SHORT-TERM WORK PROGRAM 2013 - 2017**

**Dade County**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
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.	2013 - 2017	2014				Dade County's expansion is complete
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, and Dade Industrial Authority.	2013 - 2017	2016				County government appointed the Courthouse Preservation Committee to complete renovations & inhabit building in Fall 2016
Conduct land use study for future set asides for park land, recreation, greenspace and other amenities, including plan for conservation easements.	2013 - 2017				X	County government is unaware how/why/when this activity item was placed on the County's Plan; recommended removal

**COMMUNITY FACILITIES & SERVICES**

Construct new sewer line from Covenant College to Highway 299 Sewer Interceptor	2013 - 2017			X		Divided into phases, phase one: engineering study, complete, phase two will be construction
Construct an animal shelter	2013 - 2017		2018			Currently working with City of Trenton
Renew intergovernmental agreement between City and County to include building county animal shelter and development of animal control officer position.	2013 - 2017		2018			Concept and architectural plans are in place; location currently being determined; groundbreaking imminent
Annual seminar update on changes in development regulations.	2013 - 2017	2014				Commissioners & IDA attendance at CVIOG certified programs offered

**REPORT OF ACCOMPLISHMENTS  
SHORT-TERM WORK PROGRAM 2013 - 2017**

**Dade County**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	

**INTERGOVERNMENTAL COORDINATION**

Update Service Delivery Strategy	2013 - 2017	2015				Reviewed at SPLOST renewal

**TRANSPORTATION**

Construct Interstate Highway 59 Interchange	2013 - 2017		2021			Requires commitment of FTA funding; requires commitment of State grants (re-written for new work program)
Construct Connector Highway to I-59	2013 - 2017		2021			Requires commitment of State grants
Extend Sunset Drive to I-59 North of the City of Trenton	2013 - 2017				X	No longer necessary

**CITY OF TRENTON REPORT OF ACCOMPLISHMENTS**

**REPORT OF ACCOMPLISHMENTS  
SHORT-TERM WORK PROGRAM 2013 - 2017**

**City of Trenton**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	

**ECONOMIC DEVELOPMENT**

Complete City Streetscape Project	2013 - 2014		2018			Under contract with GDOT
Develop Additional Parking for Downtown	2013 - 2015	2017				Property acquired, will be developed later this year
Develop a Safe Biking Program	2013 - 2015				X	Change in administration/priorities

**REPORT OF ACCOMPLISHMENTS  
SHORT-TERM WORK PROGRAM 2013 - 2017**

**City of Trenton**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Work with Downtown Development Authority and Chamber of Commerce to revitalize and retain local businesses, through "Shop Trenton First" and "Your City for Family Living" marketing themes as well as new business development and recruitment	2013 - 2017		2022			Committee created to develop plan. This project, and the following three projects have been combined and re-written for the new work program
Support improvement of unattractive commercial areas near town center by exploring programs to implement public improvements, needed regulations to guide growth, and incentives to property owners/tenants to clean up properties and invest in the community.	2013 - 2017		2022			This project, and the one above and the two below it have been combined and re-written
As part of "Shop Trenton First" effort, assess retail, commercial needs of City; work with local merchants to align needs with products carried.	2013 - 2017		2022			This project, the two above it, and the one below it have been combined and rewritten
Support Infill Development of vacant properties	2013 - 2017		2022			This project and the three above it have been combined and re-written
Support Tourism opportunities to commemorate the 150th anniversary of the Civil War	2013 - 2017	X				City will continue to support and develop tourism opportunities
Support for Trenton Arts Council to continue to build alliances and explore ideas for innovative, sustainable approaches to economic development	2013 - 2017				X	Dropped due to health reasons within Arts Council

**HOUSING**

Support USDA 502 and 504 Housing Programs	2013 - 2017	2017				Will become a routine activity, (this has been rewritten and combined with another activity in the new work program, has been moved to Community Facilities & Services)
Support Regional Neighborhood Stabilization Program	2013 - 2017	2017				Trenton will continue to reevaluate on a regular basis to determine if properties are eligible

**REPORT OF ACCOMPLISHMENTS  
SHORT-TERM WORK PROGRAM 2013 - 2017**

**City of Trenton**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Improve substandard housing.	2013 - 2017	2016				Multiple properties rehabilitated by owners
Develop an Assisted Living Facility for the City	2013 - 2017	2016				Partnered with Dade County to develop an assisted living facility
Work with Dade County and private developers toward building rent-subsidized affordable senior housing.	2013 - 2017	2016				Multiple new apartment complexes within Dade County
Annex additional areas as needed	2013 - 2017	2016				Properties will continue to be evaluated and annexed as necessary for industrial use
Develop and adopt manufactured home standards.	2013 - 2015	2015				
Conduct a joint land use study with Dade County (for future set- asides for park land, recreation, greenspace and other amenities, including plan for conservation easements).	2013 - 2017				X	Change in administration/priorities

**NATURAL AND CULTURAL RESOURCES**

Develop a Living History Center	2013 - 2017	X				Historical Society will move into historic courthouse later this year
Support public education opportunities for 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.	2013 - 2017	X				Three personnel trained in building inspection, including stormwater runoff
Clean and use Town Creek and develop creek walk.	2013 - 2017				X	Change in Priorities

**REPORT OF ACCOMPLISHMENTS  
SHORT-TERM WORK PROGRAM 2013 - 2017**

**City of Trenton**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Support protection for the aquifer recharge area beneath most of the City by development restrictions, improved enforcement of septic systems regulations, and post-development stormwater ordinances.	2013 - 2017	X				Three personnel trained in building inspection, including stormwater runoff
Develop ordinances to ensure that new development complements historical development.	2013 - 2017				X	Change in priorities
Update "Areas Requiring Special Attention" map. 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).	2013 - 2017	2016				City identified available retail properties, including ones needing revitalization, also floodplain land for conservation, also identified lands for future industrial growth
Work with Lula Lake Land Trust and explore other sources of assistance to preserve brow views. Consider transfer of development rights and historic resources.	2013 - 2017		2021			Partnered with Dade County in new work program
Continue working with Dade Historical Society, and direct efforts toward preservation of heritage and historic resources.	2013 - 2017	2016				Work with Dade Historical Society will be on-going
Fully implement the Historic Preservation Commission ordinance passed by the City. Look for staffing for City Preservation Commission.	2013 - 2017		2021			

**COMMUNITY FACILITIES AND SERVICES**

Study and rehabilitation of sewers and manholes.	2013 - 2017	2014				Smoke test conducted, additional maintenance and repairs will be conducted as needed
Renew intergovernmental agreement between City and County to include building county animal shelter and development of animal control officer position.	2013 - 2015	2017				Will be completed later this year

**REPORT OF ACCOMPLISHMENTS  
SHORT-TERM WORK PROGRAM 2013 - 2017**

**City of Trenton**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Construct sidewalks throughout the city.	2013 - 2017		2021			Being completed in phases, next phase will connect to schools

**INTERGOVERNMENTAL COORDINATION**

Update the Service Delivery Strategy	2013 - 2017	2017				Will be completed later this year
Work with Walker Co. to expand Cloudland Connector trails and greenway.	2013 - 2017	2014				Partnered with Dade County to extend connector trails

**TRANSPORTATION SYSTEM**

Develop a Highway Overpass over Railroad in Industrial Park	2013 - 2017				X	Vanguard Drive created instead
Construct Sunset Drive Expansion	2013 - 2017				X	No longer necessary
Widen Georgia Highway 136	2013 - 2017				X	Change in priorities

## 4. NEEDS AND OPPORTUNITIES

Needs and opportunities were identified by the Steering Committee through a S.W.O.T. analysis exercise, S.W.O.T. being an acronym for Strengths, Weaknesses, Opportunities and Threats. The members of the stakeholder committee from the county and the city were divided into two separate tables and asked to consider and discuss their strengths, weaknesses, opportunities and threats as they relate to the categories of: economic development, transportation, housing, land use, cultural and natural resources, community facilities and services, and intergovernmental coordination. The two groups' respective ideas were written on sheets for each of the above-mentioned categories. These sheets were collected at the end of the meetings and used to generate a list of needs and opportunities, with possibly strategies for addressing each. The lists of needs and opportunities for each jurisdiction were then presented to the local governments and the joint stakeholder committee for approval. The needs and opportunities identified from the last plan were also presented in an effort to discuss whether progress is being made in addressing previous needs and whether opportunities are being taken advantage of.

### SURVEY RESULTS: YOUR VISION. YOUR FUTURE

An electronic survey was created using [www.surveygizmo.com](http://www.surveygizmo.com) and the link was advertised through the use of social media, word-of-mouth, paper flyers in local government offices and the county website. A total of 279 people took the survey. The city and county were also able to obtain a Yeti Cooler from Case Ace Hardware, a local business, to be offered as a raffle prize for people who participated in the survey.

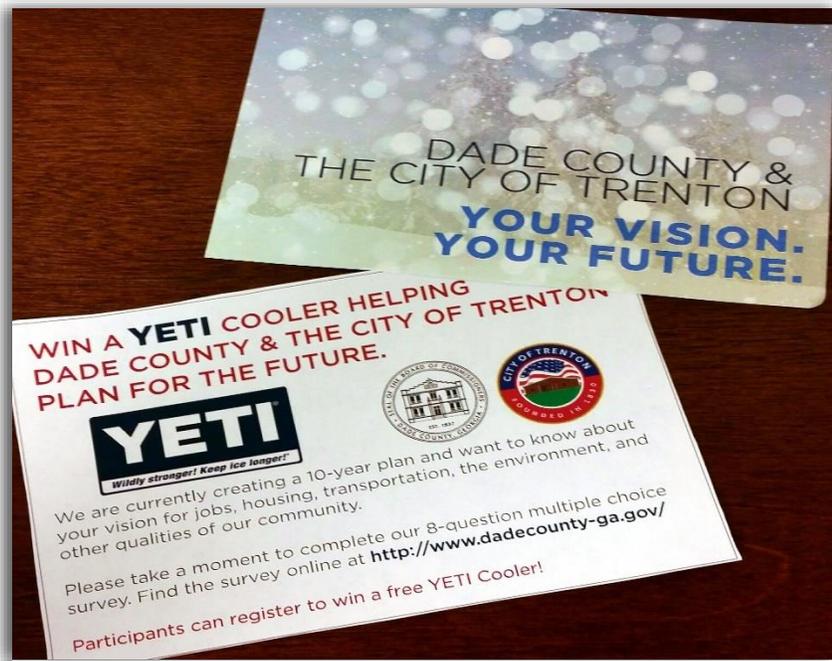


Figure 14 - Community Vision Survey Flyers (front and back)

The results of the Community Survey show that the Stakeholder Committee is generally in touch with the will of their fellow citizens. They value the same attributes of their communities of their fellow citizens. The survey respondents listed: scenic views and wildlife, small town feel, and friendly helpful neighbors as the three top things that they value in their community. The Stakeholder committee also discussed these attributes. Both groups also agree that Dade County and the City of Trenton need more quality jobs, more local shopping and entertainment, and more highspeed internet access. However, 67.4% of survey respondents identified “restaurants” as the type of business that they would like to see more of, while the Stakeholder Committee put more effort into discussing advanced manufacturing/industrial development, likely because these types of businesses include more job opportunities. The stakeholder Committee was also more open to additional styles of housing, i.e. townhouses, lofts, condos and senior living facilities, as opposed to the survey respondents which overwhelmingly prefer single family, large lot homes (61.4%), as opposed to the next highest category being single family, small lot homes (36.6%).

The officials of the city and county were provided with a copy of the survey results prior to finalizing the work items for the newly created work program. The city and county understand that all of these needs and opportunities cannot be resolved in the next five, or even ten years. All city and county governments are limited by budget, staffing, legal requirements and ever-evolving levels of public interest and support. See Appendix B for the full survey results.

## DADE COUNTY NEEDS AND OPPORTUNITIES

The Needs and Opportunities elements is one of the required elements and is made up of a set of Needs and Opportunities identified by the community as high priority. These are items the community intends to address. These priority needs and opportunities are required to be addressed with actionable projects. These projects are identified and discussed later in the Community Work Program. The list of Needs and Opportunities that follow were created by the stakeholder committee in a S.W.O.T. analysis.

### Economic Development

ID	The need or opportunity is to...
ED-1	Create more jobs and economic opportunities in our community
ED-2	Expand/create more industrial parks
ED-3	Water/sewer infrastructure expansion, upgrades
ED-4	Increase access to job-training/post-secondary education
ED-5	Lack of available high-speed internet access

<b>ED-6</b>	<b>Increase tourism</b>
<b>ED-7</b>	<b>Attract lodging (hotel/motel) facilities to our community</b>
<b>ED-8</b>	<b>Increase commercial activity (retail, dining, etc.)</b>

### Housing

<b>ID</b>	<b>The need or opportunity is to...</b>
<b>H-1</b>	<b>Increase access to utilities, including sewer and natural gas</b>
<b>H-2</b>	<b>Enforce codes and ordinances relating to blight/building codes</b>

### Transportation

<b>ID</b>	<b>The need or opportunity is to...</b>
<b>T-1</b>	<b>Mitigate impact of congestion related to increasing commercial truck traffic</b>
<b>T-2</b>	<b>Long term traffic planning</b>

### Natural and Cultural Resources

<b>ID</b>	<b>The need or opportunity is to...</b>
<b>NCR-1</b>	<b>Market/expand/upgrade our parks, including use of park space for events and activities</b>
<b>NCR-2</b>	<b>Improve/increase access points to Lookout Creek</b>
<b>NCR-3</b>	<b>Preserve historic and natural sites</b>

### Land Use

<b>ID</b>	<b>The need or opportunity is to...</b>
<b>LU-1</b>	<b>Protect land around natural resources</b>

### Intergovernmental Coordination

<b>ID</b>	<b>The need or opportunity is to...</b>
<b>IC-1</b>	<b>Preserve green space and vistas</b>
<b>IC-2</b>	<b>Maintain regular communication between city and county</b>

### Community Facilities & Services

<b>ID</b>	<b>The need or opportunity is to...</b>
<b>CFS-1</b>	<b>Create an Animal Control Facility</b>
<b>CFS-2</b>	<b>Increase funding for services</b>
<b>CFS-3</b>	<b>Plan for additional facilities and services as population grows</b>

## CITY OF TRENTON NEEDS AND OPPORTUNITIES

Dade County and the City of Trenton are so tightly woven and interconnected that they share many of the same needs and opportunities as seen in this plan. They also have a history of working well together, as seen in their multiple joint projects listed in their Report of Accomplishments from the previous work program. The two jurisdictions worked well together during the various stakeholder committee meetings.

### Economic Development

ID	The need or opportunity is to...
ED-1	Create more jobs and economic opportunities
ED-2	Increase access to high speed internet
ED-3	Increase access to higher education and work force training
ED-4	Create additional retail and industrial development
ED-5	Develop additional industrial Parks
ED-6	Create signage and marketing to promote tourism

### Housing

ID	The need or opportunity is to...
H-1	Add multi-family, rental housing
H-2	Increase availability of senior housing

### Transportation

ID	The need or opportunity is to...
T-1	Make the city more pedestrian friendly
T-2	Alleviate traffic congestion on Main Street and near Dade County High School

### Natural and Cultural Resources

ID	The need or opportunity is to...
NCR-1	Promote/expand/upgrade Jenkins Park
NCR-2	Mitigate potential for flooding
NCR-3	Protect/expand the tree canopy

### Land Use

ID	The need or opportunity is to...
LU-1	Improve/upgrade sewer and water system

<b>LU-2</b>	<b>Acquire additional properties/easements for streetscapes</b>
<b>LU-3</b>	<b>Identify opportunities for annexation for future residential &amp; industrial growth.</b>

### Community Facilities and Services

<b>ID</b>	<b>The need or opportunity is to...</b>
<b>CFS-1</b>	<b>Improve/upgrade sewer and water system</b>
<b>CFS-2</b>	<b>Create an Animal Control Department</b>
<b>CFS-3</b>	<b>Plan for additional facilities and services as population grows</b>

### Intergovernmental Coordination

<b>ID</b>	<b>The need or opportunity is to...</b>
<b>IC-1</b>	<b>Restart the Downtown Development Authority</b>
<b>IC-2</b>	<b>Maintain regular communication between city and county</b>



Figure 15 - Tourists watch a hang glider take off

## 5. LAND USE: FUTURE DEVELOPMENT MAPS

Historically, land use in Dade County and the City of Trenton has been determined by the county's topography. There are two sets of steep slopes that run from north to south along the eastern and western sides of the county. The eastern slopes are part of Lookout Mountain and are home to Covenant College and Cloudland Canyon State Park. The western slopes are part of Sand Mountain and are home to the New Home Area and the historic Coke Ovens. These slopes are responsible for wonderful views of the City of Trenton and have led to some expensive land prices along the brow. The City of Trenton naturally developed in the valley between these two ridges, along the banks of Lookout Creek. Later, Interstate 59 was constructed which now runs north to south, right through the City of Trenton. Outside of the City of Trenton the county becomes more sparsely populated, with larger lots and natural or agricultural land.

The City of Trenton has zoning regulations and an accompanying zoning map regarding acceptable land uses in the various zones. The various zones provide property owners with certain rights, ensuring neighboring properties are complementary in nature, thus protecting property values. The zoning regulations also determine what land uses and activities are permitted in each district. These ordinances also regulate how features like buildings, and signs may be placed on a lot. The zoning regulations also provide procedures for changing the zoning classification of a property. Trenton has also updated their Future Development Map. Future Development maps are a general guide for future land use, while zoning is more specific.

Dade County currently has no zoning and therefore its land use is planned through the use of a Future Development Map. The county has also been successful in limiting undesirable growth in certain areas based on the lack of water and sewer connections in some of the more rural areas of the county.

The following Future Development Maps should be consulted when making decisions regarding future land use, however it is important to remember that Future



*Figure 16 - Agricultural land in Dade County*

Development Maps are merely a guide. These maps not only depict where the respective jurisdictions anticipate growth based on current trends, they also identify various character areas that exist within the city and county. The Georgia Department of Community Affairs defines character areas as “specific geographic areas that meet the following criteria:

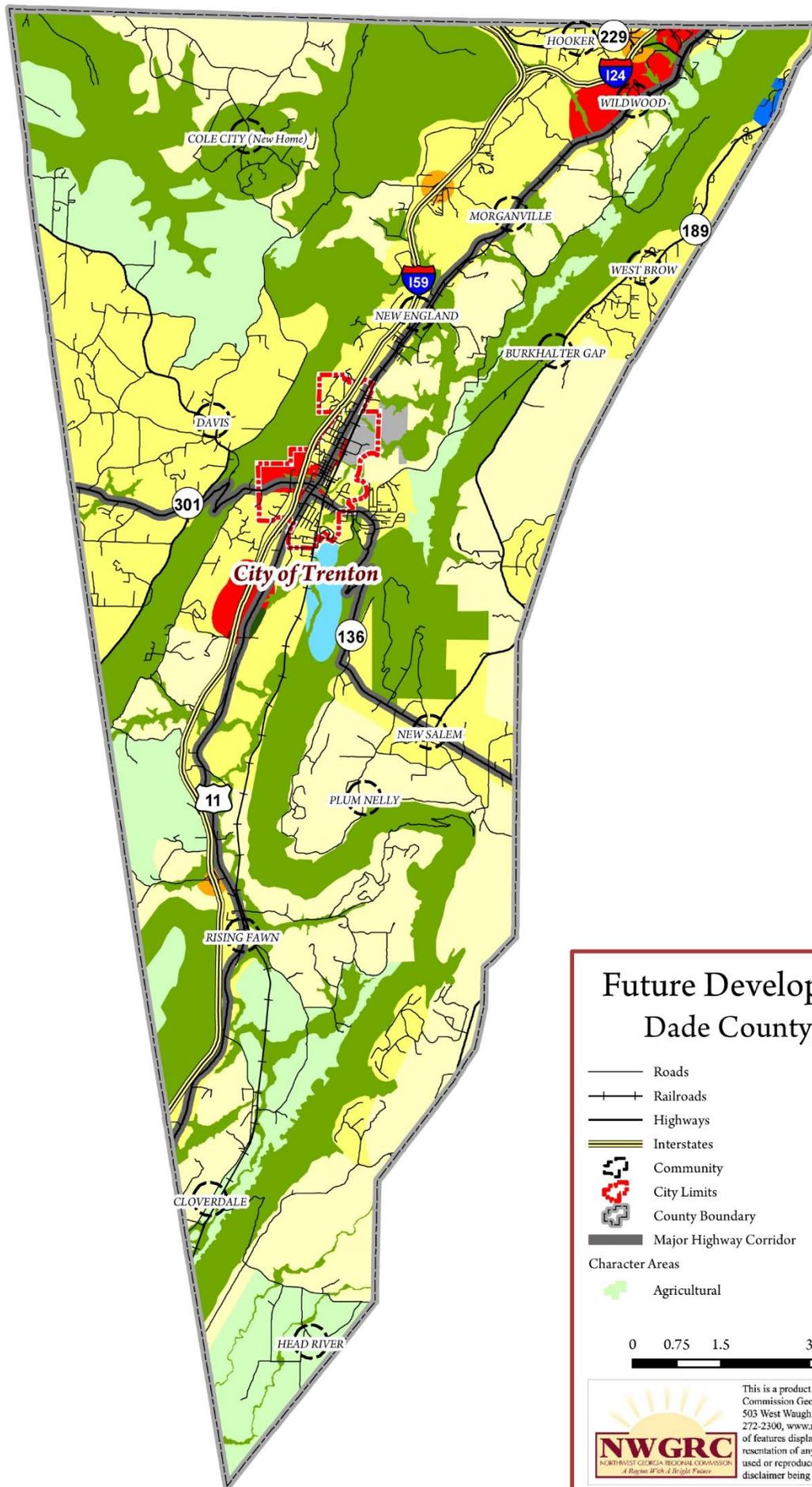
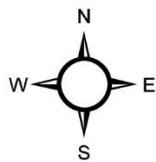
- Have unique or special characteristics;
- Have potential to evolve into a unique area when provided specific and intentional guidance; or
- Require special attention due to unique development issues.”



*Figure 17 - Railroad overpass on Old Birmingham Hwy*

A description of each character area has been included. The Future Development Maps also show various crossroad communities. These are small, unincorporated, micro-communities that have developed at the intersection of various roads. These include similar housing, anchored by some community gathering place like a school, church, neighborhood store and/or community facility. Rising Fawn, located in Southern Dade County is a perfect example.

The floodplains have also been added to the map as “greenspace/conservation areas”. The floodplains shown are based on FEMA maps of the 100-year floodplain.



## Future Development Map Dade County, Georgia

- |                 |                        |  |                             |
|-----------------|------------------------|--|-----------------------------|
|                 | Roads                  |  | College                     |
|                 | Railroads              |  | Commercial                  |
|                 | Highways               |  | Greenspace/<br>Conservation |
|                 | Interstates            |  | Industrial                  |
|                 | Community              |  | Mixed Use                   |
|                 | City Limits            |  | Park/Recreation             |
|                 | County Boundary        |  | Reservoir                   |
|                 | Major Highway Corridor |  | Residential                 |
| Character Areas |                        |  | Rural Residential           |
|                 | Agricultural           |  |                             |

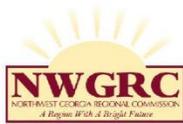
0 0.75 1.5 3 4.5  
Miles



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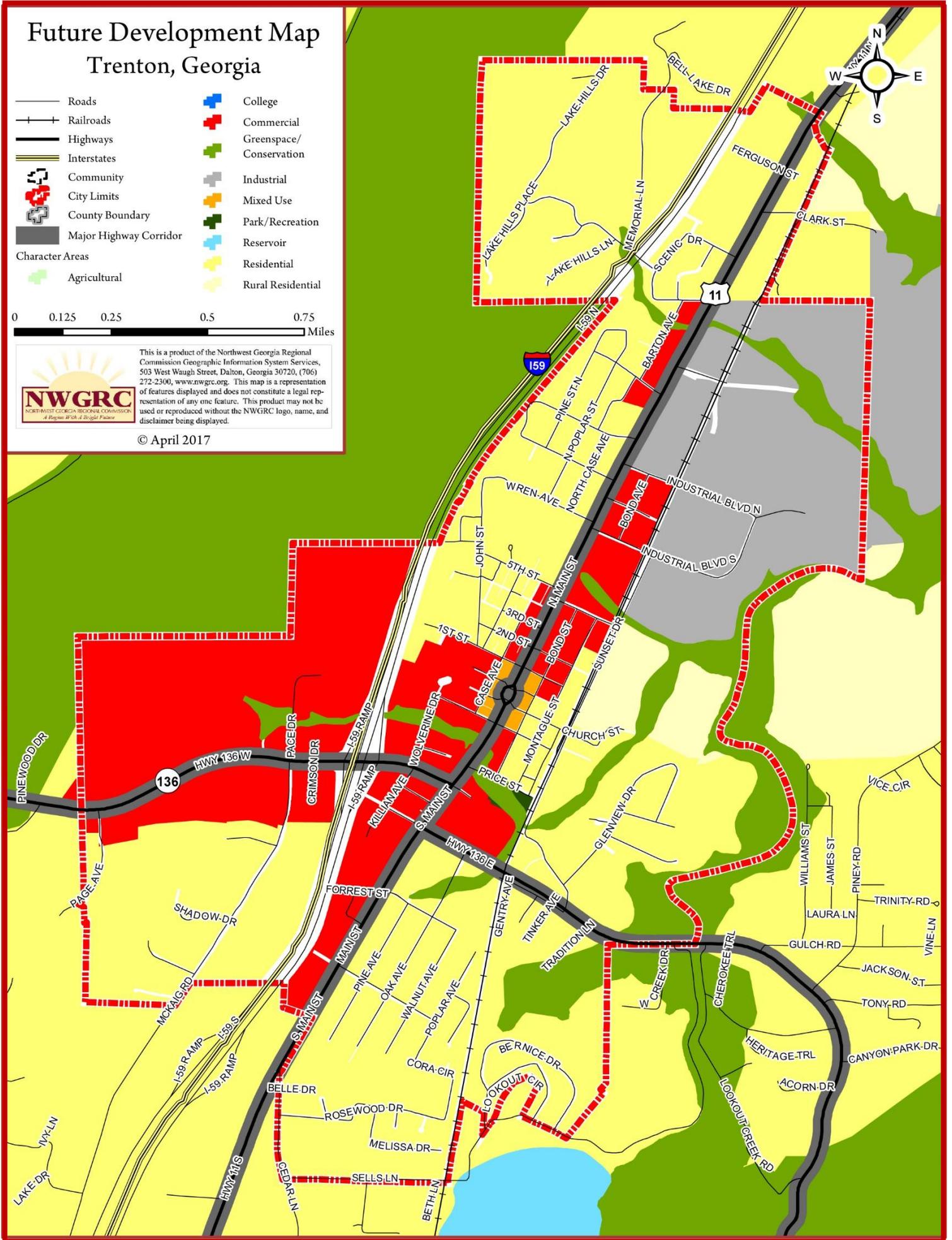
# Future Development Map Trenton, Georgia

- |                 |                        |  |                             |
|-----------------|------------------------|--|-----------------------------|
|                 | Roads                  |  | College                     |
|                 | Railroads              |  | Commercial                  |
|                 | Highways               |  | Greenspace/<br>Conservation |
|                 | Interstates            |  | Industrial                  |
|                 | Community              |  | Mixed Use                   |
|                 | City Limits            |  | Park/Recreation             |
|                 | County Boundary        |  | Reservoir                   |
|                 | Major Highway Corridor |  | Residential                 |
| Character Areas |                        |  | Rural Residential           |
|                 | Agricultural           |  |                             |



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## CHARACTER AREA DESCRIPTIONS

**Character Area: Residential**

**Found in: Dade County, City of Trenton**

**Description:**



*Figure 18 - Typical single family residence, located in City of Trenton.*

These are areas dominated by residential use featuring various lot sizes. Most of these types of homes are single family, post-World War II construction, laid out on a grid pattern. Due to the geographic size of Trenton, the term “residential” consists of traditional neighborhoods, suburban subdivisions, multi-family, etc.

### **Implementation Measures:**

- Use traditional neighborhood development principles.
- New or revised local development regulations: Streetscape requirements.
- Incentives: For infill development, rehabilitation of distressed properties.
- Infrastructure improvements: transit, fiber optics, etc.
- Encourage a wide array of housing types (single family large lot, single family small lot, townhouses, etc.) at various price points.
- Public investments: Beautification projects, continued street maintenance.
- When practical, establish trail connections between various residential areas and downtown areas.
- Creating walkable neighborhood focal points by locating schools, community centers and commercial activity centers at suitable locations.
- Use traffic calming improvements, sidewalks, interconnections.
- Recruit new, well-designed, small-scale, infill multifamily residences to increase density and income diversity (could include garage apartments, in-law suites, etc.).

### **Land Uses:**

Residential, Light Commercial

**Character Area: Mixed Use**

**Found in: Dade County, City of Trenton**

**Description:**



*Figure 19 - Downtown Trenton*

These are areas where commercial, light industrial and residential meet. These areas are generally found in close proximity (within a mile) to Interstate 59 exits and are likely to face heavier pressure to develop. Vehicular gridlock and unattractive sprawl development could become an issue if left unchecked.

The area around Courthouse Square is a unique example. Much of the residential is being created as renovated lofts above storefronts. The

remaining residential typically includes apartments, townhomes, etc. Commercially, these areas are a mix of franchise and mom-n-pop businesses. The historic nature of this area would benefit from sub-area planning in an effort to protect any/all historic buildings. There are multiple mixed use areas on the Future Development Maps for the city and county, however the one located in Trenton on the historic courthouse square began as commercial and some of the buildings are now being retrofitted to include loft apartments above commercial space.

**Implementation Measures:**

- Consider streetscapes to make the area walkable and welcoming.
- Consider regulations/ordinances to mitigate potentially undesirable aspects (noise, air quality, increased traffic, stormwater runoff).
- Ensure infrastructure is in place to support infill, particularly parking for residents that will not conflict with businesses.
- Infill development of residential properties within the Courthouse Square could require sewer expansion or additional parking for the residents.

**Land Uses:**

Commercial, residential

**Character Area: Rural Residential**

**Found in: Dade County**

**Description:**

The rural areas feature more natural land, including larger lot, single family residences. The natural beauty and scenic views are likely to attract development pressure. Many of these properties have likely been in a single family for multiple generations. This character area encompasses both entry-level starter homes and higher end executive-style homes. Many of these properties are not served by water or sewer.



*Figure 20 - Rural residential housing*

**Implementation Measures:**

All efforts should be taken to maintain the rural atmosphere when considering new residential development:

- Preserve rural features and limit residential development to large lot homes.
- Infrastructure Improvements: extend water and sewer, when practical.
- Encourage compatible architectural styles that maintain rural, regional character, preventing “corporate” or “franchise” architecture.
- Encouraging compatible home designs to maintain rural character.
- When practical, the community should connect to the regional network of greenspace and trails.
- Walkability can be improved with sidewalks and trails on public land, particularly along well-traveled routes.
- Work with local landowners to create conservation easements, particularly those that would connect and create greenways.

**Land Uses:**

Residential, Limited Commercial, Light Agricultural

**Character Area: Agricultural**

**Found in: Dade County**

**Description:**



*Figure 21 - Cows grazing*

These areas are predominantly farms, timber properties and large estates. These areas occur on Sand Mountain, along Lookout Creek, and in South Dade.

These properties are great locations for conservation easements. They offer an opportunity to protect/promote the environment, the quality of life and

cultural and historical heritage. The protection/promotion of the quality of life comes from the possibility of using easements to create greenways throughout the community, preferably linking various communities and amenities like Cloudland Canyon and the Lula Lake Land Trust.

**Implementation Measures:**

The areas should be protected by:

- Limiting new development by offering minimal infrastructure needed for agricultural purposes.
- Promote use of conservation easements.
- Widen roadways only when necessary.
- Carefully design road alterations to minimize visual impact on surrounding scenery.
- Using utility siting to control growth.
- Protecting farmland.

**Land Uses:**

Agriculture, Forestry

**Character Area: Greenspace/Conservation**

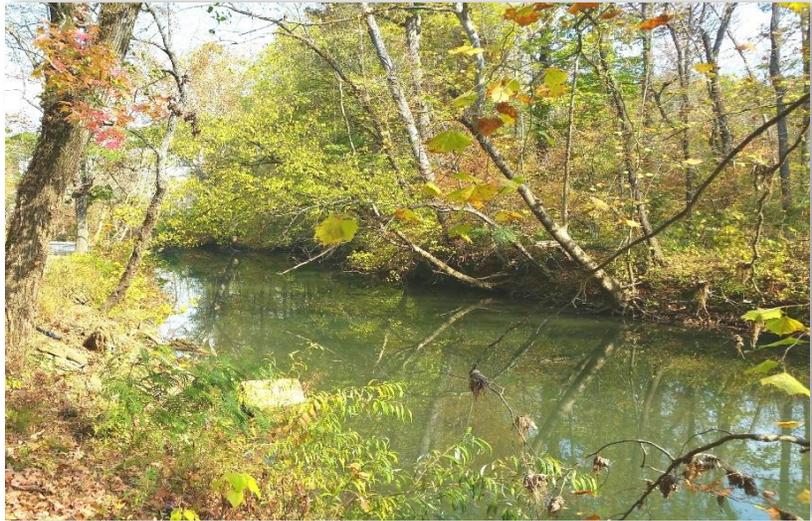
**Found in: Dade County**

**Description:**

These rural, undeveloped lands are environmentally sensitive. Natural Resources include the backwoods, the creeks, the floodplains, and even the cultural/historical landmarks. Greenspace includes Cloudland Canyon State Park, steep slopes and brows and rugged terrain of Lookout Mountain and Sand Mountain. The scenic views contribute to Dade County's quality of life and its charm.

There are tremendous opportunities to connect these areas for social and passive recreational use. There are also opportunities for Dade County's resources to connect to neighboring cities and counties, thus

having a regional impact which Dade County would also inevitably benefit from. This can be done in the form of conservation easements allowing for the creation of trails that connect the various communities to places like Cloudland Canyon and the Lula Lake Land Trust. Doing so would also positively impact their attendance.



*Figure 22 - Lookout Creek and surrounding floodplain*

**Implementation Measures:**

All efforts should be made to protect and preserve environmental resources:

- Water resource protection through land buffers around streams, wetlands, etc.
- Widen roadways in these areas only when absolutely necessary.
- Carefully design the roadway alterations to minimize visual impact.
- Promote these areas as passive-use tourism and recreation destinations, allowing no other development.
- Heritage and Historic Resources, many of which are privately owned (Civil War historic sites, Cole City, coke ovens, etc.).
- Greenspace, including brow lot protection, tree canopy protection, possibilities include conservation easements and public land trusts.

**Land Uses:**

Passive recreation, ex. trails

**Character Area: College (Covenant College)**

**Found in: Dade County**

**Description:**



Figure 23 - Covenant College

Covenant College is a Christian liberal arts college that was founded in 1955. The college sits in the northeast corner of Dade County, atop Lookout Mountain. The college is one of the largest employers in Dade County. The college is surrounded by residential, rural residential and greenspace/conservation areas.

**Implementation Measures:**

This is an area that would benefit from sub-area planning in effort to realize the maximum potential for this area.

Reasonable effort should be made to:

- Make this area pedestrian friendly, accommodating and welcoming to students.
- Connect this area to Trenton and the rest of the county.
- Pursue and develop a working relationship between the college and the Dade County School System.
- Maintain/upgrade infrastructure, as necessary, to support college growth, and growth that compliments the surrounding area.

**Land uses:**

Educational/institutional, residential, rural residential, light commercial, greenspace/conservation, mixed use, recreational

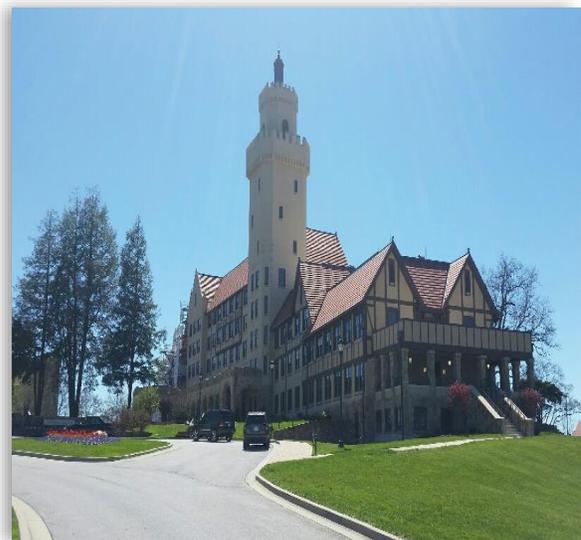


Figure 24 - Covenant College

**Character Area: Commercial**

**Found in: Dade County, City of Trenton**

**Description:**



*Figure 25 - An example of Trenton's Commercial Character Area*

Includes strip malls, franchises and mom-n-pop businesses, offices, private services, etc. These areas are characterized by a high degree of vehicular traffic and tend to exist along major transportation corridors, ex. Interstate 59 exits, Highway 11, Highway 136. These areas tend to have on-site parking facing the road, and tend to feature very little open space.

**Implementation Measures:**

- Restrict area to commercial development.
- Implement, update as needed, design standards, façade standards, landscaping standards.
- Incentives: develop variances for preserving/adding tree cover, using pervious asphalt, promoting infill development of existing properties.
- When practical, improve/maintain walkability with neighboring residential, industrial, mixed use areas.

Infrastructure Improvements: development of a streetscape plan for commercial areas to make these areas more welcoming and vibrant. Development of stormwater planning considerations.

**Land Uses:**

Commercial, Office, light Industrial, multi-family residential

**Character Area: Industrial**

**Found in: Dade County, City of Trenton**

**Description:**

Land used for higher intensity manufacturing, assembly, distributing and processing activities. May include manufacturing activities whose noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, traffic, and/or other nuisance characteristics are not contained on-site.

**Implementation Measures:**

- Use industrial and small industry parks; have a mix of small and large industry.
- New or revised local development regulations: require landscaping/site design/stormwater management to soften or shield neighboring commercial and residential areas.
- Public Investments: install high-speed internet, provide alternative access roads, business recruitment/retainment.
- Infrastructure Improvements: Maintain and upgrade roads, sewer/water.
- Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

**Land Uses:**

Industrial, Commercial



Figure 26 - Vanguard Trailer

**Character Area: Park/Recreation**

**Found in: Dade County, City of Trenton**

**Description:**



*Figure 27 - Jenkins Park, City of Trenton*

Areas developed for active recreation. These areas include various kinds of ball fields (baseball, softball, soccer, etc.). They also generally include playground equipment for younger children. These areas foster a sense of community by offering an opportunity for people from various corners of the county and various socio-economic groups to bond with each other over athletics.

**Implementation Measures:**

- Develop connectivity between recreation areas and other destinations such as schools, neighborhoods, and city centers using sidewalks and bike/foot trails.
- Develop and promote non-athletic events for these spaces: farmer's markets, carnivals/fairs, concerts, etc.
- Set aside land for additional recreation areas as the city and county continue to grow.

Public Investments: maintenance, staffing, program costs, marketing, lighting, parks & recreation planning.

**Land Uses:**

Passive and active recreation

**Character Area: Crossroads communities**

**Found in: Dade County**

**Description:**



*Figure 28 - West Brow Volunteer Fire Station*

These unincorporated communities are typically historic and located at the intersection of major thoroughfares. These are typically seen in the rural residential category. In Dade County, most of these communities are anchored by a gathering place, like an elementary school, post office, community center, church, etc. Examples of

Crossroad Communities in Dade County, include: Head River, Cloverdale, Rising Fawn, Plum Nelly, New Salem, Davis, Burkhalter Gap, New England, West Brow, Morganville, Cole City/New Home, Wildwood and Hooker.

**Implementation Measures:**

- Use traditional neighborhood development principles, encourage commercial development in nodes
- Public Investments: Beautification projects, signage

All efforts should be taken to maintain the rural atmosphere with when considering new residential development:

- Preserve rural features and limit residential development to large lot homes
- Infrastructure Improvements: extend water and sewer, when practical
- Encourage compatible architectural styles that maintain rural, regional character, preventing “corporate” or “franchise” architecture
- Encouraging compatible home designs to maintain rural character
- When practical, the community should connect to the regional network of greenspace and trails
- Walkability can be improved with sidewalks and trails on public land, particularly along well-traveled routes.
- Work with local landowners to create conservation easements, particularly those that would connect and create greenways.

**Land Uses:**

Residential, Agricultural, Commercial, Greenspace/Conservation, Park/Recreation

**Character Area: Major Highway Corridors (Hwy 136, Hwy 11)**

**Found in: Dade County, City of Trenton**

**Description:**



*Figure 29 - Hwy 11, near the intersection with Hwy 136, City of Trenton*

Developed or undeveloped land on both sides of designated high-volume arterial roads and highways. These corridors intersect with areas that are rural, suburban and urban development categories. Highway 136 is of particular importance because it is the sole way to access the rest of the State of Georgia from Dade County without first traveling out of state.

**Implementation Measures:**

- Conduct traffic studies to help in transportation planning
- Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas around the community.
- New or revised local development regulations: restrict billboards, restrict exits of main roads & use existing access roads.
- Public Investments: beautification projects
- Infrastructure Improvements: plan pedestrian and bike trails beyond traffic barriers
- Maintain a natural vegetation buffer (at least 50 feet in width).
- All new development should be set-back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads
- Encourage landscaped, raise medians.
- Provide pedestrian facilities behind drainage ditches or curb.
- Coordinate land uses, bike/pedestrian facilities w/ transit stops.
- Manage access to keep traffic flowing; using wayfinding signage.
- Unacceptable uses: new billboards.

**Land uses:**

Industrial, Commercial, Residential, Agricultural, Greenspace/Conservation, Park/Recreation

**Character Area: Proposed Reservoir**

**Found in: Dade County**

**Description:**



*Figure 30 - Berry College Reservoir, Source: [www.sites.berry.edu](http://www.sites.berry.edu)*

Dade County and the City of Trenton have made plans for a future 70-acre public reservoir to be located south of Trenton, along Lookout Creek. This proposed reservoir has the potential to further prepare Dade County and the City of Trenton for the future in terms of a reliable source of drinking water, flood prevention/mitigation, and recreation/tourism. This land is currently natural greenspace and much of it is floodplain/conservation areas.

**Implementation Measures:**

- Environmental studies
- Land acquisition
- Prepare Reservoir Master Plan, focusing on: location, size, marketing, recreational/tourism opportunities,
- Create watershed protection requirements, like a land buffer (park) around the proposed reservoir to allow soil to filter impurities and protect water quality.
- Restrict use of impervious surfaces (i.e. asphalt, concrete, etc.) that generate stormwater runoff.
- Pedestrian connections to downtown Trenton and nearby homes.

Public Investment: infrastructure, planning and marketing

**Land Uses:**

Greenspace/Conservation, Parks/Recreation

## 6. ECONOMIC DEVELOPMENT

Dade County and the City of Trenton have historically been manufacturing and agricultural communities. The two jurisdictions have made a tremendous joint effort to continue to grow their advanced manufacturing industry through the Industrial Development Authority. These three groups recently succeeded in recruiting Springfield Trailer Inc., d/b/a Vanguard National Trailer. This business opened in 2016 and is capable of employing 400 people. This has been a much-needed injection to the local economy, which suffered due to the loss of a carpet manufacturing plant closing after the recession, costing hundreds of jobs.

Dade County and the City of Trenton, like all communities have expressed an interest in creating more quality jobs and economic opportunities within the county. The city and county understand that a community is always either growing or being left behind.

### Tourism

One of the areas of interest to the jurisdictions was working together to increase its tourism revenue. In 2014 The Georgia Department of Community Affairs' (DCA) Tourism Resource Team began creating a report of suggestions for doing so. The Trenton/Dade County Tourism Resource Team Report included a list of great ideas, many of which would not only promote tourism, but the economy in general. That list included the following topics:

- Heritage Tourism: capitalizing on Dade County's history, including its role in the Civil War. This also included capitalizing on the historical natural resources of Dade County, including the historical mining sites, and the Chickamauga and Chattanooga National Military Park, etc.
- Historic Preservation: creating a Historic Preservation Commission, making Dade County eligible for federal grants and tax incentives, participating in the Georgia Centennial Farms Program
- The Arts: promoting local writers, musicians, and other local artists

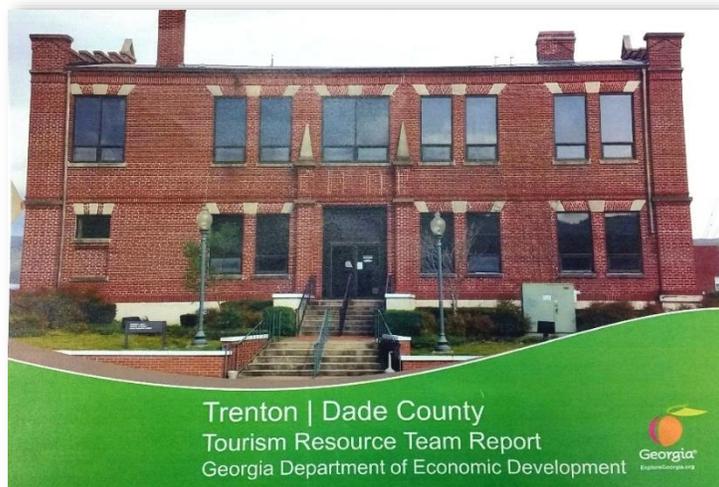


Figure 31 - DCA Tourism Report for Dade County and City of Trenton, completed in 2014

- Downtown Redevelopment: streetscapes including local natural beauty, downtown design assistance provided by DCA's Design Service's Unit, lodging for the Southeastern Lineman Training Center
- Nature Based Tourism: promoting caving, hang gliding, camping/hiking
- Social Media: creating more of a digital presence for marketing purposes
- Marketing: branding, public relations and partnerships



Figure 32 - Tourism Signage

Dade County should make every effort to adhere to the advice given by the Georgia Department of Community Affairs Tourism Resource Team. Dade County already has sites that would interest many tourists, whether they be outdoor enthusiasts or history buffs. A marketing campaign including an increased social media presence would do wonders for these locations. Outdoor enthusiasts would love Cloudland Canyon State Park, the Lookout Mountain Flight Park, Lula Lake Land Trust and caving. History buffs would enjoy the Chickamauga and Chattanooga National Military Park and the coke ovens, amongst others. Tourism signage leading to these sites would also be beneficial. Increasing access to Lookout Creek would promote tourism, if properly marketed. Lookout Creek presents an opportunity for tubing, kayaking, paddle boarding and fishing. These activities are already taking place on the creek once it runs into Tennessee, as seen on the internet through various blogs and Youtube videos.



Figure 33 - Entrance for Cloudland Canyon State Park

In 2017 Dade County should start to see an influx of people in and around Cloudland Canyon State Park when a new series of hiking trails will open that will allow hikers to go from the park to the Tennessee Riverwalk in Chattanooga, Tennessee. The project, which will start in January of 2017 and is expected to be completed in June will connect the two popular attractions. This series of trails will also connect with Chickamauga Dam in Chickamauga and Walker County, Georgia.

## Liquor by the Drink Sales

In November of 2016 Dade County citizens voted to allow liquor by the drink sales. Until now, Dade County has been one of the few remaining “dry” counties in the State of Georgia. The voters approving this measure means that Dade County consumption on premises businesses will now be able to offer liquor by the drink. This is important because the inability to serve distilled spirits prevents many family restaurants and fine dining establishments from considering Dade County as a potential location. Many of the larger commercial developers also require a certain number of dining establishments to meet their ratio of dining establishments versus retail



Figure 34 - Canyon Grill, [www.facebook.com/canyongrill](http://www.facebook.com/canyongrill)

when they begin designing large shopping centers. The restaurants and the retail locations support each other in the form of diners shopping along with their meals or shoppers deciding to have a meal while shopping. The inability to recruit restaurants has likely cost Dade County and the City of Trenton one or more commercial developments. The ability to serve distilled spirits by the drink and the proximity to two interstates will likely draw in new commercial development, thus increasing sales tax revenue and increasing property values. The city and county will also increase revenue by being able to charge fees for the required annual licenses. Additional dining and retail establishments will also increase the likelihood of attracting hotels because franchisees prefer to build in areas that include dining for their guests. The local governments will also have the ability to control what kinds of establishments they want in through the creation and adoption of local ordinances. Many jurisdictions require a 50% food-to-drink ratio and midnight cut-off times for all alcohol sales in an effort to prevent DUIs and/or public nuisances.

## Industrial

Dade Should continue to partner with the City of Trenton and the Dade County Industrial Authority in an effort to recruit industrial/advanced manufacturing businesses. Dade County and the City of Trenton have been working jointly in an effort to gain a new entrance/exit to

Interstate 59 in an effort to prevent commercial truck traffic from moving through downtown Trenton. This would be ideal and would promote growth in the area of the county north of Trenton and south of Wildwood. The possibility of additional industrial parks near Wildwood and Rising Fawn should also be considered because of the easy access to the interstate. Dade County has a very active and highly effective Industrial Development Authority.

### **Job Training/Post-Secondary Education**

Dade County has expressed an interest in promoting job training programs and increasing access to post-secondary education. This is extremely wise as businesses consider the quality of the local workforce when deciding where to move or expand. A community with skilled, higher educated workers is more likely to attract higher paying jobs. Thanks to its location, Dade County has easy access to Covenant College on Lookout Mountain, the University of Tennessee at Chattanooga, the Walker County campus of Georgia Northwestern Technical College and Dalton State College. The University of Georgia also has the UGA Extension Service in the county. It would be wise to partner with these institutions and possibly the Dade County School System.

Some of the businesses in the industrial park have already expressed an interest in improving the local applicant pool. They reportedly expressed that some of the local applicants were lacking in certain “soft” skills, including time management, interview skills, etc. With this in mind the county is

working to determine the viability of a possible partnership between the Dade County School System and one or more local businesses. When discussing this topic, the school system made reference to the “12 For Life” Program at Southwire in Carrollton, Georgia.

This program was a multi-million-dollar

program between Southwire and the Carroll County School System, where students considered to be “at risk” of dropping out are afforded an opportunity to work in a Southwire plant with an employee mentor, in an effort to determine the student’s strengths and areas of interest.

Upon graduation from high school many of the students have an opportunity to be hired as full-time employees of Southwire. The program has been so successful that it has been featured in



*Figure 35 - Dade County Board of Education*

the national news and has been studied at Harvard University. In response to this program the State of Georgia created the Great Promises Partnership, which helps businesses partner with area schools. These are great programs but should be approached carefully as they generally involve a great deal of investment by the company.

The Dade County Chamber of Commerce represents Dade County and the City of Trenton and has an active and positive relationship with the two local governments. Dade County should continue to engage in this relationship, understanding that any benefit to the City of Trenton will have a spill-over effect on Dade County, and vice versa. The Dade County Chamber of Commerce is currently in the process of moving into offices in the newly renovated historic courthouse on the town square, where they will be more visible and closer to the business community that they represent.

### **Downtown Development Authority**

The city and county have both expressed an interest in restarting the Downtown Development Authority. The former DDA dissolved over the years and the city and county understand the value of having one for recruitment and promotion of the downtown area. The city and county are also looking at creating a position for all things economic development. Once hired, this individual will serve as the point of contact for economic development, as it relates to: retail, industrial, lodging, etc. DDA's have become the norm in cities throughout Georgia, and the rest of the nation. These organizations routinely host events, whether it be festivals or "shop local" initiatives, all in an effort to promote historic downtown areas.



*Figure 36 - Pocket park on Courthouse Square*

## 7. TRANSPORTATION

Transportation routes around Dade County and the City of Trenton have traditionally been designed around vehicular traffic, which has been common throughout America since the invention of assembly line automobile manufacturing. Many of today's modern roadways were transportation routes from more than a century ago, when routes were typically designed based upon the ease of the terrain, avoiding steep slopes, swamps or other undesirable travel conditions. In the modern era, multiple interstates and highways have been created, including: Interstate 59, Interstate 24 and Highway 136. Prior to the construction of Highway 136 there was no way to get from anywhere else in Georgia to Dade County without first going through Tennessee or Alabama.



Figure 37 - Dade County Transit Bus.

Dade County and the City of Trenton have expressed concern about traffic congestion, particularly relating to traffic congestion downtown. Both entities would specifically like to keep the courthouse square a pedestrian-friendly downtown area. Survey respondents agreed with 48.5% indicating that they would like to see "less traffic congestion." The City of Trenton has included a project in its new Community Work Program to install crosswalks on Main Street. The City of Trenton has also committed to begin implementing an existing streetscapes plan. This will be completed in phases. Streetscapes ideally include traffic calming features in an effort to make the area more pedestrian friendly, such features can include crosswalks and other barriers/dividers to separate pedestrians from vehicular traffic, such barriers may include: on-street parking, decorative plants/trees, benches, bike lanes, etc.

Dade County and the City of Trenton have also been working for years to obtain a new I-59 Interstate exit, north of the City of Trenton. The purpose of this proposed exit would be to re-route commercial truck traffic away from downtown Trenton. The industrial park is located north of downtown Trenton and would allow commercial truck traffic to travel north and away

from the downtown area for the purposes of reaching I-59. This will become increasingly important as additional land is developed for industrial usage.

The other traffic concern specifically mentioned was regarding traffic around the downtown schools in the mornings and afternoons of the school year. The City of Trenton has begun addressing this issue in their new Community Work Program by committing to add additional sidewalks to areas around the schools. These areas would also be included in the previously discussed streetscapes plan.

## HAMILTON COUNTY/NORTH GEORGIA TRANSPORTATION PLANNING ORGANIZATION (TPO)

A small sliver of Dade County is currently within the planning area of the Chattanooga - Hamilton County Regional Planning Agency (RPA). The RPA's transportation planning is managed through Chattanooga – Hamilton County/North Georgia Transportation Planning Organization, as seen on the following map. This area includes Wildwood, Interstate 24 and part of Interstate 59. The purpose of the TPO is to coordinate transportation planning for the growing region in a multi-state, multi-county and even a multi-city jurisdictional effort. Each of the jurisdictions within the TPO pays dues and in exchange has the opportunity to provide input regarding ideas to help ease traffic congestion and improve air quality, thus improving the quality of life and conditions for economic growth. The TPO also works to make the area more available to alternative modes of transportation like pedestrians, cyclists and mass transit options like buses and commuter rail lines. Dade County is represented within the TPO by Chairman Rumley, who serves as a member of the Executive Board. The Georgia of Transportation (GDOT) and the Tennessee Department of Transportation (TDOT) are also included. The participating jurisdictions are also eligible to receive funding and technical assistance for projects within their area that will benefit the TPO region as a whole.

In creating the current 2035 Long Range Transportation Plan the TPO considered the following planning factors:

- Support the economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency;
- Increase the safety of the transportation system for motorized and non-motorized users;
- Increase the security of the transportation system for motorized and Non-motorized users;
- Increase the accessibility and mobility of people and for freight;
- Protect and enhance the environment, promote energy conservation, improve the quality of life, and promote consistency between transportation improvements and state and local planned growth and

- economic development patterns;
- Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight;
- Promote efficient system management and operation; and
- Emphasize the preservation of the existing transportation system.

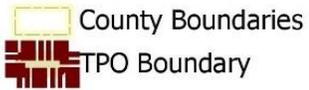
The TPO is currently completing a short-term update to be published in 2018.



*Figure 38 - Riders enjoying the scenic views on Hwy 136*

Chattanooga \ Hamilton County \ North Georgia

TPO Area

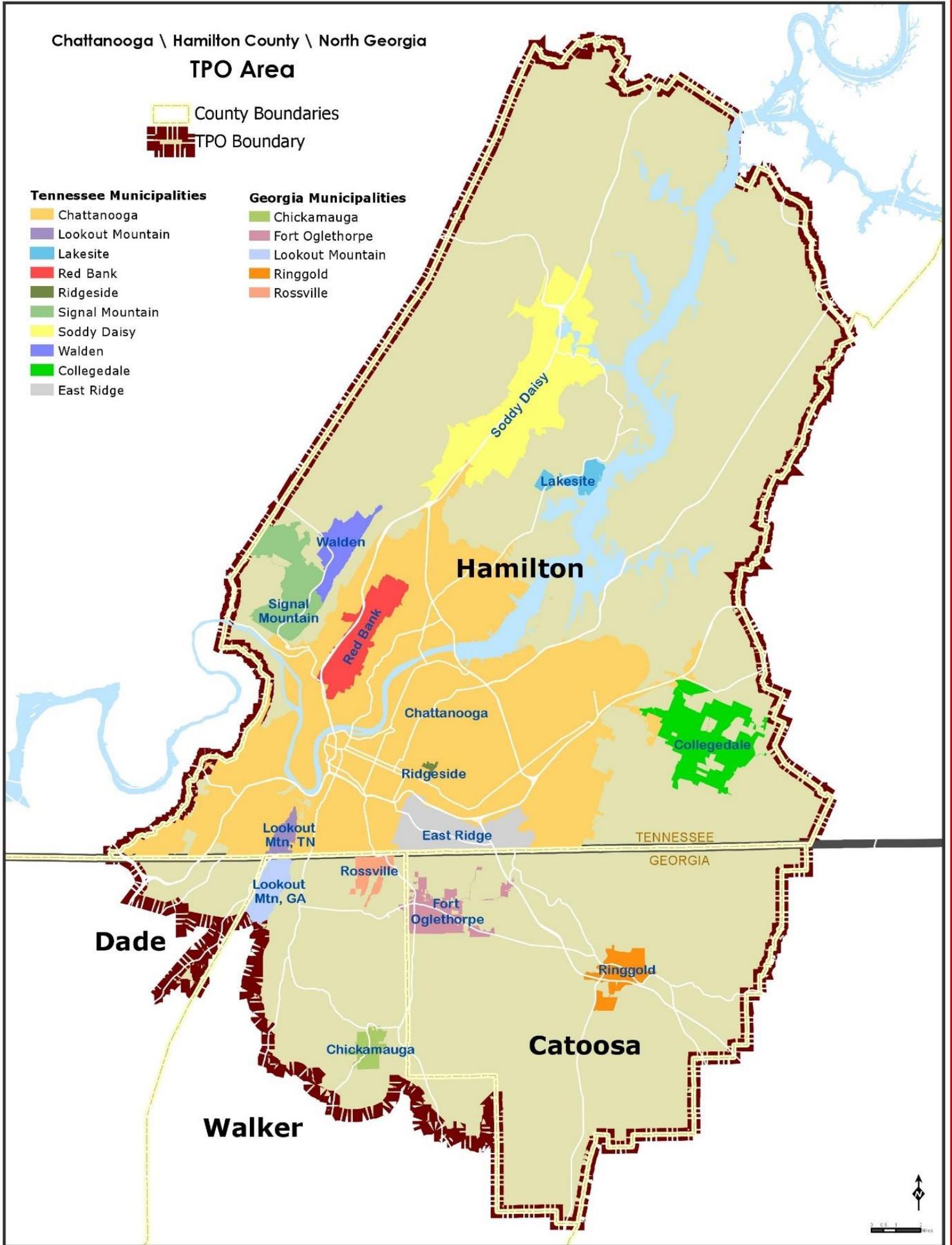


Tennessee Municipalities

- Chattanooga
- Lookout Mountain
- Lakesite
- Red Bank
- Ridgeside
- Signal Mountain
- Soddy Daisy
- Walden
- Collegedale
- East Ridge

Georgia Municipalities

- Chickamauga
- Fort Oglethorpe
- Lookout Mountain
- Ringgold
- Rossville



## TRANSPORTATION FUNDING ACT OF 2015

In 2015 Georgia passed the Transportation Funding Act of 2015, which vastly increased funding for road related infrastructure projects. The TFA is expected to generate around \$1 billion dollars per year and will focus on maintenance and repair projects. These projects cover everything from repair/replacement of aging roads, repairing/replacing old bridges and improving safety through the addition of guardrails, lighting, etc. The following pages include a list of the projects planned for Dade County and the City of Trenton. The listed projects are then shown on a map created by GDOT. The map is color coded to give an estimated time of completion for the various projects. The web-based, interactive version of this map can be found at: <http://www.dot.ga.gov/IS/TFA/Projects>.

The projects are as listed below:

**Project ID:** M005107

**Description:** The work will consist of painting of the steel superstructure on the two bridges that cross the railroad, co-polymer overlay of the bridge decks and joint replacement.

**Primary Work Type:** Bridges

**Funding Source:** Federal

**Project ID:** 0011682

**Description:** The proposed project will replace the existing, structurally deficient State Route (SR) 299 bridge over Interstate 24 (I-24) in Dade County, Georgia. This overpass is approximately 0.6 miles south of the Georgia/Tennessee state line at the I-24 Exit 169 interchange. The bridge will be replaced on the existing alignment using Accelerated Bridge Construction (ABC) techniques. ABC will allow the existing bridge removal and new bridge installation to occur within a time period of 36-48 hours, minimizing the project's impact to the traveling public. The proposed bridge will have the same number of lanes, but will be widened to meet current American Association of State Highway and Transportation Officials (AASHTO) requirements.

**Primary Work Type:** Bridges

**Funding Source:** Federal

**Project ID:** 0013652

**Description:** I-24 at 1 breakaway cable terminal locations - the ramp to I-59. I-59 from 0.08 miles south of County Road (CR) 608/Hicks Hollow Road to I-24.

**Primary Work Type:** Guardrail

**Funding Source:** State

**Project ID:** 0004295

**Description:** State Route (SR) 560/East-West Highway from I-59/Dade County to SR 157/Walker County

**Primary Work Type:** Roadway Project

**Funding Source:** To Be Decided

**Project ID:** 0015360

**Description:** Off-system safety improvements at nine locations in Dade County

**Primary Work Type:** Pavement Rehab

**Funding Source:** To Be Decided

**Project ID:** M005061

**Description:** This project is the resurfacing of S.R. 136 because the existing pavement is deteriorating and computer pavement condition evaluation systems (COPACES) ratings are low.

**Primary Work Type:** Resurface & Maintenance

**Funding Source:** Federal

**Project ID:** M005109

**Description:** Bridge preservation involving painting of the bridge superstructure at the following locations: SR 406 SB over Crawfish Creek (Structure ID 083-0024-0), SR 401 over M-5621/CSX Railroad (Structure ID 129-0062-0),

**Primary Work Type:** Bridges

**Funding Source:** Federal

**Project ID:** 0015359

**Description:** Off-system safety improvements @ 4 CS locations IN TRENTON

**Primary Work Type:** Pavement Markings

**Funding Source:** To Be Decided

**Project ID:** 0013911

**Description:** This project is to install lighting on the I-59 @ SR 136 interchange. It is an enhancement that is sponsored by City of Trenton in Dade County with GDOT oversight.

**Primary Work Type:** Lighting

**Funding Source:** Federal

**Project ID:** M004874

**Description:** This project is the resurfacing of S.R. 58 because the existing pavement is deteriorating and computer pavement condition evaluation systems (COPACES) ratings are low.

**Primary Work Type:** Resurface & Maintenance

**Funding Source:** Federal

**Project ID:** 0013651

**Description:** This project proposes to replace existing Breakaway Cable Terminal (BCT) anchors on guardrail.

**Primary Work Type:** Guardrail

**Funding Source:** State

**Project ID:** M005497

**Description:** This project is the resurfacing of SR 301 due to the deterioration of the existing roadway and computer pavement condition evaluation systems (COPACES) ratings that are low.

**Primary Work Type:** Resurface & Maintenance

**Funding Source:** Federal

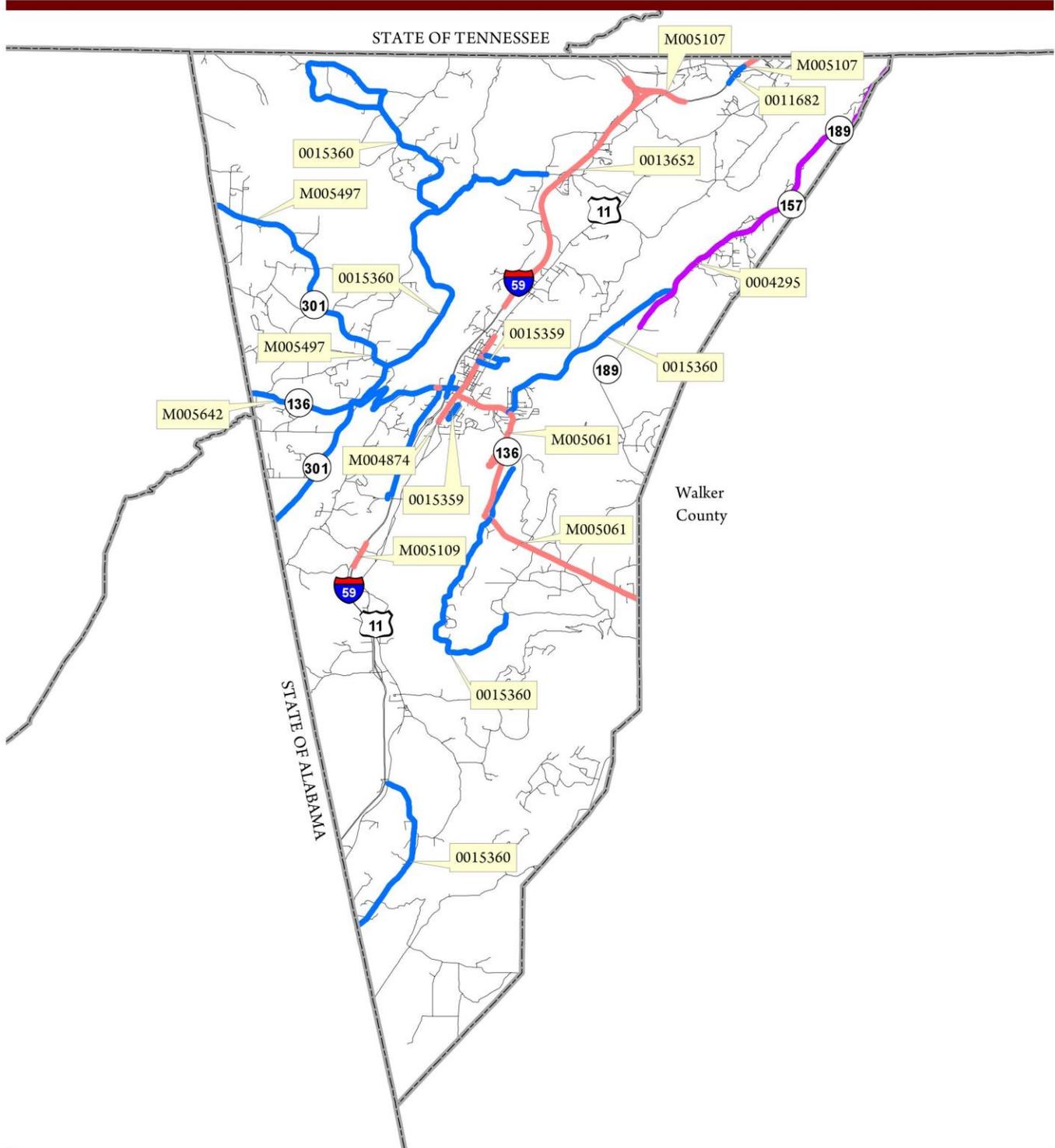
**Project ID:** M005642

**Description:** SR 136 from Alabama State Line to county street (CS 559)/Wolverine Drive

**Primary Work Type:** Resurface & Maintenance

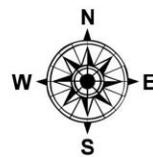
**Funding Source:** Federal

See the following page for a map of the projects discussed above.



## Transportation Funding Act Projects

- Under Construction
- Construction Planned within 10 Years
- Construction Planned Long Range (>10 Years)



1 inch = 3 miles

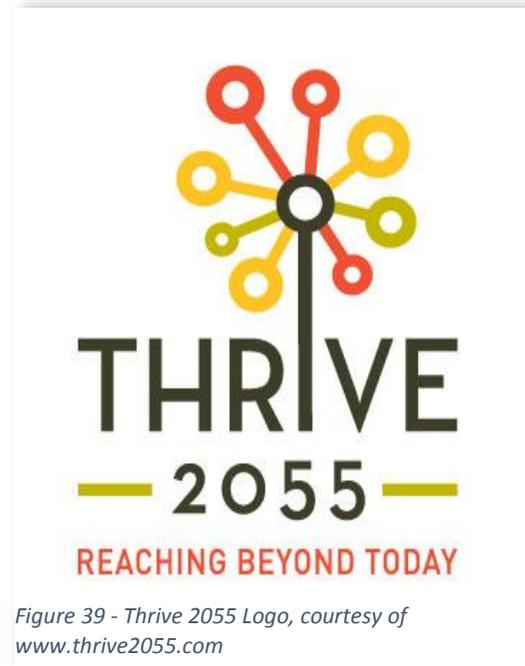


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## **8. THRIVE 2055: REGIONAL PLANNING**

Dade County has been an active contributor to the Thrive 2055 regional planning process. Thrive 2055 is a citizen-led, public-private endeavor to engage people from across the 16-county, tristate, Chattanooga Region of Southeast Tennessee, Northwest Georgia and Northeast Alabama to make the most of economic opportunities while preserving what we love about our home communities. The objective of the three-year planning process is to identify regional values and goals along with a consensus on strategies related to regional economic development, our region's natural treasures, regional transportation, and education and training that can be implemented for the long-term prosperity of the region. This initiative has completed its initial phases by observing the community's aspirations, and developing priorities for the region. The Thrive 2055 Initiative is now in its third "Action" phase. The group narrowed their focus to four top drivers:

- Education and workforce preparedness
- Regional Economic Development
- Regional Transportation
- The region's natural treasures



*Figure 39 - Thrive 2055 Logo, courtesy of [www.thrive2055.com](http://www.thrive2055.com)*



*Figure 40 – A little league softball game at Jenkins Park*

## 9. PREPARING FOR THE FUTURE: COMMUNITY WORK PROGRAMS

Community Work Programs are a list of specific tasks or projects created by the respective local governments in response to the needs and opportunities identified by the steering committees for that particular jurisdiction. The local governments create one or more projects that answer each identified needs and opportunities, in an effort to alleviate the needs and to prevent missing any opportunities. These are specific tasks that include a well-defined project, a timeframe for completion, a cost estimate and a party responsible for completing the task. This is not a contract or legally binding document, since many items that go on the list depend upon funding that has not yet been obtained. The local governments have the final approval as to whether or not a project earns a spot in the Community Work Program for the next five-year period.

Local governments within a county frequently choose to work together on projects, particularly on projects that will benefit both jurisdictions and projects that would otherwise be cost prohibitive for a single jurisdiction. Dade County and the City of Trenton have understandably chosen to partner together on several projects.

In the table below, items in green were carried over from last work program from the previous five years (2012 – 2017). The code in the first column can be used to trace that project back to the needs and opportunities lists, which have been numbered for each municipality. Once again it should be noted that this is a list to guide the efforts of the government, not a binding contract.

### DADE COUNTY COMMUNITY WORK PROGRAM

#### COMMUNITY WORK PROGRAM, 2017 - 2021

##### Dade County

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
<b>ECONOMIC DEVELOPMENT</b>									
ED-1 ED-4	Partner with City of Trenton, Dade County School System and local industry to determine needs, interest and feasibility of a work/study program between Dade County High School and local businesses		X				Staff Time	General Fund	Dade County City of Trenton Board of Education

**COMMUNITY WORK PROGRAM, 2017 - 2021**

**Dade County**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
ED-1 ED-3 ED-6 ED-8	Partner with City of Trenton to hire a retail consultant for the purposes of attracting additional retail business		X				\$25,000	General Fund	Dade County City of Trenton
ED-1 ED-8	Partner with City of Trenton to create a database of all available retail properties		X				Staff time	N/A	Dade County, City of Trenton
ED-1 ED-2 ED-6 ED-7 ED-8	Partner with City of Trenton in the creation of a position as the single point of contact for all economic development	X					\$40,000	General Fund	Dade County, City of Trenton
ED-1 ED-2 ED-3 ED-5 ED-8	Partner with City of Trenton to expand sewer infrastructure up Hwy 11 for future industrial use		X				\$500,000	Dade Water & Sewer Authority	Water & Sewer Authority Dade County City of Trenton
ED-1 ED-2 ED-5 ED-8	Partner with City of Trenton to purchase additional public industrial park land for the future expansion of the existing industrial park					X	\$1,500,000	Local and grant funds	Dade County, City of Trenton
ED-1 ED-6 ED-8	Partner with City of Trenton to expand trails from Trenton to Cloudland Canyon State Park					X	\$50,000	Local and grant funds	Dade County, City of Trenton
ED-1 ED-6 ED-8	Partner with City of Trenton to move Chamber of Commerce, Historical Society and Georgia Welcome Center into the historic Dade County Courthouse		X				\$5,000 - \$10,000	General Fund	Dade County, City of Trenton
ED-1 ED-3 ED-5 ED-7 ED-8	Partner with developer and identify/acquire available land for mixed use development at Hwy 299 and I-24					X	Staff time, private investment	Private investment	Dade County, Private company

**COMMUNITY WORK PROGRAM, 2017 - 2021**

**Dade County**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
<b>HOUSING</b>									
H-1 H-2	Maintain USDA grant for sewer infrastructure, focusing on Hwy 299					X	\$10,000,000	USDA	Dade County
<b>TRANSPORTATION</b>									
T-1 T-2 ED-1 ED-8	Pursue widening of GA Hwy 299 and lighting the Wildwood exit off I-24					X	Staff time	Local and State funds	Dade County, GDOT, TPO
T-1 T-2 ED-1 ED-8	Partner with City of Trenton to construct Interstate Highway 59 Interchange (listed as "underway" in previous plan, re-written)					X	\$28,154,060	Federal, State & Local Funds	Dade County, City of Trenton, GDOT, TPO
T-1 T-2	Partner with City of Trenton to construct Connector Highway to I-59					X	\$2,500,000	SPLOST	Dade County, City of Trenton, GDOT, TPO
<b>NATURAL AND CULTURAL RESOURCES</b>									
NCR-1 NCR-3 IC-1	Construct multipurpose building in county park				X		\$500,000	SPLOST	Dade County
NCR-1 NCR-2 ED-1 ED-6 ED-8 LU-1	Partner with City of Trenton to acquire property for future reservoir					X	\$2,000,000	SPLOST, grants	Dade County, City of Trenton
NCR-3 LU-1 ED-6 IC-1	Establish a partnership with Lula Lake Land Trust and City of Trenton for the purpose of protecting the mountain brows			X			Staff time	General Fund	Dade County, City of Trenton, Lula Lake Land Trust

**COMMUNITY WORK PROGRAM, 2017 - 2021**

**Dade County**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
NCR-3 ED-1 ED-6 ED-8	Partner with City of Trenton to maintain & expand use of the historic courthouse, including possible event space			X			\$50,000 - \$100,000	Local funds, SPLOST, Hotel/motel tax	Dade County, City of Trenton
<b>COMMUNITY FACILITIES AND SERVICES</b>									
CFS-1 IC-2	Partner with City of Trenton to construct an animal control facility (listed as “underway” in previous plan”	X					\$250,000	SPLOST	Dade County, City of Trenton
CFS-1 IC-2	Partner with City of Trenton to update joint animal control agreement (listed as “underway in previous plan, re-written)	X					Staff time	General Fund	Dade County, City of Trenton
CFS-2 IC-2	Partner with City of Trenton to conduct study to determine the feasibility of joint countywide fire protection		X				Staff time	General Fund	Dade County, City of Trenton
CFS-2 IC-2	Create impact fee schedule		X				Staff time	General Fund	Dade County
CFS-2 IC-2	Partner with City of Trenton to create new 911 Emergency Operation Center					X	\$1,500,000	SPLOST	Dade County, City of Trenton
CFS-2 IC-2	Partner with City of Trenton to create storm shelters throughout Dade County					X	\$200,000 /each	SPLOST, FEMA	Dade County, City of Trenton
IC-2	Partner with City of Trenton to renovate the Train Depot after the Chamber of Commerce moves into the historic courthouse					X	\$25,000	SPLOST	Dade County, City of Trenton
H-1 ED-3	Construct new sewer line from Covenant College to Highway 299 Sewer Interceptor (listed as postponed in previous plan)					X	\$1,000,000	SPLOST, College	Dade County, College

**COMMUNITY WORK PROGRAM, 2017 - 2021**

**Dade County**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
<b>LAND USE</b>									
<b>INTERGOVERNMENTAL COORDINATION</b>									
IC-2 CFS-3	Partner with City of Trenton to update Service Delivery Strategy and Comp Plan as necessary					X	Staff time	General Fund	Dade County, City of Trenton
IC-2 CFS-3	Meet regularly with City of Trenton to discuss needs and opportunities, and coordinate efforts relating to economic development, transportation, etc.	X					Staff time	General Fund	Dade County, City of Trenton

**CITY OF TRENTON COMMUNITY WORK PROGRAM**

**COMMUNITY WORK PROGRAM, 2017 - 2021**

**City of Trenton**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
<b>ECONOMIC DEVELOPMENT</b>									
ED-1 ED-3 ED-4 IC-2	Partner with Dade County, Dade County School System and local industry to determine needs, interest and feasibility of a work/study program between Dade County High School and local businesses	X					Staff time	General Fund	Dade County, City of Trenton BOE
ED-1 ED-4 IC-2	Partner with Dade County to hire a retail consultant for the purposes of attracting additional retail business (The four "pending" economic		X				\$25,000	General Fund	Dade County, City of Trenton

**COMMUNITY WORK PROGRAM, 2017 - 2021**

**City of Trenton**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
	development projects from the previous plan have been combined into this project)								
ED-1 ED-4 IC-2 IC-2	Partner with Dade County to create a database of all available retail properties (The “pending” economic development projects from the previous plan have been combined into this project)		X				Staff time	General Fund	Dade County, City of Trenton
ED-1 ED-2 ED-4 ED-5 ED-6 IC-1 IC-2	Partner with Dade County in the creation of a position as the single point of contact for all economic development (The four “pending” economic development projects from the previous plan have been combined into this project)	X					\$40,000	General Fund	Dade County, City of Trenton
ED-1 ED-4 ED-5 IC-2	Partner with Dade County to expand sewer infrastructure up Hwy 11 for future industrial use		X				\$500,000	Water & Sewer Authority	Sewer Authority, County, City
ED-1 ED-2 ED-4 ED-5 IC-2 LU-3	Partner with Dade County to purchase additional public industrial land for the future expansion of the existing industrial park					X	\$1,500,000	Local and grant funds	Dade County, City of Trenton
ED-1 ED-6 T-1, IC-2	Partner with Dade County to expand trails from Trenton to Cloudland Canyon State Park					X	\$50,000	Local and grant	Dade County, City of Trenton
ED-1 ED-4 ED-5	Partner with Dade County to move Chamber of Commerce and Historical Society into historic courthouse		X				\$5,000 - \$10,000	General Fund	Dade County, City of Trenton

**COMMUNITY WORK PROGRAM, 2017 - 2021**

**City of Trenton**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
ED-6 IC-2									
ED-1 ED-2	Host a meeting to discuss long-term communications/high speed internet access	X					Staff time	General Fund	City of Trenton, NWGRC
ED-1 ED-4 H-1 H-2	Partner with a developer to acquire property for multi-use development near the intersection of Hwys 11 and 136					X	\$3,000,000	Private funds	Developer, City of Trenton
ED-1 ED-4	Develop additional downtown parking			X			\$25,000	Local funds	City of Trenton
<b>HOUSING</b>									
<b>TRANSPORTATION</b>									
T-2 ED-1 ED-4 IC-2	Partner with Dade County to continue to pursue the creation of a new I-59 exit north of Trenton					X	\$28,154,060	Federal, State & Local Funds	Dade County, City of Trenton, GDOT
T-1 T-2	Create sidewalk to high school and middle school					X	\$1,000,000	Local funds, grants	City of Trenton
ED-1 ED-6	Addition of lighting/beautification at Trenton exit on I-59				X		\$500,000	GDOT	GDOT
T-1 ED-6 LU-2	Implement existing streetscapes plan (phase one), Hwy 136 to Lafayette Street (rewritten project from previous plan, previously listed under economic development)					X	\$100,000	SPLOST, grant funds	City of Trenton
T-1 ED-1 ED-4	Add pedestrian crosswalks on Main Street			X			\$50,000	Local funds, grant funds	City of Trenton

**COMMUNITY WORK PROGRAM, 2017 - 2021**

**City of Trenton**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
T-1 T-2	Partner with Dade County to construct a Connector Highway to I-59					X	\$2,500,000	SPLOST	Dade County City of Trenton GDOT, TPO
<b>NATURAL AND CULTURAL RESOURCES</b>									
NCR-1 NCR-2 ED-1 IC-2	Partner with Dade County to acquire property for future reservoir					X	\$2,000,000	SPLOST, grant funds	City of Trenton, Dade County
NCR-1	Make Jenkins Park ADA Compliant regarding entrances, playground, seating and walkways			X			\$100,000	Local funds, grant funds	City of Trenton
NCR-3 IC-2	Establish a partnership with Lula Lake Land Trust and Dade County for the purpose of protecting the mountain brows			X			Staff time	General fund	Dade County, City of Trenton, Lula Lake Land Trust
ED-1 ED-4 ED-6	Fully implement the Historic Preservation Commission ordinance passed by the City. Look for staffing for City Preservation Commission.					X	Staff time	General fund	City of Trenton
<b>COMMUNITY FACILITIES AND SERVICES</b>									
CFS-2 IC-2	Partner with Dade County to construct an animal control facility	X					\$250,000	SPLOST	Dade County, City of Trenton
CFS-2 IC-2	Partner with Dade County to update Joint Animal Control Agreement	X					Staff time	General Fund	Dade County, City of Trenton
CFS-3 IC-2	Partner with Dade County to determine feasibility of joint countywide fire protection		X				Staff time	General Fund	Dade County, City of Trenton
CFS-3 IC-2	Partner with Dade County to create new 911 Emergency Operation Center					X	\$1,500,000	SPLOST	Dade County, City of Trenton

**COMMUNITY WORK PROGRAM, 2017 - 2021**

**City of Trenton**

Need/ Opportunity Code:	Activity Description	2017	2018	2019	2020	2021	Cost Estimate	Funding Source	Responsible Party
CFS-3 IC-2	Partner with Dade County to create storm shelters throughout Dade County					X	\$200,000 /each	FEMA	Dade County City of Trenton
IC-2	Partner with Dade County to renovate the Train Depot after the Chamber of Commerce moves into the historic courthouse					X	\$25,000	SPLOST	Dade County, City of Trenton
<b>LAND USE</b>									
LU-1 CFS-1	Minimize infiltration in water system (Price St, Sunset Drive)					X	\$150,000	FEMA	City of Trenton
<b>INTERGOVERNMENTAL COORDINATION</b>									
IC-2	Partner with Dade County to update Service Delivery Strategy and Comp Plan as necessary					X	Staff time	General Fund	City of Trenton, Dade County
IC-1 ED-1, ED-4 IC-2	Reestablish the Downtown Development Authority					X	Staff time	Local funds	City of Trenton
IC-2	Meet regularly with Dade County to discuss needs and opportunities, and coordinate efforts relating to economic development, transportation, etc.	X					Staff time	General Fund	City of Trenton Dade County

## APPENDIX A: PUBLIC PARTICIPATION DOCUMENTATION

March 23, 2016. Julianne Meadows and Brice Wood met with Chairman Rumley, Mayor Case and County Clerk Don Townsend to discuss the planning process, ideas for steering committee members, timeline, etc.

April 14, 2016. Julianne Meadows and Brice Wood attended initial public hearing for the Dade County/City of Trenton Joint Comprehensive Plan. During this meeting, Ms. Meadows and Mr. Wood discussed the planning process with all in attendance and reminded them that the process was open to the public and that public participation is encouraged.

May 10, 2016. The first steering committee meeting took place at the Dade County Administrative Building at 10:00 AM.

June 14, 2016. The second steering committee meeting took place at the Dade County Public Library at 10:00 AM.

August 1, 2016. The third steering committee meeting took place at the Dade County Administrative Building at 10:00 AM.

September 13, 2016. The fourth steering committee meeting took place at the Dade County Administrative Building at 10:00 AM.

September 26, 2016. An online community vision survey was created through [www.surveygizmo.com](http://www.surveygizmo.com). The link to the survey was posted on various social media pages, the Dade County website and the Dade County School Board's website. Flyers were also distributed advertising the link and offering an opportunity to win a Yeti Cooler in exchange for completing the survey.

October 18, 2016. The fifth steering committee meeting took place at the Dade County Public Library at 10:00 AM. After that meeting, Juliane Meadows and Brice Wood took pictures of the county.

December 13, 2016. The sixth steering committee meeting took place at the Dade County Administrative Building at 10:00 AM.

February 7, 2017. The seventh steering committee meeting took place at the Dade County Administrative Building at 10:00 AM.

April 13, 2017. The second required public hearing was held at the Dade County Administrative Building at 2:00 PM. During this required hearing, Dade County and the City of Trenton were presented with copies of the Dade County/City of Trenton Joint Comprehensive Plan. Several members of the steering committee attended, along with a few other local residents.

**PUBLIC HEARING NOTICE  
DADE COUNTY AND CITY OF TRENTON  
UPDATE OF JOINT COMPREHENSIVE PLAN**

Dade County and the City of Trenton have prepared a draft Joint Comprehensive Plan Update for 2017-2027 according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

Accordingly, a joint public hearing is scheduled for the County and City to accept comments on the "Draft Joint Comprehensive Plan for Dade County and the City of Trenton, 2017-2027." This draft plan was prepared by Dade County and the City of Trenton with public participation and with guidance from a Steering Committee of public and private sector individuals. After the public hearings and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan Approval by June 30, 2017 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants or permits for another five years.

**The public hearing on the draft plan will be held on Thursday, April 13, 2017 at 2:00 p.m. at the Dade County Commissioners Building (Commission Meeting Room) at 71 Case Avenue, Trenton, GA 30752.**

**Copies of the draft plan will be available for review at City and County offices and on the Northwest Georgia Regional Commission website, [nwgrc.org](http://nwgrc.org).**

*Figure 41 - Final Public Hearing Notice*

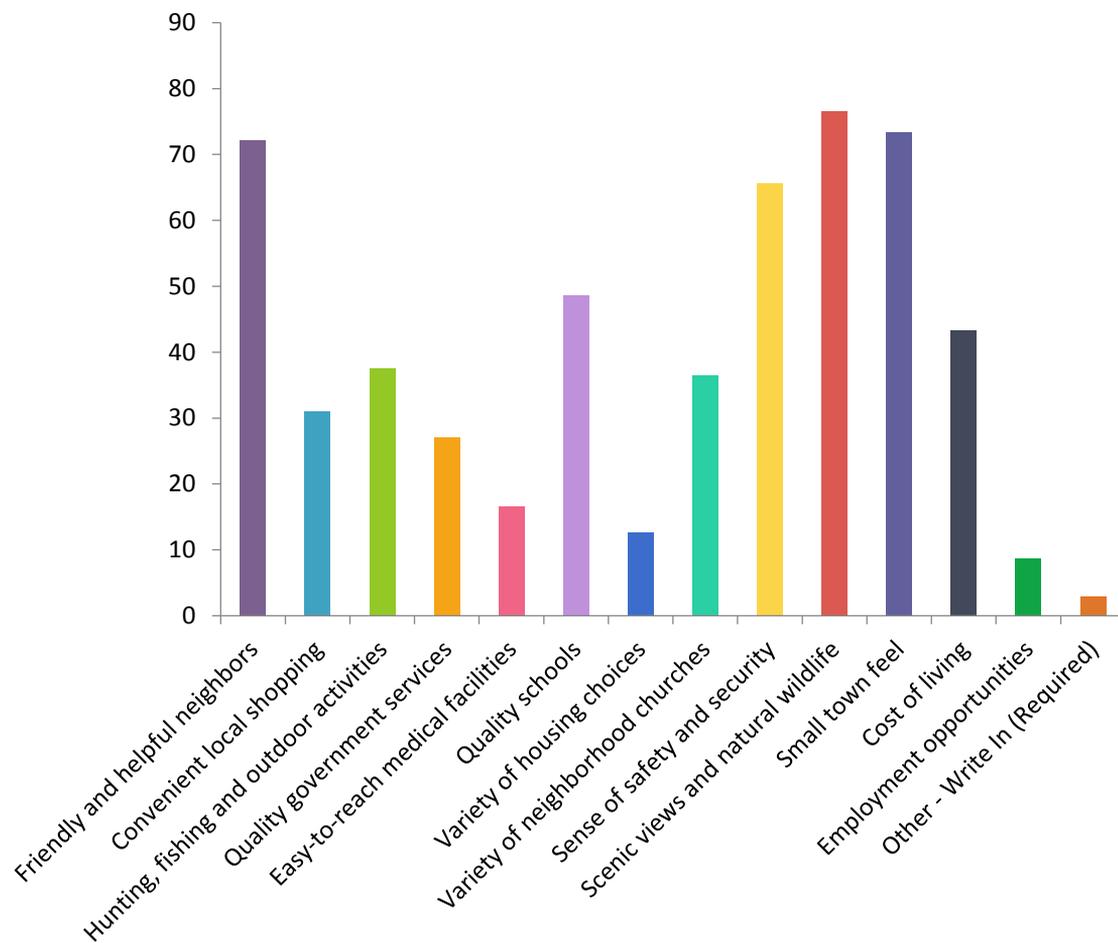
## APPENDIX B. RESULTS OF THE COMMUNITY SURVEY

### Report for Dade County/City of Trenton Joint Comprehensive Plan

#### Response Statistics

	Count	Percent
Complete	279	100
Partial	0	0
Disqualified	0	0
Total	279	

## 1. What do you like about your community? (Check all that apply)



Value	Percent	Count
Friendly and helpful neighbors	72.2%	200
Convenient local shopping	31.0%	86
Hunting, fishing and outdoor activities	37.5%	104
Quality government services	27.1%	75
Easy-to-reach medical facilities	16.6%	46
Quality schools	48.7%	135
Variety of housing choices	12.6%	35
Variety of neighborhood churches	36.5%	101
Sense of safety and security	65.7%	182
Scenic views and natural wildlife	76.5%	212
Small town feel	73.3%	203

Cost of living	43.3%	120
Employment opportunities	8.7%	24
Other - Write In (Required)	2.9%	8

**Answers submitted in the “other” category included:**

Grace Community Church

History of political independence

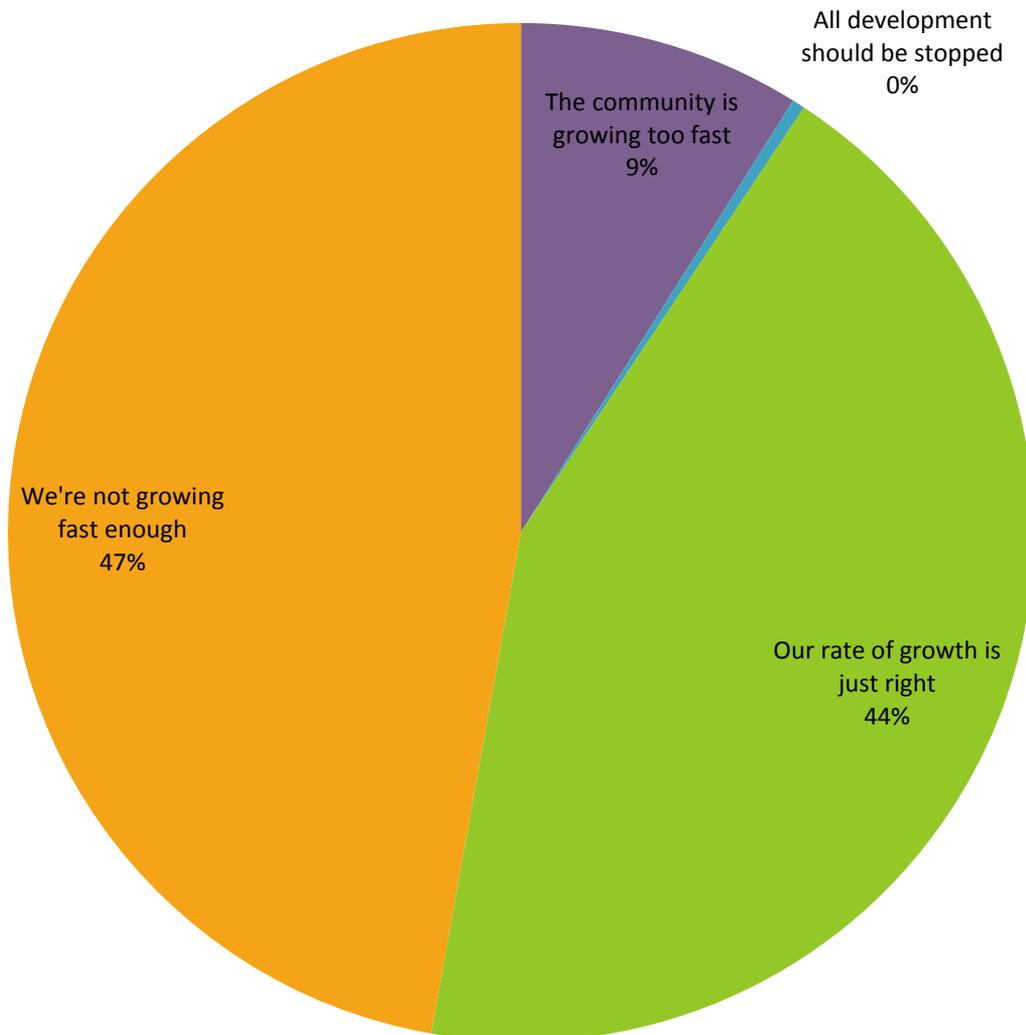
When we go to Trenton to eat at the Huddle House or Hardees, we just get the feeling of an old, tiny town. I remember when I was raised in the foothills of Fort Mountain. The town there was small and quaint, great for raising children. Trenton reminds me of those days. I work in Chattanooga, Tennessee and it is nice to come out of a big city and into a small convenient place where you feel a sense of home. I praise GOD for such sweet thoughts and memories.

Dade County is a special and tight knit community that has managed to protect and preserve its special and rare peaceful family oriented atmosphere. Its priceless and a comforting feeling to know when living here, there is nowhere like it anywhere from coast to coast. I feel very blessed to be a part of it.

Helpful people

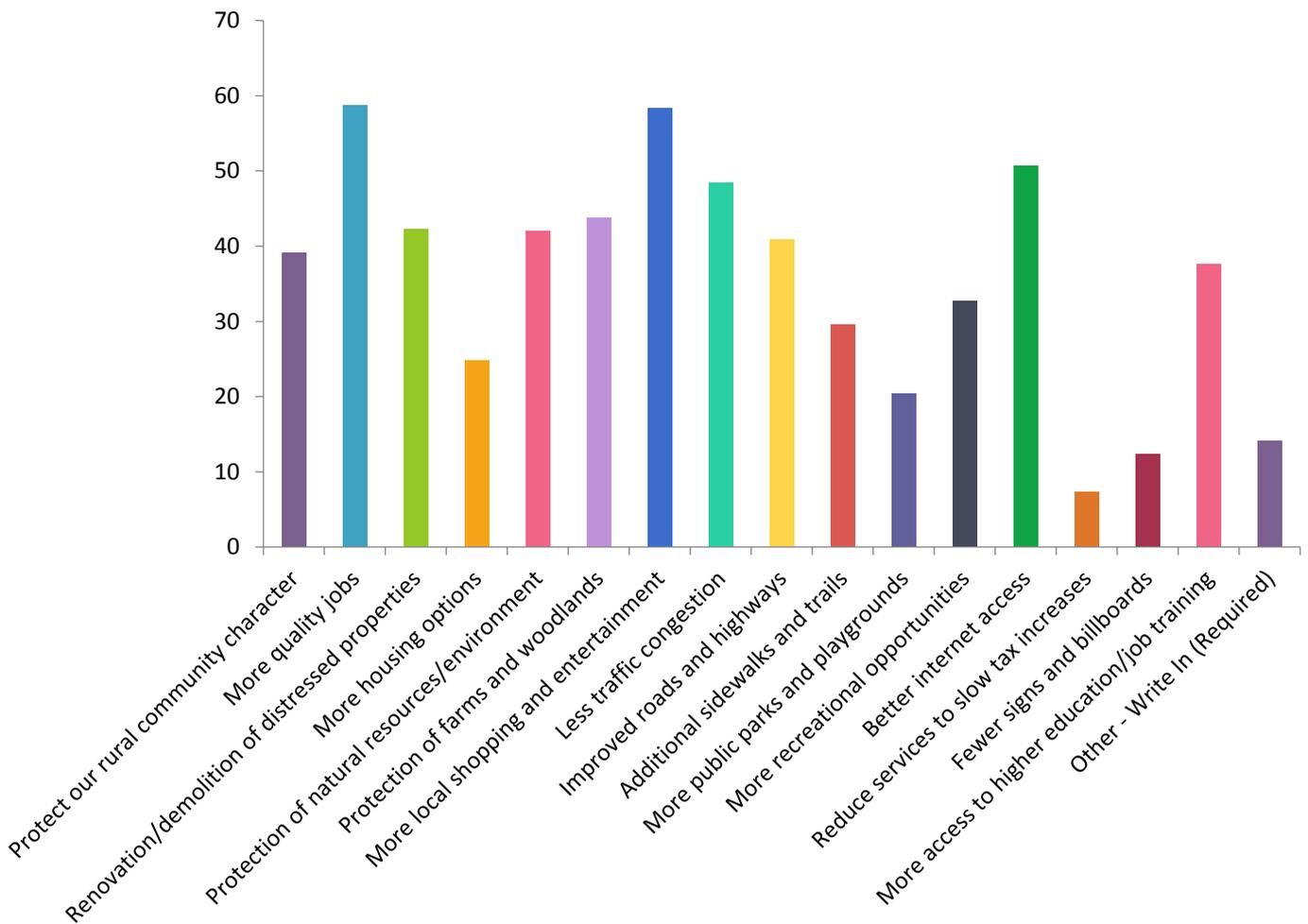
We need a dialysis center and a 24-hour urgent care.

## 2. How do you feel about the way your community is currently changing?



Value	Percent	Count
The community is growing too fast	8.9%	24
All development should be stopped	0.4%	1
Our rate of growth is just right	43.5%	117
We're not growing fast enough	47.2%	127
Total		269

### 3. What changes would you like to see in your community? (Check all that apply)



Value	Percent	Count
Protect our rural community character	39.1%	107
More quality jobs	58.8%	161
Renovation/demolition of distressed properties	42.3%	116
More housing options	24.8%	68
Protection of natural resources/environment	42.0%	115
Protection of farms and woodlands	43.8%	120
More local shopping and entertainment	58.4%	160
Less traffic congestion	48.5%	133
Improved roads and highways	40.9%	112
Additional sidewalks and trails	29.6%	81
More public parks and playgrounds	20.4%	56
More recreational opportunities	32.8%	90

Better internet access	50.7%	139
Reduce services to slow tax increases	7.3%	20
Fewer signs and billboards	12.4%	34
More access to higher education/job training	37.6%	103
Other - Write In (Required)	14.2%	39

**Answers submitted in the “other” category included:**

Litter picked up on roads!

A facility that was free for the community to use for chorus performances, plays, etc.

At Christmas I would love to see the businesses around the gazebo and government offices decorate so that our small town can become known as the town that still cares about Christmas.

Better phone service options

Better affordable internet

Better restaurant options

Boutique retail instead of just another dollar store, consistent meat and 3 that isn't too pricey, a nice workout place similar to Planet Fitness.

Chain stores and restaurants

Close down Templeton Trailer Park and tunnel Lookout Mtn from Hwy 11 to 2A

Homeschool community support/activities

Huge need for internet in the outlying areas of the county and more job opportunities

I think if a nice Walmart, Lowes, Home Depot, better restaurants could come into Trenton, then all the shoppers going to Fort Payne Alabama and to Chattanooga would stay and shop at home. This would bring more revenue and families to this nice little town.

More available healthcare. Consider a rural hospital/outpatient clinic similar to the Erlanger locations in Dunlap, TN or Rhea county TN

More awareness of available resources

More retail stores just outside of the city.

Multipurpose Sports Complex with indoor swimming pool

Preservation of historical buildings, like the McBryar House

Take better care of the facilities we already have, like the tennis courts at the 4 fields

Trenton Telephone service needs improvement.

We especially need better roads. The population is too large for the current infrastructure. As a high school senior, I can say the school system needs much more funding in education and the arts.

better online access to government and historical society

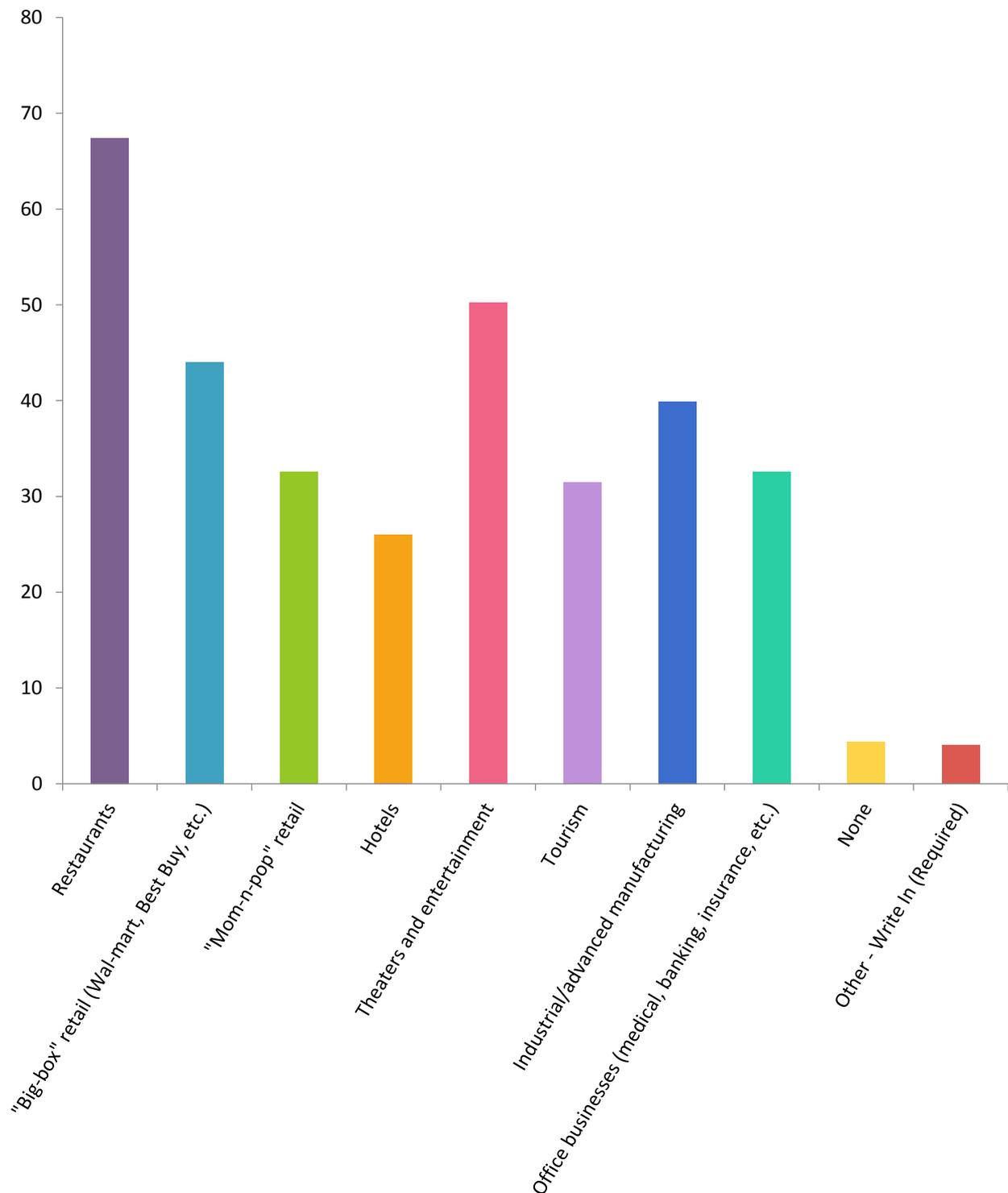
chain restaurants

traffic can be a problem before and after school.

underground utilities

We have a lot of people that are walking these days, consideration for additional sidewalks would be a plus.

#### 4. What type of additional businesses would you like to see?



Value	Percent	Count
Restaurants	67.4%	184
"Big-box" retail (Walmart, Best Buy, etc.)	44.0%	120
"Mom-n-pop" retail	32.6%	89
Hotels	26.0%	71
Theaters and entertainment	50.2%	137
Tourism	31.5%	86
Industrial/advanced manufacturing	39.9%	109
Office businesses (medical, banking, insurance, etc.)	32.6%	89
None	4.4%	12
Other - Write In (Required)	4.0%	11

**Answers submitted in the "other" category included:**

NOT fast food

Anything but more gas stations, fast food, and churches.

Home Depot, Lowes and restaurants

Publix

Retail shopping

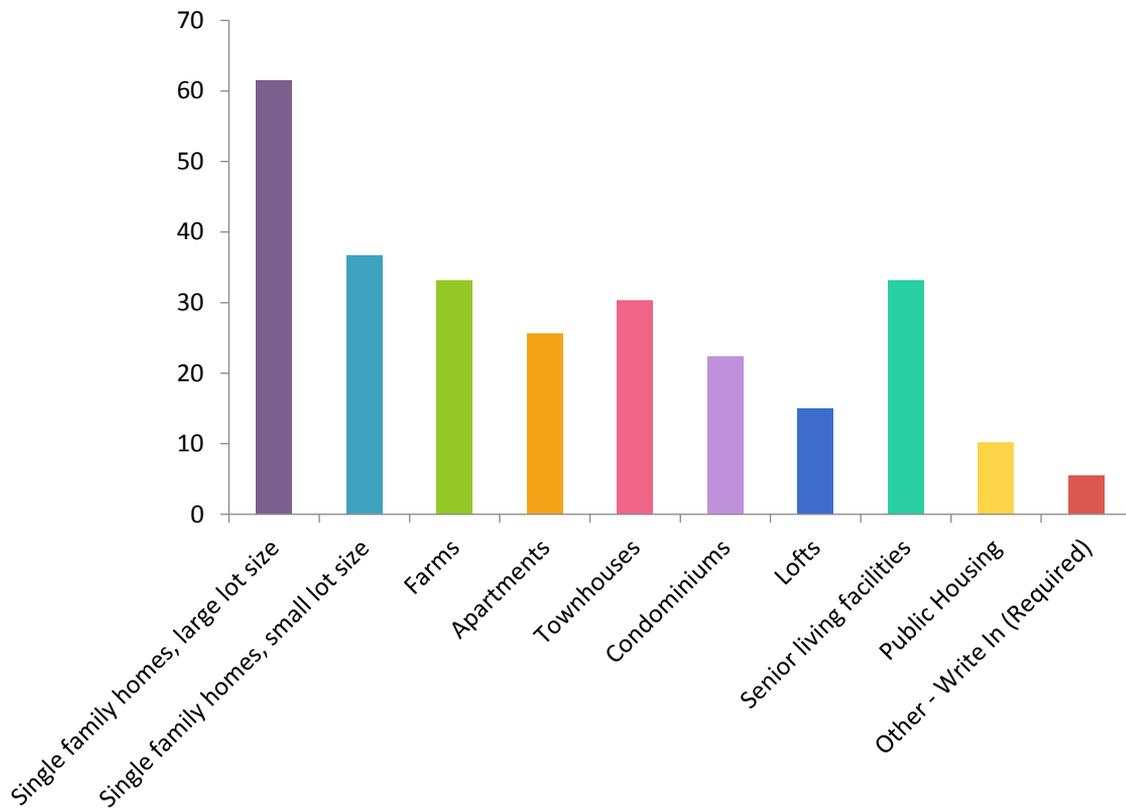
We do not need any more restaurants of any kind. We need some kind of activity for the teens in the community to do.

bars/taverns

skating rink

utilize the empty businesses and manufacturing buildings

## 5. What type of housing options would you like to see more of in the future?



Value	Percent	Count
Single family homes, large lot size	61.4%	156
Single family homes, small lot size	36.6%	93
Farms	33.1%	84
Apartments	25.6%	65
Townhouses	30.3%	77
Condominiums	22.4%	57
Lofts	15.0%	38
Senior living facilities	33.1%	84
Public Housing	10.2%	26
Other - Write In (Required)	5.5%	14

### Answers submitted in the “other” category included:

Duplexes

Duplexes and Affordable Apartments

Homes built to better code all over the county.

Housing for people with disabilities

I believe we need more family rentals but what type is the six-million-dollar question. Each type comes with its own blessing and curse. so many variables.

I think that Dade County needs to consider building condos with a garage. This would be great for people who want to sell their homes, but do not want to move to an apartment just yet.

If we got all the others that I mentioned then we would need all kinds of housing listed above.

No zoning

None

Senior, public housing, and apartments available for lower income families, but tastefully situated and hometown feel still respected

Trenton IS WELL BALANCED in its housing market!!! Great Job City Council members!!!

don't need more, need empty ones fixed

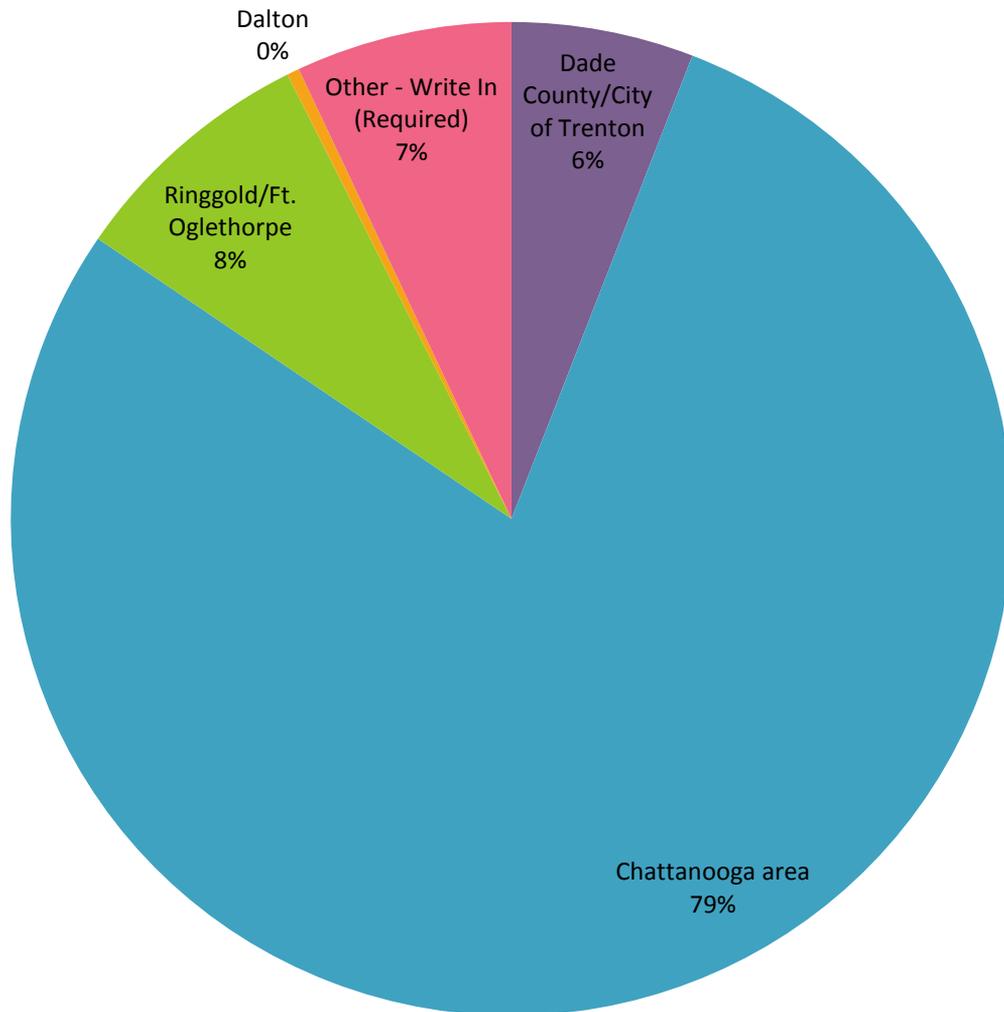
no more

## 6. Where do you commute to for work?



Value	Percent	Count
Dade County/City of Trenton	63.5%	172
Other - Write In (Required)	31.0%	84
I am retired, unemployed, etc.	9.2%	25

7. Other than groceries, where do you do most of your shopping (clothes, electronics, etc.)?



Value	Percent	Count
Dade County/City of Trenton	5.9%	16
Chattanooga area	78.8%	215
Ringgold/Ft. Oglethorpe	8.1%	22
Dalton	0.4%	1
Other - Write In (Required)	7.0%	19
Total		273

**Answers submitted in the “other” category included:**

internet

Online

Online

Fort Payne, Alabama

Ft. Payne

Internet

Kimball, TN

Kimball, TN

Lookout Valley Walmart

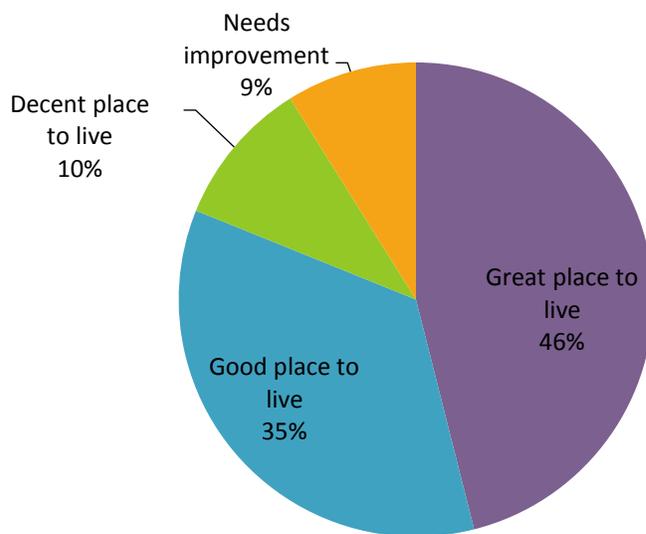
Mostly online, or Chattanooga

Rome, GA

on-line and stores not found in our area.

Online

**8. How would you rate your community overall?**



<b>Value</b>	<b>Percent</b>	<b>Count</b>
Great place to live	46.1%	125
Good place to live	35.1%	95
Decent place to live	10.0%	27
Needs improvement	8.9%	24
	Total	271

There was also a ninth question that asked if participants would like to enter their contact information for the purposes of being eligible to win a YETI Cooler. Other the 279 people who participated in the survey, 194 registered to win the prize.