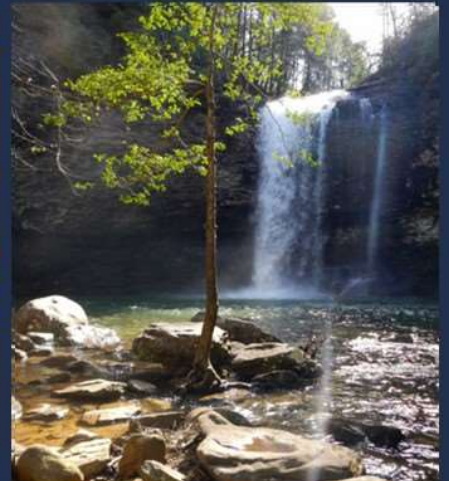




Dade County Joint Comprehensive Plan
2022-2027
Including the City of Trenton



Northwest Georgia Regional Commission
June 2022



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**Dade County
Joint Comprehensive Plan Update 2022-2027**

Joint Comprehensive Plan for Dade County and the City of Trenton 2022

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

DRAFT, 2022

Adopted:
Dade County: June 2, 2022
City of Trenton: June 13, 2022

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ACKNOWLEDGEMENTS

Steering Committee

Alex Case, *Mayor of Trenton*
Bella Donna, *Citizen*
Carey Anderson, *Deputy Clerk and Public Information Officer*
Debi Gass, *Citizen*
Dennis Flaughner, *Citizen and United Methodist Church Minister*
Donna Street, *Citizen and Historic Preservation Commission Representative*
Don Townsend, *County Clerk and Chief Finance Officer*
Evan Stone, *Citizen - KWN Radio*
George Williams, *Board Chair Alliance for Dade*
Jane Dixon, *Board of Directors Alliance for Dade*
Josh Ingle, *Dade County Schools Superintendent*
Kirk Forshee, *City of Trenton Police Commissioner*
Marcy Williams, *Secretary Alliance for Dade*
Melissa Bradford, *Commissioner District 4*
Melissa Faircloth, *Citizen*
Peter Cervelli, *Chair of Industrial Development Authority*
Phillip Hartline, *Commissioner District 2*
Robert Goff, *Commissioner District 3*
Russanna Jenkins, *Former City of Trenton Clerk*
Ted Rumley, *Board Chairman & County Executive*
William Back, *Executive Director of Economic Development*

Dade County Commission

Ted Rumley
Board Chairman & County Executive
Lamar Lowery
Commissioner District 1
Phillip Hartline
Commissioner District 2
Robert Goff
Commissioner District 3
Melissa Bradford
Commissioner District 4

Dade County Officers and Authorities

Don Townsend
County Clerk and Chief Finance Officer
Carey Anderson
Deputy Clerk and Public Information Officer

William Back
Executive Director of Economic Development
Peter Cervelli
Chair of Industrial Development Authority
Sherri Walker
Dade County Water Authority

City of Trenton Commissioners/Staff

Alex Case, *Mayor*
Mike Norris, *Police Commissioner*
Lucretia Houts, *Fire & Utility Commissioner*
Monda Wooten, *Street Commissioner*
Terry Powell, *Parks & Animal Control Commissioner*
April Keith, *City Clerk*
Kirk Forshee, *Police Commissioner*

Prepared by Northwest Georgia Regional Commission

Lloyd Frasier – *Executive Director*
Julianne Meadows – *Director of Planning*
Ethan Calhoun – *Assistant Director of Planning*
Alex Smith – *Community Planner*

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

ADOPTION RESOLUTIONS

RESOLUTION R – 36 – 22

RESOLUTION APPROVING THE 5-YEAR UPDATE TO THE 2017-2027 JOINT COMPREHENSIVE PLAN FOR DADE COUNTY AND THE CITY OF TRENTON

- WHEREAS,** Dade County is a political subdivision duly created and validly existing under the laws of the State of Georgia;
- WHEREAS,** the Dade County Board of Commissioners is the county governing authority for Dade County, Georgia;
- 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, 2022-2027* 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 October 1, 2018); and
- WHEREAS,** the first required public hearing on the draft plan was held on August 19, 2021 at 5:00 p.m. and the second required public hearing on the draft plan was held on May 5, 2022 at 5:30 p.m.

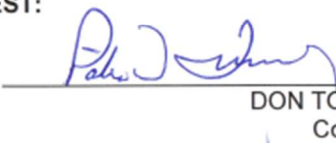
NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of Dade County / Mayor and City Commission of Trenton hereby officially adopts the amendment to the *Joint Comprehensive Plan for Dade County and the City of Trenton, 2022-2027*.

SO RESOLVED AND ADOPTED this 2nd day of June 2022.

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-36-22 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 2nd day of June two thousand twenty-two in the year of our Lord.





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

**A RESOLUTION
TO ADOPT THE**

Dade County Joint Comprehensive Plan Update (2022-2027) including the City of Trenton

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 *Dade County Joint Comprehensive Plan Update (2022-2027) Including the City of Trenton* 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 October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on May 5, 2022 at the Dade County Commissioner's Meeting Room at 5:30 pm.

Now Therefore Be It Resolved, that the Board of Commissioners of Dade County, Georgia hereby officially adopts the *Dade County Joint Comprehensive Plan Update (2022-2027) Including the City of Trenton*


Resolved, this 13th day of June, 2022.

BY:



Alex Case
Mayor, City of Trenton

ATTEST:



April Keith, City Clerk
City of Trenton



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INTRODUCTION

Dade County and the City of Trenton joined efforts in 2017 for the creation of a comprehensive plan to guide local officials and staff in meeting the current and future needs of residents. The *2022-2026 Joint Dade County and City of Trenton Comprehensive Plan Update* is to assess changes in needs and opportunities to the 2017 plan document. The comprehensive planning process for local governments was established by the Georgia Planning Act of 1989 (O.C.G.A 45-12-200, et seq., and 50-8-1, et seq) and this joint comprehensive plan was created in accordance with the Georgia Department of Community Affairs (DCA) 2018 guidelines.

Plan Requirements and Public Hearings

Why we Plan

For Dade County and the City of Trenton, the comprehensive planning process is a means of creating a predictable environment for local businesses and industry, investors, taxpayers, and the general public, so to have a vibrant, resilient, and healthy community. The plan represents a shared vision of an achievable future to be reached by the execution of action steps constructed through the collaboration between local government officials and citizens. The plan displays infrastructural strengths while identifying those components in need of upgrading or replacing to further local economic development while promoting resilient communities. This plan advises where development is best to occur, what type of development is best suited, and how best deploy infrastructure to support new development and growth. A comprehensive plan will help Dade County and the City of Trenton to invest their finances into roads, water and sewer, schools, parks and greenspace, and public facilities wisely.

The State of Georgia supports its local governments' success in creating vibrant healthy communities. In 1989 Georgia Planning Act establishes a set of standards for each local government to follow for them to maintain Qualified Local Government status (QLG). QLG status allows for local governments to be eligible for certain economic incentives, such as Georgia Environmental Finance Authority (GEFA) Loans and State of Georgia Community Block Grants. State of Georgia Law requires Dade County and the City of Trenton to update their 2017-2027 Joint Comprehensive plan with a 5-year update.

Plan Requirements

The State of Georgia requires that county and city governments develop, adopt, maintain, and implement a comprehensive plan to qualify for all federal and state grants, loans, and permits. By adhering to the state's minimum planning standards, these local governments maintain their Qualified Local Government Status (QLG). The 2018 Minimum Planning Standards for Local Comprehensive Planning requires a comprehensive plan containing the following elements to maintain QLG status.

- Community Vision and Goals – a summary used to lay out a road map for the community’s future, developed through a very public process involving community leaders and stakeholders making key decisions about the future of the community and its direction.
- Report of Accomplishments – a summary of former work program items from the 2017 – 2021 Joint Comprehensive Plan Update and the status of completion. Items assessed as underway are automatically moved to the 2022 – 2027 Joint Comprehensive plan update, along with activities that were postponed.
- Community Needs and Opportunities – locally agreed-upon collection of ideas provided by public and government leaders that reflects current conditions of the county and its local municipality and what can be approved upon or enhanced.
- Land Use/Future Development Map and Narrative – Identified and mapped boundaries of sub-areas, districts, or neighborhoods of existing or potential characters. Character area categories include, but are not limited to, the following: residential commercial, industrial, agriculture/forestry, and conservation. Along with the Future Development Map, there is a written narrative/description along with pictures or illustrations.
- Transportation Element – required for those portions of a local government in which its’ jurisdiction falls within a Metropolitan Planning Organization (urbanized areas with a population greater than 50,000), is to review upcoming transportation improvement projects. The review of the Transportation Element may be used as an evaluation tool helping in the decision-making process and addressing needs and opportunities. Portions of Dade County, an area which stretches from its intersection with Dade County and Hamilton County, Tennessee south toward the New England Community, is within the Chattanooga-Hamilton County/North Georgia Transportation Planning Organization (CHCNG-TPO). Local jurisdictions within the TPO that are taking advantage of federal transportation programs funds are to be considered an authorized Local Public Agency (LPA) with an adequate organizational structure to administrate federal funds responsibly. Projects are to be certified by the Georgia Department of Transportation (GDOT) and listed as a Local Administered Project (LAP).
- Community Work Program – specific activities the community plans to undertake during the next 5 years. Work Program items are assessed in the 5-year plan update. Completed tasks are reported as completed in the Report of Accomplishment.
- Economic Development Element – Required for local governments included in Georgia Job Tax Credit Tier 1. Dade County is considered a Tier 3 community.
- Broadband Service Element – is the most recent element established by the State of Georgia and is required for all governments. It addresses internet access, and its initiative is to increase internet connectivity locally and state-wide. In 2019, the State of Georgia recognized Dade County as being a Broadband Ready Community making it eligible for financial assistance to provide broadband in unserved areas.

Public Hearings

The initial public hearing was held at the Dade County Administration building within the City of Trenton. A legal ad was published in the local paper, the Dade County Sentinel, on August 4th, 2021 (Appendix B). At the public hearing, the 2022-2027 Joint Comprehensive Plan Update for Dade County and the City of Trenton was announced. Public input is vital in creating an effective plan that best serves all residents. Each government appointed those individuals from their locality whose knowledge, technical expertise, and commitment to their community best serves its well-being. Through their advisement, as well as participation from the local citizens as a whole, the 2022-2027 Joint Comprehensive Plan Update was created.

On May 5th, 2022, a second public hearing was held, closing out the comprehensive planning process. The hearing was held at the Dade County Administration building within the City of Trenton. The public hearing was announced in a legal ad in the Dade County Sentinel on April 20th, 2022 (Appendix B).

Community Vision, Goals, and Policies



Figure 1. February 15, 2022, Joint Comprehensive Plan meeting. Photo courtesy of Dade County Sentinel.

for the future of each community; with this in mind, both Dade County and the City of Trenton have

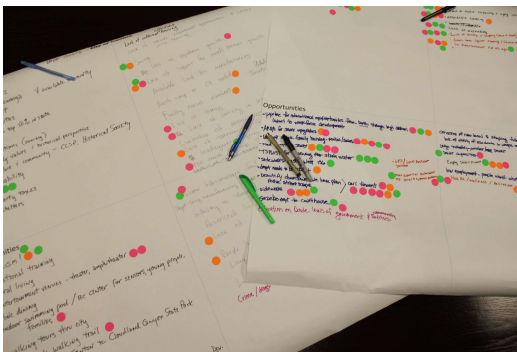


Figure 2. Community Visioning through Strength, Weakness, Opportunities, and Treats (SWOT) Analysis

Vision statements are written with an awareness of each community's identity, defining the future direction of both Dade County and the City of Trenton. A vision statement is to be grounded in practicality while also being inspirational. The policies and goals accompanying the vision statements are a set of principles each government may adhere to while achieving its defined identity. The vision statement and accompanying goals and policies should generate local pride and enthusiasm for the future of each community; with this in mind, both Dade County and the City of Trenton have created their own vision statements. Both communities are aware their visions should be similar. Both jurisdictions, being limited in total area, share a common identity. Dade and Trenton often work cooperatively on capital projects. The local government's relatively small size allowed the Dade County Government and the City of Trenton to have shared goals and policies. Statements, policies, and goals were approved by the steering committee.

Dade County Vision Statement:

Dade County is the cornerstone of the State of Georgia and 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.

Joint Community Goals:

Economic Development

1. We continue to encourage economic development or expansion of businesses and industries that are suitable for our community and our workforce.
2. We will continuously market Dade County to the outside world

Resource Management

1. We will promote the efficient use of natural resources and identify and protect environmentally sensitive areas.
2. We will protect our abundant groundwater and scenic natural views.
3. We will look to partner with special interest groups, and nonprofits in providing recreational opportunities and protecting our natural resources. Potential projects of interest may be mountain brow protection.

Efficient Land Use

1. We maximize the use of existing infrastructure by encouraging the development or redevelopment of sites closer to existing development.
2. We will work with our local partners and developers, to meet our local economic and housing needs.

Sense of Place

1. 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

1. We promote and encourage a wide range of quality housing options for citizens of all socioeconomic backgrounds.
2. We prevent and/or remediate blighted properties through building codes/inspections and code enforcement.

Transportation

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

Educational Opportunities

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

LOCATION, LANDSCAPE, AND HISTORY

Landscape

Dade County, a county of 16,633 individuals is located in northwest Georgia, Sharing its northern boundary with both Marion and Hamilton County, Tennessee. To the county's west, it is bounded by both Dekalb and Jackson County, Alabama. Dade County is to the east of Walker County, Georgia. To the South, the tip of Dade County is bounded by Chattooga County, Georgia. Dade County is approximately 174 square miles in size, whereas its county seat of Trenton is 3.22 square miles. Dade County is comprised of two scenic, tree-covered ridges of Sand Mountain and Lookout Mountain, which abuts Lookout Valley between them. The County Seat of Trenton is located centrally within the *Lookout Valley*. Although no large waterbody is to be found within the valley, it is also a large watershed with groundwater recharge locations.

When comparing agricultural commodities, poultry and egg production is the top commodity, with 47% of all commodities reported being produced being of the category of poultry and eggs (FarmGate, GeorgiaDATA 2020). 22% of the reported value of agriculture production was provided from livestock and aquaculture. This category was followed by ornamental horticulture (14%), row crop (11%), other (2%), and forestry (2%). The total value of production reported, according to GeorgiaDATA is \$18.38 million.

Geographically, the county is located in both the *Appalachian Plateau* and *Valley and Ridge* provinces of Georgia. The *Appalachian Plateau* consists of north-north easterly trending ridges of steep slopes consisting of bluffs of sandstone outcroppings that fall into valleys of limestone and shale rock parent material geology. The valley's rich soils are due to its underlying geology. The geology of the area has played an important role in the local economy, as coalfield deposits are in certain locations. Mining operations were halted by the end of the Civil War and did not resume full operations until the 1880s. Coal production peaked into 700 tons per day until the big seam ran out of deposits by 1920. These coal field deposits powered the furnaces at Chattanooga, Tennessee; Gadsden, Alabama;



Figure 3. Cloudland Canyon State Park



Figure 4. Local Agriculture

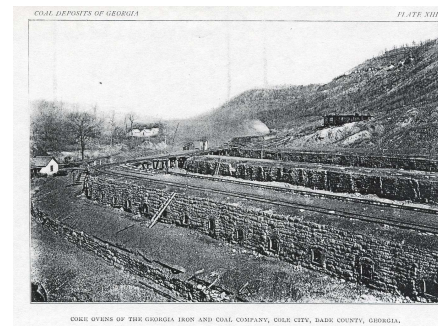


Figure 5. Coke Ovens of the Georgia Iron and Coal, Company, Dade County, Georgia. Photo courtesy of Library of Congress

and Rising Fawn. Currently, the unique features of the area's economic significance are as a tourist location visiting Cloudland Canyon and other scenic locations.

The *Valley and Ridge Province* is topographically similar to that of the *Appalachian Plateau* with the same north-north easterly trending ridges and valleys. Where the *Appalachian Plateau* is characterized by steep slopes, the *Valley and Ridge Province* is more gently sloping and undulating hills. The valleys are made up of the same fertile soils with limestone underneath. The Limestone underneath serves as an aquifer storing water.

Dade County

In 1831 Georgia Legislators created Cherokee County from former Native American Lands, further subdivisions were to follow. By 1833 Walker County had been formed from Cherokee County. In 1837 Georgia Legislators established Dade County, the smallest of all Georgia counties, by approval of the subdivision of the western triangle portion of Walker County. Dade County was named after Major Francis Langhorne Dade, who was killed in the Dade Massacre by Seminole Indians in December of 1835.



Figure 6. Dade County Administrative Building

Dade's challenging terrain once limited travelers from entering the county through Georgia. Often travelers would either enter by way of Tennessee to the north or Alabama to the west. Between 1847 and 1848 funds were raised by the State of Georgia to build a road called Old State Road (Old State Highway 157), providing access to Dade County by way of Alabama. There would not be a direct route in Georgia to Dade County until 1939 when the state purchased Cloudland Canyon. By 1860, a railroad line extending south through the Lookout Valley connected Chattanooga, Tennessee and Trenton, Georgia.

The 1860s Census reported 200 farmers, 177 Farm Labor, 97 railroad workers, and 30 miners (*The Civil War in Dade County Georgia*).



Figure 7. May 1891, State of Dade News. Later the Sentinel newspaper, Courteous of Digital Library of Georgia

Dade County, not being in favor of Georgia's position before the Civil War, seceded individually from the Union in 1860, lending the title of "The State of Dade". At first, Dade County objected to the succession from the Union, with only one delegate voting in favor of leaving the Union in the *Convention of 1861*. With Lincoln's *Proclamation of Emancipation* of 1863, those individuals of Dade County objected to the Union's stance and joined with the Confederacy (*The Civil War in Dade County Georgia*). It did not officially rejoin the nation until July of 1945, in an act of patriotism toward the end of World War II (*Dade County Web*).

Today, Dade is the home to Covenant College, a Christian Liberal arts college established on Lookout Mountain in 1964. It has both an Industrial Development Authority (IDA) and a Chamber of Commerce (Alliance for Dade). Dade County is

the home of Georgia State Park Cloudland Canyon, a 3,000 acre park that offers visitors scenic vistas, hiking trails, two scenic waterfalls, and camp sites.

City of Trenton

In 1839 Salem was established as the county seat of Dade County, and by 1841 Salem had been renamed Trenton. Trenton sits in the fertile, picturesque Lookout Valley between Sand Mountain to its west and Lookout Mountain to its east. The town was incorporated in 1854, just to have its charter repealed in 1859. The City's public square was established in 1852 with the Case and Cole store building. Rail did not reach Trenton until just prior to the Civil War, extending south from Chattanooga through the Lookout Valley from Chattanooga to Trenton. At first, the railroad was known as the Will's Valley; later as A & C, Alabama & Chattanooga; changed in 1877 to Alabama Great Southern. The Civil War battle of Trenton, Georgia took place on August 31, 1863. In 1872 Trenton was rechartered. In 1889, Trenton "boomed" with the construction of a four-story, 60- room hotel and store known as the Case House. Serval subdivisions were plotted and sold during this period of construction and growth. Streetlamps were added to the principal corners of town (*Dade County History and Reminiscences of Trenton, 1938*). In 1926 Dade County's historic "Carpenter Style" Courthouse was constructed, becoming the focal point of the city. By 1935 Trenton was an incorporated city.

Today, the City of Trenton is made up of approximately 250 businesses, consisting of approximately 3,000 total workers when including at home businesses (*Esri Total Residential Population forecasts for 2021, Esri Business Analyst Online*).



Figure 10. Trenton City Hall

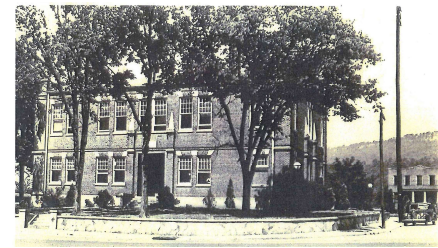


Figure 9. Dade County Historic Courthouse, 1926.



Figure 8. Dade County 1926 Historic Courthouse,

DEMOGRAPHICS: POPULATION, HOUSING, EDUCATION, AND ECONOMIC

Population

Dade County is one of 15 counties in the northwestern corner of the state receiving planning services from the Northwest Georgia Regional Commission. The other counties are Bartow, Catoosa, Chattooga, Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Pickens, Polk, Paulding, Walker, and Whitfield. Dade County is approximately 174 square miles, while the City of Trenton is 3.22 square miles in size. Being located near the metropolitan areas of Atlanta and Chattanooga, northwest Georgia's population is expected to continue to grow, just as Georgia's population is expected to grow as a whole too.

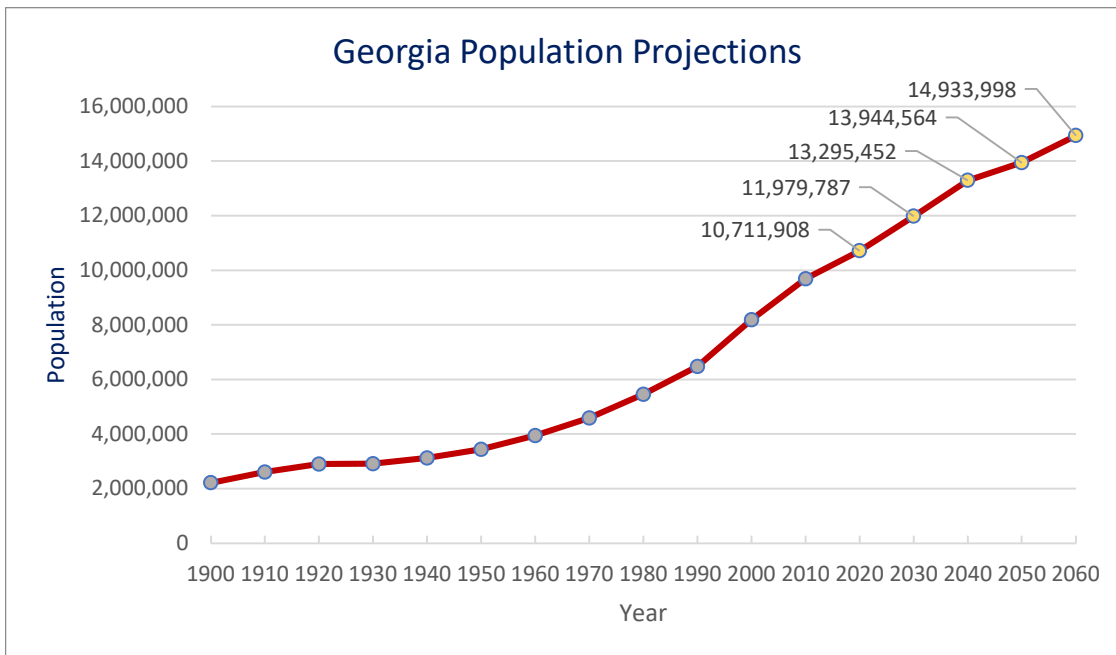


Figure 11. *Population of Georgia from the US Census 2020 Decennial count through 2020, followed by population projections from the Governor's Office of Planning and Budget, 2021 projections.* Source: U.S. Census, <http://datacensus.gov> and Georgia Governor's Office of Planning and Budget, <https://opb.georgia.gov/census-data/population-projections>

According to the Decennial Census, Northwest Georgia as a region has experienced population growth between the years 2010 and 2020; however, three of the counties within the northwest Georgia region, and one adjoining Alabama County have experienced a population decline (Figure 12 & 13). Dade County,

along with Walker and Chattooga County, is one of the counties experiencing a slight decline. Dade County experienced a population decline of 2.3% with the population decreasing from 16,633 to 16,251

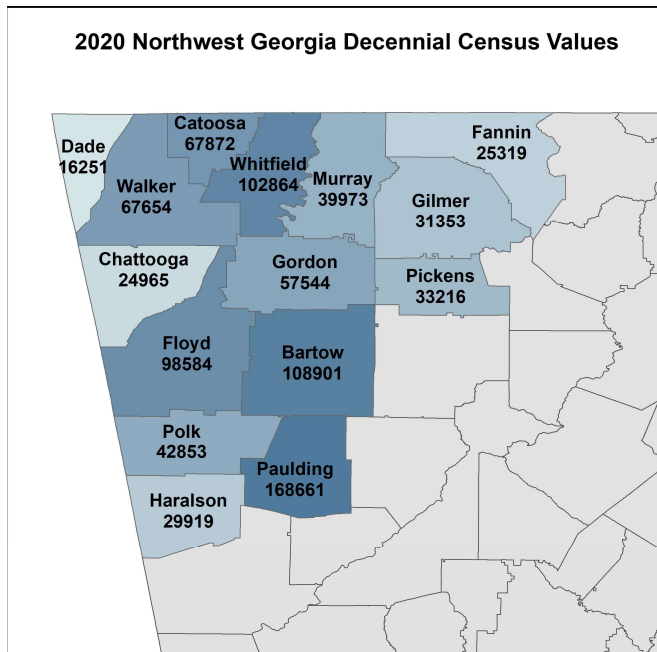


Figure 12. Northwest Georgia 2020 Decennial Population Count. Source: U.S. Census, <http://datacensus.gov>

between the years 2010 and 2020. Walker County's population fell by 1.6% and Chattooga's by 4.0%. Jackson County, Alabama, an adjoining county to the west, has also experienced a population decrease (1.2%). The adjoining Counties of Dekalb County, Alabama (0.7%); Marion County, Tennessee (2.1%); and Hamilton County, Tennessee (8.8%) experienced an increase in population.

2010-2020 Decennial Census Population Comparison (%)		
Bartow		8.7
Catoosa		6.1
Chattooga		-4.0
Dade		-2.3
Fannin		6.9
Floyd		2.4
Gilmer		10.8
Gordon		4.3
Haralson		4.0
Murray		0.9
Paulding		18.5
Pickens		12.9
Polk		3.3
Walker		-1.6
Whitfield		0.3

Figure 13. Northwest Georgia Counties 2010-2020 Population Change

The reported Census data reflects the expected population trend identified by the Georgia Governor's Office of Planning and Budget (OPB). The OPB has projected Dade's population to continue to decline over time. As reported, through 2060, Dade County's population will decrease to 15,554 individuals. Chattooga County is also expected to decline in population as Walker County is projected to increase through 2060. Not only have adjoining Georgia adjoining counties declined in population, Jackson County, Alabama also had a population decline. Jackson County, Alabama's population has fallen by 648

individuals according to the 2020 Census results. In all other adjoining Counties, the counties of Dekalb, Alabama; Marion, Tennessee; and Hamilton, Tennessee population has increased since 2010. Just as adjoining Walker County, Dade County disagrees with the Census Bureau’s findings and is challenging the count total. Local officials and steering committee to the challenges faced during the COVID-19 pandemic and an underestimated population in certain geographic locations. Certain areas of Dade County remain without broadband access. When broadband limited access is paired with a shorter time frame to tally the total population the belief is that this portion of the population was never accounted for.

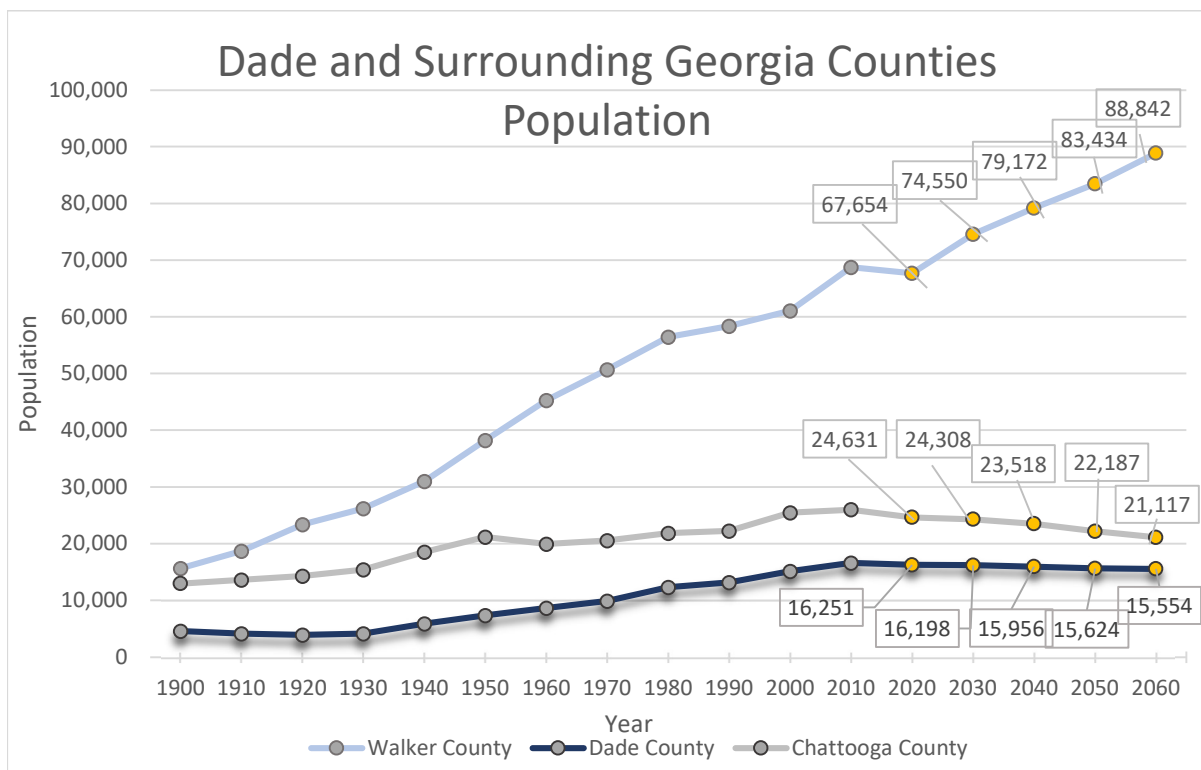


Figure 14 . Population of Dade and adjacent Georgia Counties from the US Census 2020 Decennial count through 2020, followed by population projections from the Governor's Office of Planning and Budget, 2021 projections. Source: U.S. Census, <http://datacensus.gov> and Georgia Governor's Office of Planning and Budget, <https://opb.georgia.gov/census-data/population-projections>

Housing

Reviewing Census reported housing values for Dade County alone would indicate limited demand, with the housing total increasing by 1.1% and the vacancy rate of only 0.18%. Dade’s housing total increase and the vacancy rate is different than that of both Georgia and the Chattanooga, Tn-Ga Metropolitan Area housing. Georgia’s total housing increased by 7.9% between 2010 and 2020, while the vacancy rate increased by 8.8%. The Chattanooga, Tn-Ga Metropolitan Area housing total increased by 5.5%, while the vacancy rate is the same as Georgia’s (8.8%).



Figure 15. New Construction of housing in the New Salem Community Area

Arguably, with demand for housing being so low, with a limited vacancy rate of 0.18%, and total houses added in Dade County by 1.1%, supply could be considered higher than demand. Further evaluating other housing data, reported houses on the market, and median housing sales prices by the Greater Chattanooga, Tn Realtors, a contrasting perspective is provided.

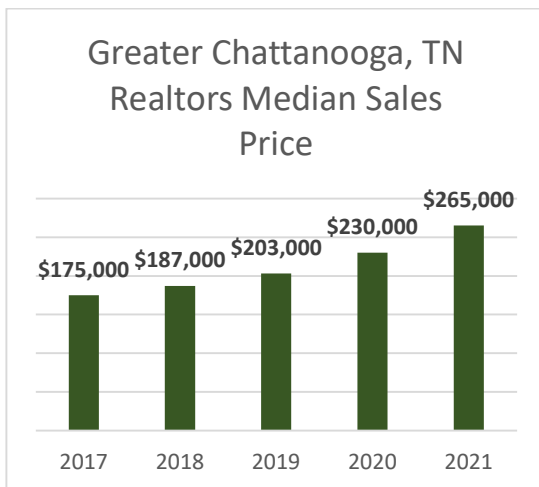


Figure 17. 2017-2021 Median housing price for the Chattanooga, Tn area Source: The Greater Chattanooga Realtors. -<http://www.gcar.net>

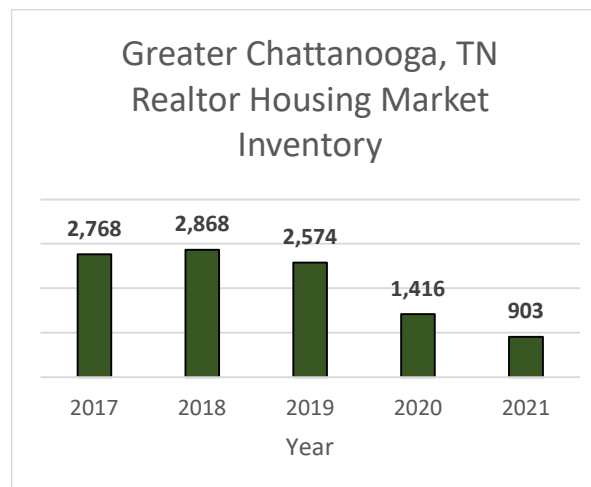


Figure 16. 2017-2021 Housing inventory for the Greater Chattanooga, Tn area. Source: The Greater Chattanooga Realtors. -<http://www.acar.net>

The Greater Chattanooga, Tn Realtors has reported housing availability has declined in the last 4 years. In 2017, the total number of houses reported on the market was 2,768 houses. By 2018, the houses reported on the market had increased to 2,868 houses. Since 2018, housing availability has continued to decline. Between the years 2020 and 2021 alone, housing reported on the market has decreased by 36% (figure 17). The decrease in housing trend has been coupled with an increase in median housing values from \$175,000 to \$265,000 (figure 16).

Dade County housing market has followed this same trend, according to reported values by the Greater Chattanooga, Tn Realtors. In 2017, there were a reported 65 homes on the market, but by 2021 housing totals had declined to availability of only 36 homes. While available housing has decreased, the median sales value followed the regional trend of growth. In 2017, the median sales value reported was \$139,250. By 2021, reported value was nearly \$100,000 higher, at a value of \$232,000. Between 2020 and 2021 alone, housing values increased by over 30% (Figure 18, 19, and 20). These reported values may be an indication that demand is greater than the available supply. The Comprehensive Plan Steering Committee has stated that has been a growth in interest in new residents moving to the area, but the lack of affordable housing has limited the population to grow further than it is currently.

Yearly Percentage Change in Housing for the Greater Chattanooga, TN Area					
Year	2017	2018	2019	2020	2021
Homes for Sale		+3.6%	-10.3%	-45.0%	-36.2%

Figure 18. 2017-2021 Percentage Change in housing availability in the Greater Chattanooga Area. Source: The Greater Chattanooga Realtors. - <http://www.gcar.net>

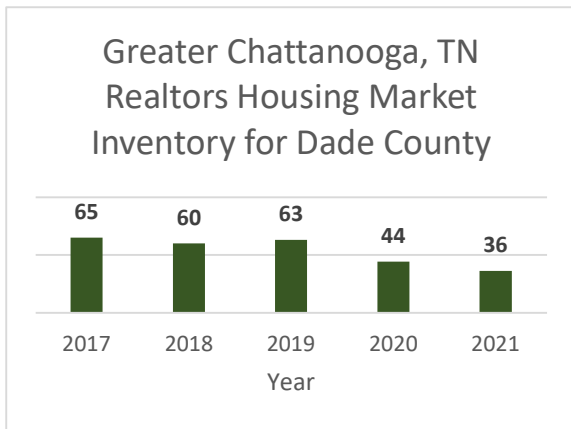


Figure 20. 2017-2021 Dade County housing. Source: The Greater Chattanooga Realtors. -<http://www.gcar.net>

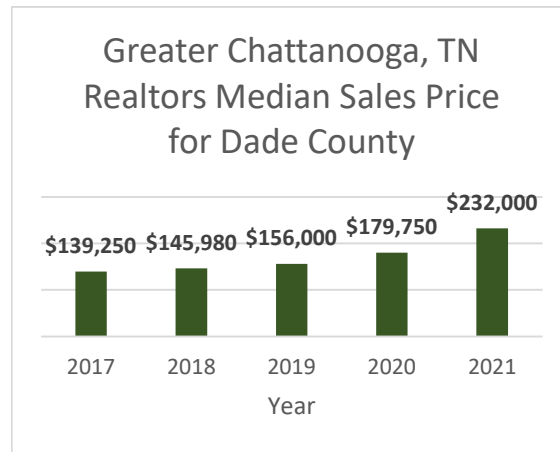


Figure 19. 2017-2021 Dade County Median housing price. Source: The Greater Chattanooga Realtors. - <http://www.gcar.net>

Education

Educational attainment is important for each community of the northwest Georgia region, as it provides for greater employment opportunities, attracts businesses, and increases the overall contentment of residents. Dade County exceeds the average percentage by population for those with a high school degree or equivalency for Georgia and the northwest Georgia region for those 25 and older, with a reported percentage of 36%. Dade County's 81% education attainment also exceeds the Northwest Georgia Region for those with a high school degree or greater by percentage, while only being slightly less than that of the state average of 90%. The County also exceeds the average percentage for those receiving an associate degree in comparison to both the state of Georgia and the region. For those 25 or older with a bachelor's degree or a graduate degree, Dade County also outperforms the northwest Georgia region (Table 1, Figure 21).

Table 1. Northwest Georgia educational attainment levels for those 25 and older. Source: U.S. Census Bureau, 2015-2020 American Community Survey 5-year estimates, "Table S1501. Educational Attainment." <http://datacensus.gov>

Educational Attainment for those 25 and Older									
	Less than 9th grade	9th to 12th grade, no diploma	High school graduate (includes equivalency)	Some college, no degree	Associate's degree	Bachelor's degree	Graduate or professional degree	High school graduate or higher	Bachelor's degree or higher
Bartow	3,156	6,631	25,475	16,408	5,396	9,630	4,448	61,357	14,078
Catoosa	1,474	3,709	15,177	11,598	3,941	7,292	3,459	41,467	10,751
Chattooga	1,847	2,899	6,570	3,058	1,093	1,039	626	12,386	1,665
Dade	674	1,389	4,088	2,230	1,016	1,260	498	9,092	1,758
Fannin	801	1,595	6,836	4,328	2,013	2,551	1,864	17,592	4,415
Floyd	4,198	6,474	21,804	13,563	5,338	7,906	6,057	54,668	13,963
Gilmer	1,411	2,178	8,149	4,513	1,796	2,950	1,971	19,379	4,921
Gordon	3,290	5,258	13,419	8,024	2,569	3,358	2,795	30,165	6,153
Haralson	1,024	2,583	7,422	4,622	1,191	2,188	1,326	16,749	3,514
Murray	2,899	4,480	9,105	5,358	1,943	1,967	857	19,230	2,824
Paulding	2,980	7,259	32,882	28,898	9,788	17,299	8,386	97,253	25,685
Pickens	824	2,095	7,787	5,212	2,179	3,411	1,895	20,484	5,306
Polk	2,143	3,227	10,832	5,962	2,166	2,204	1,349	22,513	3,553
Walker	2,551	5,663	16,670	10,555	3,984	5,768	3,578	40,555	9,346
Whitfield	9,644	9,610	20,683	12,739	3,617	6,983	4,067	48,089	11,050

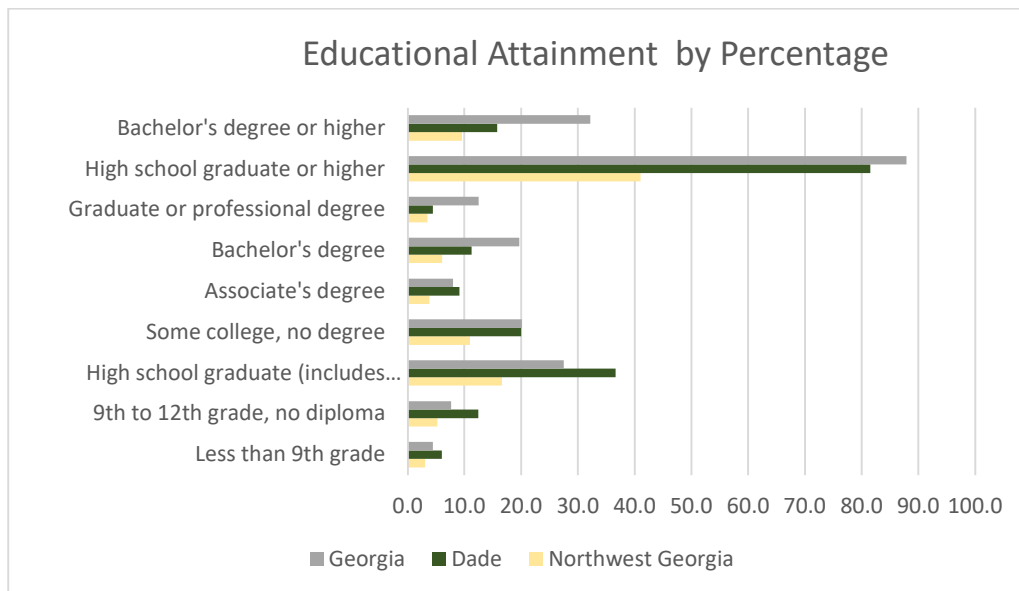


Figure 21. Educational attainment comparisons for Dade County, Northwest Georgia, and Georgia levels for those 25 and older. Source: U.S. Census Bureau, 2015-2020 American Community Survey 5-year estimates, "Table S1501. Educational Attainment." <http://datacensus.gov>

Economics and Trends

The 2017 Dade County and City of Trenton Joint Comprehensive Plan addressed economic development in a chapter. The content of that chapter, in addition to economic trends, will be addressed in this section. Dade County and the City of Trenton, like all communities, have expressed an interest in creating more quality jobs and economic opportunities within Dade County and the City of Trenton. Often, both the county and city share common interests and goals, as both communities are small and interdependent. Both communities understand the value of job creation, so as not to be left behind. The previous plan addressed such concerns in four sections: Tourism, Liquor by the Drink Sales, Industrial, Job Training/Post-Secondary Education, and Downtown Development Authority. The industrial topic has been addressed under the subheading “Alliance of Dade and Dade County Industrial Development Authority (IDA)”. Added to this section are economic trends, which have been placed under the subheading of the same name.

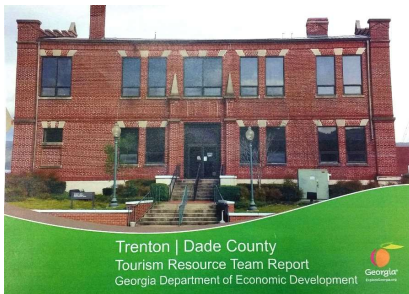


Figure 22. 2014 DCA Tourism Report for Dade County and the City of Trenton

Tourism

The scenic views and rural character of Dade County make it an attractive location for tourists, as well as the City of Trenton’s small-town atmosphere is an attractive feature of the area. Cloudland Canyon, a 3,538-acre State Park, alone is a huge asset for the attraction of visitors to both Dade and Trenton every year. In 2014, the Georgia Department of Community Affairs’ (DCA) Tourism Resource Team created a report of suggestions. Suggestions provided in the plan 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 historic mining sites, the Chickamauga and Chattanooga National Military Park, etc. Georgia is among the top 10 states in the country in heritage tourism visitation. The historic and cultural resources associated with people, events, or aspects of a community’s past give that community its sense of identity and help tell its story. The 2014 tourism plan highlights how an area’s historic resources can bring about, neighborhood revitalization, increased and sustainable tourism, economic development through private investment, and citizenship building.
- **Historic Preservation:** creating a Historic Preservation Commission, making Dade County eligible for federal grants and tax incentives, and participating in Georgia Centennial Farms Programs. The Historic Preservation Division (HPD) of the Georgia State Historic Preservation Office (SHPO) advertised many different benefits from nominating sites to the National Registry of Historical Places. These include Federal and State Rehabilitation Tax Credit programs. Another Historic Preservation asset would be the Georgia Centennial Farms Program, administered by the HPD.
- **The Arts:** promoting local writers, musicians, and other local artists

- Downtown Redevelopment: streetscape including local natural beauty, downtown design assistance provided by DCA's Design Service Unit, lodging for the Southeastern Lineman Training Center
- Nature-Based Tourism: promoting caving, hang gliding, camping/hiking.

In addition to the local features that attract visitors, another strength is Dade and Trenton's proximity to Chattanooga, Tn. Chattanooga, being an entertainment hub, is a popular site for visitors. Dade County and Trenton would be great locations for day visits and excursions. The number of events held in Chattanooga often requires those visiting the area to seek out different hotel/motel accommodations, Dade County and the City would be an attractive location for those visitors.

Liquor by the Drink Sales

In November of 2016, Dade County citizens voted to allow liquor by the drink sales. In November of 2017, Trenton followed suit. Allowing for these types of sales removes a barrier to attracting larger commercial sit-down type restaurants, of which many will not locate in areas that do not allow for alcohol sales. The county and city being able to serve distilled spirits by the drink increase sales tax revenue. The city and county will also increase revenue by being able to charge fees for the required annual licenses. Alcohol sales also will allow for increased revenue from tourists.

Job Training/Post-Secondary Education



Figure 23. Southeast Linemen Training Center

Dade County has expressed an interest in promoting job training programs and increasing access to post-secondary education. These efforts are extremely wise, as education provides for both a competitive workforce of qualified candidates for employment and entrepreneurial opportunities. A community with skilled, higher educated attracts 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, Northeast Alabama Community 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, as well as the Dade County School System, in providing educational opportunities.

Businesses in the industrial park have expressed an interest in employees with more “soft” skills, including time management, interview skills, etc. Considering these needs, the county is determining the viability of partnering with the Dade County School System and local businesses. When discussing this topic during the 2017 comprehensive planning process, the school system referenced the “12 For Life” program at Southwire in Carrollton, Georgia. “12 For Life” is a multi-million-dollar program that has gained national attention and has inspired Georgia’s Great Promises Partnership. Students “at-risk” of dropping out of high school students are allowed to work in a Southwire plant under the supervision of a mentor. The program focuses on determining a student’s strengths and interests. Upon graduation from high school, some students have the opportunity for full-time employment at Southwire. Programs such as these are excellent opportunities but should be approached carefully. They generally involve a great deal of investment by the companies.

Downtown Development Authority

The city and county, being in joint agreement, has expressed an interest in restarting the Downtown Development Authority. These organizations routinely host events, whether it be festivals or “shop local” initiatives, all in historic downtown areas. The former DDA dissolved over the years, but the city and county understand its value for the recruitment and promotion of the downtown area. The promotion of downtown is of particular value when considering the revenue gained from tourism.

Alliance of Dade and Dade County Industrial Development Authority (IDA)

The Dade County Chamber of Commerce, the Alliance for Dade, 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 Alliance’s interest is aligning organizations, businesses, community groups, and individuals to work together to enhance the lifestyle of all who live and work in Dade County, Georgia. The Alliance represents close to 70 local Businesses in Total

As of the completion of the 2017 joint comprehensive plan, the city and county were looking for a single point of contact for all economic development issues: retail, industrial, lodging, etc. Dade County’s IDA was selected to serve as the primary contact, whereas the Alliance is to serve as the secondary. Dade County IDA has expanded its interest over time to include the creation and retention businesses of Jobs, expanding their interest beyond only industrial development. Dade County and the City of Trenton should continue to coordinate closely with these two groups, further promoting the county and city’s economy.

Economic Trends

The Census’ 2020 American Community Survey reports the median household income of residents of Dade County as \$40,384, which is well below Georgia’s reported median income of \$61,224. Dade County’s median income compared to that of the adjacent Counties, including Alabama and Tennessee Counties, is only higher than that of Chattooga’s income of \$37,351 (figure 24). The City of Trenton has an even smaller median income level.

MEDIAN HOUSEHOLD INCOME LEVELS	
<i>Location</i>	<i>Median income</i>
Dade County, GA	\$40,384
Walker County, GA	\$46,601
Chattooga County, GA	\$37,351
Marion County, TN	\$50,059
Hamilton County, TN	\$56,606
DeKalb County, AL	\$42,267
Jackson County, AL	\$42,578
Trenton city, GA	\$30,613
Georgia	\$61,224

Figure 24. 2015-2020 5-Year American Community. Survey estimates Source: Census ACS "Table 1903".
<http://datacensus.gov>

Dade County’s challenging terrain, which isolated the county for many years, is still a limiting factor to the availability of higher-paying jobs. The County, along with the city, has limited available land for bigger industries. Direct access to and through parts of the county by passing through adjacent Walker County on State Highway 136 is still a challenge for larger transfer trucks. Highway 136 is only a two-lane highway, in which in certain locations the road is steep with challenging curves for bigger trucks to negotiate. Larger trucks have to gain access to Dade County and the City of Trenton’s industrial park from either Chattanooga Tennessee or Alabama along Interstate 59 or State Highway 11.

The challenges that limit access to Dade and Trenton are also an attractive feature for those choosing to reside in Dade or those traveling to visit. As identified in the public survey (*Fostering positive growth*), participants identified small town feels as a number one strength. For those wishing to relocate away from the larger city of Chattanooga, it will be a short commute of approximately 20 minutes from the City of Trenton to travel to the larger city for either work or entertainment. A review of employment commuting patterns from 2019 U.S. Census data revealed that of the total reported employment over 4,000 individuals travel out of the County to work. Reported values of destinations show that there was no one dominant location in which residents were traveling to work. 289 individuals were reported traveling to Chattanooga for work. Some individuals were commuting into the county to work (Figure 20) (*US. Census Bureau's, OnTheMap*).

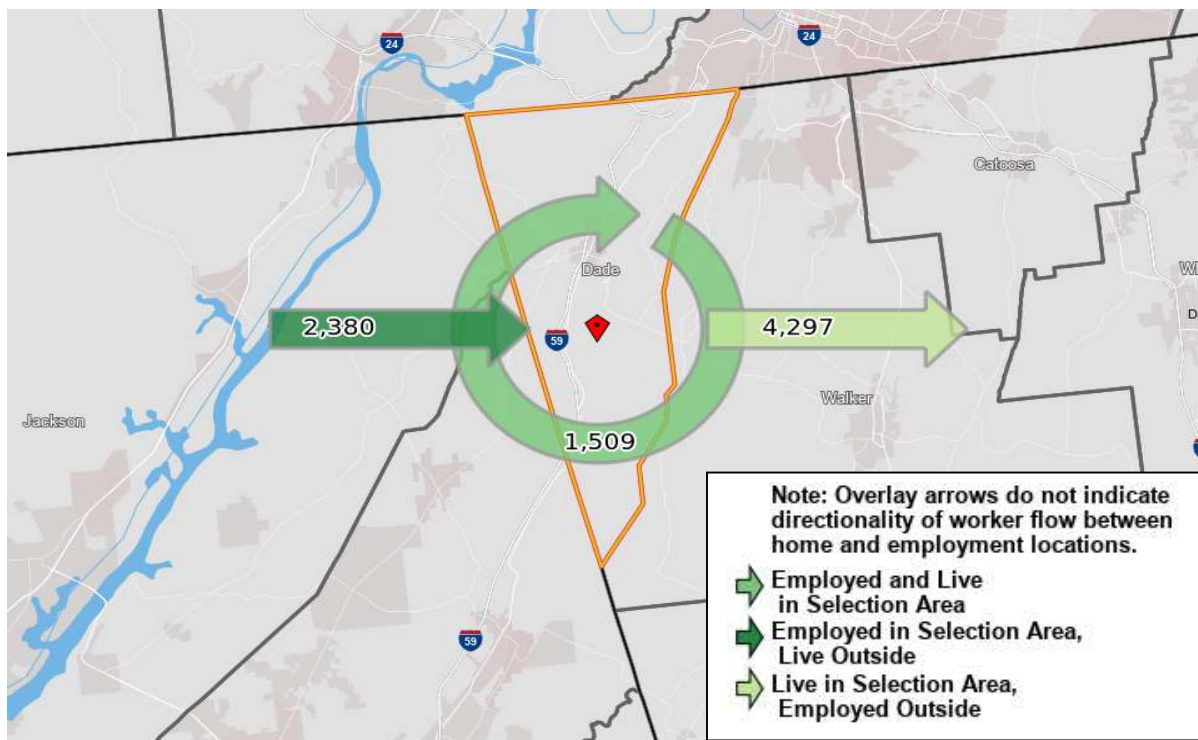


Figure 25 2020. Inflow and outflow of counts of all Jobs for Dade County. Source: <https://onthemap.ces.census.gov/>

It is important to note, that the reported median income level is not the best indicator of Dade County residents' ingenuity and industrious traits. As reported by the State of Georgia's Department of Education (DOE), Dade County has a larger percentage of residents with a high school degree or higher than that of the northwest Georgia region for those 25 years or older, at 81%. Even with transfer truck limitations, Dade County has had success in attracting good-paying industries. An example would be Vanguard National Trailer Corporation Trailers, which opened in 2016, with an initial employment capacity of 400 employees. Other notable industries include JMS Metal Services, Inc, Gill Industries, and Bull Moose Tube Company.

Dade County's poverty income level has also been less than that of surrounding, adjacent counties. The average estimated household size for Dade County is 2.55 individuals, the reported monthly income level required to be considered as being in poverty is \$21,960. As reported by the 2020 American Community Survey, only 11.10% of the local population falls below this threshold. This percentage is even less than that of the State average of 14.30%. Adjacent Walker County, Georgia, and Chattooga County, Georgia's percentage of those below the poverty line are 15.10% and 21.10%. In contrast to that of Dade County, unfortunately, the City of Trenton's 21.40% poverty is greater than that of both Dade, Walker, and Chattooga (Figure 23).

MEDIAN HOUSEHOLD INCOME LEVELS

<u>Location</u>	<u>Median income</u>
Dade County, GA	\$40,384
Walker County, GA	\$46,601
Chattooga County, GA	\$37,351
Marion County, TN	\$50,059
Hamilton County, TN	\$56,606
DeKalb County, AL	\$42,267
Jackson County, AL	\$42,578
Trenton city, GA	\$30,613
Georgia	\$61,224

Figure 26. 2015-2020 5-Year American Community Survey estimates Source: Census ACS "Table 1903". <http://datacensus.gov>

POVERTY INCOME LEVEL

<u>Location</u>	<u>Percent below Poverty level</u>
Dade County, GA	11.10%
Walker County, GA	15.10%
Chattooga County, GA	21.10%
Marion County, TN	16.60%
Hamilton County, TN	12.60%
DeKalb County, AL	20.70%
Jackson County, AL	17.90%
Trenton city, GA	21.40%
Georgia	14.30%

Figure 27. 2015-2020 5-Year American Community Survey Estimates. Source: Census ACS "Table 2301". <http://datacensus.gov>

According to the American Community Survey 2020 5-year estimates, local unemployment for Dade County is reported at 5.4%, and 6.1% for the City of Trenton. In comparison to surrounding adjacent Georgia, Alabama, and Tennessee Counties, Dade County's unemployment percentage is consistent with most localities. The exception being Marion County, Tennessee; Dekalb County, Alabama; and Hamilton County, Tennessee. Trenton's unemployment, unfortunately, is well above all of reported totals (Figure 27). The State of Georgia has reported unemployment for all of Northwest Georgia to be between 3.9% and 2.5% from February 2021 to February 2022. Since 2010, the Chattanooga, TN-GA Metropolitan

Statistical Area, of which Dade County is a part, has been in decline until 2019. The sharp uptick in unemployment numbers is like to be a result of the COVID-19 pandemic, which has had dramatic effects on employment across the country. The effects of the pandemic are also noticeable when reviewing the employment values for Dade County. From 2019 to 2020 the census reported employment declined by 400 individuals, reducing employment from 7,941 to 7,548 (Figure 28, 29, and 30). As of the drafting of this joint comprehensive plan, it is uncertain what the complete impact that the COVID-19 pandemic has had on the net value of available jobs in Dade County. Since 1978, over 12 months, there have been more years in which jobs were created than were lost (Figure 31). Except for the recession of 2008, the trend has been in any one year of job growth the increase in the number of jobs has been greater than any other given year in which there was job loss.

LOCAL UNEMPLOYMENT RATE	
<u>Location</u>	<u>Unemployment rate</u>
Dade County, GA	5.4%
Walker County, GA	5.9%
Chattooga County, GA	5.6%
Marion County, TN	3.8%
Hamilton County, TN	4.9%
DeKalb County, AL	4.0%
Jackson County, AL	5.0%
Trenton city, GA	6.1%
Georgia	5.7%

Figure 28. Source: 2015-2020 5-Year American Community Survey estimates, "Table S2301 Employment Status"

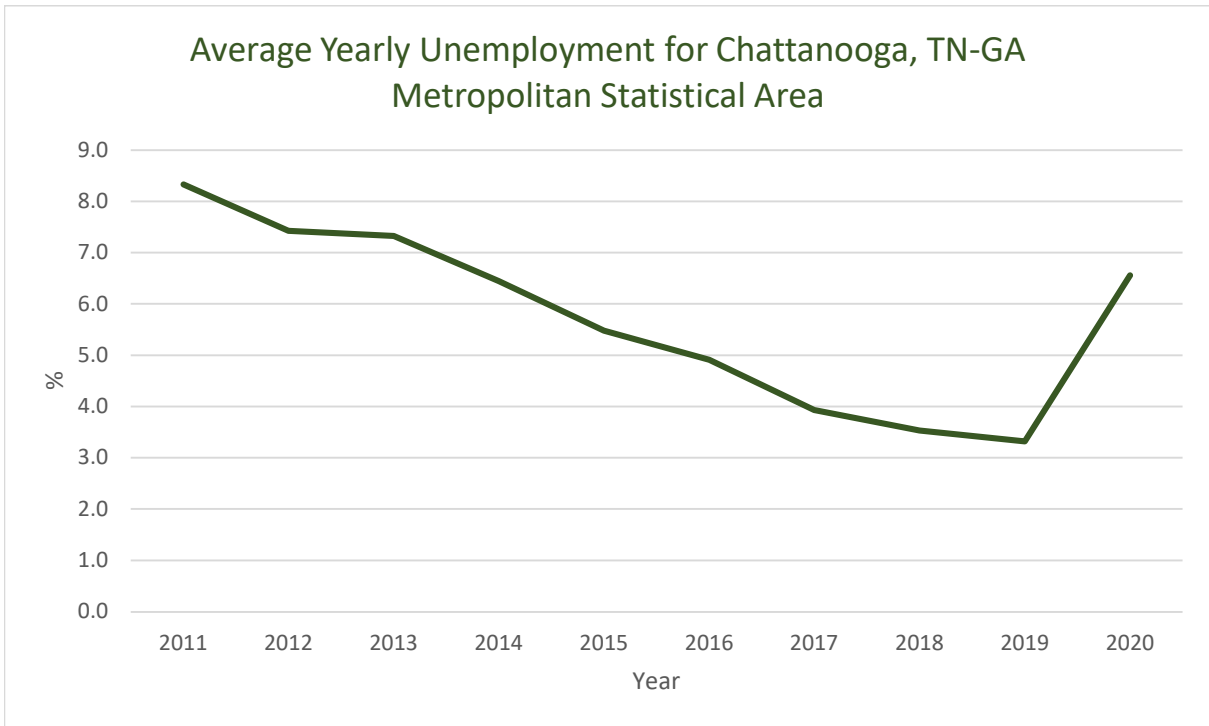


Figure 29. Chattanooga, TN-GA Metropolitan Statistical Area unemployment - U.S. Bureau of Labor Statistics: https://data.bls.gov/timeseries/LAUMT471686000000003?amp%253bdata_tool=XGtable&output_view=data&include_graphs=true

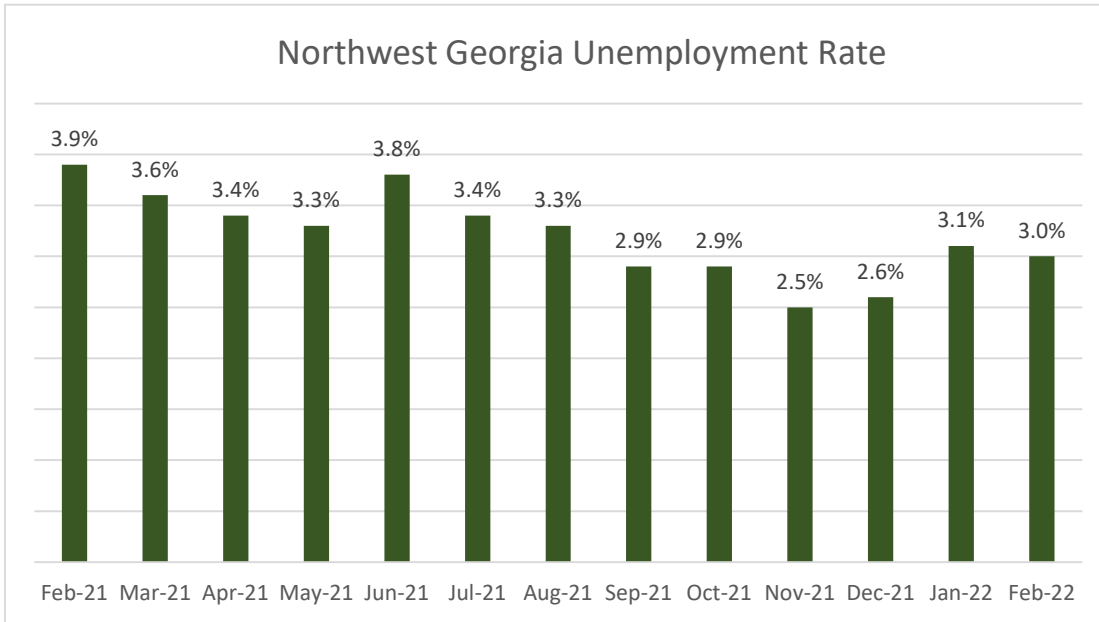


Figure 30. Northwest Georgia Unemployment Rate

Note: Northwest Georgia Region includes Bartow, Catoosa, Chattooga, Dade, Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Paulding, Pickens, Polk, Walker, and Whitfield Counties
 Source: Georgia Department of Labor – Mark Butler, Commissioner

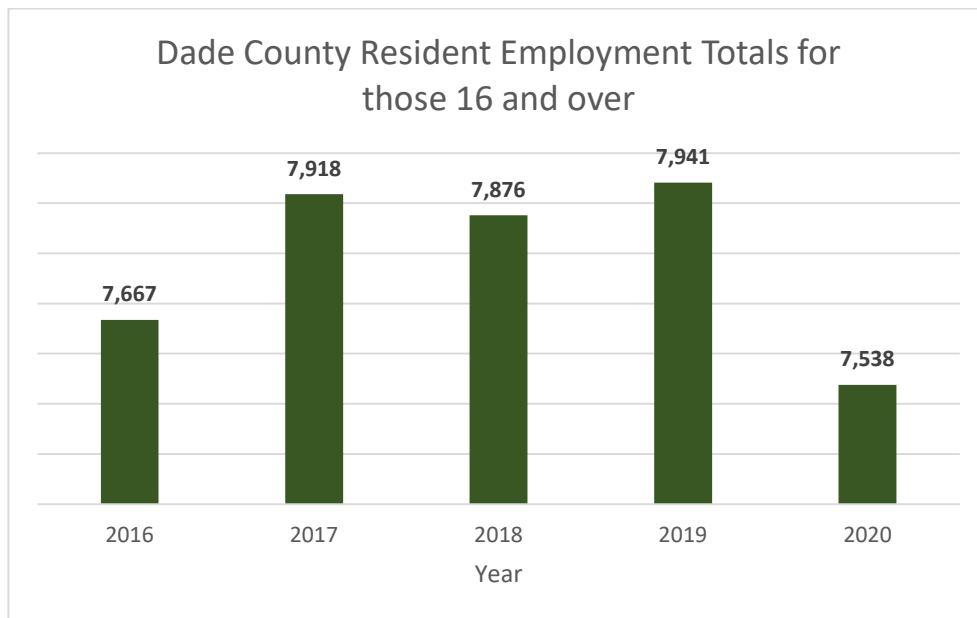


Figure 31. 2016-2020 Dade County employment totals for all residents 16 or over. Source: Census ACS 5-year estimate "Table S2301". <http://datacensus.gov>

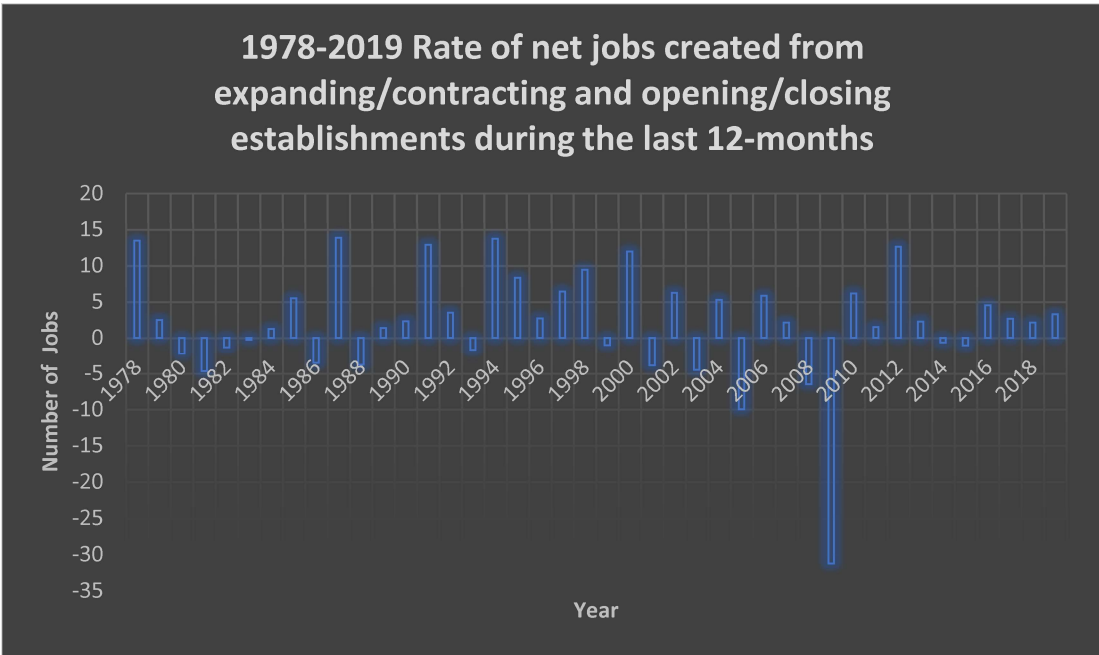


Figure 32. 1978-2019 Rate of net jobs created from expanding/contracting and opening/closing establishments during the last 12-months. Source: US Census Bureau, Economic Business Dynamics Statistics, <https://www2.census.gov/programs-surveys/bds/data/>

REPORT OF ACCOMPLISHMENTS

The reports of accomplishments are those items of the previous work program and are to serve as a checklist, identifying those projects completed, underway, postponed, or dropped from the joint comprehensive plan produced 5 years ago (2017-2027 Joint Comprehensive Plan). Both Dade County and the City of Trenton reviewed the previous work program and designate items as one of those categories. Postponing or dropping an item may be due to a range of reasons, from a change in priorities or a lack of funding. Since this is a planning document and not a binding legal agreement, there is no penalty for postponing or dropping a project, but an explanation is required. Those items that are currently underway, or those that have been postponed, are given a completion date and carried over to the current plan's work program table.

DADE COUNTY REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

Dade County

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	
ECONOMIC DEVELOPMENT					
Partner with the 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.	2017-2021	X			
Partner with City of Trenton to hire a retail consultant for the purposes of attracting additional retail business	2017-2021	X			
Partner with City of Trenton to create a database of all available retail properties	2017-2021	X			Industrial Development Authority maintains database
Partner with City of Trenton in the creation of a position as the single point of contact for all economic development	2017-2021	X			Industrial Development Authority serves as primary contract and the Alliance for Dade as the secondary

DADE COUNTY REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

Dade County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Partner with City of Trenton to expand sewer infrastructure up Hwy 11 for future industrial use	2017-2021		Underway, 2026			Still in negotiations with Dade Water and Sewer Authority, expected completion date 2025. <i>Carried over to new work program</i>
Partner with City of Trenton to purchase additional public industrial park land for the future expansion of the existing industrial park	2017-2021		2026			Lack of Funding, <i>Carried over to the new work program</i>
Partner with City of Trenton to expand trails from Trenton to Cloudland Canyon State Park	2017-2021			X (2026)		Lack of Funding, <i>Carried over to the new work program</i>
Partner with City of Trenton to move Chamber of Commerce and Historical Society into the historic Dade County Courthouse	2017-2021		Underway, 2023			Under Contract, Renovations are underway, <i>Carried over to the new work program</i>
Partner with developer and identify/acquire available land for mixed use development at Hwy 299 and I-24	2017-2021				X	Change in administrative priorities. Instead, County is to partner with Dade County Water Authority to seek primary funding for utility improvements

DADE COUNTY REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

Dade County

WORK PROGRAM ACTIVITY	YEAR	Complete	STATUS			Explanation if postponed or dropped
			Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Adopt Georgia's model Broadband Ordinance to allow for the uniform deployment of broadband infrastructure	2017-2021	X				
Work with providers to identify and map unserved or underserved areas; develop cost estimates for needed broadband infrastructure improvements	2017-2021		2026			<i>Carried over to the new work program, Moved to Broadband category</i>
Work with providers to expand broadband infrastructure to underserved or underserved areas	2017-2021		Underway, 2026			Dade County is to continue to work with providers to expand broadband infrastructure, County and Trenton Telephone applied and received OPB-ARAP funds, <i>Carried over to the new work program</i>

DADE COUNTY REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

Dade County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
HOUSING						
Maintain USDA grant for sewer infrastructure, focusing on Hwy 299	2017-2021			X (2026)		Initial grant application not approved, are seeking new funding opportunities with Dade County Water and Sewer Authority, <i>Carried over to new work program</i>
TRANSPORTATION						
Pursue widening of GA Hwy 299 and lighting the Wildwood exit off I-24	2017-2021			X (2026)		Seek addition of project by GDOT in Statewide Strategic Transportation Plan (SSTP), <i>Carried over to new work program</i>
Partner with City of Trenton to construct Interstate Highway 5 Interchange (listed as "underway "in previous plan, re-written)	2017-2021				X	Not an administrative priority
Partner with City of Trenton to construct Interstate Highway 59 Interchange	2017-2021			X (2026)		Lack of funding, but potential future project.

DADE COUNTY REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

Dade County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Construct multipurpose building in county park	2017-2021			X (2025)		Lack of funding, Board of Education is to serve as a primary party, <i>Carried over to the new work program</i>
Partner with City of Trenton to acquire property for future reservoir	2017-2021	X				Property acquired, Dade County Government and Dade County Water and Sewer Authority are in Partnership on the project
Establish a partnership with Lula Lake Land Trust and City of Trenton for the purpose of protecting the mountain brows	2017-2021				X	Policy Statement
Partner with City of Trenton to maintain & expand use of the historic courthouse, including possible event space	2017-2021		Underway, 2022			

DADE COUNTY REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

Dade County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Partner with City of Trenton to construct an animal control facility (listed as “underway in previous plan”)	2017-2021		Underway, 2024			Updating Intergovernmental Agreement with Dade County in 2022, project to continue to move forward after the agreement is updated, <i>Carried over to the new work program</i>
Partner with City of Trenton to update joint animal control agreement (listed as “underway in previous plan, re-written)	2017-2021		Underway, 2022			<i>Carried over to new work program</i>
Partner with City of Trenton to conduct study to determine the feasibility of joint countywide fire protection	2017-2021	X				Completed informal study in 2018 – not ready to move forward, project to be carried over to new Work Program
Create impact fee schedule	2017-2021				X	Not an administrative priority at this time
Partner with City of Trenton to create new 911 Emergency Operation Center	2017-2021			X (2026)		Lack of funding, but priority project for both county and city. <i>Carried over to the new work program</i>

DADE COUNTY REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

Dade County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Partner with City of Trenton to create storm shelters throughout Dade County	2017-2021		Underway, 2026			3 shelters have been completed, but 2 additional shelters are needed.
Partner with City of Trenton to renovate the Train Depot after the Chamber of Commerce moves into the historic courthouse	2017-2021				X	Building Burned down
Construct a new sewer line from Covenant College to Highway 299 Sewer Interceptor (listed as postponed in previous plan)	2017-2021			X (2026)		Lack of Funding, Looking to partner with Dade County Water and Sewer Authority, <i>Carried over to the new work program</i>
LAND USE						
INTERGOVERNMENTAL COORDINATION						
Partner with City of Trenton to update Service Delivery Strategy and Comp Plan as necessary	2017-2021	X				
Meet regularly with Dade County to discuss needs and opportunities	2017-2021	X				Ongoing Policy Statement

CITY OF TRENTON REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

City of Trenton

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	
ECONOMIC DEVELOPMENT					
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.	2017-2021	X			
Partner with Dade County to hire a retail consultant for the purposes of attracting additional retail business (The four “pending” economic development projects from the previous plan have been combined into this project)	2017-2021	X			
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)	2017-2021	X			Industrial Development Authority maintains database

CITY OF TRENTON REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

City of Trenton

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
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)	2017-2021	X				Industrial Development Authority serves as the primary contract and the Alliance for Dade as the secondary
Partner with Dade County to expand sewer infrastructure up Hwy. 11 for future industrial use.	2017-2021		Underway, 2026			Still in negotiations with Dade Water and Sewer Authority, expected completion date 2025. <i>Carried over to new work program</i>
Partner with Dade County to purchase additional public industrial land for the future expansion of the existing industrial park.	2017-2021			X (2026)		Lack of Funding, <i>Carried over to the new work program</i>
Partner with Dade County to expand trails from Trenton to Cloudland Canyon State Park.	2017-2021			X (2026)		Lack of Funding, <i>Reworded and carried over to the new work program to Natural and Cultural Resources</i>
Partner with Dade County to move Chamber of Commerce and Historical Society into historic courthouse.	2017-2021		Underway, 2023			Renovation are underway <i>Carried over to the new work program</i>

CITY OF TRENTON REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

City of Trenton

WORK PROGRAM ACTIVITY	YEAR	Complete	STATUS			Explanation if postponed or dropped
			Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Host a meeting to discuss long-term communications/high-speed internet access.	2017-2021	X				
Partner with a developer to acquire property for multi-use development near the intersection of Hwys. 11 and 136.	2017-2021				X	Not an administrative priority
Develop additional downtown parking	2017-2021	X				
TRANSPORTATION						
Partner with Dade County to continue to pursue the creation of a new I-59 exit north of Trenton	2017-2021				X	The project appears dormant at this time but is to be carried over to the new Work Program
Create sidewalk to high school and middle school	2017-2021			X (2024)		Lack of Funding. <i>Carried over to the new work program</i>
Addition of lighting/beautification at Trenton exit on I-59.	2017-2021	X				
Implement existing streetscapes plan (phase one), Hwy 136 to Lafayette Street (rewritten project from previous plan, previously listed under economic development)	2017-2021			X (2024)		Lack of Funding, <i>Listed in the new work program with TAP</i>

CITY OF TRENTON REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

City of Trenton

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
Add pedestrian crosswalks on Main Street	2017-2021			X (2024)		Lack of Funding <i>Carried over to new work program</i>
Partner with Dade County to construct a Connector Highway to I-59	2017-2021			X (2025)		Lack of Funding, <i>Carried over to the new work program with SPLOST as a possible funding source</i>
NATURAL AND CULTURAL RESOURCES						
Partner with Dade County to acquire property for future reservoir	2017-2021				X	Dade County Government and Dade County Water and Sewer Authority are in Partnership on the project, City of Trenton is no longer involved
Make Jenkins Park ADA compliant regarding entrances, playground, seating, and walkways	2017-2021	X				

CITY OF TRENTON REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

City of Trenton

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Establish a partnership with Lula Lake Land Trust and Dade County for the purpose of protecting the mountain brows	2017-2021				X	Policy Statement
Fully implement the Historic Preservation Commission ordinance passed by the city. Look for staffing for City Preservation Commission	2017-2021				X	Not an administrative priority
COMMUNITY FACILITIES AND SERVICES						
Partner with Dade County to construct an animal control facility	2017-2021		Underway, 2024			Updating Intergovernmental Agreement with Dade County in 2022, project to continue to move forward after the agreement is updated <i>Carried over to new work program</i>
Partner with Dade County to update Joint Animal Control Agreement	2017-2021		Underway, 2022			<i>Carried over to new work program</i>

CITY OF TRENTON REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

City of Trenton

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Partner with Dade County to determine feasibility of joint countywide fire protection	2017-2021	X				Completed informal study in 2018 – not ready to move forward, project to be carried over to new Work Program, <i>Carried over to the new work program</i>
Partner with Dade County to create new 911 Emergency Operation Center	2017-2021			X (2026)		Lack of funding, but still a major priority to both City and County, <i>Carried over to the new work program</i>
Partner with Dade County to create storm shelters throughout Dade County	2017-2021		Underway, 2026			3 shelters have been completed, but 2 additional shelters are needed, <i>Carried over to the new work program</i>
Partner with Dade County to renovate the Train Depot after the Chamber of Commerce moves into the historic courthouse	2017-2021				X	Building burnt

CITY OF TRENTON REPORT OF ACCOMPLISHMENTS

2017-2021 REPORT OF ACCOMPLISHMENTS,

City of Trenton

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
LAND USE						
Minimize infiltration in the water system (Price Street, Sunset Drive)	2017-2021			X (2025)		Lack of Funding, <i>Carried over to the new work program</i>
INTERGOVERNMENTAL COORDINATION						
Partner with Dade County to update Service Delivery Strategy and Comp Plan as necessary	2017-2021	X				
Restart the Downtown Development Authority	2017-2021				X	Not an administrative interest at the current moment
Meet regularly with Dade County to discuss needs and opportunities, and coordinate efforts relating to economic development, transportation, etc.	2017-2021	X				Ongoing Policy Statement

NEEDS AND OPPORTUNITIES

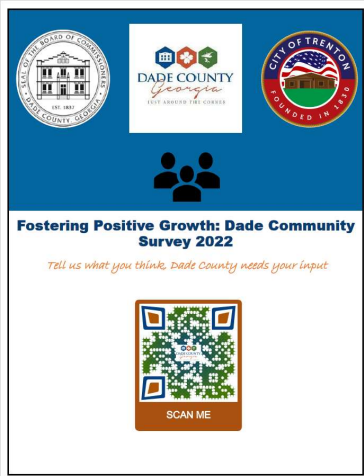


Figure 33. Survey Flyer

Stakeholder input is an important component of the planning process. The first Steering Committee meeting, conducted on November 1, 2021, purpose was to identify strengths, weaknesses, opportunities, and threats through a brainstorming exercise referred to as a Strength, Weaknesses, Opportunities, and Threats (SWOT) analysis. SWOT is used to understand current conditions while also determining the future direction a community may wish to go. Though the SWOT analysis may seem opaque at first, its purpose is to allow the Steering Committee to identify major themes shared by the community as a whole. During the first Steering Committee Meeting, members of each community used a large poster-size paper to write Strengths, Weaknesses, Opportunities, and Threats for the following categories: economic development, housing, transportation, natural/cultural resources, community facilities and services, and land use. Committee members’ comments, from each local government, were taken into consideration. The collective comments are used to create an online, public survey.

Initially survey participation was limited, but with great enthusiasm, the Steering Committee invested its energy in increasing participation. A local flyer was created and distributed. The Dade County School System, Alliance for Dade, the Industrial Development Authority, the Dade County Water and Sewer Authority, Local news and radio, the visitor center, and the local library all either distributed the survey or advertised its availability (Figure 33).

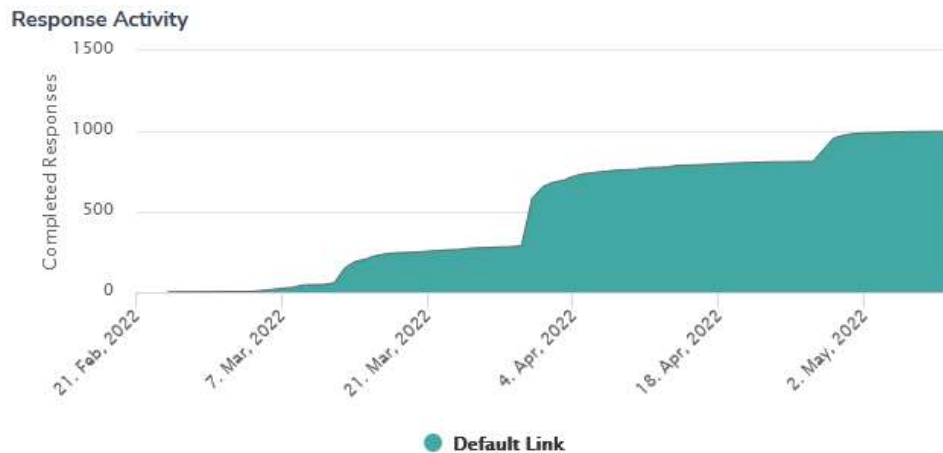


Figure 34. Completed survey response rate by date

Survey Results

This public survey consists of 13 questions, all of which were multiple choice. 7 of these questions were demographic related. These questions include comments on the place of residents, age, employment status, business ownership and location, and internet access. The remaining 8 questions (questions 8, 9, 10, 11, 12, and 13) were multiple choice and allow survey-takers to select as many choices per question as provided. These questions qualify locals' perceptions of their community; for instance, what residents may see as a desirable development type for the future.

In total, 1,199 participants took the survey, with 83.3% completion. By location, 92.7% of survey participants responded that they either reside in Dade County or the City of Trenton. The remaining 7.3% of survey responses are these participants who work in Dade County or the City of Trenton but live elsewhere. 43.5% of survey responses of participants identified these individuals as being employed in Dade County or the City of Trenton (Figure 34).

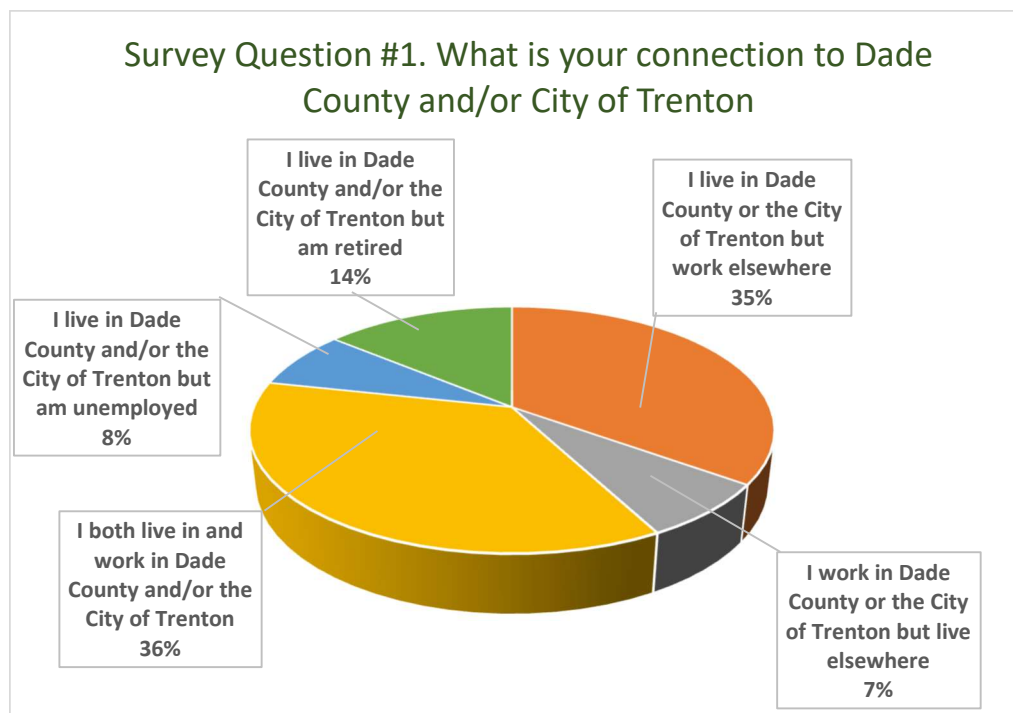


Figure 35. *Fostering Positive Growth: Dade Community Survey 2022 question 1*

By age, the lack of participation of those 17 or under was disappointing, with only 0.9% of respondents of this age; however, 18.4% percent of respondents were 18- to 34-year-old and may be considered young adults or young professionals. The age category of 35- to 54-year-old of age is the greatest age range and the largest percentage of responses, 51.2% of survey takers. The 55- to 69-year-olds demographic represented 22.0%. Those 70 and over consisted of 7.5% of those who took the survey (Table 2).

Table 2. Fostering Positive Growth: Dade Community Survey 2022 question 2

Survey Question #2. What age group do you represent?	
Less than 18	0.9%
18-34	18.4%
35-54	51.2%
55-69	22.0%
70 years or older	7.5%

As for employment status, 74.1% of all participants listed themselves as employed. 16.9 percent of individuals listed themselves as being retired. 8.2% stated that they were unemployed. Less than 1% listed themselves as being students and unemployed (Figure 35).

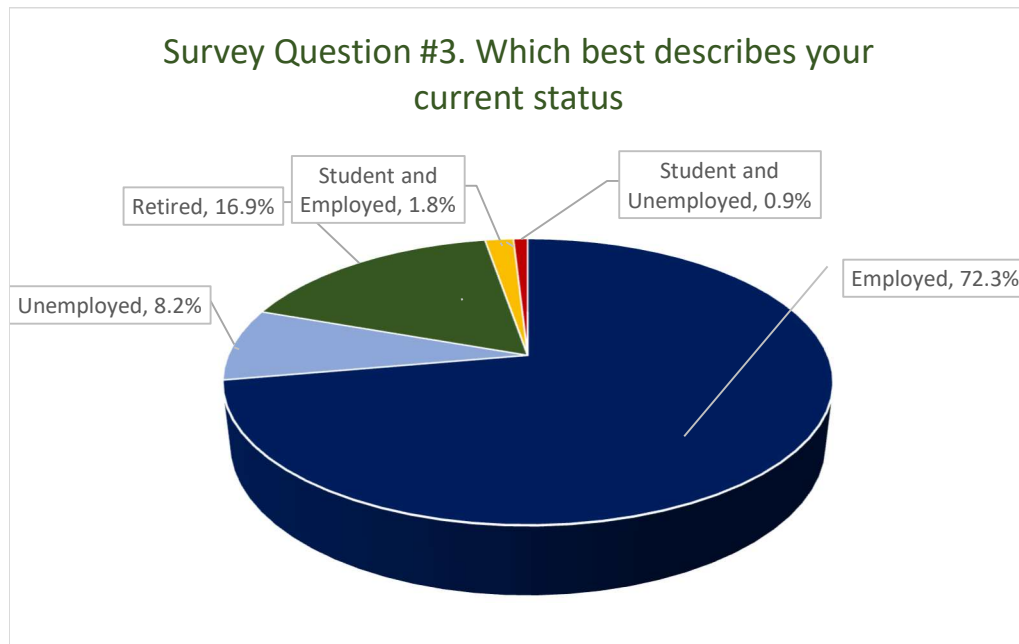


Figure 36. Fostering Positive Growth: Dade Community Survey 2022 question 3

The remaining demographic and basic information questions (questions 4, 5, 6, 7) addressed business ownership and internet access. Questions 8-13 addressed the following topics: strengths of the community, threats to the community, types of growth interest, housing choices, and interest in the types of projects in the local community.

Strengths

The response to these questions was used to identify strengths and weaknesses to access needs by comparing these responses to the Steering Committee’s comments. The Steering Committee members are aware that the small-town atmosphere is an important part of their community; as they identified many strengths that often are associated with the small-town atmosphere: scenic beauty, sense of place and community, and local school system. When survey participants were asked to list strengths in survey question 11, the most popular answer was the small-town atmosphere at 68.0. The satisfaction in how locals feel about the local, small-town atmosphere in a previous question, question 8. In question 8 most residents rated their community as ok to excellent. 25.0% rated their community as ok, whereas 47.5% rated their local community as good. 17.0% considered their community as excellent. Only 7.4% thought their community was only fair and 3.1% considered their community poor.

Small-town atmosphere is not a category that may be quantified but is perceived; often, the small-town atmosphere is associated with safe communities, picturesque historic downtowns, and natural beauty. 50.9% of survey respondents listed their communities being safe, with great police and fire departments, as being a strength. 49.4% of survey participants listed scenic views and natural wildlife assets as a strength.

Other strengths identified that are important components to Dade County and the City of Trenton are interstate and highway availability (48.5). 46.7% of survey takers expressed being near Chattanooga as a strength. Proximity to Chattanooga’s benefit is it serves as both an employment and entertainment hub for residents (Figure 36).

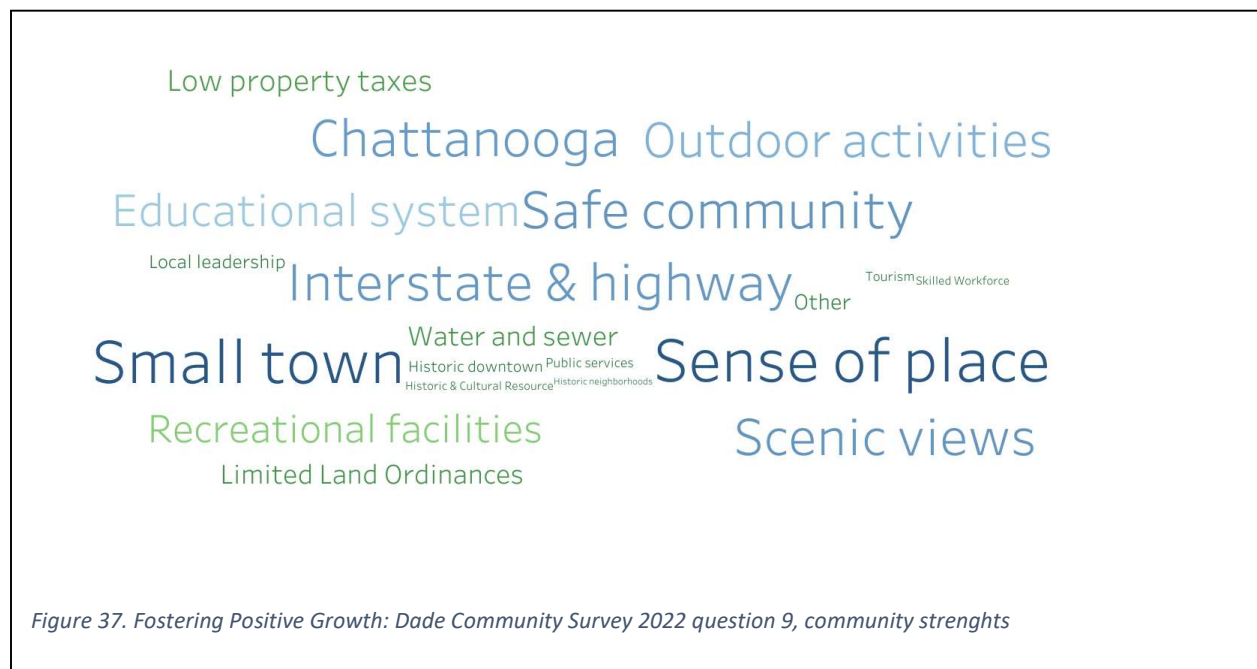
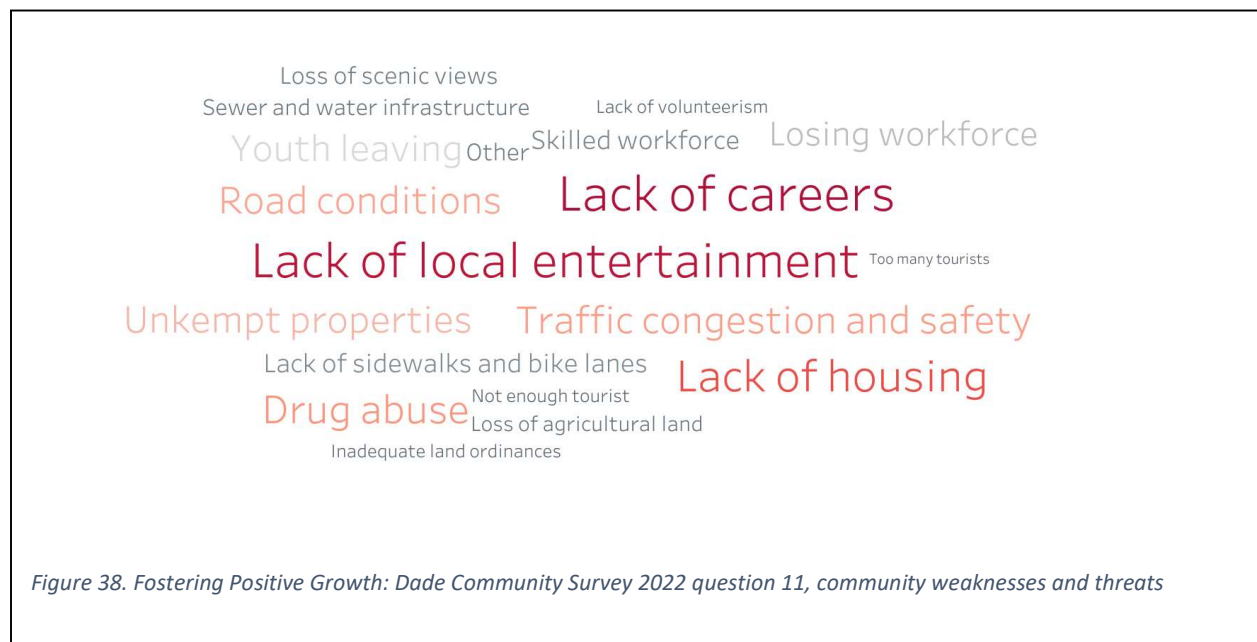


Figure 37. Fostering Positive Growth: Dade Community Survey 2022 question 9, community strengths

Weaknesses and Threats

For weaknesses and threats, the Steering Committee and survey participants shared common concerns, but not all concerns identified by both groups were identical. The Steering Committee responded to concerns that include a lack of local entertainment, lack of career opportunities, lack of housing options, and aging sewer and water infrastructure. Of all those listed concerns, the two most pressing concerns are housing options and aging sewer and water infrastructure. Among these two most pressing concerns, housing options are the only one within the top 5 identified by the survey results. 42.2% of those taking the survey believed that the lack of housing options in Dade County is a concern. Worries over housing options were the third most common response among survey respondents. Only 9.6% of those taking the survey were concerned with the condition of sewer and water infrastructure. Another common concern for both the Steering Committee and survey participants is drug use. 34.6% of those surveyed listed drug abuse as a concern.

The most common concerns shared among survey participants were the lack of career opportunities (52.7%), lack of local entertainment (52.2%), lack of housing options (42.2%), drug abuse and other crime (34.6%), and traffic congestion (33.7%) (Figure 37).



Future Growth and Projects

Question 14 and 15 of the survey addressed how residents wish to see their community develop. Question 14 asked what type of housing were residents interested in seeing developed. The top response was traditional, owner-occupied housing at 69.5%. This housing type is often synonymous with Single-Family residential. The second most common answer given was housing for young couples/beginner families at 60.0%. The third type of housing option of interest was for more renter options at 42.3%.

The Steering Committee also addressed concerns about housing availability. Their concern was that a lack of housing was preventing both Dade County and the City of Trenton to continue to grow at the rate of interest held by those wanting to locate within Dade County or Trenton. The Steering Committee commented on the amount of available housing. They talked about how homes are not affordable for younger families starting a family. Also mentioned in the meeting was how there is a lack of renting opportunities, another hurdle for young couples (Figure 38).

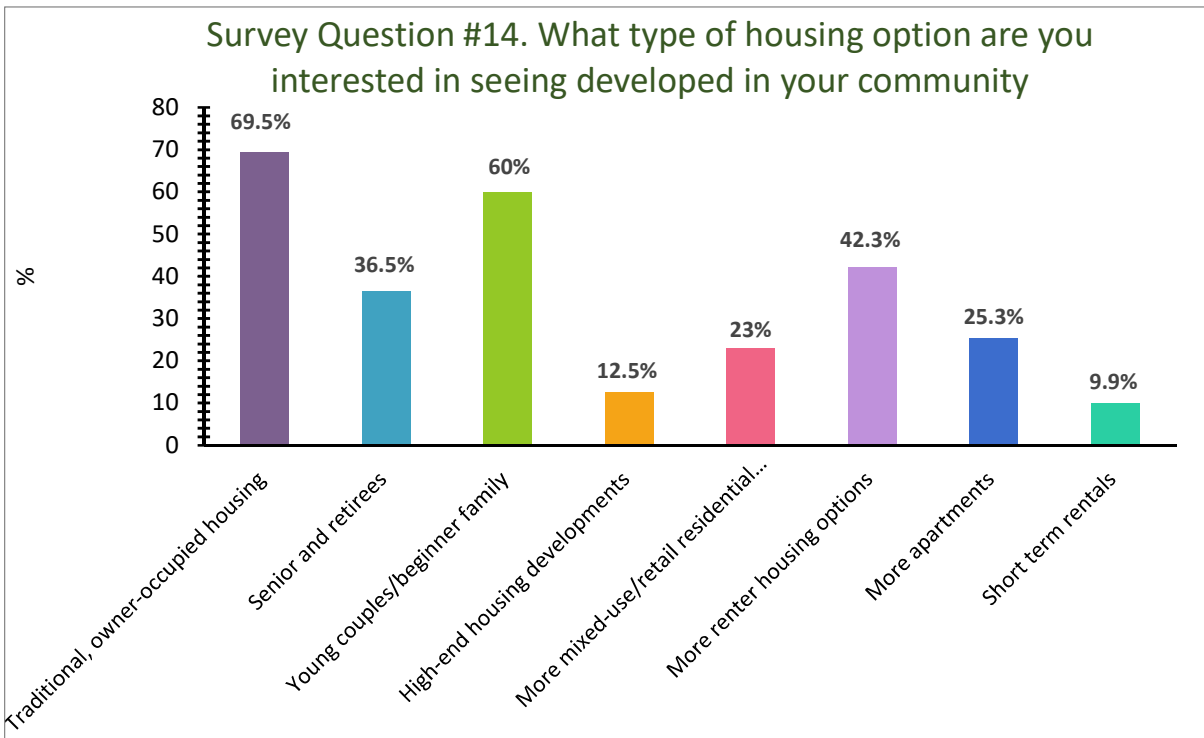


Figure 39. Fostering Positive Growth: Dade Community Survey 2022 question 14, housing options

Question 15 addressed what type of projects the community may wish to see. The top response was to recruit more retail and dining businesses (59.4%), which contrasts with greater concerns of the Steering Committee regarding sewer and water infrastructure and housing options. The second most common response was transportation improvements (roads, intersections, street lighting, etc.) 41.7%. Third, residents want to see more support for their local businesses and their development (41.4%) (Figure 39).

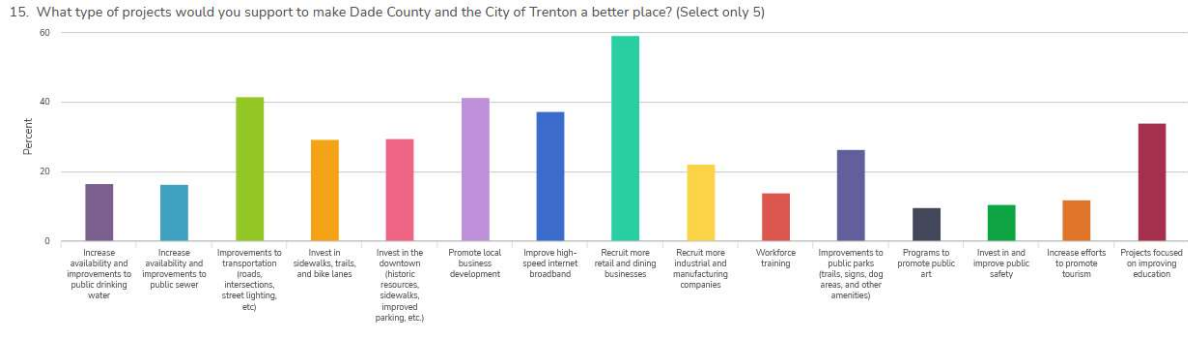


Figure 40. Fostering Positive Growth: Dade Community Survey 2022 question 15, local projects you support

Needs and Opportunities Codes

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 industry
ED-3	Increase availability of technology-based jobs
ED-4	Water/sewer infrastructure expansion and upgrades
ED-5	Promote and increase tourism
ED-6	Historic Downtown revitalization for increased tourism
ED-7	Attract lodging (hotel/motel) facilities to our community
ED-8	Increase commercial activity (retail, dining, etc.)
ED-9	Promote local business development

Housing

ID	The need or opportunity is to...
H-1	Increase availability of traditional, single-family housing
H-2	Increase availability of affordable housing
H-3	Additional multi-family and/or rental houses

Broadband

ID	The need or opportunity is to...
BR-1	Lack of available high-speed internet access in underserved or unserved areas

Transportation

ID	The need or opportunity is to...
T-1	Mitigate the impact of congestion related to commercial truck traffic
T-2	Make the city more pedestrian-friendly
T-3	Alleviate traffic congestion on Main Street and near Dade High school
T-4	Long term traffic planning
T-5	Corridor safety management and improvements
T-6	Increase pedestrian safety
T-7	Streetscape beautification

Natural and cultural resources

ID	The need or opportunity is to...
NR-1	Market/expand/upgrade parks to accommodate future events and activities
NR-2	Preserve historic and natural sites
NR-3	Increase available recreational facilities, infrastructure, amenities, and trails

Land use

ID	The need or opportunity is to...
LU-1	Mitigate potential flooding

Community facilities

ID	The need or opportunity is to...
CF-1	Create an animal control facility and increase animal control services
CF-2	Increase funding for services
CF-3	Plan for additional facilities and services to meet future population needs
CF-4	Increase emergency services
CF-5	Upgrade or expand facilities to accommodate new technology
CF-6	Increase and improve communication between local government and residents
CF-7	Replace aging equipment

Environmental Planning Criteria

The State of Georgia, as a part of the comprehensive planning process, encourages local governments to incorporate protections for natural resources in their local plans. Preserving natural resources is an interest of the state of Georgia, as it reflects the State's desire for both healthy and economically vibrant communities. Georgia Department of Natural Resources (DNR) provides best management practices along with an Environmental Planning Criteria, Chapter 391-3-16. The criterion given is for the protection of Environmentally Sensitive Areas in five different categories: Groundwater Recharge Areas, Wetlands, Protected Rivers, Protected mountains, and Water Supply Watersheds.

Of these five categories, Dade County only contains Groundwater Recharge Areas for protection. Dade County, much like the surrounding counties, has a higher-than-average susceptibility to human-introduced pollution infiltrating an aquifer. Shale rock parent material, such as limestone and sandstone, along hilltops of the Valley and Ridge and Appalachian Plateau Province of Northwest Georgia, allow for greater infiltration in areas of groundwater recharge (see maps).

There is no protected river present in Dade County. Protected rivers are those perennial rivers and streams with an average annual flow of at least 400 cubic feet per second. Though there are no protected rivers within Dade County, there are rivers and streams listed as impaired for supporting aquatic life by the state of Georgia, EPD 303-305 list. Providing protections, such as riparian buffer requirements, help eliminate erosion and sedimentation derogating local waterbodies.

There are also no Protected Mountains within Dade County. Protected Mountains are those 2,200 feet or more above main sea level and have a percentage slope of 25 percent or greater for at least 500 feet horizontally, and shall include the crests, summits, and ridge tops at a higher elevation. Dade County elevations are lesser than that of the 2,200 feet requirement according to USGS, but it does have slopes of 25 percent or greater.

Wetlands are protected under Section 404 of the Clean Water Act. There are only a limited number of wetlands within Dade County, most of which are riverine wetlands located adjacent to streams and rivers. Both steeper slopes and more porous soil types (those of shale rock parent material) limit the potential for any other wetland types.

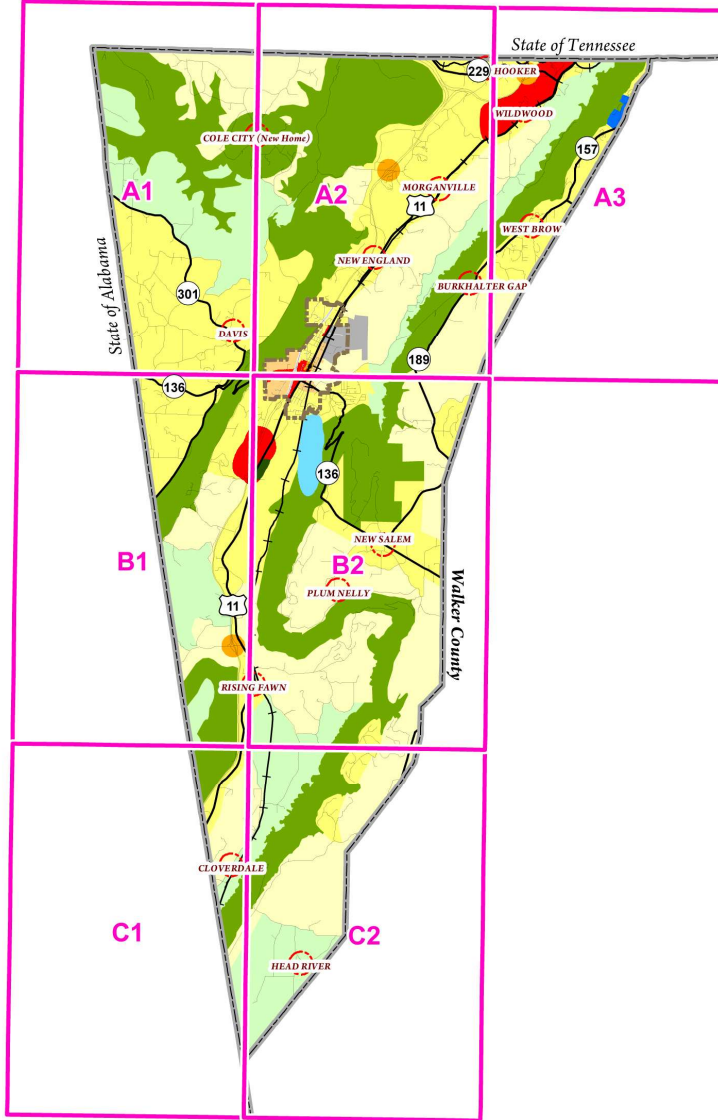
Future Development Maps and Character Areas

The Future Development Maps for Dade County and the City of Trenton are provided on the following pages.

Dade County Future Development Map

Future Development Map - Dade County, Georgia

1 inch = 3.8 miles



— Roads —+— Railroads — Highways [] Community [] City Limits

- Character Areas
- Agricultural
 - Business Residential
 - College
 - Commercial
 - Greenspace/Conservation
 - Industrial
 - Mixed Use
 - Park/Recreation
 - Reservoir
 - Residential
 - Rural Residential

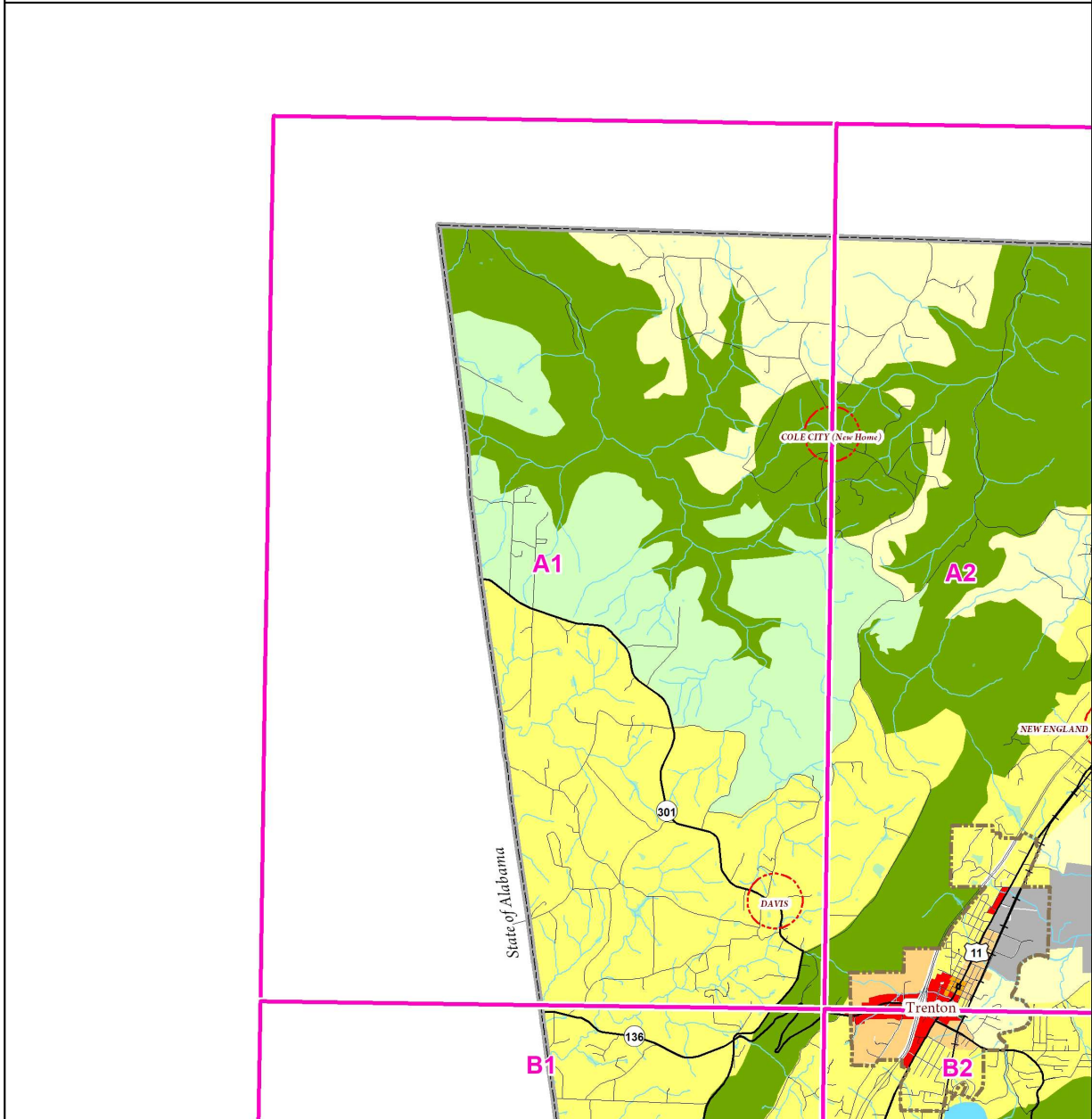


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Future Development Map - Dade County, Georgia

1 inch = 1.5 miles



Roads
 Highways
 Rivers & Streams
 City Limits
 Railroads
 Lakes & Ponds
 Community

Character Areas

 Agricultural	 Greenspace/Conservation	 Park/Recreation
 Business Residential	 Industrial	 Reservoir
 Commercial	 Mixed Use	 Residential
		 Rural Residential

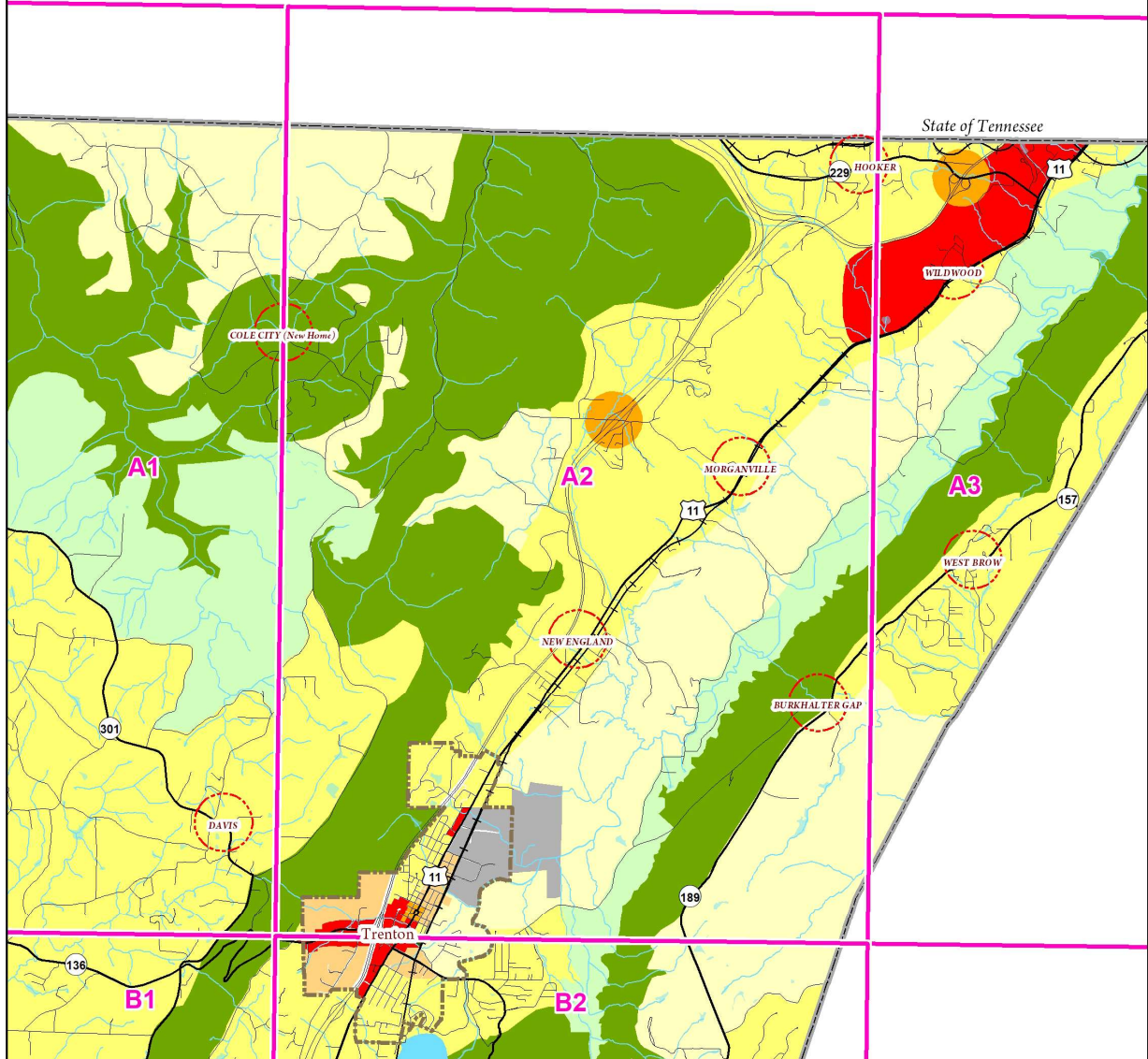


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Future Development Map - Dade County, Georgia

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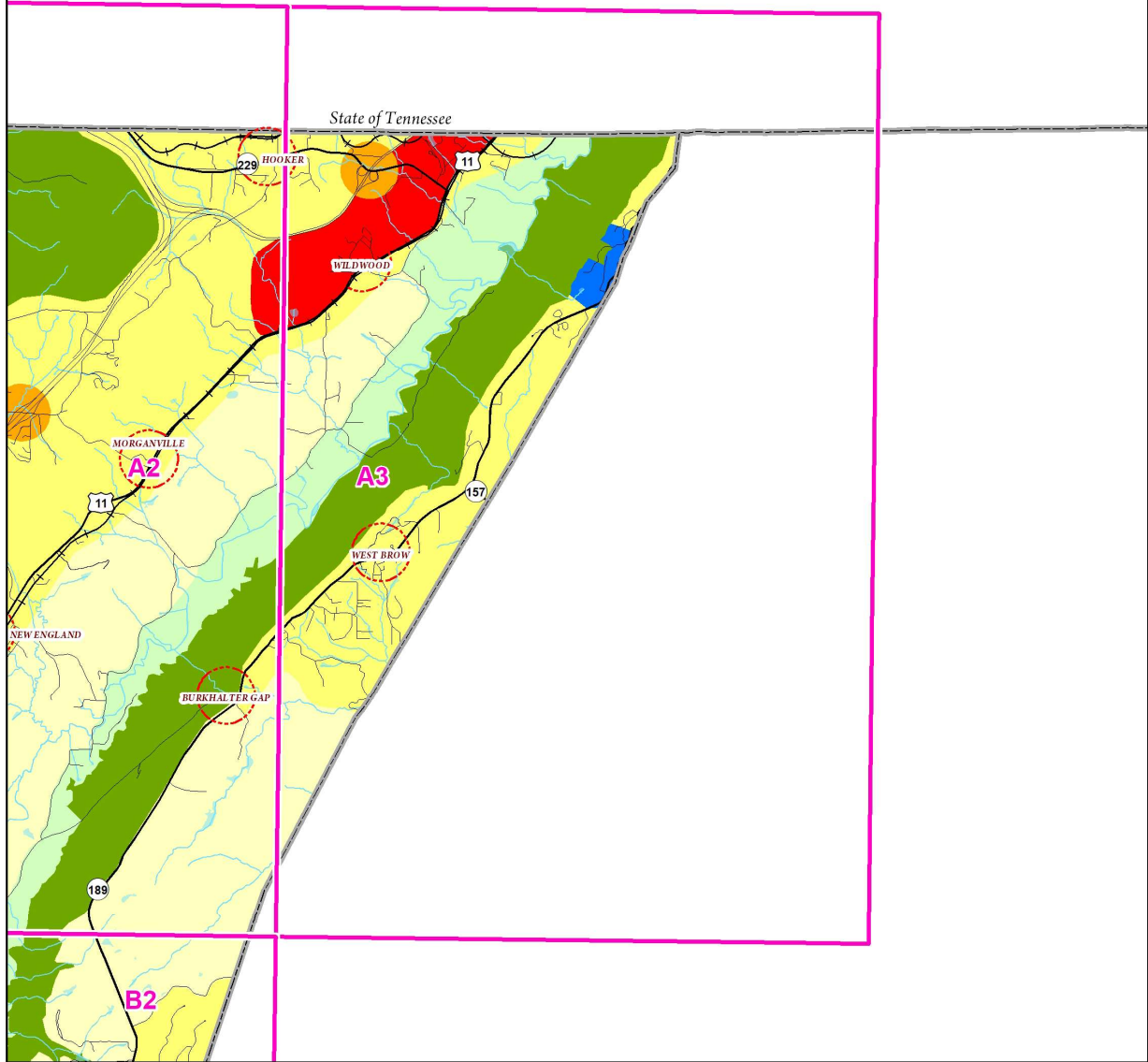


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Future Development Map - Dade County, Georgia

1 inch = 1.5 miles



- Roads — Highways — Rivers & Streams [] City Limits
- Railroads [] Lakes & Ponds [] Community

- Character Areas**
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 - [] Rural Residential

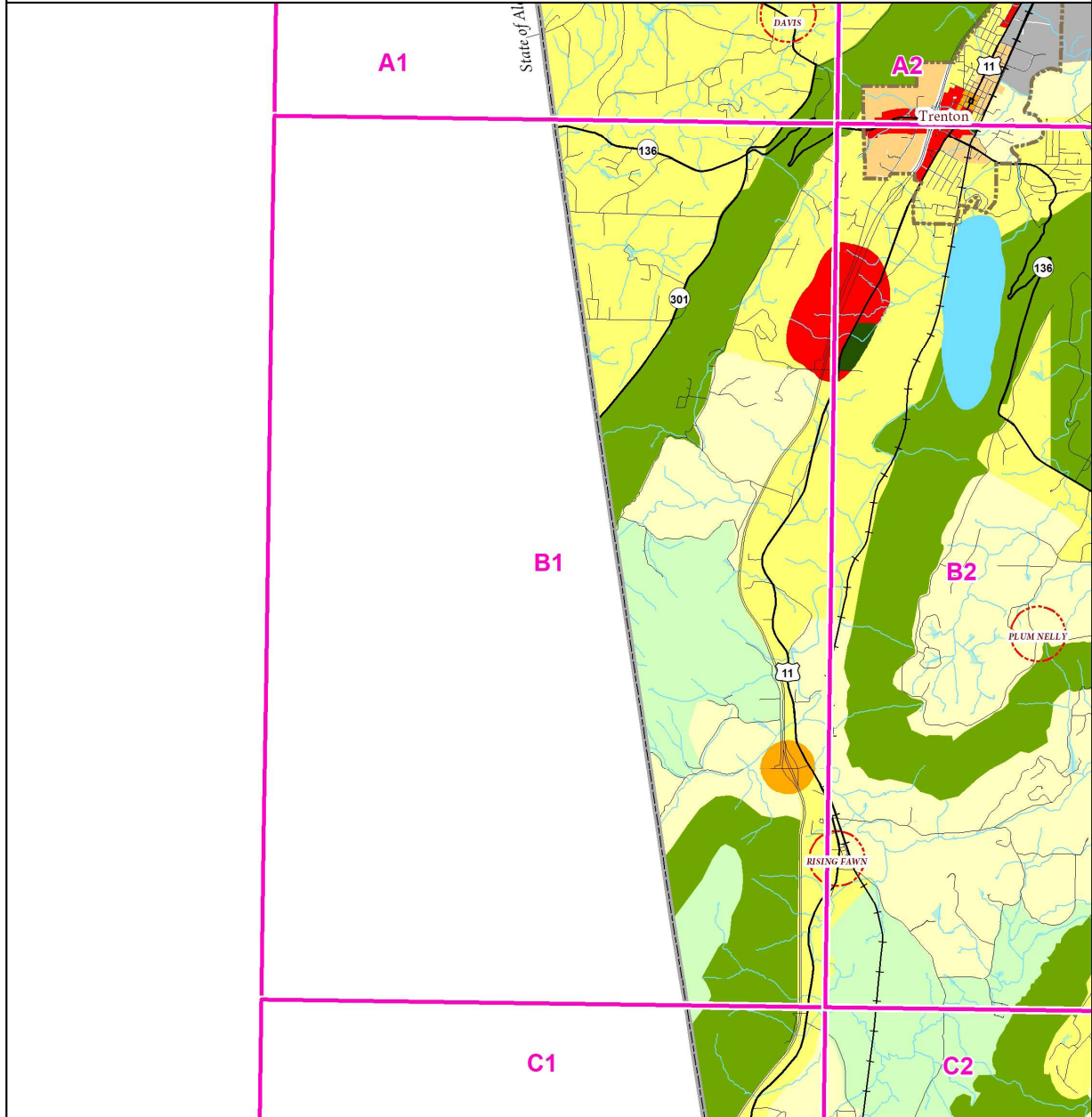


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Future Development Map - Dade County, Georgia

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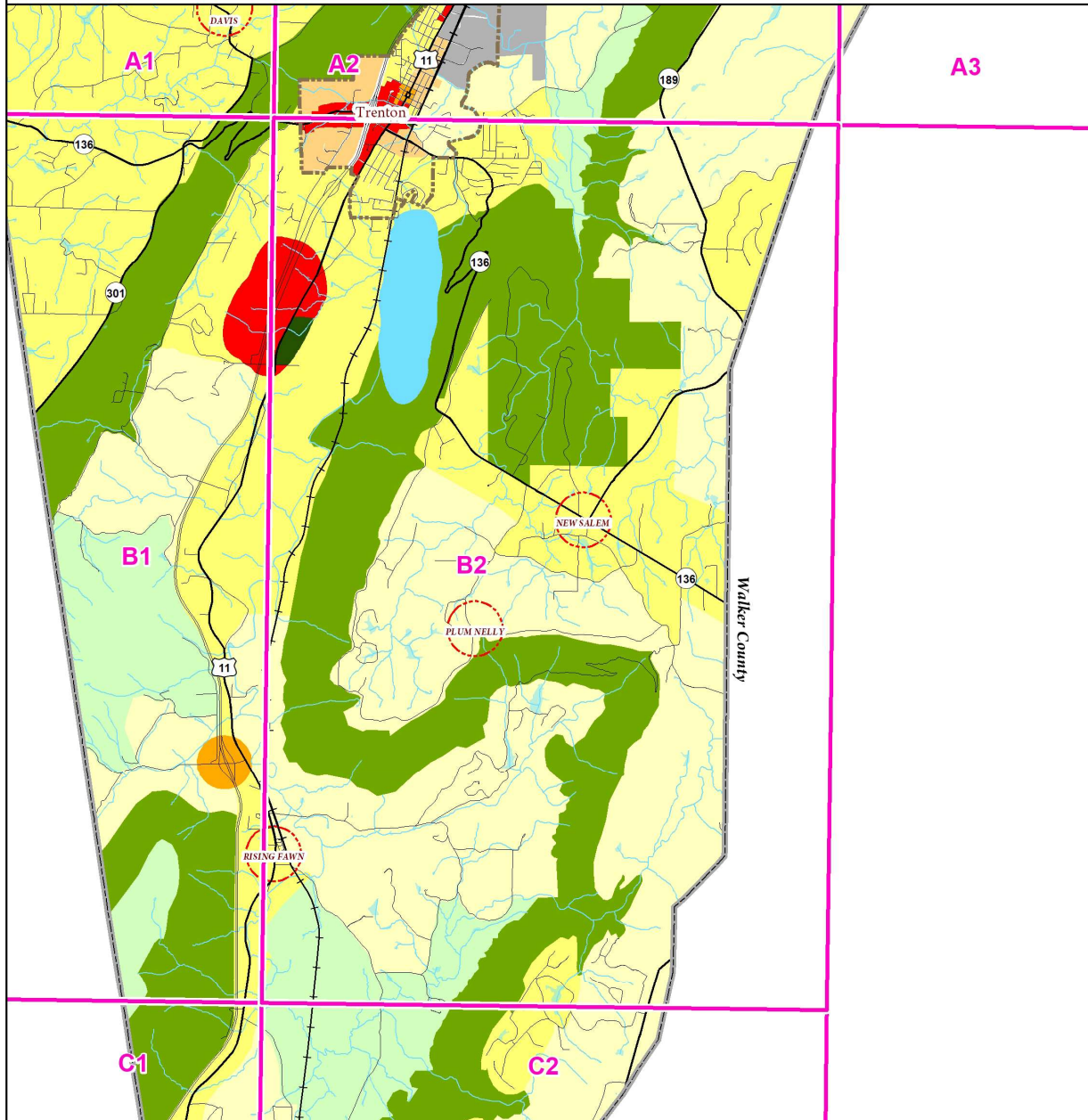


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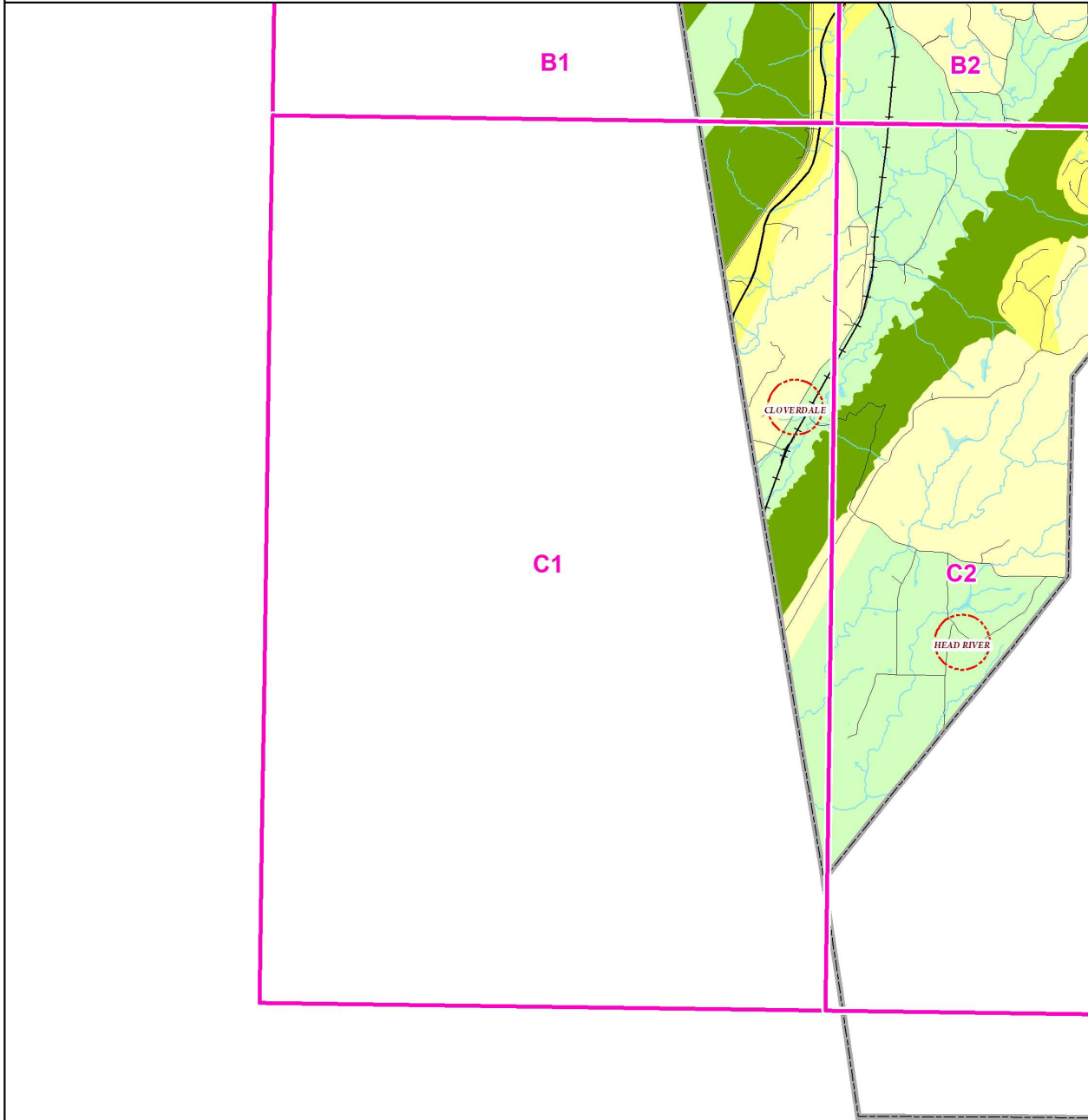


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Future Development Map - Dade County, Georgia

1 inch = 1.5 miles



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 Greenspace/Conservation
 Residential
 Rural Residential

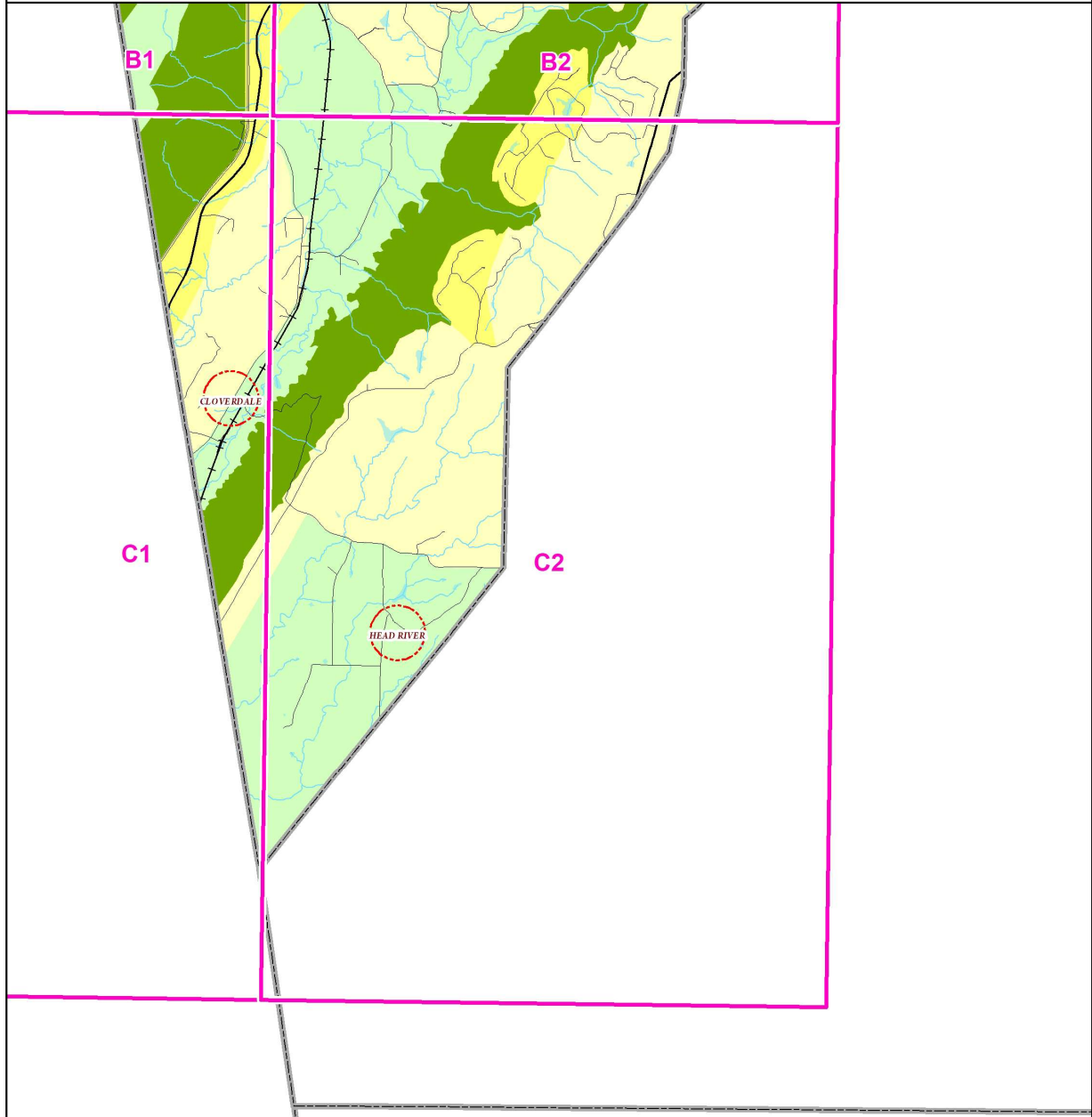


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Future Development Map - Dade County, Georgia

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 Rural Residential




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City of Trenton Future Development Map

Future Development Map Trenton, Georgia

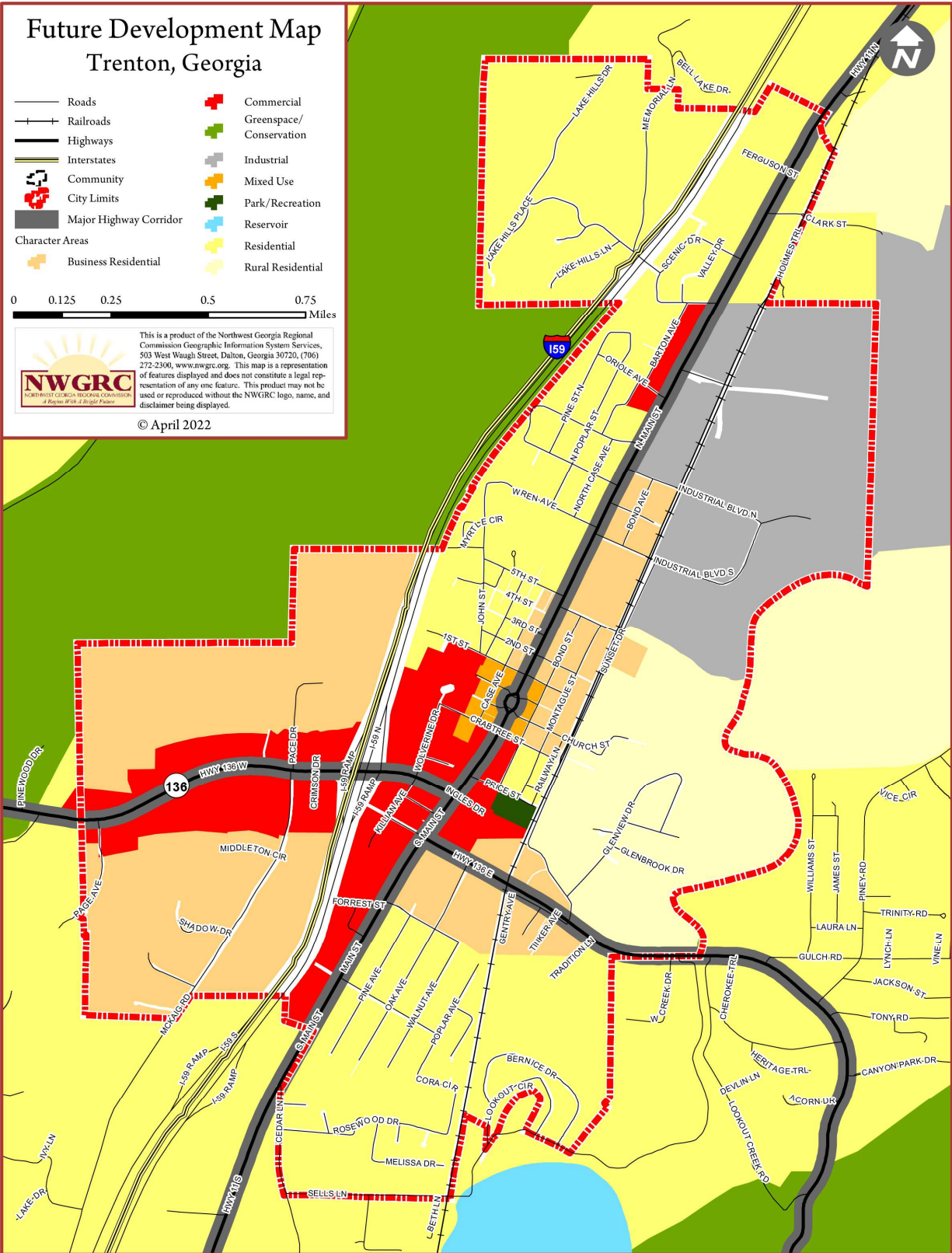
-  Roads
-  Railroads
-  Highways
-  Interstates
-  Community
-  City Limits
-  Major Highway Corridor
-  Character Areas
-  Commercial
-  Greenspace/Conservation
-  Industrial
-  Mixed Use
-  Park/Recreation
-  Reservoir
-  Residential
-  Rural Residential
-  Business Residential

0 0.125 0.25 0.5 0.75 Miles



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Character Area

Included within the Land Use Element is a Future Development Map describing current and expected future development patterns within each municipality. The Future Development Map uses “Character Areas” to describe each community’s development pattern as they envisioned it to be in the future. These character areas combine both development pattern form and land use function to identify the unique features of an area. As described in the Georgia Department of Community Affairs’s *Discovering and Planning Your Community Character Guidebook*, each area is identifiable based on development intensity and patterns, street design and layout, location, the extent of civic buildings and public spaces, and the location of natural features. Character areas describe the unique traits of the area, where the future development map is the visual representation of all these individual areas as a whole. This visual representation allows decision-makers to be consistent in advancing the commercial, industrial, and residential growth while also promoting recreational opportunities and preserving the rural and agricultural lands.

The Future Development Map can be consulted to advise officials on appropriate zoning decisions that are consistent with the character of the area as identified by the public. The Future Development Map and accompanying character area descriptions are less specific than the description and permissible uses identified by zoning regulations. Though zoning designation is identified by the district, zoning is still prescribed on a parcel-by-parcel basis. Character areas are also identified by district, but they describe the desired development type and theme of a location.

Character Area: Residential

Location: Dade County, City of Trenton

Description:

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, and rehabilitation of distressed properties.
- Infrastructure improvements: transit, fiber optics, etc.
- Encourage a wide array of housing types (a 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



Figure 41. Single family residential on hwy 11



Figure 42. Multi-family residential on hwy 11

commercial activity centers at suitable locations.

- Use traffic calming improvements, sidewalks, and 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

Mixed Use

Location: Dade County, City of Trenton

Description:

These are areas where commercial, light industrial, and residential meet. These areas are generally found in 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 include 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 to protect any/all historic buildings. There is 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).



Figure 43. Corner Coffee shop along Main Street on the downtown square



Figure 44. Local commercial establishments along Main Street on the downtown square

- 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

Rural Residential

Dade County

Description:

The rural areas feature more natural land, including larger lots, 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

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.



Figure 45. Rural Residential housing

- 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 Agriculture

Agricultural
Dade County
Description:

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 the use of conservation easements.
- Widen roadways only when necessary.
- Carefully design road alterations to minimize the visual impact on surrounding scenery.

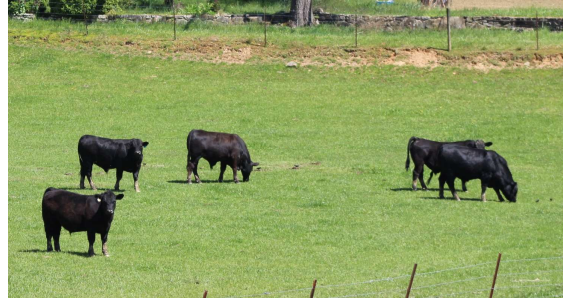


Figure 46. Local Agriculture



Figure 47. Local Agriculture

- Using utility siting to control growth.
- Protecting farmland.

Land Uses:

Agriculture, Forestry

Greenspace/Conservation

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 the 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 that 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

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 necessary.
- Carefully design the roadway alterations to minimize visual impact.
- Promote these areas as passive-use tourism and recreation destinations, allowing no other development.

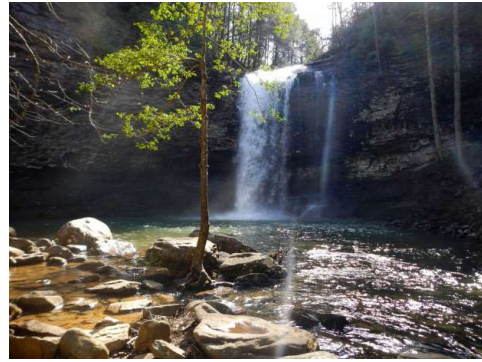


Figure 48. Cherokee Falls of Cloudland Canyon, photo courtesy of Alliance for Dade



Figure 49. Cloudland Canyon viewing trail overlook. Photo courtesy of Georgia Department of Natural Resources State Parks & Historic Sites

- 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:

Conservation, Passive recreation, ex. Trails

College

Dade County

Description:

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 an 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



Figure 50. Covenant College at Lookout Mountain

Dade County School System.

- Maintain/upgrade infrastructure, as necessary, to support college growth, and the growth that compliments the surrounding area.

Land Uses:

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

Commercial

Dade County, City of Trenton

Description:

Includes strip malls, franchises, 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.



Figure 51. Commercial establishments at the intersection of hwy 136 and hwy 11

- 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

Business Residential

City of Trenton

Description:

The character of this area is similar to that of mixed use, with a combination of commercial, light industrial, and residential. It contrasts mixed use in that this area is less dense and more residential oriented than traditional mixed use. Residential uses include single-family dwellings and multi-family dwellings. Nursing homes, Clubs-Lodges, and Churches can be found within this character area. Commercially, common uses include service stations, auto sales, Drive-in restaurants, and shopping centers. Like the commercial character area, commercial uses are a mix of franchise and mom-n-pop businesses. Unlike the commercial character area, the most common land use found within this area remains heavily residential.

Implementation Measures:

- Use traditional neighborhood development principles.
- Public investments: Beautification projects, continued street maintenance.
- Incentives: For infill development, and rehabilitation of distressed properties.
- Recruit new, well-designed, small-scale, infill multifamily residences to increase density and



Figure 52. Commercial and local service businesses along S. Industrial Blvd off of N. Main St

income diversity (could include garage apartments, in-law suites, etc.)

- Consider streetscapes to make the area walkable and welcoming.
- Consider regulations/ordinances to mitigate potentially undesirable aspects (noise, air quality, increased traffic, stormwater runoff).
- 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.
- When practical, establish trail connections between various residential areas and appropriate commercial locations.

Land Uses:

Commercial, residential

Industrial

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, or other nuisance characteristics are not contained on-site.

Implementation Measures:

- Use industrial and small industrial parks; have a mix of small and large industries.
- 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



Figure 53. Vanguard Industries

internet, provide alternative access roads, business recruitment/retainment.

- Infrastructure Improvements: Maintain and upgrade roads, sewer/water.
- Encourage a greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use onsite

Land Uses:

Industrial, Commercial

Park/Recreation

Dade County, City of Trenton

Description:

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



Figure 54. Dade County Sports Complex. Photo courtesy of Alliance for Dade



Figure 55. Jenkins Park & Playground. Photo courtesy of City of Trenton



Figure 56. Lookout Mountain Flight-Park

Crossroads communities

Dade County

Description:

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 are 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 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 the 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.



Figure 57. Dollar General grand opening at Sand Mountain. Photo courtesy of Alliance for Dade



Figure 58. Canyon Grill, New Salem Community



Figure 59. West Brow Fire Station.

- 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

**Major Highway Corridors (Hwy 136, Hwy 11)
Dade County, City of Trenton**

Description:

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).



Figure 60. Hwy 11

- All new development should be set back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads
- Encourage landscaped, raised medians.
- Provide pedestrian facilities behind drainage ditches or curb.
- Coordinate land uses, and 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

Proposed Reservoir

Dade County

Description:

Dade County and the City of Trenton have made plans for a future 70-acre 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.

Implementation Measures:

- Prepare Reservoir Master Plan, focusing on location, size, environmental impact, marketing, recreational/tourism opportunities,
- Create a land buffer (park) around the proposed reservoir to allow the soil to filter impurities and protect water quality.

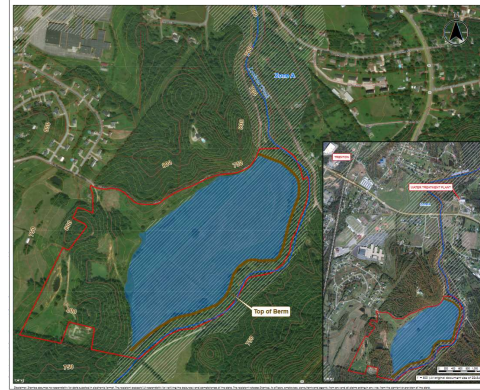


Figure 61. Proposed reservoir site map. Photo courtesy of Dade County Government.

- Restrict the use of impervious surfaces (i.e. asphalt, concrete, etc.) that generate stormwater runoff.
- Pedestrian connections to downtown Trenton and nearby homes.

Land Uses:

Greenspace/Conservation, Parks/Recreation

TRANSPORTATION

Overview

A transportation element is required for comprehensive plans in which a local government is within a Metropolitan Planning Organization area (urbanized areas with a population greater than 50,000), is to review any upcoming transportation improvement projects in the local area. The review of the transportation element may be used as an evaluation tool, addressing any needs or opportunities, and serving to aid in the decision-making process.

Portions of Dade County, the area which stretches from an intersection with Dade County and Hamilton County Tennessee to the northwest, continuing southeast toward the New England Community, then intersecting with Highway 189 before continuing southeast into Walker County, are within the Chattanooga-Hamilton County/North Georgia Transportation Planning Organization (CHCNG-TPO). The purpose of CHCNG-TPO is to coordinate transportation planning for the multi-state and multi-county region. In addition to vehicular modes of transportation, the CHCNG-TPO organizes and provides advisement for alternative modes of transportation like pedestrian, cycling, and mass transit. Local jurisdictions seeking finances by way of federal transportation programs administrated through the CHCNGTPO are to be considered an authorized Local Public Agency (LPA) with an adequate organizational structure to administrate federal funds responsibly. Projects are to be certified by the Georgia Department of Transportation (GDOT) and listed as a Local Administered Project (LAP). The CHCNG-TPO boundary encompasses the Wildwood community, Interstate 24, and parts of Interstate 59. The CHCNG-TPO works in partnership with both the Georgia Department of Transportation (GDOT) and the Tennessee Department of Transportation (TDOT).

Regional Transportation Plan

Federal legislation, passed in the early 1970s, required the formation of a Metropolitan Planning Organization (MPO) for any “Urbanized Areas” with a population greater than 50,000 inhabitants. Urbanized Areas are comprised of a densely settled core of census tracts and/or census blocks and those adjacent territories. Since 1977, the Chattanooga-Hamilton County/North Georgia Transportation Planning Organization (CHCNG-TPO) has been designated as an MPO. CHGNG-TPO consists of Chattanooga-Hamilton County Tennessee, Catoosa County Georgia, as well as the upper portions of Dade and Walker County Georgia (FIG 27). It is important to note that the CHGNG-TPO boundary is subject to change when the 2020 Census updated urbanized boundaries are released.

CHGNGA TPO is to ensure that transportation investments are based on comprehensive, cooperative, and continuing (3-C) planning. CHCNG-TPO provides local officials and residents input into the planning and implementation of federally funded transportation projects that are in accordance with federal planning factors that correspond with the local regional priorities identified by residents, stakeholder groups, and member jurisdictions.

Where the Long-Range Transportation Plan (LRTP) planning process is to address Federal transportation planning requirements and national transportation goals, short-term projects are prioritized through CHCNG-TPO’S Transportation Improvement Program (TIP). TIP covers four years of federal, state, and locally funded multimodal transportation projects that are derived from the Regional Transportation Plan

(RTP). The most recent TIP is for 2020-2023 and only identifies a few projects in Dade County (Table 3). Only one of these projects, a bridge replacement at I-24 at the intersection of CR 146/Slygo Road 5 miles NE of New England, has direct funds allocated. The engineering and construction portion (\$520,000) of the plan has been completed. Right of Way improvements are scheduled to be completed in 2022 at a total cost of \$250,000. The other projects listed in the TIP are for pedestrian crossing and are listed as a Lump Sum Grouping for funding purposes.



Figure 62. Dade County Transit

Table 3. Listed projects provided from the Chattanooga-Hamilton County/North Georgia Transportation Organization (CGNGA TPO) 2050 Regional Transportation Plan

Widen I-24 from 4 lanes to 6 lanes near I-59 to the Georgia/Tn State line (2033006)	X	X	X	X	X	\$33,800,000	TIP	TDOT, TPO, GDOT
Replace I-24 Bridge near or at CR 146/Slygo road, 5 miles NE of the New England Community (GA-0016512)	X	X	X	X	X	\$900,000	TIP	GDOT, TPO, TDOT
Lump Sum projects at I-59 at 4 locations – Signing upgrades (M004513)	X	X	X	X	X	\$970,000	TIP	GDOT, TPO, TDOT
Lump Sum projects at I-24 at I-59 and SR 299 sign upgrades (M004514)	X	X	X	X	X	\$1,148,781	TIP	GDOT, TPO, TDOT
Pedestrian upgrades at multiple locations in both Dade and Walker County (0013694)						\$165,000	TIP	
Pedestrian upgrades at multiple locations in both Dade and Walker County (0013694)						\$550,000	TIP	
I-59 at 4 Locations – Sign Upgrades (M004513)								

Dade County Transit

Dade County itself operates a transit bus between the hours of 4:30 am and 3:00 pm, Monday through Friday. The transit is to serve educational needs, employment, shopping, social activities, many other Places, and Medical Appointments.



Figure 64. Cloudland Connector Trail head. Photo courtesy of Georgia Department of Natural Resources State Parks and Historic Sites

Pedestrian and Cycle

The City of Trenton has an interest in starting and implementing an existing early 2000's streetscapes plan by Reagan-Smith Associates. In March 2018, local officials, representatives of Reagan-Smith Associates, and designers from the University of Georgia's Carl Vinson Institute of Government began collaborating to develop landscape and other suggestions to improve and enhance Trenton's downtown streetscape plan (Trenton, Georgia Design Considerations | 2018). Streetscapes ideally include traffic calming features 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, and decorative plants/trees, benches, bike lanes, etc.

Carl Vinson institute evaluated and included design considerations for both "Safe Routes to School", a Town Creek Trail, and a Cloudland Connection. Connections for "Safe Routes to School" include Dade County High School to Cloudland Canyon State Park, by way of Sells Lane could connect Trenton to Cloudland Canyon State Park. Other connections would be with Dade Middle School. The Town Creek Trail could provide another linkage from Dade County High school to downtown. The Cloudland Connection to Trenton would include extending sidewalks along GA-136 to Canyon Park Drive, connecting to all three Dade County Schools, and providing pedestrian and bike access to Cloudland Canyon State Park.

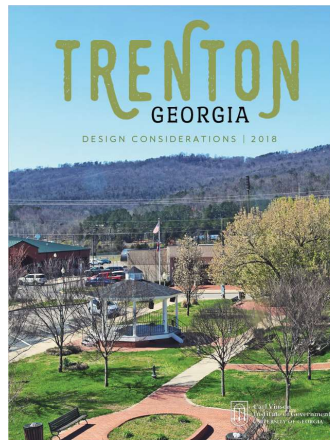
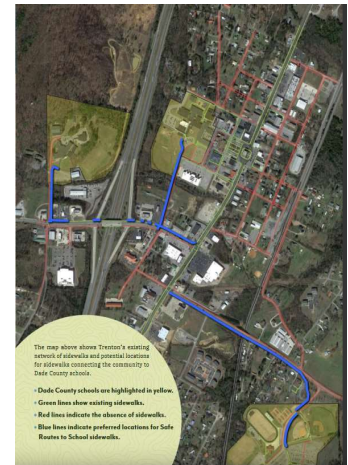


Figure 65. Trenton Georgia Design Consideration, 2018, Carl Vinson Institute.



Bikeway and Pedestrian Feasibility

Other Planning efforts by the CHCNG 2045 Regional Transportation Plan (RTP) include multimodal planning efforts. By law, RTPs are to also include transit enhancement activities as they reduce congestion, pollution, and energy consumption in a cost-effective manner and strategies and investments. In 2017 Regan and Smith composed a Northwest Georgia Feasibility Study for Bikeways and Pedestrian Multi-Use Routes. The purpose of the feasibility study is to establish a vision for bikeway and pedestrian multi-use routes and measure their benefits for local municipalities and the surrounding region. A proposed approximant 118-mile route is recommended in the plan to connect communities. The specific economic benefits cited in the study were: increased property values, job opportunities, economic stimulation, tourism, promotion of healthy living, enhanced cultural awareness, community identity, environmental benefits, and improved transportation options. Chattanooga, as an economic and entertainment hub, is an attractive location for visitors. A Multi-use route would allow for those of Chattanooga to travel out of the city for recreational purposes and to visit locations within Dade County and the City of Trenton. Two routes that included that entered Dade County are a Lookout Mountain and Wildwood Tiftonia Route. Nonprofit entities, such as the Lookout Mountain Conservancy (LMC) and The Trust for Public Lands (TPL), are engaged in promoting hiking and biking activities in the area while also exploring opportunities to connect various communities by way of a trail system within Dade County.

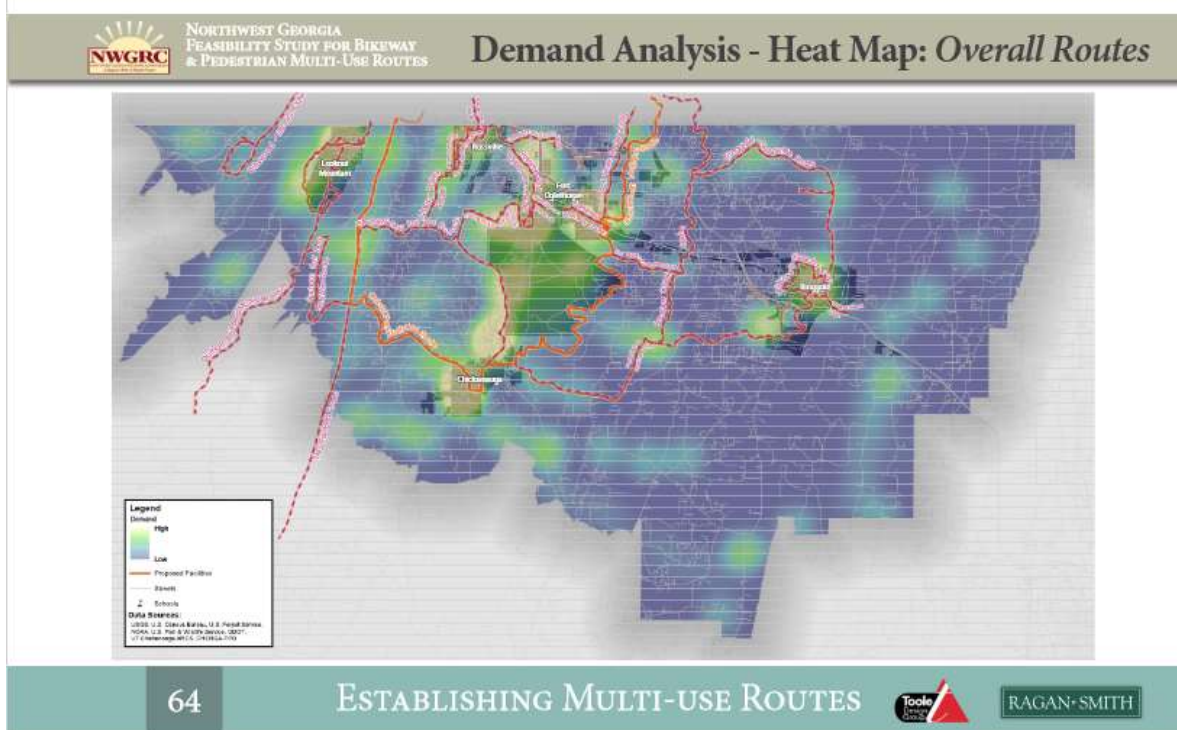


Figure 66. Demand Analysis-Heat Map of routes from the Northwest Georgia Feasibility Study for Bikeway & Pedestrian Multi-Use Routes by Regan - Smith

THRIVE REGIONAL PARTNERSHIP

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, 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 its focus to four top drivers:

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

BROADBAND

The Georgia Broadband Deployment Initiative assists Cities and Counties to identify and meet broadband gaps. Dade County and the City of Trenton have identified areas within their respective borders that are underserved according to Georgia Senate Bill 402 Achieving Connectivity Everywhere, OCGA 50-40, and the 2018 Minimum Planning Standards. These areas which serve residents, businesses, and government areas may not have wired coverage at the speed of 25 Mbps downstream and 3 Mbps upstream. For example, students are unable to prepare their assigned homework in their homes but must go to local restaurants that offer wireless service to complete homework requirements. Likewise, small business owners or professionals may be unable to work from home due to limited or unreliable speeds at their home or place of work. These areas are generally shown on the Georgia Broadband Deployment Initiative map using data provided at the census block level. The City and County will work with providers to obtain more specific data on infrastructure improvements needed to expand and improve broadband service to meet the City and County's joint Broadband Goal. Broadband was identified by stakeholders during the 2016-2017 comprehensive plan update process as a key need for Dade County and for the City of Trenton. Specific projects related to broadband infrastructure are identified on the map below. <https://broadband.georgia.gov/maps>:

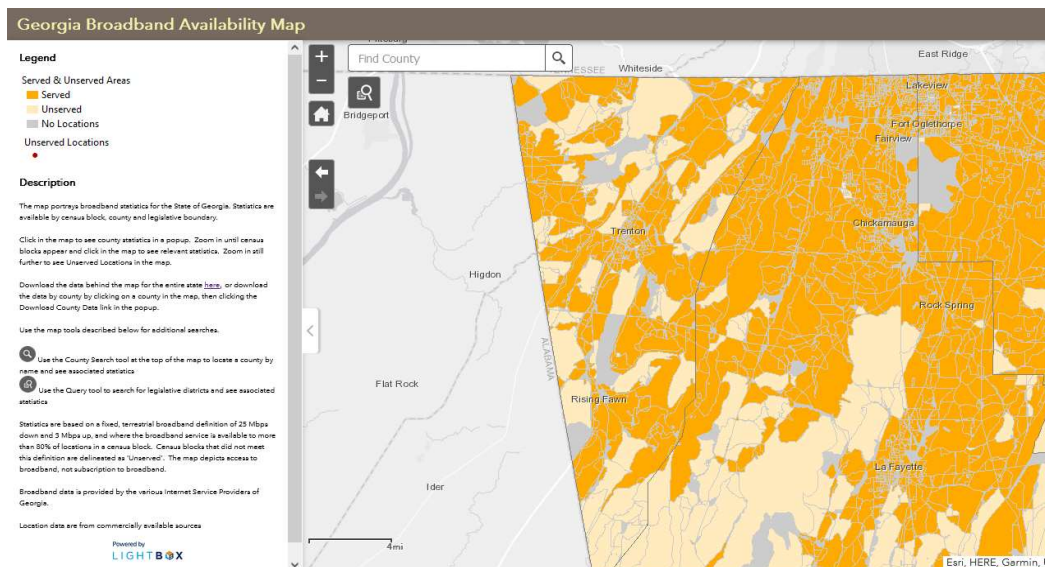


Figure 67. Broadband data made available through Georgia Department of Community Affairs Georgia Broadband Program. <https://broadband.georgia.gov/maps/map-data>

In February of 2022, Georgia Governor Brian Kemp announced almost \$408 million in preliminary awards which will provide communities, households, and businesses in 70 Georgia counties access to faster and more reliable broadband. These finances are to be made available to those providers who are seeking to extend infrastructure into unserved or underserved locations in local communities based on data from the Georgia Broadband Availability Map, 482,374 locations in Georgia are underserved as of July of 2021. As of March of 2022, Dade County has a total of 943 *Unserved Locations*, 11% in total. Georgia

Telecommunications Association – Trenton Telephone Company (Dade) applied and was awarded a total of \$6,500,000 to expand broadband availability. As part of the Georgia Broadband Development Initiative (GBDI)/Broadband Ready Program, and as highlighted in the Dade County (pg. 84) and the City of Trenton (pg. 95) work program, Trenton Telephone Company, Dade County, and the City of Trenton will work together in expanding broadband infrastructure to unserved and underserved locations

COMMUNITY WORK PROGRAM

A Community Work Program is a list of specific activities a community plans to undertake over the next 5 years after the adoption of the plan. These projects are associated with a specific need or opportunity identified from the community survey. A needs and opportunity code, as provided in the needs and opportunity section, has been assigned to each work program item. The work program itself is non-binding, there are no legal requirements that any project listed has to be completed. The work program is a list of possible projects that are within the following categories: economic development, housing, transportation, natural and cultural resources, community facilities and services, and land use. All projects are given an estimated timeline for completion, a cost estimate, and a potential funding source. Those items that are underway or postponed from the previous work program (2017-2027 Joint Comprehensive Plan), as identified in the report of accomplishments, are carried over to the current work programs. Those work program activities from the previous plan that were postponed from the previous plan and carried over to the current plan is indicated in the Report of Accomplishments in green text under the explanation heading. Again, this is a planning guide and is not a binding contract.

Dade County Work Program Table

2023 - 2026 Dade County Community Work Program

Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-1, ED-2, ED-4, ED-8,	Partner with Dade County Water and Sewer Authority (WSA) and the City of Trenton to expand sewer infrastructure up HWY 11 for future industrial use	X	X	X	X	X	\$500,000	GEFA (Georgia Funds, Clean Water State Revolving Funds, etc.) SPLOST, Grants and loans	Dade County, City of Trenton, Dade Water and Sewer Authority
ED-5, ED-6, ED-8, ED-9, NR-3	Build Town Creek Trail (This would be considered both an Economic Development Project and Natural/Cultural Resources)					X	\$50,000	GDOT Transportation Alternatives (TA), DNR Recreational Trails Program, ARC, Other Grants and Loans	Dade County, City of Trenton, Dade County Industrial Authority (IDA)
ED-5, ED-6, ED-8, ED-9	Expand trail systems from Cloudland Canyon State Park to Trenton by a Cloudland Canyon Connection. and build Cloudland Canyon State Park trail connection. (considered both Econ. Dev and Natural/Cultural Resources)					X	\$125,000	GDOT TA, DNR RTP, ARC, Other Grants and Loans	Dade County, City of Trenton, Dade County Industrial Authority (IDA)
ED-1, ED-2, ED-3	Partner with the City of Trenton to purchase additional public industrial parkland for the future expansion of the existing industrial park	X	X	X	X	X	\$1,500,000	Loans and Grants, SPLOST	Dade County, City of Trenton, Dade County Industrial Development Authority

2023 - 2026 Dade County Community Work Program

Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-1, ED-3, ED-9, H-1, H-2, H-3, CF-3	Collaborate with Dade Water and Sewer Authority to fund utility improvements to support new development	X	X	X	X	X	500,000	ARC, GEFA (Georgia Funds, Clean Water State Revolving Funds, etc.), Grants and loans, General funds	Dade County, Dade Water and Sewer Authority, City of Trenton
ED-6, CF-3	Partner with the City of Trenton to move the Chamber of Commerce (Alliance for Dade) and Historical Society into the historic Dade County Courthouse		X				\$15,000	SPLOST	Dade County, City of Trenton
BROADBAND									
BR-1	Develop cost estimates for broadband infrastructure improvements.	X	X	X	X	X	\$15,000	DCA Broadband	Dade County
BR-1	Work with Trenton Telephone to expand broadband infrastructure to unserved or underserved areas.	X	X	X	X	X	\$6,500,000	American Rescue Plan	Trenton Telephone, Dade County
HOUSING									
CF-3	Find an additional grant for sewer infrastructure along Hwy 299			X	X	X	\$10,000,000	ARC, USDA, GEFA (Georgia Funds, Clean Water State Revolving Funds, etc.)	Dade Water and Sewer Authority, Dade County

2023 - 2026 Dade County Community Work Program

Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
TRANSPORTATION									
T-1, T-2, T-4	Pursue widening of Ga. Hwy 299 and lighting the wildwood exit off I-24			X	X	X	Staff time	Local and State funds	Dade County, GDOT, TPO
T-1, T-2, T-3, T-4, T-5	Partner with the City of Trenton to construct Connector Hwy to I-59					X	\$2,500,000	SPLOST	City of Trenton, Dade County, GDOT, TPO
NATURAL AND CULTURAL RESOURCES									
NR-1, NR-3	Construct a multipurpose building on County property for a Park, Recreational Facility, and Ampitheater				X		\$600,000	SPLOST, ARC, CDBG	Board of Education, Dade County
NR-2, ED-5, ED-6	Partner with the City of Trenton to maintain and expand the use of the historic courthouse, including an event space	X					\$2,000,000	Local funds, SPLOST, Hotel/motel tax, Private Donations	Dade County
NR-1, ED-5, ED-6, ED-8, ED-9	Build Town Creek Trail to connect the City of Trenton from the High School (This would be considered both an Economic Development Project and Natural/Cultural Resources)					X	\$50,000	GDOT TA, DNR RTP, ARC, Other Grants and Loans	Dade County, City of Trenton, Dade County Industrial Authority (IDA)
NR-1, ED-5, ED-6, ED-8, ED-9	Expand trail systems from Cloudland Canyon State Park to Trenton by a Cloudland Canyon Connection and build Cloudland Canyon State Park trail connection. (Considered as Econ. Dev and Natural/Cultural Resources)	X	X	X	X	X	\$125,000	DNR Recreational Trails Program, GDOT TA funds, ARC, Other Grants and Loans	Dade County, City of Trenton, Dade County Industrial Authority (IDA)

2023 - 2026 Dade County Community Work Program

Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
NATURAL AND CULTURAL RESOURCES									
NR-1, NR-3	Expand upon and update the Trenton Dade County Tourism Resource Team Report of 2013 to be more specific				X	X	\$25,000	ARC	Dade County, City of Trenton
COMMUNITY FACILITIES AND SERVICES									
CF-1	Partner with City of Trenton to update joint animal control agreement	X					Staff time	General Fund	Dade County, City of Trenton
CF-1	Partner with the City of Trenton to construct an animal control facility			X			\$250,000	SPLOST, FEMA	Dade County, City of Trenton
CF-2, CF-3, CF-4	Procure funds for a Joint Countywide fire protection					X	\$15,000	FEMA Staffing for Adequate Fire and Emergency Response (SAFER), Assistance to Firefighters Grant (AFG), BRIC	Dade County, City of Trenton
CF-3, CF-4	Partner with the City of Trenton to create a new 911 Emergency Operation Center and Safe Room					X	\$3,000,000	SPLOST	Dade County, City of Trenton
CF-3, CF-4	Partner with the City of Trenton to create storm shelters (Safe Rooms) throughout Dade County					X	\$200,000 (each)	SPLOST, FEMA (BRIC, Hazard Mitigation Grant)	Dade County, City of Trenton

2023 - 2026 Dade County Community Work Program

Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
COMMUNITY FACILITIES AND SERVICES									
CF-3	Construction/conversion to more "Green" energy initiatives (e.g. Solar Generation)						\$150,000	ARAP (Energy Improvement in Rural or Remote Areas)	Dade County, Dade County Industrial Development Authority (IDA)
CF-3	Construct a new sewer line from Covenant College to Highway 299 Sewer Interceptor					X	\$1,000,000	SPLOST, College	Dade County, College, Water and Sewer Authority
CF-5, CF-6	Expansion of Online/Social Media platforms		X				\$5,000	Staff time	Dade County, Dade County Water, and Sewer Authority, Industrial Development Authority, all appointed boards
CF-3, CF-5	Construction of new Election Division Building to include all federal, state and local security standards required to hold special, primary and general elections.					X	\$150,000	SPLOST	Dade County
CF-3	Pave remaining graveled portion of Vanguard Drive at Vanguard National Trailer Corp			X			\$100,000	ARC, Georgia Department of Transportation	Dade County, City of Trenton, Georgia DOT

City of Trenton Work Program Table

2023 - 2026 City of Trenton Community Work Program

Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-1, ED-2, ED-4, ED-7, ED-8	Partner with Dade County and Dade County Water and Sewer Authority (WSA) to expand sewer infrastructure up HWY 11 for future industrial use	X	X	X	X	X	\$500,000	ARC, GEFA (Georgia Funds, Clean Water State Revolving Funds, etc.) SPLOST, Grants and loans	Dade County, City of Trenton, Dade Water and Sewer Authority
ED-5, ED-6, ED-8, ED-9, NR-3	Build Town Creek Trail to connect the City of Trenton from the High School (Considered an Econ. Dev. Project and Natural/Cultural Resources)					X	\$50,000	GDOT TA, DNR RTP, ARC, Other Grants and Loans	Dade County, City of Trenton, Dade County Industrial Authority (IDA)
ED-5, ED-6, ED-8, ED-9, NR-3	Expand trail systems from Cloudland Canyon State Park to Trenton by a Cloudland Canyon Connection and build Cloudland Canyon State Park trail connection. (Both Econ. Dev and Natural/Cultural Resources)	X	X	X	X	X	\$125,000	DNR Recreational Trails Program, GDOT TA funds, ARC, Other Grants and Loans	Dade County, City of Trenton, Dade County Industrial Authority (IDA)
ED-1, ED-2, ED-3	Partner with County to purchase additional public industrial parkland for the future expansion of the existing industrial park	X	X	X	X	X	\$1,500,000	SPLOST, Loans and Grants	Dade County, City of Trenton, Dade County Industrial Development Authority
ED-6, CF-3	Partner with County to move the Chamber of Commerce (Alliance for Dade) and Historical society into the historic Dade County Courthouse		X				\$15,000	SPLOST	City of Trenton, Dade County

2023 - 2026 City of Trenton Community Work Program

Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
BROADBAND									
BR-1	Develop cost estimates for broadband infrastructure improvements.	X					\$2,000	General Fund	Dade County
BR-1	Work with Trenton Telephone to expand broadband infrastructure to unserved or underserved areas.	X	X	X	X	X	\$6,500,000	American Rescue Plan	Trenton Telephone, Dade County
TRANSPORTATION									
T-1, T-2, T-3, T-4	Partner with the Dade County to construct Connector Hwy to 159					X	\$2,500,000	SPLOST	City of Trenton, Dade County, GDOT, TPO
T-2, T-6	Create sidewalks to the high school and middle school			X			\$1,000,000	Safe Routes to School, Local Funds, Grants	City of Trenton
T-5, T-7	Implement existing streetscapes plan (phase one), Hwy 136 to LaFayette Street			X			\$100,000	TAP, SPLOST, Grants	City of Trenton, GDOT
T-6	Add pedestrian crosswalks on Main Street.			X			\$50,000	ARC, Local Funds, Grants	City of Trenton

2023 - 2026 City of Trenton Community Work Program

Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
NATURAL AND CULTURAL RESOURCES									
NR-3, ED-5, ED-6, ED-8, ED-9	Build Town Creek Trail to connect the City of Trenton from the High School (Considered an Econ. Dev. Project and Natural/Cultural Resources)					X	\$50,000	GDOT TA, DNR RTP, ARC, Other Grants and Loans	Dade County, City of Trenton, Dade County Industrial Authority (IDA)
NR-3, ED-5, ED-6, ED-8, ED-9	Expand trail systems from Cloudland Canyon State Park to Trenton by a Cloudland Canyon Connection and build Cloudland Canyon State Park trail connection. (Both Econ. Dev and Natural/Cultural Resources)	X	X	X	X	X	\$125,000	DNR Recreational Trails Program, GDOT TA funds, ARC, Other Grants and Loans	Dade County, City of Trenton, Dade County Industrial Authority (IDA)
NR-1, NR-3	Expand upon and update the Trenton Dade County Tourism Resource Team Report of 2013 to be more specific				X	X	\$25,000		
COMMUNITY FACILITIES AND SERVICES									
CF-1	Partner with Dade County to update the joint animal control	X					Staff time	General Fund	Dade County, City of Trenton
CF-1	Partner with Dade County to construct an animal control facility			X			\$250,000	SPLOST	Dade County, City of Trenton
CF-3	Pave remaining graveled portion of Vanguard Drive at Vanguard National Trailer Corp			X			\$100,000	ARC, Georgia Department of Transportation	Dade County, City of Trenton, Georgia DOT

2023 - 2026 City of Trenton Community Work Program

Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
COMMUNITY FACILITIES AND SERVICES									
CF-2, CF-3, CF-4	Procure funds for a Joint Countywide fire protection					X	\$15,000	FEMA Staffing for Adequate Fire and Emergency Response (SAFER), Assistance to Firefighters Grant (AFG), BRIC	Dade County, City of Trenton
CF-3, CF-4	Partner with the Dade County to create a new 911 Emergency Operation Center and Safe Room					X	\$3,000,000	SPLOST	Dade County, City of Trenton
CF-3, CF-4	Partner with Dade County to create storm shelters (Safe Room throughout Dade County					X	\$200,000 (each)	SPLOST, FEMA (Hazard Mitigation Grant)	Dade County, City of Trenton
CF-7	Upgrade raw water intake debris screen system to barrel screens with air burst				X		\$35,000	General funds, Grants, loans, GEFA (Georgia Funds, Clean Water State Revolving Funds, etc.),	Dade Water and Sewer Authority, City of Trenton
LAND USE									
LU-1	Minimize stormwater and flooding issues along Town Creek				X		\$15,000	FEMA, ARC	City of Trenton

APPENDIX A: SIGNIN SHEETS FROM STEERING COMMITTEE MEETINGS

INITIAL PUBLIC HEARING
DADE COUNTY AND THE CITY OF TRENTON
JOINT COMPREHENSIVE PLAN UPDATE
 5:00 pm
 Thursday, August 19, 2021

 Dade County Administrative Building,
 71 Case Avenue, Trenton, Georgia 30752

PLEASE SIGN IN:	
Name and local municipality	Email or Phone
Alex Smith City/County	
Carcy Faussett - Anderson County	
Alex Case City	
Don Townsend County	
Kamarc Lowery County	
ROBIN ROGERS County	
Melissa Bradford County	
Ted Rumley County	
Rebecca Hazen	
Jennifer Blair	
Rebecca Jones County	
Nancy Williams	
George Williams	
Adam Austin	
Jill M Rumley	

or
9-900

Thank you for attending!



**DADE COUNTY JOINT COMPREHENSIVE PLAN UPDATE
2nd STAKEHOLDER MEETING**

Facilitator: NWGR

Date: February 15, 2022

Place/Room: Dade County Administration Building

Time: 1PM

	Please Print Name	Title
1.	LAMAR Lowery	District Commissioner
2.	April Keith	City Clerk City of Trenton
3.	GEORGE WILLIAMS	ALLIANCE FOR DADE
4.	EVAN STONE	KUN AM + FM
5.	Jul M Krumley	Dade Co Commission
6.	Phillip Huntline	County Commissioner
7.	Don Townsend	County Clerk / CFO
8.	Rebecca Hazen	Dade County Sentinel
9.	Dennis Flaughber	TRENTON UMC
10.	JOSH INGLE	DADE County SCHOOLS
11.	Jayne Biggs	Citizen
12.	Jane Dixon	Alliance for Dade Optimist Club
13.	CAREY ANDERSON	PID DADE COUNTY
14.	PETER CERVELLI	CHAIR-IDA
15.	Alex Case	Mayor of Trenton
16.	William Back	EXECUTIVE DIR Economic Dev.
17.		
18.		

**STEERING COMMITTEE
DADE COUNTY AND THE CITY OF TRENTON
JOINT COMPREHENSIVE PLAN UPDATE**

5:00 pm
Thursday, April 7, 2022

Commission Meeting Room,
Dade County Administrative Building,
71 Case Avenue, Trenton, Georgia 30752

PLEASE SIGN IN:	
Name and local municipality	Email or Phone
LAMAR Lowery	
EVAN STONE	
Donna M. Street	
Doug Simpson	
Alt Con	
Craig Anderson	
Melissa Bradford	
Judith Ramsey	
Rolui Kogan	
John Pyle	

Thank you for attending!

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

Dade County and the City of Trenton are beginning a five-year update of their Joint Comprehensive Plan that was previously adopted in June 2017. The plan update will be prepared according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. This initial public hearing is being held to explain the process for the plan preparation and the opportunities for public participation in the development of the updated plan. The affected governments intend to appoint citizens to participate as part of a Stakeholder Committee to work with planners for the plan preparation. In addition, broad citizen participation at every meeting related to the plan preparation is desirable and recommended.

The plan document, estimated for completion in draft for April 2022, will ultimately be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by June 30, 2022 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 will be held inside the Commissioners' Public Meeting Room at the Dade County Administrative Building, 71 Case Avenue, Trenton, Georgia 30752, on Thursday, August 19, 2021 beginning at 5:00 p.m.

**STEERING COMMITTEE MEETING
DADE COUNTY AND THE CITY OF TRENTON
JOINT COMPREHENSIVE PLAN UPDATE**

5:00 pm
Thursday, November 1, 2021

Commission Meeting Room,
Dade County Administrative Building,
71 Case Avenue, Trenton, Georgia 30752

Name	Local municipality
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Jerry Powell	City of Trenton
Kirk Forshaw	City of Trenton
JANE DIXON	Alliance For Dade / Op Timist Club
Chagne Griffin	Dade County / School Board
EVAN STONE	Dade County - Kwon Radio TV Dade
Lamar Lowery	Dade County Commission
Bella Donna	County Citizen
Melissa Faircloth	County Citizen
Melissa Bradford	County Commission
Dr. Jensen	County Clerk / CFO
Cory Anderson	P/D Dade Co.
Dennis Flaugh ^{FLAUGHER} (Flaugh)	Trenton UMC
Robert Bell	Dade County Commission
Donna Street	HPC
Russanna Jenkins	City of Trenton
Jul M Rumbly	Dade County
Alex Case	Mays City of Trenton
Debbie Cass	New Salem
Marcy Williams	Alliance For Dade
George Williams	Alliance For Dade
Alex Smith	NW GRC, OLG

PUBLIC HEARING NOTICE DADE COUNTY and TRENTON JOINT COMPREHENSIVE PLAN

Dade County and the City of Trenton have prepared a draft Joint Comprehensive Plan Update for 2022-2027 according to the 2018 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 Update for Dade County and the City of Trenton*, for the period 2022-2027. This draft plan was prepared by the Dade County and the City of Trenton with broad public participation and with guidance from a Steering Committee of public and private sector individuals. After the public hearing 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, 2022 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, May 5, 2022 at 5:30 PM at the Dade County Commissioner's Meeting Room, 71 Case Ave., Trenton, Georgia.

**PUBLIC HEARING
DADE COUNTY AND THE CITY OF TRENTON
JOINT COMPREHENSIVE PLAN UPDATE
5:30 pm
Thursday, April 5, 2022**

**Commission Meeting Room,
Dade County Administrative Building,
71 Case Avenue, Trenton, Georgia 30752**

PLEASE SIGN IN:	
Name and local municipality	Email or Phone
Robert Goff D.C. Comm	
Melissa C Bradford	
Phillip Hartline	
LAMAR Lowery	
Alex Case	
Cory Anderson	
Alex McAlpin	
Evan Spive	
Don Jensen	
Rebecca Jones	
Paul M Runley	

Thank you for attending!

