

# Downtown Development Authority

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**August 10, 2006**

**To: Commissioners – City of Trenton**

**Subject: Downtown Development Authority Monthly Status Report for July 2006**

## **General Downtown Development Authority Items**

### **July 2006 Board Meeting Votes (Motions Passed)**

1. To table moving utility poles on Hwy 11 until an approved Streetscape project
2. To implement DDA website when it is ready per determination of Better Hometown Manager
3. To recommend Beth Chilton to City Commissioners as DDA Board member to replace Shane Ridley

## **Promotion Committee**

Rex Harrison is the chairperson of the Promotion Committee.

### **Fall Festival 2006**

- A fall festival is currently being planned that will take place just before Halloween. It would coincide with the pumpkin carving event the Sheriff's office sponsors

### **Chickamauga Campaign Heritage**

- One sign for Trenton's two additional Chickamauga Campaign Heritage sites has arrived. We expect the second sign shortly. The two Trenton sites are:
  - The Macon Iron Works
  - The O'Neal House

- The mayor will be writing to:
  - GDOT for permission to place one sign on Hwy 11 for the Macon Iron Works and to
  - The property owner regarding the sign for the O’Neal House.
- The Chickamauga Campaign Heritage Trail Committee has been working on a website, which will support tourism with all the historical marker information. A draft version is available at <http://www.chickamaugacampaign.org/preview/> . The website includes the Trenton and Dade County sites. Click on “Tour Information”, “Dade County”.

### **Northwest Georgia Pedestrian and Biking Task Force**

- The task force is currently working on setting up the fiscal 2006-2007 work program. The three aspects that will affect our local area are signs for the bike routes through Dade County and near Trenton, the website for biking and hiking information for Dade County, and support for walkable communities. We hope to learn what is possible for Trenton to make it more pedestrian friendly.

### **Design Committee**

The chair of this committee is Vickie Seymour.

### **Façade Grant Program**

- A façade grant program for 2006 has been initiated for downtown Trenton. Grants can run up to \$4,500. See the attached brochure and press release.

### **Historic Preservation Commission**

- This activity is pending work by the City attorney.

### **Downtown Building Design Criteria**

- The Design Committee has prepared a draft recommendation regarding façades for buildings that are visible from Highways 11 or 136. This recommendation is in response to the request made by the city commission regarding metal building facades. The recommendation is generic and speaks to acceptable and non-acceptable materials. A copy is attached to this report.

## **Economic Restructuring Committee**

Allan Ward is the chairperson of the Economic Restructuring Committee.

## **Economic Development Collaborative**

See Attached Proposal.

## **Seeking New Downtown Businesses and Development**

A new technology business is currently being courted for the Trenton Industrial Park. The business is currently located outside of Georgia. The NWGAJDA is handling the details. Plans are confidential, at this point.

The committee continues working with a developer for advice and counsel on development potentials for downtown. A plan is under development.

## **Building Inventory**

A building inventory for Main Street buildings is under development

## **Organization Committee**

Janet York is the chairperson of the Organization Committee.

## **Board Membership**

- The DDA Board is recommending Beth Chilton of Trenton to replace Shane Ridley on DDA Board. See attached information.

## **DDA Website**

- A website for the DDA will go live this week (per the plan). The current draft version is available to the City commissioners for their information. It can currently be accessed at [www.DowntownTrentonGA.org/index2.php](http://www.DowntownTrentonGA.org/index2.php).

## **Grants**

A State of Georgia Local Development Grant (LDF) application has been applied for by the Mayor. Awaiting feedback.

## **Non-Profit Status**

- Work has begun on the DDA forming a 501c3 non-profit organization. 501c3 status would provide an additional tool for downtown development.

### **Downtown Development Authority Meeting Schedule**

The regular monthly meeting is the third Thursday of every month here at City Hall starting at 5 PM. The next meeting is August 17, 2006.

Peter Cervelli  
Better Hometown Manager  
City of Trenton

## Building Material Recommendation From Design Committee To City Commissioners

The City Commissioners, earlier this year, asked the Design Committee of the Downtown Development Authority to make a recommendation to the Commission on building materials that would be allowed on the exterior of buildings in downtown Trenton. This request was prompted as a result of concerns about newly built buildings and the quality of their facades.

The Design Committee surveyed other towns in Georgia and decided upon the following being given to the City Commission for their discussion and evaluation.

The recommendation is not written in the form of an ordinance. It is intended for use by the City attorney in the formulation of a zoning ordinance.

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This recommendation is for:

- All new construction, additions to existing buildings and reconstructed buildings that have been damaged by fire or natural occurrence (tornado, flood, earthquake, etc.) to the point of the necessity to be demolished and
- All faces of a building's exterior facade that can be viewed from the public right of ways of Highway 11 or Highway 136.

All sides of a building impact the surroundings and should be considered and treated with an architectural finish of primary materials to include brick, wood and stone, unless other materials are used that are demonstrated to be of equal or greater quality. Other materials, sometimes referred to as secondary materials, include (but are not limited to) wood and metal. These materials may be used in conjunction with primary materials, but only for decorative elements and trim.

Building materials should be similar to the materials used on nearby existing buildings in the downtown development district (assuming these material meet the standards set forth in this ordinance). If nearby building materials do not meet the standard, building materials should reflect the higher standards of selected buildings in the downtown area. Brick may be used on new commercial buildings and for rehabilitation of existing brick buildings. Brick and stone masonry are considered compatible with wood siding.

Building materials should not create glare. Highly reflective materials such as unfinished aluminum, unpainted metal, and reflective glass are not permitted. Clear glass windows, with or without panes, shall be used for commercial storefront display windows and doors.

Exposed rough or re-sawn siding and exposed, untreated concrete, plain, or painted concrete blocks are not permitted.

The following types of building materials are not generally attractive and are not be used: smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels, highly reflective, shiny, or mirror-like materials; mill-finish (non-colored) aluminum metal windows or door frames; exposed, unfinished foundation walls; exposed plywood or particle board; un-plastered, exposed concrete masonry blocks; and synthetic or metal siding.

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These rules would be placed in the city's zoning ordinance and be enforced and managed as all other zoning ordinances are.

**August 7, 2006**  
**DDA Board Membership Recommendation to City Commissioners**

Ms. Beth Chilton (maiden name- Beth Allan) was unanimously accepted as the proposed replacement to the DDA board to replace Shane Ridley. The recommendation is being made to the City Commissioners to appoint Ms. Chilton to a two-year term on the DDA Board.

Ms. Chilton's application is attached.

Ms. Chilton lives in the Lake Hills area and attends Trenton United Methodist Church. She is currently employed at pediatric practice at Memorial Hospital as the practice manager. She is quite active in her church and is currently responsible for all food related activities at her church's weekly Wednesday night services

Ms. Chilton and her partners are investing in Trenton's downtown business community. She is planning to open a business in Trenton called "The Polkadot". The business will sell gifts and electronic equipment (e.g. large screen TVs). The store will be open about September 1 and will be located across from Citizen's Bank.

Ms. Chilton has applied to the DDA because she has two specific goals she wishes to support: community events such as Family Fest, where she believes she can make a real contribution and downtown revitalization.

The DDA is recommending Ms. Chilton because of:

1. Her commitment to two vital goals of the DDA (Promotion and Economic Restructuring),
2. Her track record of commitment to activities she supports (at her Church),
3. Her reputation in the community,
4. The energy she will bring to Board (she will be an active board member), and
5. Her meeting the residency requirement of a citizen of Trenton.