

Town of Mentone

DeKalb County, Alabama

Comprehensive Plan



TOWN OF MENTONE
RESOLUTION NUMBER 2017-03

WHEREAS, the Town of Mentone authorized the Top of Alabama Regional Council of Governments (TARCOG) to develop a Comprehensive Plan for the Town of Mentone; and

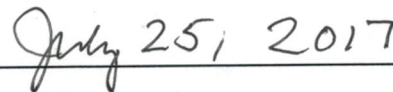
WHEREAS, TARCOG did present a final draft of the Comprehensive Plan to the Town of Mentone on July 11th, 2017; and

NOW; THEREFORE IT BE RESOLVED, that the Town of Mentone does hereby adopt the Final Draft of the Comprehensive Plan as presented;

Done, this the 25th day of July 2017.



Mayor

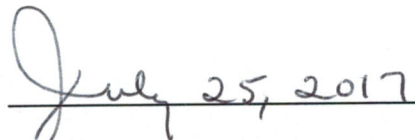


Date

ATTEST:



Town Clerk



Date

TOWN SEAL





Mentone Comprehensive Plan

This report constitutes the Comprehensive Community Plan for
Town of Mentone, DeKalb County Alabama

Adopted: July 11, 2017

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This report was prepared by the Top of Alabama Regional Council of Governments with the support of
the Appalachian Regional Commission.





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Acknowledgements

The Top of Alabama Regional Council of Governments acknowledges the efforts of everyone who made contributions to this Comprehensive Plan and thank them for their participation. In particular, TARCOG will like to thank Mayor Rob Hammond, Mentone's Town Council, and staff for assisting us with their time, energy and effort in providing this timely service to the community. Additional thanks to respondents to the questionnaires that were sent to citizen and business stakeholders throughout the community. Finally, TARCOG thanks the Appalachian Regional Commission for their support of this community planning project.

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Chapter 1 - Introduction

1.1- Purpose of the Comprehensive Plan

Comprehensive planning affects the development market through providing policy guidance on how to use the available supply of developable land. The Plan addresses limitations to the type, location, density and, the sequence of development. The Comprehensive plan process is an on-going process. The plan should be reevaluated approximately every five years after its adoption to ensure it remains current and relevant. The Plan layouts the local government's general approach and particular policies to be considered when making decisions related to growth management tools.

The document serves as the overall philosophical and policy directive for the Town's policy and planning documents and municipal code. Mentone's town government and the community can be assured that the laws and actions are aligned with consistent community values and positions.

Growth and relative prosperity in Mentone make planning for the Town's future critically important. The need for good town planning has never been greater as Mentone addresses its growth and development challenges. The plan seeks to address questions about the path to the Town's vision. How to accomplish growth while maintaining an outstanding quality of life and retaining the assets that make Mentone special? How to add to the community while preserving its past? How to manage growth and make our land use more supportive of transit and walkable neighborhoods? How to sustain our environment for the present and renew it for the future? How to provide decent and affordable housing options? How to position Mentone to remain regionally competitive with a strong economy?

The Comprehensive Plan is the key policy document that assists in making the town livable, and prosperous. This Comprehensive Plan provides the Vision and strategies for Mentone to prosper as a modern town. The Plan provides an integrated approach to all aspects of Mentone's physical development and related economic and social issues, with an emphasis on economic and social sustainability; enhancing land use and transportation coordination; and developing attractive and prosperous neighborhoods for everyone.

Ultimately, the Comprehensive Plan seeks to guide future development, protect and promote the health, safety, and welfare of the citizens of Mentone, promote good civic design, and coordinate the efficient and adequate delivery of public services. To achieve its vision for the future, Mentone has to use the comprehensive plan to establish policies that respond to the requirements and aspirations of its residents, to influence social, economic, and physical development.



1.2 - Plan Principles and Usage

A Comprehensive Plan is a vision of what a community wants to become, and a framework for accomplishing that vision. It consists of various elements that are separate but related to each other, such as economic development, community and neighborhood revitalization, the natural environment, and how land is used now and in the future. The elements are intended to work together to provide existing and new citizens with a high quality of life, prosperity, and opportunities for success.

In the State of Alabama, a comprehensive plan is advisory in nature and does not have the force of law. A comprehensive plan usually includes a Future Land Use Plan that is intended to help achieve the town's long-range vision of growth. A Future Land Use Plan provides guidance and recommendations on the parcel level for the general type and density of new development within the existing town limits, which may be the same or may differ from current land uses.

The Mentone Comprehensive Plan is not a prediction of the future. It is a plan that has been designed for use by elected officials, town government administrative staff, residents, businesses and developers, and others interested in the future of Mentone. The intent of this plan is to make it easy to read and accessible to all. Key issues are described with data to make the purpose of policies more apparent. Graphics, maps, photos, and charts have been used to illustrate major points and improve the legibility of the text.

As the town's primary policy and planning document addressing the physical development of the Town, the comprehensive plan is of especially important to elected government officials who must adopt it and fund its implementation, appointed officials who will use it as a guide to discretionary decisions, as well as town agency heads who are charged with its implementation and the update of other plans to conform with it.

Finally, the Comprehensive Plan is also a resource for those who seek general information on how the Town may change over the next 10 - 15 years, as well as those who want or need to understand how the town plans to respond to particular issues and problems.

1.3 - Legal Foundation for the Plan

Sections 11-52-8 and 11-52-9 of the Code of Alabama outline the authority and purpose of a town comprehensive planning process. These paragraphs are Sections 6 and 7 of the Standard Town Planning Enabling Act published by the U.S. Department of Commerce in 1928 and adopted by the State of Alabama in 1935.



“It shall be the function and duty of the Town Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of such municipality. Such plan, with the accompanying maps, plats, charts, and descriptive matter shall show the commission's recommendations for the development of said territory, including, among other things, the general location, character and extent of streets, viaducts, subways, bridges, waterways, waterfronts, boulevards, parkways, playgrounds, squares, parks, aviation fields and other public ways, grounds and open spaces, the general location of public buildings and other public property, the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power and other purposes, the removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities or terminals; as well as a zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.”

“As the work of making the whole master plan progresses, the commission may from time to time adopt and publish a part or parts thereof, any such part to cover one or more major sections or divisions of the municipality or one or more of the aforesaid or other functional matters to be included in the plan. The commission may from time to time amend, extend, or add to the plan.”

“In the preparation of such plans the commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the municipality and with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements.”

The language of this statute expresses general themes and allows local governments a broad degree of freedom in writing their comprehensive plans, while ensuring that the fundamentals of a good comprehensive plan are all included.



1.4 - The Planning Process

In the fall of 2016, the Town of Mentone embarked on a mission to develop a Comprehensive Community Plan to guide the goals and objectives for the future growth of the town. The Plan is designed to identify opportunities for physical and economic growth by connecting and strengthening the built and natural infrastructure within the town to help support the diversification and adaptability of the local economy. Comprehensive planning also impacts the development market through policy guidance on how the supply of developable land can be used.

Planning Steps:

The fundamental premise for developing a comprehensive plan for Mentone is encapsulated in a well-defined set of planning procedures. Developing a planning process requires a thorough examination of possible solution(s) and how the solution(s) will materialize into implementation strategy for future development. To achieve this goal, a seven step agenda was defined that outlines the development of the plan. The outline of the process is summarized as follows:

Project Orientation

The planning team held meetings with town leaders for the purpose of discussing the overall approach to be used in the development plan. This step involved town leaders setting the direction of the effort, making necessary adjustments to better mold the plan to best serve the town's interests, and reviewing the steps and timeframe necessary for the completion of the project.

Evaluation of Current Conditions – Economic

The planning team performed an evaluation of the current conditions of the town regarding economic conditions. This involves: 1) a history of the community; 2) an analysis of growth and population; 3) a study of housing stock and residential needs; 4) an overview of the economic base, employment, and commercial & industrial development; 5) an overview of market conditions; 6) a study of community facilities and services; and 7) a study of municipal departments.

Evaluation of Current Conditions – Physical

The planning staff evaluated the current conditions of the intersection of Highway 117 and surrounding neighborhoods regarding physical conditions. This involves: 1) an examination of the structures of the area from a functional design standpoint; 2) current land use within the town; 3) a study of traffic and parking issues, including vehicular and pedestrian circulation; 4) a study of infrastructure and utility services availability; 5) a visual survey of the area to assess the weakness and opportunities of the neighborhoods; 6) an survey of building façades to determine appearance improvements.



Development of Community Vision and Long Range Goals:

A vital part of completing the plan is attaining meaningful public participation in the planning process with the intent to obtain a consensus on a course of action. The public participation component has the purpose of setting long-range goals and supporting objectives that set forth a vision and direction for the future of the downtown area. Stakeholder meetings, community surveys, were conducted to gain intimate local knowledge on community issues and an understanding of community values.

Concept and Strategy Formulation

Using the evaluation of current conditions, the community vision and long-range goals, and feedback from town leaders, the planning team developed a concept for the future for the Town of Mentone. The concept also includes land use and zoning recommendations based on the evaluation of the current zoning ordinances and sub-division regulations, along with existing land uses within the town. With the aid of town planning principles used by professional planners, the planning team provided guidelines that will provide possible solutions to problem areas, and initiatives that will support sustainable growth and development.

Draft Plan

Following the presentation and general acceptance of the plan concept, the planning team used the comments regarding the concept as guidance for drafting the plan. This includes formulating an action plan that outlines the scheduling of, and responsibility for, tasks and activities that need to be undertaken.

Final Plan

In formulating the final plan, the public comments were synthesized regarding the first draft and a final plan was prepared. The final plan document was presented to the Town for acceptance and adoption.

TARCOG planners analyzed the issues affecting the town as a whole, such as economic, retail, and market conditions, growth areas, trends and forces, and the dynamics affecting the town's growth patterns, as well as obstacles affecting downtown development. Focus then turned to examining the existing urban fabric, analyzing and noting areas of particular importance. Planners photographed a variety of urban conditions and infrastructure issues, noting urban form, building placement, architectural character, street design, and topographic conditions. Parking supply and demand as well as potential areas for infill development were determined.



Chapter 2 - Community Vision

2.1 Community Involvement

At the core of the Comprehensive Plan are FIVE vision themes, which were identified through a stakeholder engagement process. These themes constitute the general goals of the plan and are incorporated throughout the Plan Themes. Advancing these themes are the Plan's policy guidelines.

All policy guidelines respond to and fulfill one or more of the vision themes. Each suggestion provides general guidance for decision-makers and helps direct the Town's government towards achieving the guiding themes. The policy guidelines are generally open ended as to time frame, as they provide ongoing direction. The guides in this document are organized by topics that indicate the subject being addressed.

Public Awareness

A key element in preparing for the planning workshops was generating public awareness. Town staff spread the word about the downtown plan by placing ads in the local newspapers, and posting public notices, placing flyers in Town Hall and businesses downtown and on the Town's website.

Data Gathering

A primary goal of the initial base information gathering was to identify crosscutting issues that dictate reoccurring conversation among community members and business people. By gaining intimate local knowledge from stakeholder SWOT analysis (identifying the strengths, weaknesses, opportunities, and threats), and analyzing approximately 50 community surveys. Community members were asked to engage in the planning process with a series of exercises to obtain further input from the public. Citizens were asked to rank particular issues affecting their downtown, as well as analyze physical conditions. This data was collected and synthesized by TARCOG planners to further refine the community Vision for the Town of Mentone.

2.2 Vision

The Town of Mentone is an arts and culture centered community that aims to maintain its hometown feel while developing a character focused on a diverse commercial economy, supported by tourism, pedestrian friendly streets, and complete neighborhoods that are walkable, contains diverse housing choices, provides convenient access to recreational space, community facilities, retail, employment, and exceptional municipal service.



2.3 Themes

Five key themes reinforce Mentone's Vision and serve as the Town's overall planning goals. They express and reinforce the major concerns the plan seeks to address and the issues raised by the public.

Economic Prosperity and Equity

Mentone will embrace and value innovation and equity so that there is a high level of opportunity and quality of life for all residents. All areas of the Town and its residents will prosper from the Town's economic expansion. This town will be regionally known for its diverse economy and partnership with development firms based on cooperative relationships among government, and private firms. Mentone will attract businesses that take advantage of its unique location to fuel the development of quality residential and employment opportunities.

Expanding Housing Choices

Mentone will have an expanded supply of affordable and workforce housing options that provide housing opportunities for all segments of the population. This expanded supply of decent affordable housing will provide stability for families, improve opportunities for education and career advancement, and help mitigate the risk of displacement for low and moderate income households.

Managing Growth

Mentone will foster quality growth through more integrated land uses, advanced building technologies and development practices, open space acquisition, and resource conservation. The Town will manage growth and provide desirable spaces and places to live, work, and play while also cooperating with other jurisdictions in the region. Adequate infrastructure will be planned and set in place as development comes online.

Coordinating Land Use and Transportation

Mentone will coordinate its transportation investments with desired land use patterns to plan more effectively for housing, employment and retail uses, and for public services. Higher density residential and mixed-use development will provide the land use for future traffic safety considerations. This town will also have additional bicycle and pedestrian facilities, and roadways that better serve everyone.

Growing Successful Neighborhoods and Communities

Mentone will explore creative solutions that conserve our unique neighborhoods while allowing for growth and expanding local businesses. The Town will have healthy and safe neighborhoods that are conserved and enhanced through careful infill development that complements existing character. Places of historic and architectural significance will be protected. Newly developed areas will be diverse, walkable neighborhoods providing convenient access to open space, community services, retail, and employment.



Chapter 3 – The Cultural Environment

3.1 Historical Context

The charming and historic town of Mentone was established as a health resort atop Lookout Mountain during the late 19th century. Following the forced removal of the Cherokee Nation on the Trail of Tears in 1838, settlers began to drift to the Mentone area. By the time of the Civil War, a mill and several homes existed on Lookout Mountain at the town's current site. The modern community of Mentone



“Church with a Rock in It”

came into existence during the 1880s when Ed Mason, an early settler and surveyor, launched a promotional campaign for the mineral springs that flowed from Lookout Mountain at the site. People of the era believed that mineral water held properties that could relieve or cure a number of ailments.

Attracted by the cool mountain air and healthful mineral springs, summer visitors began to flock to Mentone and the newly-constructed Mentone Springs Hotel beginning in the 1880's. By the

1920's thousands of summer visitors were making their way to Mentone. Among those thousands were scores of artists, many of whom settled in an area on Little River near what is now Camp Alpine. The community experienced a period of prosperity in its early existence, but the Great Depression ended the initial successes of the community. Mentone however, rebounded in the years following the Depression and remains a noted tourist destination to this day.

Nowadays, instead of visits solely for the mineral springs, visitors now make the journey to this quaint, little town to enjoy bed and breakfast inns, mountain cabins, dining, a unique shopping experience and beautiful natural settings. Mentone is well known as a center for arts and crafts, with numerous shops and several great restaurants. Considered one of the most unique places in Alabama, Mentone is now a popular destination for vacationers and tourists making their way along the Lookout Mountain Parkway.

On weekends and in the summer the population of the Mentone area more than triples, with visitors and young boys and girls from all over the country coming to youth summer camps in the area. During



Historic Mentone Springs Hotel



the winter, it is famous for being the only place with snow skiing in the Southeastern United States, at Cloudmont Ski and Golf Resort.

Nearby Desoto State Park attracts tens of thousands of outdoor lovers each year and Mentone has established itself as one of the most popular stops on the Lookout Mountain Parkway. The park features beautiful scenery and numerous small waterfalls, as well as a lodge, restaurant, cabins, campgrounds, picnic areas and more. Within the Town of Mentone there are over 30 businesses, including realty offices, restaurants, retail stores, groceries, gas stations, antique shops, and art galleries. A number of events take place in and around Mentone each year including The Rhododendron Festival (held on the third weekend in May, The Fall Color Fest (third weekend of October), and an annual Musical Mountain Christmas during the holiday season.

3.2 Location & Geography

Mentone is located at coordinates 34°34'20"N, 85°34'49"W in eastern DeKalb County. It is bordered by the town of Valley Head to the west. The town is centrally located on the crest of Lookout Mountain at an elevation of 1,736 feet (529 m). The mountain's Ridgecrest rises to an elevation of 1,785 feet (544 m) within Mentone town limits, extending

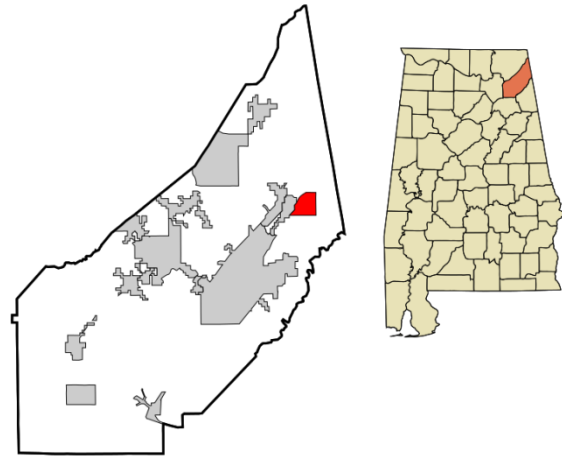


Figure 1: Incorporated areas in DeKalb County (Mentone).



Figure 2: Connectivity to neighboring states & cities.

south from the center of the town. The western border between Mentone and Valley Head follows the western slopes of the mountain.

According to the U.S. Census Bureau, the Town of Mentone has a total area of 4.7 square miles (12.1 km²). Mentone is only 10 minutes from Interstate 59 (Exit 231). Short drive times from nearby areas include: Chattanooga, TN—55 minutes; Gadsden, AL—1 hour; Birmingham, AL—1 hour 45 minutes; Atlanta, GA—1 hour 45 minutes.

Mentone, located atop Lookout Mountain, has a narrowly higher elevation over Hytop in Jackson County. The Mentone area is blessed with pristine



beauty, waterfalls, mineral springs and the Little River, which uniquely travels its entire length atop the mountain carving out nearby Little River Canyon. The Mentone area was largely a rugged region of backwoods farmers until the late 19th Century.

Little River with its spring-fed river beginning at head River, Georgia, flows peacefully through Mentone, Alabama, and is the only known river in this hemisphere to flow along the top of a mountain. It meanders along the high plateau of Lookout Mountain and terminates into a 100 foot drop to form Desoto Falls, in Desoto State Park, about three miles from downtown Mentone. The River flows through a rockcliffed gorge. Little River Canyon, and merges with the Coosa River, one of the three main river systems of the state.



Desoto Falls

The Southern Appalachians have a rich deciduous forest that is varied. Among trees found to be native to this area are ashes, birches, cherries, dogwoods, elms, gums, hawthorns, hickories, hollies, lindens, locusts, magnolias, maples, mulberries, oaks, pines, plums, poplars, black-walnuts, redbuds, sourwood, sassafras, and willows. Shrubs found natively around Mentone include azaleas, rhododendrons, blueberries, thorns, grapes, honeysuckles, huckleberries, hydrangeas, ivies, laurels, roses, sumacs, and viburnums.

One of the five types of rocks in Lookout Mountain is Devonian in black shale. On top of the Devonian black shale is a big block of Fort Payne chert. Above that is a block of Floyd shale, and then Bangor limestone. These three aforementioned rocks (Devonian black shale, Fort Payne chert, and Bangor limestone) are called subcarboniferous, or Mississippian measure. These rocks are capped by sandstone



and Coal or Pennsylvanian measure. The image below shows the physiographic regions of Alabama; and specifically the Cumberland Plateau region where the Town of Mentone is located.

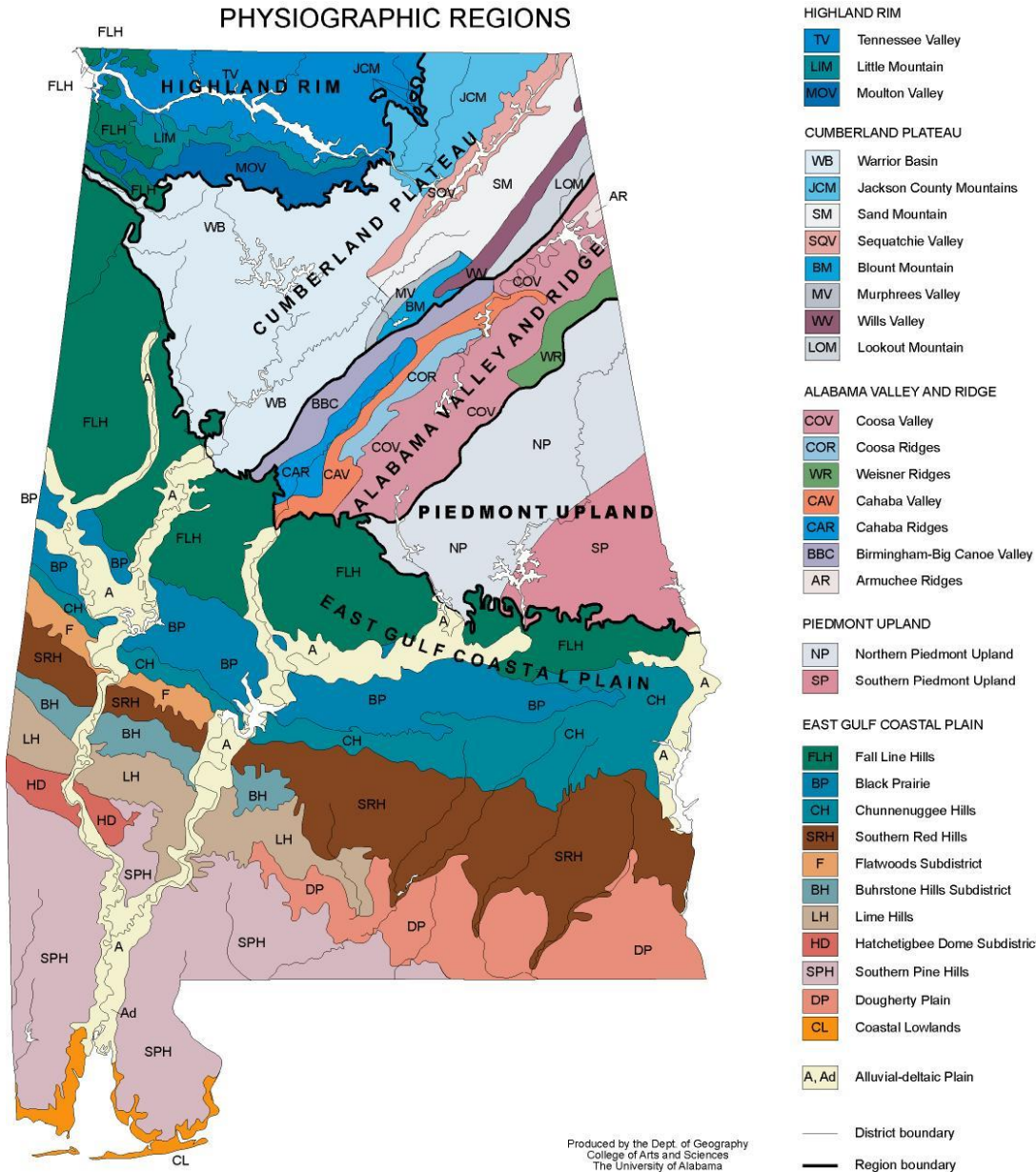
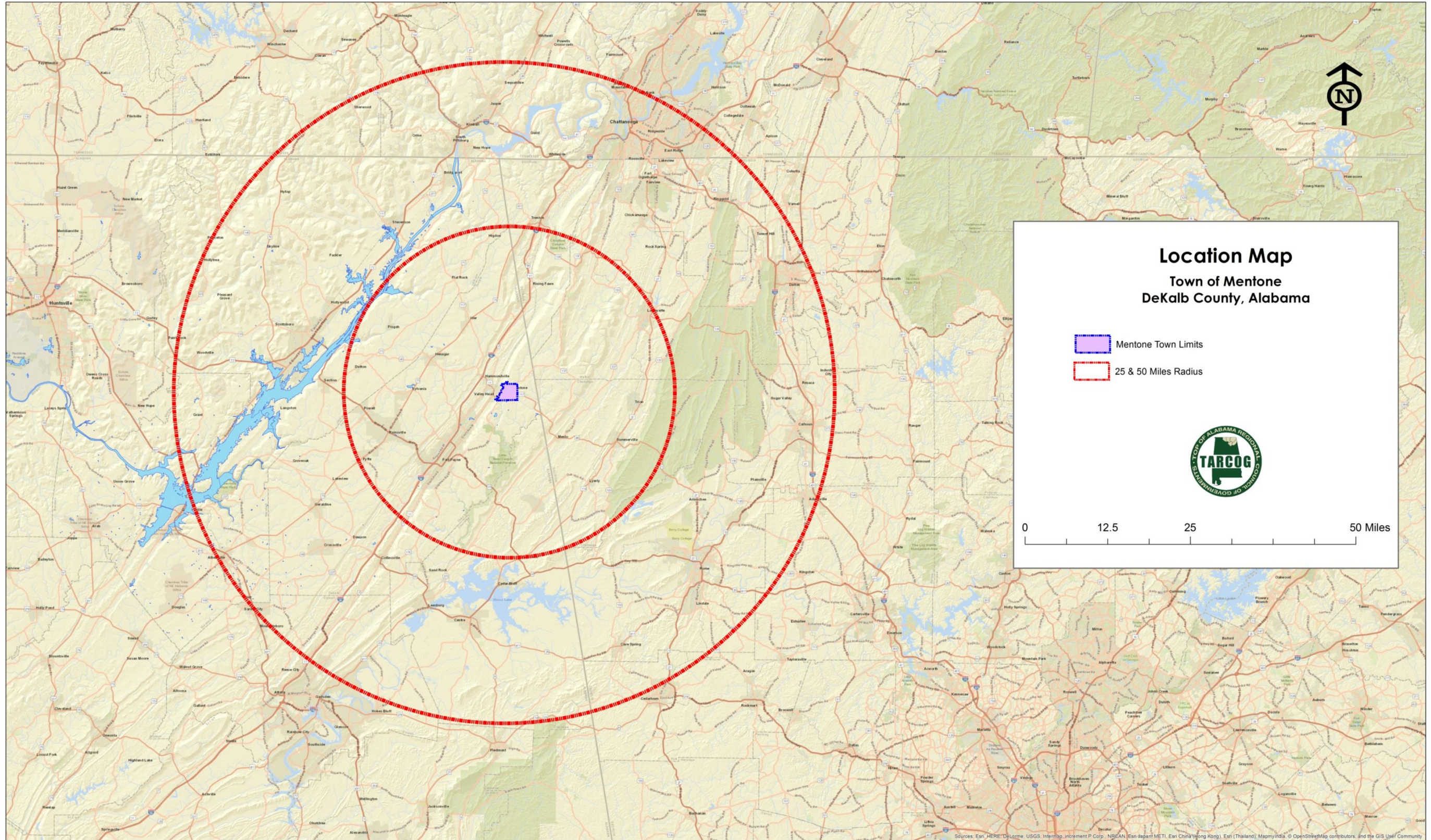


Figure 3: State of Alabama Physiographic Regions

Map 1 shows the Town of Mentone in relation to its neighboring cities within Alabama and Border States. In the Northeast corner of the state Mentone is approximately 12 miles northeast of Fort Payne, Alabama, 7 miles west of the Georgia State Line along Highway 117, and 47 miles south Chattanooga, Tennessee along Interstate 59. It also includes towns and cities within a 25 and 50 mile radius of Mentone.



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Map 1: Town of Mentone and vicinity



Mentone Location Map Inside



Chapter 4 – Land Uses

4.1 Natural Features

The Little River and the rocky terrain along the brow of Lookout Mountain are two prominent natural features which affect existing and proposed land uses in the town. Properties along the brow of the mountain have been restricted residential development. Similarly, properties along the Little River has been recommended for either restricted residential development or passive recreation uses such as youth camps.

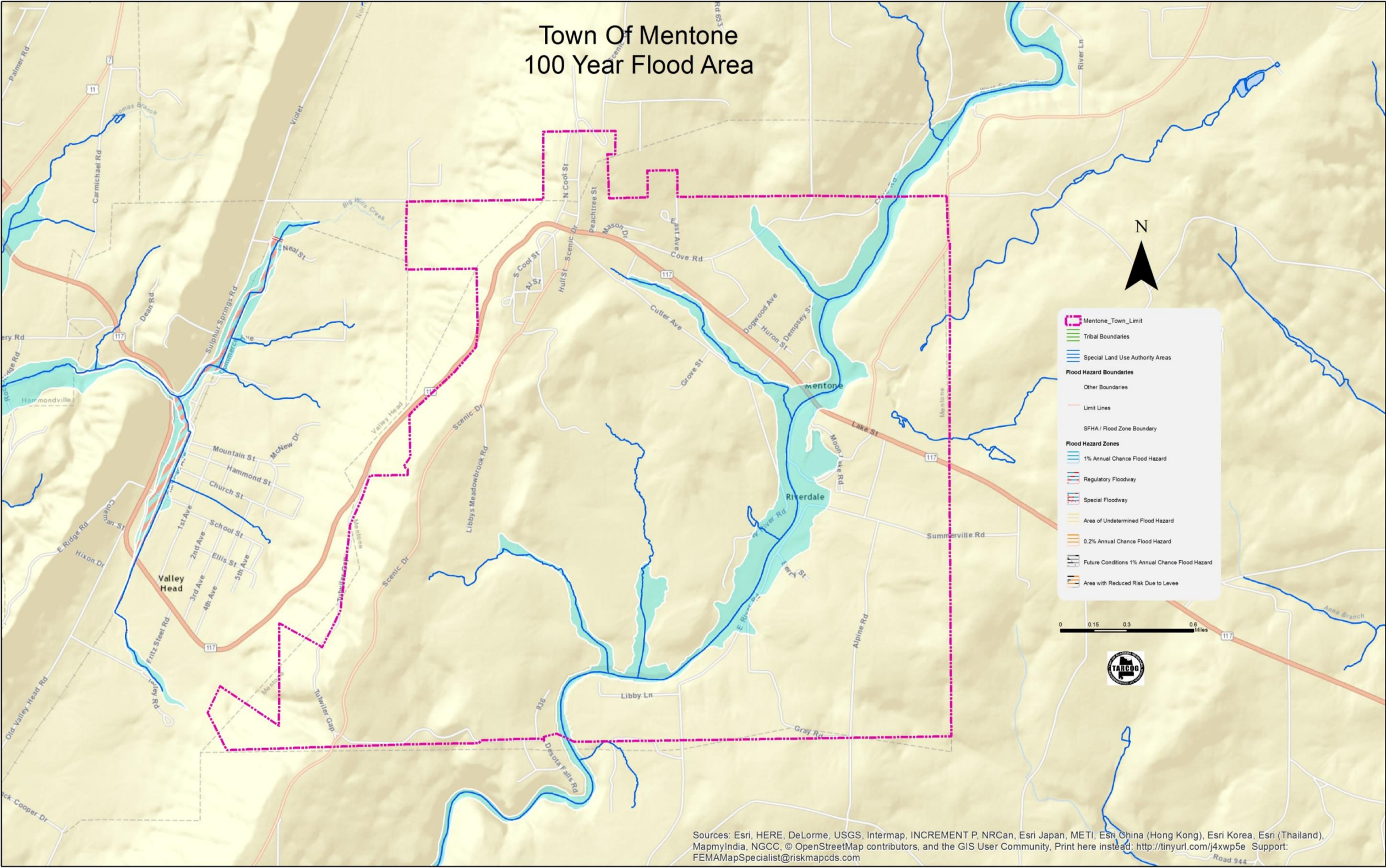
The location of Mentone in relation to Litter River is important to the treatment of flood areas as it relates to land use and the way the floodway as represented on a map. Sufficient data is required to apply effective flood plain management, which determines the type of development permitted in the flood fringe. The Little River bisects the Town entering at the northeast corner and existing towards the middle-south of the municipal boundary.

In Map #2, the approximate limits of the hundred year flood areas in Mentone and the planning area. Most of the flood prone areas in and around Mentone can be attributed to Litter River. Areas with steep river banks are less likely to flood. One of major areas susceptible to flooding is along a tributary between Cutler Street and Lake Street. This tributary flows directly into Little River not far from Moon Lake which also forms part of the 100 year flood plain.

It is important for the Town of Mentone to have a flood management strategy to mitigate the risk of flood damages to new, and existing structures from future development. The Town should pursue the use of Flood Insurance programs, revised zoning ordinances, and/ or storm water infrastructure improvements (or all of the above) to determine the best solutions to allow for development in that area. It is important to note that the potential for flood damage is greater if mitigation measures are not applied, as land development occurs



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Map 2: Mentone Flood Zones



Town of Mentone: 100 Year Flood Map Inside



4.2 Current Land Use

Land use defines a community's physical form and function and provides a framework for all infrastructure related decisions, including economic development, public utilities, community facilities, and parks. The Land Use Element of the Comprehensive Plan provides the critical foundation upon which all other elements are based. It includes a Future Land Use Map and related policies to guide growth and development in a more efficient pattern over the next 10 to 15 years.

The purpose of the land use evaluation is to assess the uses of the land and determine the efficiency of the land use patterns. The goal is to establish orderly land usage consistent with zoning regulations based on natural features, availability of utilities and other traditional land use considerations.

Residential Use

Mentone's predominant pattern of land use has been one of low-density development with residential uses co-mingled with some non-residential uses. Although the majority of parcels (502 out of 703) are currently used for residential purposes, residential use accounts for approximately 25% (652.93 acres) of the total acreages within the Mentone's town municipal boundaries. Additionally, almost half the town (49.45%) is undeveloped land (farm, forest, floodplain, etc.) Despite Mentone's natural scenic beauty, only Less than one percent (1%) of the total acreage is used for retail or commercial type activities, and/or municipal parks and open spaces.

The residential layout within Mentone follows along Alabama State Highway 117 which proceeds from the Town of Valley Head, ascends parallell to the mountain's brow until the summit into downtown mentone. The highway bisects the Town and continues eastward out of town and transitions across the state line into Georgia. Residences can be found north of Highway 117 in the vacinity of Cove road, as well as along Wester Road/ East River Road, and on Scenic Highway/ Desoto Parkway which runs along the brow of the mountain.

Commercial Use

Most of the commercial land use is centralized in the downtown area along Highway 117, and at the intersection at Scenic Drive. The central business district extents for approximately two blocks from the the mountain's brow at South Cool Street, eastward. The Look Out Mountain Preffered (Real Estate Agency), The Graceful Giraffe, and The White Elephant (gift shops). Local resturants located in the business district include the Green Leaf Grill, Wild Flower Café, and Kamama. Other convenience stores located along Highway 117 are Helena's, and the Mentone Market. The Mentone market sustained heay damages by fire in November 2016, but is currently being rebuilt and is due to reopen before the end of 2017.



The Mentone Springs Hotel was among the most prominent structures in Mentone until it was completely destroyed by fire in 2014. The 130 year old icon was one of the oldest hotels in Alabama and was on the National Register of Historic Places. Since the fire, the site where the hotel stood still remains vacant and undeveloped. Other prominent buildings include the Mentone Inn (across from the Mentone Springs Hotel Site), and the Hitching Post (opposite to the Mentone Inn on Scenic Drive) which houses Crows's Nest Antique store, Aunt Fanny's Fudge (coffee shop), and Mountain Properties (realty). The Little River Hardware is the sole retail business located furthest east, along Highway 117 and Dempsey Street.

Table 1: Mentone Current Land Use

| Land Use | Parcels | Acres | Percentage |
|-----------------------------------|---------|----------|------------|
| Industrial/ Agriculture | 20 | 413.54 | 15.77 |
| Mass Assembly of People | 20 | 201.14 | 7.67 |
| Natural Resources/ Agriculture | 122 | 1,296.29 | 49.45 |
| Parks/ Recreation/ Leisure | 1 | 9.02 | 0.34 |
| Residential | 502 | 652.93 | 25.02 |
| Retail/ Commercial/ Trade | 21 | 17.03 | 0.65 |
| Institutional/Social | 17 | 28.72 | 1.11 |
| Total | 703 | 2,621.67 | 100 |

Recreational Use

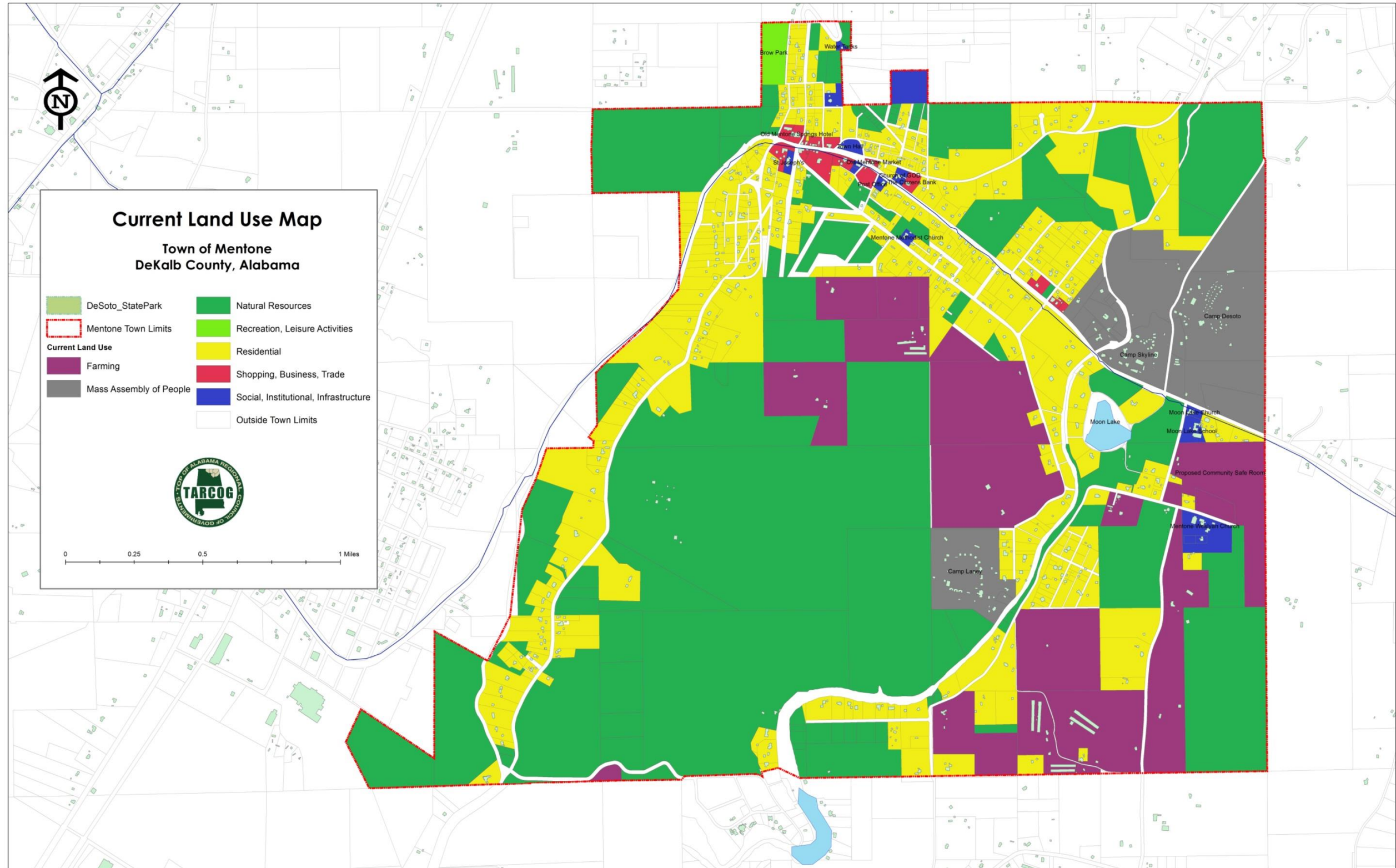
The Town of Mentone has two municipal parks. Brow Park is located on the north brow of Lookout Mountain in the northwest corner of the town, and the other is adjacent to the Town Hall. Brow Park has pavillions where annual craft festivals are held where attendees enjoy the scenic view of the valley. Mentone is a hub of tourist activity as a result of the Desoto State Park and Desoto Falls State Park located south of the Town's municipal limits.

The seasonal youth camps are the dominant recreational use within the municipal limits. Camp Desoto for Girls is

located on the eastern side of the town, north of Highway 117 along Little River. Skyline Ranch Camp for girls is located on the opposite bank of the Little River. Camp Laney is located in the south-central part of the town and is also situated along the Little River. Additionally, Riverview Camp for girls, and the Cloudmont Ski & Golf Resort are also located on the Little River, but both are outside the Mentone municipal boundary.

Institutional Use

There are approximately five churches in Mentone. St. Joseph's on the Mountain Episcopal Church, the Mentone Church of God of Prophecy, the Mentone United Methodist Church, The Moon Lake Baptist Church, and the Mentone Wesleyan Church. The Moon Lake School located adjacent to Moon Lake Baptist Church, the North Lookout Mountain Fire Station, the Post Office, and the Citizen's Bank of Valley Head is located along Highway 117 are the only other institutions within the municipal limits.



Map 3: Current Land Use



Town Of Mentone: Current Land Use Map Inside



4.3 Soil Suitability Considerations for Future Growth and Development

Understanding the geology of Lookout Mountain is important to planning the future development of Mentone. The presence of a river, floodplains, steep slopes, and numerous rock types creates challenges for the placement of various types of structures or different land uses and the technology applied in constructing them.

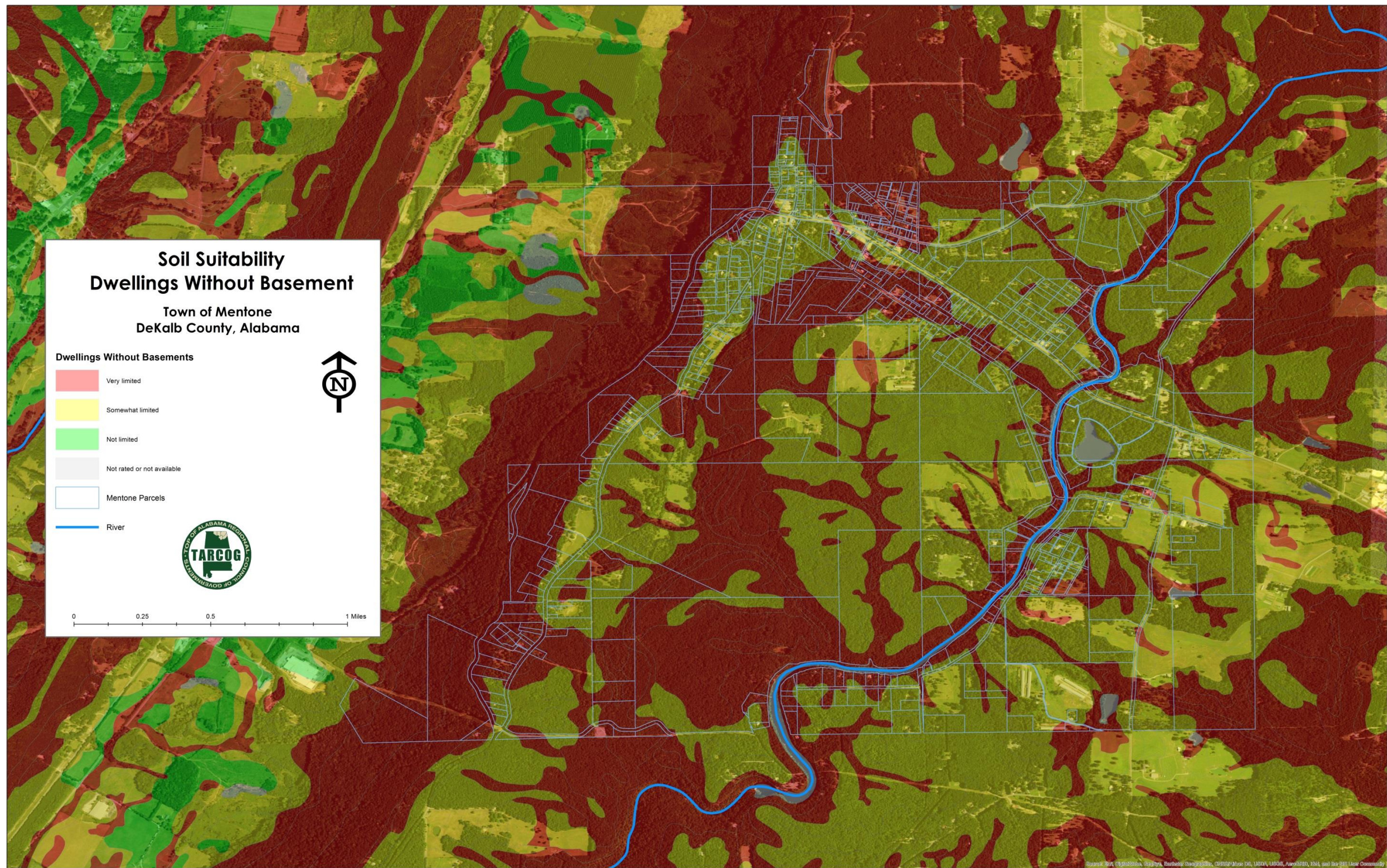
There were several attributes of land use that were examined for this plan, three of which are specifically mentioned below. The data presented in the form of text and maps were generated by the United States Department of Agriculture via the department of Natural Resources Conservations Service. As shown on the proceeding maps most of the soil types found in the Mentone area are rated “Very Limited” to “Somewhat Limited” as it pertains to most types of land uses/ attributes. Some of the attributes included, but were not limited to the following:

- *Camp Areas- the tracts of land used intensively as sites for tents, trailers, campers, and the accompanying activities of outdoor living. Camp areas require site preparation, such as shaping and leveling the tent and parking areas, stabilizing roads and intensively used areas, and installing sanitary facilities and utility lines. Camp areas are subject to heavy foot traffic and some vehicular traffic.*
- *Paths and Trails- for hiking and horseback riding should require little or no slope modification through cutting and filling. The ratings are based on the soil properties that affect trafficability and erodibility. These properties are stoniness, depth to a water table, ponding, flooding, slope, and texture of the surface layer.*
- *Dwellings without Basements- are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.*
- *Small Commercial Buildings- are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.*
- *Shallow Excavations- Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made.*

These findings independently does not prohibit the future development of the Town however, it provides valuable foresight to the planning of future projects, and possible mitigation strategies that may be required to accommodate such development.



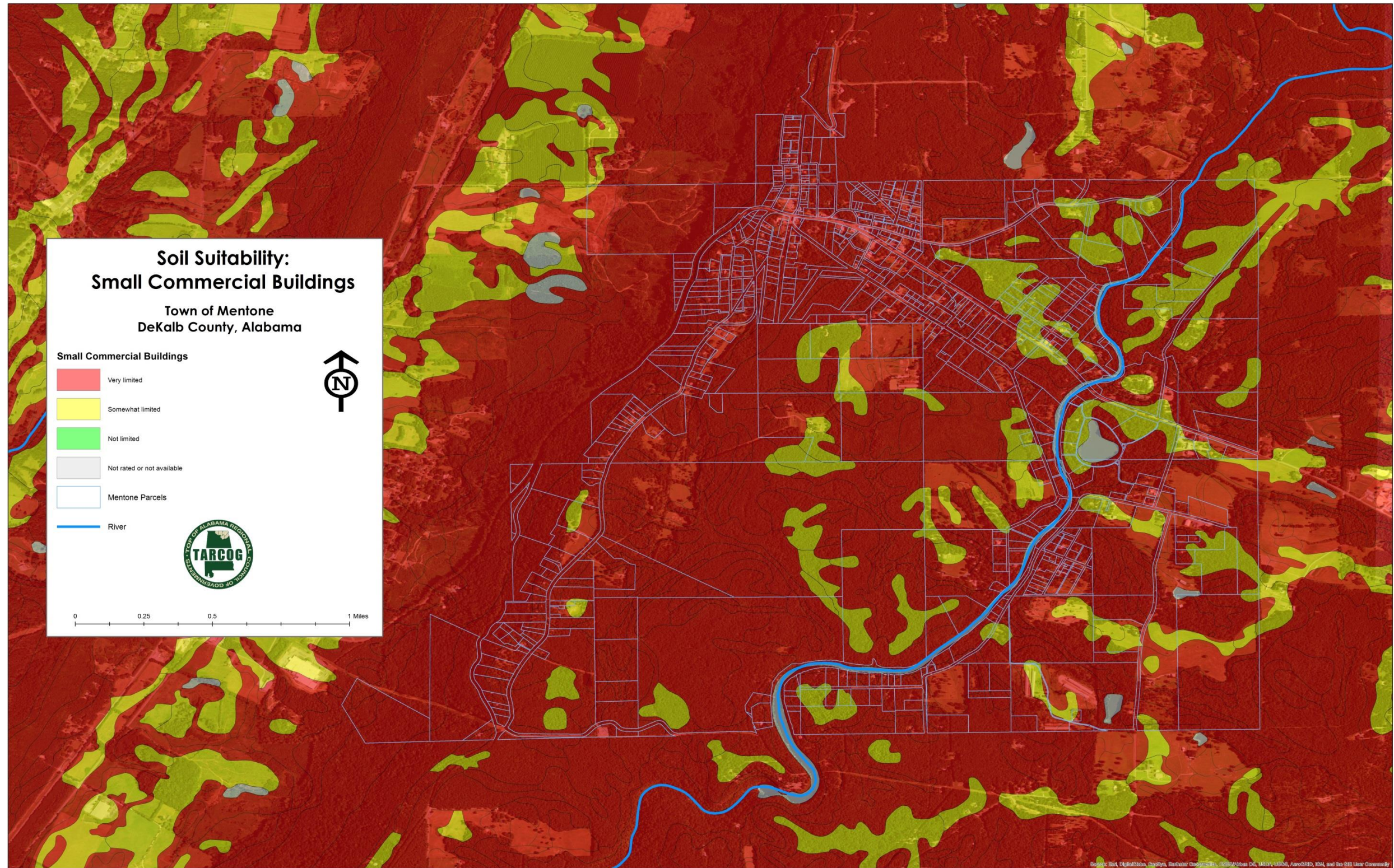
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Map 4: Soil Suitability Map for Dwellings Without Basements.



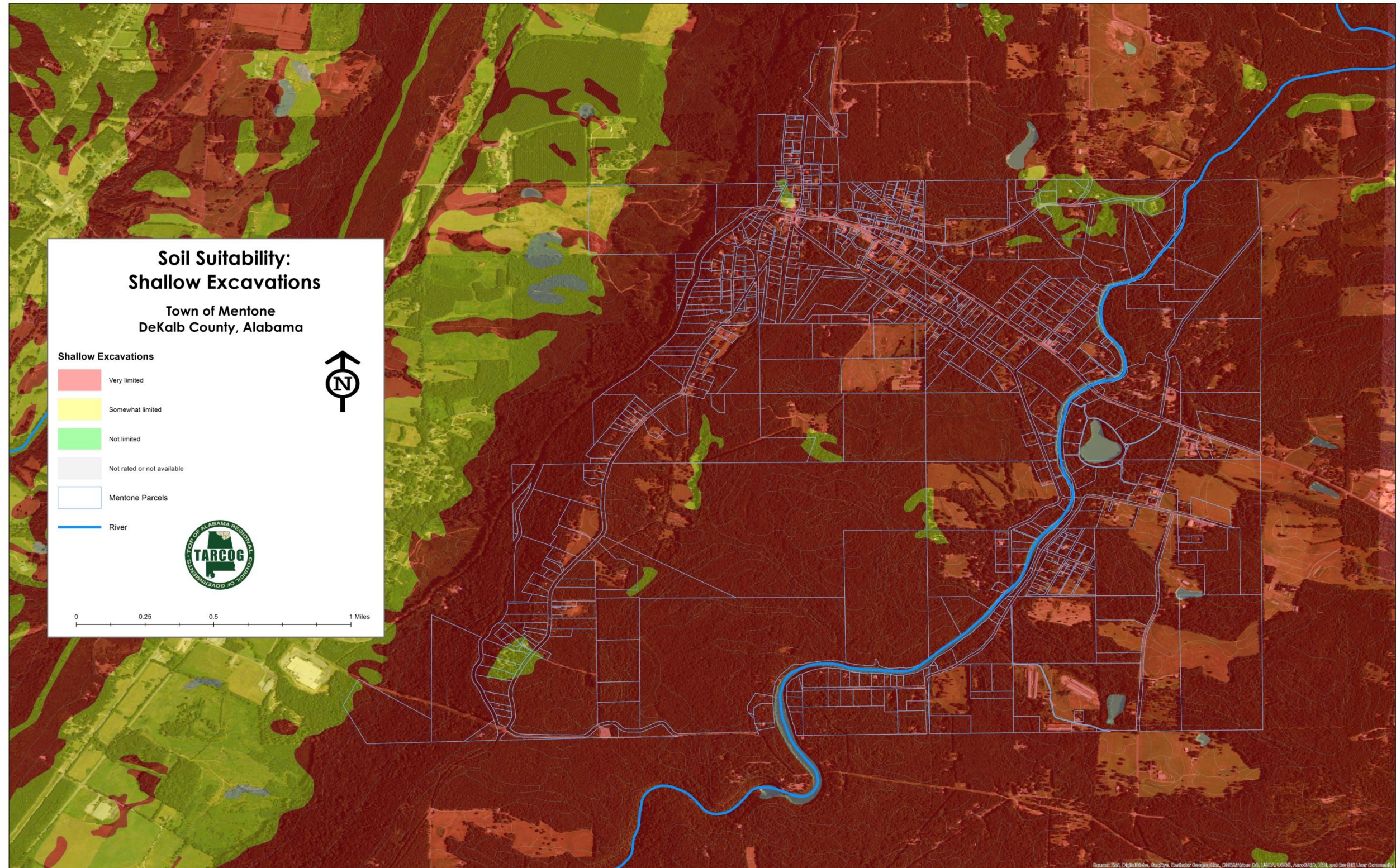
Town of Mentone: Soil Suitability Map Inside (Dwellings Without Basements)



Map 5: Soil Suitability Map for Small Commercial Buildings



Town of Mentone: Soil Suitability Map Inside (Small Commercial Buildings)



Map 6: Soil Suitability Map for Shallow Excavations



Town of Mentone: Soil Suitability Map Inside (Shallow Excavations)



4.4 Land Use Considerations for Future Growth and Development

A. Maps

- Use the Future Land Use Map with the Comprehensive Plan to guide zoning regulations, protect public and private property investments from incompatible land uses, and efficiently coordinate land use and infrastructure needs.
- Maintain the currency of the Future Land Use map based on analysis of growth and development needs and trends.

B. Municipal Growth

- Create places, streets, and spaces that meet the needs of people at all stages of people of life, are visually attractive, safe, accessible, functional, inclusive, and maintain or improve local character.
- Promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.
- Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.
- Require the zoning designation for newly annexed land into the Town of Mentone to be consistent with the Future Land Use map.
- Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled.

C. Retail & Mixed Use Development

- Encourage mixed-use development (to scale) to promote livability; manage future growth, and walkable destinations. Mixed-use development areas should be consistent with the zoning map.
- Encourage new retail, especially in mixed-use developments.
- Require retail uses in high density or mixed use developments to be the appropriate size to provide service without adverse traffic, noise and visual impacts.



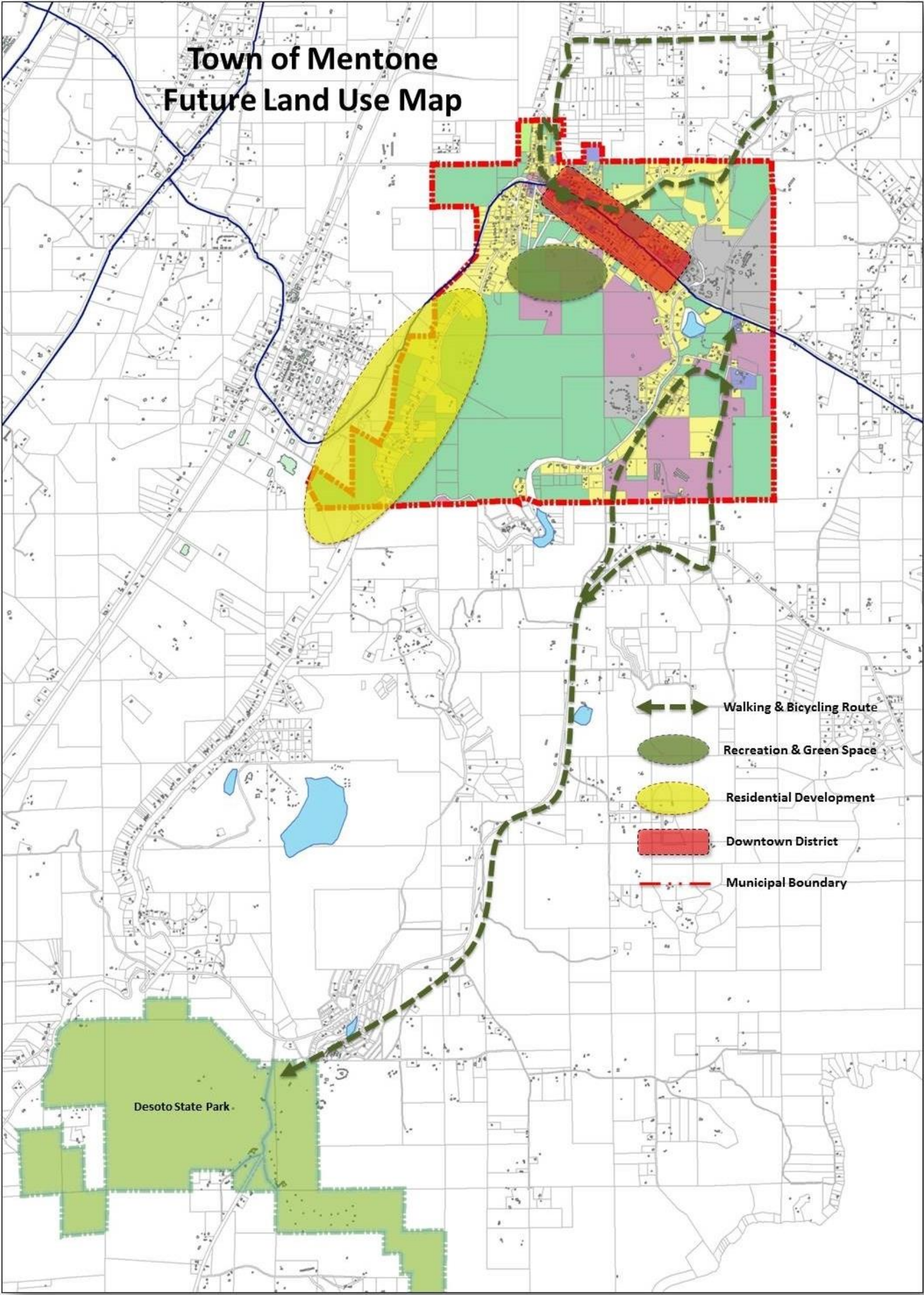
D. Commercial District & Highway 117 Corridor

- Discourage new single family residential lots having direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of the residential uses when located adjacent to major streets.
- Enact zoning regulations to limit the location of high impact commercial establishments that generate excessive late night activity, noise or otherwise affect the quality of life in nearby residential neighborhoods.

E. Neighborhood Conservation and Development

- Accommodate growth in newly developing areas of the town through mixed use neighborhoods with a variety of housing types.
- Encourage infill development on vacant land within the town limits.
- Develop infill housing consistent with the design elements consistent with zoning regulations including, but not limited to, building heights, setbacks, etc.
- Identify vacant lots within developed areas for potential acquisition for public open space

It is important to attract and encourage tourists to spend extended periods enjoying what the Town of Mentone has to offer, if the goal is to achieve the highest possible benefit from tourism. Multiple activities and amenities that offer single day as well as multi-day visit opportunities can produce visitors. The graphic on this sheet demonstrates how developing a walking/ biking trail on the north side of town, and on from the southeast end of town to Desoto Sate Park, can create and recreational connection. Parks and open spaces allow a greater capacity to accommodate visitors during Mentone’s many festivals. Increased tourism will drive the demand for local entrepreneurs and businesses that support the industry, such as outfitters, service guides, hotels, restaurants, and other facilities that requires an adequate workforce and various type/ scale of housing to house all of the above.



Map 7: Future Land Use Guide



Town of Mentone: Future Land Use Map Inside



Chapter 5 – Population & Economic Analysis

5.1 Population

The Town of Mentone in DeKalb County, Alabama, United States was incorporated in 1935. It is quaint resort community, set on the plateau of a mountain, with unique characteristics and population. Mentone is a resort community which experience huge fluctuations in its population seasonally. Mentone's "downtown" area is approximately 1/3 mile long, stretching from the Mentone Inn Bed and Breakfast on the West to the Citizen's Bank on the East. As of the 2010 census the population was 360, down 91 residents from 451 in 2000. The population of the town of Mentone has increased very slowly at an average rate of approximately 2.2% as illustrated in Figure 1 and Figure 2. Mentone has not experienced any long-lasting increase in population in the past fifteen years.

| Table 2: Town of Mentone Historical Population growth, 2000 – 2015 | | | |
|--|------------|-----------------|----------|
| Ψεαρ | Ποπυλατιον | Αβσολυτε Χηανγε | % Χηανγε |
| 2000 | 451 | – | – |
| 2010 | 360 | –91 | –20.2% |
| 2015 | 390 | 30 | 8.3% |

As of the census of 2000, there were 451 people, 201 households, and 127 families residing in the town. The population density was 95.8 people per square mile (37.0/km²). There were 350 housing units at an average density of 74.3 per square

mile (28.7/km²). Although DeKalb County and the state of Alabama had single digit percentage gains in the 2010 count, Mentone experienced a double digit percent loss as shown in Table#2 below. However, in the 2015 American Community Survey estimates, Mentone experienced 8.3% population growth as compared to DeKalb County's increase of less than .5% and Alabama gain of 1.5%. This indicates that Mentone's population trend out-paces DeKalb County or Alabama state trends. This positive indication that population growth is eminent with the municipality and plans for such should be well conceived.

| Table 3: Town, County & State Comparison of population percentage change from 2000 - 2015 | | | | | | |
|---|------------|----------|---------------|----------|------------|----------|
| Ψεαρ | Μεντονε | | ΔεΚαλβ Χουντυ | | Αλαβαμα | |
| | Ποπυλατιον | % Χηανγε | Ποπυλατιον | % Χηανγε | Ποπυλατιον | % Χηανγε |
| 2000 | 451 | | 64,452 | | 4,447,100 | |
| 2010 | 360 | –20.2% | 70,748 | 9.8% | 4,785,298 | 7.6% |
| 2015 | 390 | 8.3% | 71,012 | 0.4% | 4,858,979 | 1.5% |



Based on the American Community Survey estimates the racial makeup of the Mentone is predominantly (95%) white. American Indian and Alaska Native represent the remaining 5% of the resident population, comprised of two or more races. From the 201 households 25.9% had children under the age of 18 living with them, 49.3% were married couples living together, 7.5% had a female householder with no husband present, and 36.8% were non-families. 33.8% of all households were made up of individuals and 16.4% had someone living alone who was 65 years of age or older. The average household size was 2.23 and the average family size was 2.87.

Despite the lack of greater racial diversity among permanent residents, the population in the Town of Mentone temporarily explodes during the summer months because of the number of youth summer camps, visitors to the Desoto State Park and tourists vacationing in rented cabins, and outdoor festivals in the fall season. Decreases usually occur during the winter months due to seasonal residents who may not return until the spring months.

| Table 4: American Community Survey of Total Population by race, 2010 - 2015 | | |
|---|------------------|---------|
| Συβφεχτ | Μεντονε, Αλαβαμα | Περχεντ |
| | Εστιματε | |
| PAXE | | |
| Τοταλ Ποπυλατιον | 417 | 100 |
| Ονε Ραχε | 396 | 95.0% |
| Τωο ορ μορε ραχεσ | 21 | 5.0% |
| | | |
| Ονε ραχε | 396 | 95.0% |
| Ωηιτε | 364 | 87.3% |
| Βλαχκ ορ Αφριχαν Αμεριχαν | 0 | 0% |
| Αμεριχαν Ινδιαν ανδ Αλασκα Νατιπε | 32 | 7.70% |
| | | |
| Τωο ορ μορε ραχεσ | 32 | 5.00% |
| Ωηιτε ανδ Βλαχκ ορ Αφριχαν Αμεριχαν | 21 | 0.00% |
| Ωηιτε ανδ Αμεριχαν Ινδιαν ανδ Αλασκα Νατιπε | 21 | 5.00% |
| Ωηιτε ανδ Ασιαν | 0 | 0.00% |
| Βλαχκ ορ Αφριχαν Αμεριχαν ανδ Αμεριχαν Ινδιαν ανδ Αλασκα Νατιπε | 0 | 0.00% |



5.2 Gender & Age Distribution

The population in Mentone is distributed among various age groups. There are 23.1% individuals under the age of 18, 7.1% are between 18 to 24, 21.3% average 25 to 44 years of age, 27.9% fall between 45 to 64, and 20.6% are 65 years of age or older. The median age is 44 years and for every 100 females there are 90.3 males. For every 100 females age 18 and over, there were 86.6 males as shown in Table #6 below.

| Table 5: Mentone Population Comparison by Gender, 2000 – 2015 | | | | |
|---|----------------|--------|------------|--------|
| □ | Μαλε | | Φεμαλε | |
| | Ποπυλατιο v | % | Ποπυλατιον | % |
| 2000 | 214 | 47.5% | 237 | 52.5% |
| 2010 | 170 | 47.2% | 190 | 52.8% |
| 2014 | 158 | 37.89% | 259 | 62.11% |

The range of ages indicates a relatively healthy ratio of the number of people, except those who are between 18 to 24 years old. This low population count in this age range can be attributed to individuals enrolled in college, university and other schools of higher

learning.

| Table 6: Population/ Age Distribution for the Town of Mentone 2014 | | |
|--|------------------|---------|
| Συβφεχτ | Μεντονε, Αλαβαμα | |
| ΣΕΞ ΑΝΔ ΑΓΕ | Εστιματε | Περχεντ |
| Τοταλ Ποπυλατιον | 417 | 100.0% |
| Μαλε | 158 | 37.90% |
| Φεμαλε | 259 | 62.10% |
| | | |



The table to the left (Table #5) estimates that the population in the Town of Mentone is distributed roughly two females to every male. This gap is significantly different from the 2000 and 2010 census when the difference between both genders was 5% on both counts as shown in Table#4.

The median age in Mentone is 49.7 years. Further analysis of the population reveals that approximately 22.1% is 19 years or less, 38.3% of residents are between the ages of 20 to 59, and the largest group is of those 60 years or older (39.6%).

| | | |
|--------------------|------|--------|
| Υνδερ 5 ψεαρσ | 14 | 3.4% |
| 5 το 9 ψεαρσ | 7 | 1.70% |
| 10 το 14 ψεαρσ | 45 | 10.80% |
| 15 το 19 ψεαρσ | 26 | 6.20% |
| 20 το 24 ψεαρσ | 11 | 2.60% |
| 25 το 34 ψεαρσ | 28 | 6.70% |
| 35 το 44 ψεαρσ | 46 | 11.00% |
| 45 το 54 ψεαρσ | 49 | 11.80% |
| 55 το 59 ψεαρσ | 26 | 6.20% |
| 60 το 64 ψεαρσ | 41 | 9.80% |
| 65 το 74 ψεαρσ | 72 | 17.30% |
| 75 το 84 ψεαρσ | 28 | 6.70% |
| 85 ψεαρσ ανδ οπερ | 24 | 5.80% |
| | | |
| Μεδιαν Αγε (Ψεαρσ) | 49.7 | Ξ |
| | | |
| 18 ψεαρσ ανδ οπερ | 339 | 81.30% |
| 21 ψεαρσ ανδ οπερ | 325 | 77.90% |
| 62 ψεαρσ ανδ οπερ | 151 | 36.20% |

5.3 Education Attainment

Figure 1 below shows a summary of population by percentage of Mentone residents of 25 years and above, grouped according to their educational attainment as recorded in the 2014 American Community Survey. Residents with less than a high school education or never graduated high school were approximately 10.0% (32), while high school graduates with no degree were approximately 53% (168). However, 36.9% (116) of the population 25 years and above had an associate's degree or higher and 8% (25) held graduate or professional degrees.

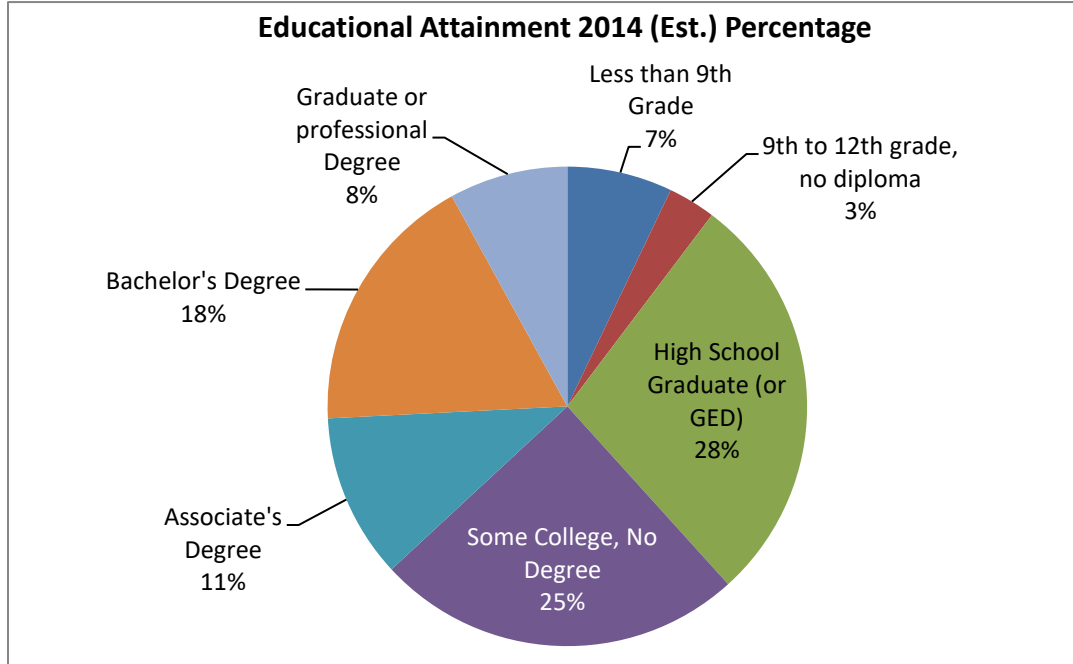


Figure 4: Education Attainment by Percentage

5.4 Housing Characteristics

According to the 2010-2014 American Community Survey 5 – Year Estimates, the Town of Mentone has a total housing stock of 386 units (100%). 165 (42.7%) of those units are considered to be occupied with 221 (57.3%) being considered vacant. The homeowner vacancy rate is estimated to be 9.3% while rental vacancy rates are estimated at 20%. The average household size of owner occupied units is 2.61 persons per unit and 1.75 persons per unit in relation to the average household size for rentals.

| Table 7: Housing Characteristics in the Town of Mentone 2014 | | |
|--|------------------|---------|
| Συβφεχτ | Μεντονε, Αλαβαμα | |
| HOUSING OCCUPANCY | Εστιματε | Περχεντ |
| Τοταλ ηουσινγ υνιτς | 386 | 386 |
| Οχχυπιεδ ηουσινγ υνιτς | 165 | 42.7% |
| ζαχαντ ηουσινγ υνιτς | 221 | 57.3% |
| | | |



Currently, there are no homes within the housing stock that lack complete kitchen and plumbing facilities; while six homes are noted not to have a phone line. There are twenty-two (22) mobile homes that are located within the municipal incorporated town limit, while the remainders of structures (364) are 1-unit detached buildings. 62.9% of all housing stock within the Town of Mentone was built prior to 1979; forty-three (43) residential structures have been built in Mentone since 2000 according to the data set provided.

Multi-family units are not a part of the Town's housing stock. While there are many cabins for temporary lodging, Mentone lacks traditional rental units for neither temporary nor permanent housing.

Although there may not be an immediate and overwhelming need for such accommodations, it is an important enough future consideration to attract residents, whether temporary or permanent.

The Mentone area housing market currently offers a combination of land and/ or homes at seventy-two dollars (\$72.00) per Square Foot. There are approximately one hundred and sixty properties on the market with a median listing price of one hundred and twenty-five thousand dollars (\$125K).

| | | |
|------------------------|----------|---------|
| Ηομεοωνερ παχανγψ ρατε | 9.3 | (Ξ) |
| Ρενταλ παχανγψ ρατε | 20.0 | (Ξ) |
| | | |
| ΥΝΙΤΣ ΧΗΡΑΧΤΕΡΙΣΤΙΧΣ | Εστιματε | Περχεντ |
| Τοταλ ηουσινγ υνιτσ | 386 | 386 |
| 1-υνιτ, δεταχηδ | 364 | 94.3% |
| 1-υνιτ, αταχηδ | 0 | 0.0% |
| 2 υνιτσ | 0 | 0.0% |
| 3 ορ 4 υνιτσ | 0 | 0.0% |
| 5 ορ 9 υνιτσ | 0 | 0.0% |
| 10 ορ 19 υνιτσ | 0 | 0.0% |
| 20 ορ μορε υνιτσ | 0 | 0.0% |
| Μοβιλε Ηομε | 22 | 5.7% |
| Βοατ, Ρς, παν, ετχ. | 0 | 0.0% |

| Table 8: Housing Values | | |
|-------------------------|------------------|---------|
| Συβφεχτ | Μεντονε, Αλαβαμα | |
| ςΑΛΥΕ | Εστιματε | Περχεντ |



| | | |
|----------------------|---------|-------|
| Οωνερ Ορχυπιεδ Υνιτσ | 149 | 149 |
| Λεσσ τηαν Ξ50,000 | 13 | 8.7% |
| Ξ50,000 το Ξ99,999 | 47 | 31.5% |
| Ξ100,000 το Ξ149,999 | 23 | 15.4% |
| Ξ150,000 το Ξ199,999 | 16 | 10.7% |
| Ξ200,000 το Ξ299,999 | 23 | 15.4% |
| Ξ300,000 το Ξ499,999 | 19 | 12.8% |
| Ξ500,000 το Ξ999,999 | 2 | 1.3% |
| Ξ1,000,000 ορ μορε | 6 | 4.0% |
| Μεδιαν (δολλαρς) | 135,800 | (x) |

| Table 9: Age of Housing Structure | | |
|-----------------------------------|------------------|---------|
| Συβφεχτ | Μεντονε, Αλαβαμα | |
| | Εστιματε | Περχεντ |
| ΨΕΑΡ ΣΤΡΥΧΤΥΡΕ ΒΥΙΑΤ | | |
| Τοταλ Ηουσινγ Υνιτσ | 386 | 386 |
| Βυιλτ 2010 ορ λατερ | 6 | 1.6% |
| Βυιλτ 2000 ορ 2009 | 37 | 9.6% |
| Βυιλτ 1990 ορ 1999 | 33 | 8.5% |
| Βυιλτ 1980 ορ 1989 | 67 | 17.4% |
| Βυιλτ 1970 ορ 1979 | 71 | 18.4% |
| Βυιλτ 1960 ορ 1969 | 32 | 8.3% |
| Βυιλτ 1950 ορ 1959 | 80 | 20.7% |
| Βυιλτ 1940 ορ 1949 | 21 | 5.4% |
| Βυιλτ 1939 ορ εαρλιερ | 39 | 10.1% |

5.5 Income

Private wage and salary workers accounts for 61% of civilians 16 years old and above. The remaining 39% is divided amongst government workers, and self-employed at 18 % each and 3% are family unpaid. According to Table#7 below, the median household income is approximately \$29,612. Two-thirds (66%) of households earn less than \$50,000, while 19.4 earn between \$50,000 - \$100,000; and 14.6% earns greater than \$100,000.

| Table 10: Household and Family Income | |
|---------------------------------------|------------------|
| Συβφεχτ | Μεντονε, Αλαβαμα |



| | Εστίματε | Περχεντ |
|--|----------|---------|
| ΧΛΑΣΣ ΟΦ ΩΟΡΚΕΡ | | |
| Χιπιλιαν εμπλοψεδ ποπυλατιον 16 ψεαρσ ανδ οπερ | 123 | 123 |
| Πριψατε ωαγε ανδ σαλαρψ ωορκερσ | 75 | 61.0% |
| Γοπερνμεντ ωορκερσ | 22 | 17.9% |
| Σελφ-εμπλοψεδ ιν οων νοτ ινχορπορατεδ βυσινεσσ ωορκερσ | 22 | 17.9% |
| Υνπαιδ φαμιλψ ωορκερσ | 4 | 3.3% |
| | | |
| ΙΝΧΟΜΕ ΑΝΔ ΒΕΝΕΦΙΤΣ (ΙΝ 2014 ΙΝΦΛΑΤΙΟΝ-ΑΔΘΥΣΤΕΔ ΔΟΛΛΑΡΣ) | | |
| Τοταλ Ηουσεηολδσ | 165 | 165 |
| Λεσσ τηαν Ξ10,000 | 8 | 4.8% |
| Ξ10,000 το Ξ14,999 | 17 | 10.3% |
| Ξ15,000 το Ξ24,999 | 29 | 17.6% |
| Ξ25,000 το Ξ34,999 | 37 | 22.4% |
| Ξ35,000 το Ξ49,999 | 18 | 10.9% |
| Ξ50,000 το Ξ74,999 | 27 | 16.4% |
| Ξ75,000 το Ξ99,999 | 5 | 3.0% |
| Ξ100,000 το Ξ149,999 | 11 | 6.7% |
| Ξ150,000 το Ξ199,999 | 4 | 2.4% |
| Ξ200,000 ορ μορε | 9 | 5.5% |
| Μεδιαν ηουσεηολδ ινχομε (δολλαρσ) | 29,612 | (Ξ) |
| Μεαν ηουσεηολδ ινχομε (δολλαρσ) | 73,637 | (Ξ) |
| | | |
| Φαμιλεσ | 99 | 99 |
| Λεσσ τηαν Ξ10,000 | 2 | 2.0% |
| Ξ10,000 το Ξ14,999 | 16 | 16.2% |
| Ξ15,000 το Ξ24,999 | 14 | 14.1% |
| Ξ25,000 το Ξ34,999 | 5 | 5.1% |
| Ξ35,000 το Ξ49,999 | 14 | 14.1% |
| Ξ50,000 το Ξ74,999 | 23 | 23.2% |
| Ξ75,000 το Ξ99,999 | 5 | 5.1% |
| Ξ100,000 το Ξ149,999 | 11 | 11.1% |
| Ξ150,000 το Ξ199,999 | 4 | 4.0% |
| Ξ200,000 ορ μορε | 5 | 5.1% |
| Μεδιαν φαμιλψ ινχομε (δολλαρσ) | 48,750 | (Ξ) |
| Μεαν φαμιλψ ινχομε (δολλαρσ) | 64,204 | (Ξ) |
| | | |

5.6 Labor Force & Employment

| Table 11: Employment, Occupation & Industry | | |
|--|------------------|---------|
| Συβφεχτ | Μεντονε, Αλαβαμα | |
| | Εστιματε | Περχεντ |
| ΕΜΠΛΟΥΜΕΝΤ ΣΤΑΤΥΣ | | |
| Χιπιλιαν εμπλοψεδ ποπυλατιον 16 ψεαρσ ανδ οπερ | 347 | 347 |
| Ιν λαβορ φορχε | 146 | 42.1% |
| Χιπιλιαν λαβορ φορχε | 146 | 42.1% |
| Εμπλοψεδ | 123 | 35.4% |
| Υνεμπλοψεδ | 23 | 6.6% |
| Αρμεδ Φορχεσ | 0 | 0 |
| Νοτ ιν λαβορ φορχε | 201 | 15.8% |
| | | |
| Χιπιλιαν λαβορ φορχε | 146 | 146 |
| Περχεντ Υνεμπλοψεδ | (Ξ) | 15.8% |
| | | |
| ΟΧΧΥΠΑΤΙΟΝ | | |
| Χιπιλιαν εμπλοψεδ ποπυλατιον 16 ψεαρσ ανδ οπερ | 123 | 123 |
| Μαναγεμεντ, βυσινεσσ, σχιενχε, ανδ αρτσ οχχυπατιονσ | 45 | 36.6% |
| Σερπιχε οχχυπατιονσ | 24 | 19.5% |
| Σαλεσ ανδ οφφιχε οχχυπατιονσ | 18 | 14.6% |
| Νατυραλ ρεσουρχεσ, χονστρυχτιον, ανδ μαιντενανχε οχχυπατιονσ | 17 | 13.8% |
| Προδυχτιον, τρανσπορτατιον, ανδ ματεριαλ μοσινγ οχχυπατιονσ | 19 | 15.4% |
| | | |
| ΙΝΔΥΣΤΡΨ | | |
| Χιπιλιαν εμπλοψεδ ποπυλατιον 16 ψεαρσ ανδ οπερ | 123 | 123 |
| Αγριχυλτρε, φορεστρψ, ψισηινγ, ανδ ηυντινγ, ανδ μινινγ | 6 | 4.9% |
| Χονστρυχτιον | 4 | 3.3% |
| Μανυφαχτυρινγ | 22 | 17.9% |
| Ωηολεσαλε τραδε | 0 | 0.0% |
| Ρεταιλ Τραδε | 15 | 12.2% |
| Τρανσπορτατιον ανδ ωαρεηουσινγ, ανδ υτιλιτιεσ | 3 | 2.4% |
| Ινφορματιον | 3 | 2.4% |
| Φινανχε ανδ ινσυρανχε, ανδ ρεαλ εστατε ανδ ρενταλ ανδ λεασινγ | 3 | 2.4% |
| Προφεσσιονλα, σχιεντιφιχ, ανδ μαναγεμεντ, ανδ αδμινιστρατιψε ανδ ωαστε μαναγεμεντ σερπιχεσ | 16 | 13.0% |
| Εδυχατιοναλ σερπιχεσ, ανδ ηεαλτη χαρε ανδ σοχιαλ ασισσιτανχε | 23 | 18.7% |
| Αρτσ, εντερταινμεντ, ανδ ρεχρεατιον, ανδ αχχομοδατιον ανδ φοοδ σερπιχεσ | 12 | 9.8% |
| Οτηερ σερπιχεσ, εξχεπτ πυβλιχ αδμινιστρατιον | 13 | 10.6% |
| Πυβλιχ Αδμινιστρατιον | 3 | 2.4% |
| | | |



5.7 Leakages and Surpluses

The table below is a breakdown of retail subsectors in the Town of Mentone that have gaps and surpluses based on the lack of goods demanded, and exceeding the demand respectively. There are many existing opportunities in various subsectors of the retail market within the town. As illustrated in the table below, approximately 58.25% of the retail subsectors in demand is underserved; while an estimated 41.75% of these subsectors has the potential to meet demand for other goods and services. Mentone may be losing a substantial amount of money in retail sales to neighboring municipalities and counties, from residents living in, and visitors passing through the town.

| Table 12: Nielsen Opportunity Gap/ Surplus – Retail Stores Analysis Chart | | | |
|---|---|-----------------------------|-----------------------------|
| Ρetail Stores | 2015 Δεμανδ Χονσυμερ Εξπενδιτυρεσ | 2015 Συππλψ Ρetail Σαλεσ | Οππορτυνιτψ Γαπ/ Συρπλυσ |
| Τοταλ Ρetail Σαλεσ & Εατινγ, Δρινκινγ Πλαχεσ | 6,875,381 | 2,872,855 | 4,002,526 |
| Μοτορ ζεχιχλε & Παρτσ Δεαλερσ | 1,291,687 | 1,916 | 1,289,771 |
| Φυρνιτυρε & Ηομε Φυρνισηινγ Στορεσ | 122,499 | 209,819 | (87,300) |
| Ελεχτρονιχσ & Αππλιανχεσ Στορε | 111,023 | 0 | 111,023 |
| Βυιλδινγ Ματεριαλ, Γαρδεν Εθυιπμεντ Στορεσ | 725,420 | 1,004,833 | (279,413) |
| Φοοδ & Βεπεραγε Στορεσ | 903,802 | 41,826 | 861,976 |
| Ηεαλτη & Ρερσωναλ Χαρε Στορεσ | 458,396 | 256,297 | 202,099 |
| Γασολινε Στατιονσ | 703,579 | 428,987 | 274,592 |
| Χλοτηινγ & Χλοτηινγ Αχχεσσοριεσ Στορεσ | 255,870 | 279 | 255,591 |
| Σπορτινγ Γοοδσ, Ηοββψ, Βοοκ, Μυσιχ Στορεσ | 107,926 | 604,240 | (496,314) |
| Γενεραλ Μερχηανδισε Στορεσ | 765,668 | 6,645 | 759,023 |
| Μισχελλανευοσ Στορε Ρetailερσ | 192,143 | 91,475 | 100,668 |
| Νον- Στορε Ρetailερσ | 585,063 | 2,337 | 582,726 |
| Φοοδ Σερπιχε & Δρινκινγ Πλαχεσ | 652,305 | 224,201 | 428,104 |
| Γενεραλ Μερχηανδισε, Αππαρελ, Φυρνιτυρε & Οτηερ | 1,443,065 | 870,587 | 572,478 |



Chapter 6 – Community Facilities & Services

6.1 Wastewater Treatment

One critical function of any local government is providing a sanitary sewer system. Installation and maintenance of this service requires large capital investments to ensure current demands are supplied and that there are adequate provisions for increased capacity to accommodate future urban development. Sewage services are provided by taking wastewater offsite through pipe and pump stations to a wastewater. The Town of Mentone however, currently has no sewer system. All commercial and residential structures are served by independent, onsite septic tank systems. Due to high costs, lack of urgent need and mountainous terrain that inhibits such development the Town of Mentone does not consider this to be a high priority.

6.2 Potable Water

In 1940, the Town of Mentone began operation of its initial water system that was financed by the town. The existing system operated a 30,000 GPD water treatment plant until the Alabama of Environmental Management (ADEM) influenced their decision to seek alternative sources of potable water, which resulted in supply from the town of Fort Payne in 1978. The Town of Mentone has a potable water agreement with the town of Fort Payne which exceeds Mentone's demand and allows for continued development and extensions. The Mentone Water Works does not operate a water treatment facility nor does it operate a groundwater delivery system. The potable water system of the town was operated under the government of the Mentone Town Council until the year 2000. In 2001, the responsibility of the water system was assumed when the Mentone Waterworks Board was incorporated.

The Mentone Water Works (MWW) is located at 5972 AL-177 in Mentone and currently serves a total of 725 customers within and outside the town limits of the town on average with a sizable spike in users (3,500) during the summer months due to areas summer camps. During the summer months the MWW averages approximately 150,000 gallons per day however, the town averages 90,000 gallons per day. The MWW operates (2) two, 100,000 gallon water tanks and has one non-operational 500,000 tank. The system also includes a 180-gpm pump station which supplies potable water from Fort Payne. The Town of Mentone and Mentone Water Works has sort Community Development Block Grant funding to assist in alleviating water supply interruptions due to water-main breaks. Water-main breaks have been a persistent issue because of shallow bedrock, and before repairs can be made, tanks are drained from these leaks due to the absence of isolation valves in areas where leaks are most prevalent.



6.3 Law Enforcement

The Town of Mentone Police Department is comprised of a chief of police, an assistant chief of police and two patrol officers. Mentone has adequate law enforcement personnel; however, 24 hour enforcement is not possible without fulltime officers. The Town is provided support by the DeKalb County Sheriff's Department. The Town should be prepared to employ additional personnel and acquire newer vehicles as the need for increased patrols becomes apparent.

| Table13: Mentone Police Department Staff | | | |
|--|---------------------------|-----------|-------------------|
| Ναμε | Τιτλε | Σχηδουλε | Εξπειριενχε Λεπελ |
| Βραδ Γρεγγ | Χηιεφ οφ Πολιχε | Φυλλ-τιμε | 35 ψεαρσ |
| Λαμαρ Βραψ | Ασσισταντ Χηιεφ οφ Πολιχε | Παρτ-τιμε | 30 ψεαρσ |
| Θιμψ Πηιλλιπσ | Πατρολ Οφφιχερ | Παρτ-τιμε | 35 ψεαρσ |
| Κιρβψ Θοηνστον | Πατρολ Οφφιχερ | Παρτ-τιμε | 37 ψεαρσ |

| Table14: Mentone Police Department Vehicle Inventory | | | | |
|--|---------|-----------|----------------|--------------------------------|
| Ψεαρ | Θυαντιψ | Μακε | Μοδελ | Στατυσ |
| 2014 | 1 | Χηεπρολετ | Ταηοε Χρυισερ | Γοοδ Χονδιτιον |
| 2008 | 1 | Χηεπρολετ | Τραιλβλαζερ | Γοοδ Χονδιτιον |
| 2008 | 1 | Χηεπρολετ | Τραιλβλαζερ | Ιν νεεδ οφ ρεπαιρ/ ρεπλαχεμεντ |
| | 1 | Φορδ | Χρωον ριχτορια | Ιν νεεδ οφ ρεπαιρ/ ρεπλαχεμεντ |

6.4 Fire & Rescue Department

Residents and business owners in the Town of Mentone are provided fire protection administration via the North Lookout Mountain Fire Department, located in the downtown area of the Town. The fire protection class rating that has been successful in lowering fire insurance premiums for Mentone residents. The fire department covers an approximate 30 square mile area, but has a much smaller effective range. The fire & rescue department depend heavily on the donations from residents, local government and business contributions, and grants from various sources. The volunteers are often in need of new and/ or improved personal equipment and technology not only to provide the best service possible to residents but also to protect them, while performing their duties.

6.5 Public Works / Street Department

Roads and streets play a very important part to any municipality for providing mobility of goods, services and people, therefore helping to drive economic growth. The condition of the roads within the town limits should be kept in optimal condition which would help keep vehicle maintenance cost low and improve comfortability and safety of motorist. The Town of Mentone does not operate a street



department. The town contracts all street work to outside providers. The total number of municipal maintained streets equal 4.13 miles of those paved with asphalt and 1.94 miles of non-paved streets. Streets/ roads which are in need of resurfacing include: East Avenue; Dogwood Avenue; Dempsey Avenue; Huron Street; Mason Drive; Desoto Street; Libby Lane; and Peach Street. Areas within the town that are prone to instances of flooding include Madison Drive, Libby Lane, and Highway above the Clouds (currently maintained by the DeKalb County Road Department). Mentone face both repaving and drainage issues which are problematic to the quality of life for residents and visitors.

| Table15: Mentone Paved Roads and Streets | |
|--|-------------|
| Παπεδ Στρεετς/ Ροαδς | |
| Ροαδ | Λεγγτη |
| 1. Χυτλερ | 0.867 Μιλες |
| 2. Δεμπσεψ | 0.050 Μιλες |
| 3. Δε Σοτο | 0.099 Μιλες |
| 4. Δογωοοδ | 0.185 Μιλες |
| 5. Δουγλας | 0.127 Μιλες |
| 6. Εαστ | 0.127 Μιλες |
| 7. Ηυρον | 0.185 Μιλες |
| 8. Λινχηπνεψ | 0.163 Μιλες |
| 9. Μασον | 0.145 Μιλες |
| 10. Ν. Χοολ | 0.381 Μιλες |
| 11. Πεαχητρεε | 0.171 Μιλες |
| 12. Πινε | 0.049 Μιλες |
| 13. Σ. Χολ | 0.399 Μιλες |
| 14. Σουτη | 0.047 Μιλες |
| 15. Συνσετ | 0.105 Μιλες |
| 16. Ω. Ριπερ | 0.917 Μιλες |
| 17. Ηυλλ | 0.109 Μιλες |
| Τοταλ | 4.126 Μιλες |

| Table16: Mentone Unpaved Roads and Streets | |
|--|-------------|
| Ροαδ | Λεγγτη |
| 1. Βερρψ | 0.099 Μιλες |
| 2. Γροπε | 0.189 Μιλες |
| 3. Λιββψ | 0.347 Μιλες |
| 4. Ωελλς | 0.399 Μιλες |
| 5. Δεμπσεψ | 0.150 Μιλες |
| 6. Αλαβαμα | 0.045 Μιλες |
| 7. Μοον λακε | 0.811 Μιλες |
| Τοταλ | 2.04 Μιλες |



6.6 Parks and Recreation Department

The Town of Mentone does not operate a recreational Department nor have employees dedicated to this purpose. The town has two (2) parks, Mason Park and Brow Park. There are two (2) pavilions at Brow Park and one (1) gazebo at Mason Park. The pavilions are rented approximately ten (10) times per year (per the Town Clerk). There are currently no additional needs at these locations identified by town administrators at this time.

Using the generally accepted standard of 10 acres of Municipal Park per 1000 population, Mentone has sufficient to serve the current projected populations. The town however, has to evaluate the future need for recreation programs which may include public access ball fields and playing courts for residents who may want to enjoy team sports. The development of nature trails (hiking and riding) should complement the desire for non-motorized mobility throughout the municipality and nearby state parks.



Chapter 7 – Goals, Objectives & Implementation Strategy

Goal #1 - Land Use

The Town shall encourage and accommodate land uses that boost the economic viability of the Town, offer opportunities for a variety of living, employment, shopping, recreation and leisure activities. The goal is the Town is to effectively manage growth and development preparing for future development in a cost-effective and environmentally acceptable that meets the current needs of the Town without compromising the ability of future of future generations to meet their own needs. This Future Land Use goal is to establish a land use pattern for the town of Mentone which would be implemented by adoption and enforcement of current and new zoning regulations. Future Land Use considerations:

1. Protecting the existing character of and beauty of Mentone
2. Protecting prominent natural features: Lookout Mountain Brow and the Little River Corridor
3. Protecting existing residential areas against encroachment by incompatible uses
4. Establishing and maintaining a central business district
5. Locating areas for future commercial/ industrial development
6. Allocating areas for residential development and affordable housing

OBJECTIVE 1.01 - Growth Management

The Town shall pursue growth management techniques that ensure land use decision consistent with the Town of Mentone's Comprehensive Plan, which provides regulations consistent with accepted planning practices, to ensure that public services and facilities are provided as needed.

Policy 1.01.01

The Town shall create places, streets, and spaces that meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, and maintain or improve local character.

Policy 1.01.02

The Town shall promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

Policy 1.01.03

The Town shall manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.



Policy 1.01.04

The Town shall protect privacy and access to light, air, and open space. To accomplish this policy, the Town may implement regulations that determine building placement on a site, building design, and building orientation (zoning and subdivision ordinances).

Policy 1.01.05

The Town shall assure consistency between densities of new development and redevelopment, which are consistent with established residential development patterns and provides equitable use of the land. Considerations for allocating density shall include, but not be limited to, the following:

- a. Encouraging commercial and residential mixed use development;
- b. Acknowledging the character and form of the surrounding neighborhoods; and
- c. Encouraging connectivity of pedestrian walkways and bicycle paths on and off site.

OBJECTIVE 1.02 - Natural Resource Protection

The Town shall ensure a harmony between the development process and the natural environment by coordinating development intensity and simultaneously protecting environmentally sensitive areas and features.

Policy 1.02.01

The Town shall protect the environmental resources. Land development regulations for the Town shall address development in and around flood plains, riparian protection, wetlands protection, air quality, water quality, forestry, and protected or endangered species.

Policy 1.02.02

The Town shall continually coordinate with the Alabama Department of Environmental Management, and other agencies to protect and maintain, and or improve the quality of the Little River.

OBJECTIVE 1.03 - Conservation and Infill Development

The Town shall encourage development of underutilized areas and inefficient land use patterns through redevelopment, reuse, and/or removal and replacement of blighted structures and uses.



Policy 1.03.01

The Town shall seek funding to assist in the reduction and elimination of blight. Funding programs, such as the Community Development Block Grant, may be used for housing rehabilitation, demolition and replacement of substandard housing, infrastructure improvements, or commercial redevelopment.

Policy 1.03.02

The Town shall approve development within newly annexed areas only when the appropriate sanitation, water, storm water, and waste water infrastructure is planned to be in place concurrent with the development.

Policy 1.03.03

The Town shall implement Crime Prevention through Environmental Design (CPTED) principles shall be incorporated, where feasible and appropriate in all new and infill development projects.

OBJECTIVE 1.04 - Community Character

The Town shall foster community character that is reflected in lot sizes, house sizes, site placement, height, architectural features and existing vegetation. The Town shall strive to stabilize and preserve neighborhoods and establish urban design standards which protect and promote quality of life, in order to prevent teardowns, encourage re-use, infill and new development.

Policy 1.04.01

The Town shall seek funding to assist in the reduction and elimination of blight. Funding programs, such as the federal Community Development Block Grant, may be used for housing rehabilitation, demolition and replacement of substandard housing, infrastructure improvements, or commercial redevelopment.

Policy 1.04.02

The Town shall encourage infill development on vacant land within the town, with consideration for increased parking accommodation. Such development should exhibit the desired development pattern of the residential or commercial street, or reflect an already established character.

Policy 1.04.03

The Town shall develop infill housing consistent with the design elements consistent with zoning regulations including but not limited to building heights, setbacks, etc.

Policy 1.04.04

The Town shall seek to establish traditional, pedestrian-oriented quality-of-life design features in areas of the Town when the need is identified. Indicators of traditional, pedestrian-oriented, urban



areas appropriate for urban design standards should include some or all of the following characteristics:

- a. Building facades in the commercial/ business district facing the street, and generally aligned with the street;
- b. Relatively high-density mixed use, compactly laid out to accommodate walking and bicycling that promotes street level activity;
- c. A mixture of housing types and prices;
- d. Multi-story buildings;
- e. A connected network of sidewalks, bike paths, or multi-use trails;
- f. On-street parking;
- g. Off-street parking at side or rear of buildings;

Goal #2 - Transportation

The Transportation component is meant to guide future development of the Town's corridors, roads highways for motorized and non-motorized transportation including public bicycle, and pedestrian networks. The transportation network is developed in a sustainable pattern that supports the Town's future land uses, minimizes vehicle miles traveled whenever possible, and reduces air pollution and greenhouse gas emissions. The town shall provide accessible, energy efficient, sustainable and economically viable transportation modes that meet the needs of the residents, employers, employees and visitors.

OBJECTIVE 2.01 - Development and Traffic Circulation

The Town shall require that all developments include a traffic circulation system which provides adequate access to the Town's street network.

Policy 2.01.01

The Town shall ensure that the circulation pattern of automobiles, community transit, bicycles, pedestrians and alternative vehicle shared use paths for low speed recreational vehicles (golf carts, scooters, etc.) to maximize a multimodal transport network.

Policy 2.01.02

The Town shall require developers of commercial property to provide for convenient and safe access to bicyclists and pedestrians and shall provide a secure location for the storage of bicycles on-site.



Policy 2.01.03

The Town shall coordinate transportation planning, development, expansion, and investment in transportation facilities with the Future Land Use Map.

Policy 2.01.04

The Town shall support the early identification and acquisition of land for future transportation corridors through land use planning and development permitting.

Policy 2.01.05

The Town shall require new residential, commercial, or mixed-use developments that construct or extend roadways to include a network of non-motorized modes that provides for a well-connected, walkable community.

Policy 2.01.06

The Town shall coordinate with ALDOT for bridge monitoring, maintenance, and rehabilitation. Bridge improvements should be considered when roadway investments are being pursued.

OBJECTIVE 2.02 - Pedestrian and Bicycle Circulation

The Town shall encourage and promote the safe integration and utilization of bicycle and pedestrian and low-speed alternative vehicle movement on the roadway network, which includes roadways, within public lands, commercial development, mixed-use redevelopment, residential areas, and parks and recreational lands; and other areas that allow public access.

Policy 2.02.01

The Town shall encourage the safe movement of bicycles and other non-motorized vehicular transportation through the establishment and maintenance of bicycle paths within the community and to Desoto State Park.

Policy 2.02.02

The Town shall construct primary building entrances to front onto a publicly accessible, and easily discernible, and ADA-compliant walkway that leads directly from the street to the front door to improve pedestrian access.

Policy 2.02.03

The Town shall Ensure that streets in areas with high levels of pedestrian activity (e.g., employment centers, residential areas, mixed-use areas, schools) support pedestrian travel by providing such elements as frequent and safe pedestrian crossings, large medians for pedestrian refuges, bicycle lanes, frontage roads with on-street parking, and/or grade separated crossings.



Policy 2.02.04

The Town shall identify areas of the town where pedestrian street lighting is appropriate and develop a plan for installing such lighting. Where appropriate, street lighting should be pedestrian-scaled (in both intensity and height), directed toward the street and properly shielded when near beach areas.

Policy 2.02.05

The Town shall provide crosswalks at all signalized or stopped controlled areas. Pedestrian signals shall be installed at key locations where high pedestrian volumes or other conditions warrant a signalized crossing.

Policy 2.02.06

The Town shall design, locate, and prioritize bicycle lanes and sidewalks or multiuse paths that serve to connect schools, medical care facilities, parks and open space areas, park access locations, commercial activity corridors.

OBJECTIVE 2.03 - Safe Roadway Network

The Town shall ensure that the movement of people and goods is safe and effective by maintaining and enhancing the existing roadway network to promote accessibility by all modes of transportation including personal automobiles, community transit services, low speed alternatives, walking and bicycling, by designing a pedestrian scale, well-connected street network.

Policy 2.03.01

The Town shall ensure traffic operations and roadway design, such as traffic signals, service roads, traffic signs, and pavement markings, shall be continually reviewed to identify safety and efficiency issues. Modifications that are necessary shall be identified and included in an updated Roadway Improvement Program.

Policy 2.03.02

The Town shall design a street network that will make walking and biking within neighborhoods and neighborhood edges convenient, safe, and pleasant.

Policy 2.03.03

The Town shall ensure all future roadway improvement projects contain adequate funds for design, installation and maintenance of landscaping.

Policy 2.03.04

The Town shall address the visual appearance and landscaping of gateway roads leading into the Town and to major tourist destinations.



Policy 2.03.05

The Town shall annually identify any deficient facilities, which include roadways operating below the adopted level of service standards.

OBJECTIVE 2.04 - Safe Parking Management

The Town shall provide safe and convenient flow of vehicular and non-motorized vehicle parking and ensure quality urban design is incorporated for off-street surface parking areas.

Policy 2.04.01

The Town shall ensure adequate vehicular access to non-residential development by requiring developments to provide on-site parking. Developments unable to achieve necessary on-site parking requirements may consider, contributions to the provision of pedestrian or bicycle in lieu of compliance with on-site parking requirements.

Policy 2.04.02

The Town shall develop and implement strategies to control the number, location and design of commercial and institutional parking areas, including but not limited to:

- a. Maximum parking space requirements;
- b. Requiring off-street parking to be located in the side or rear of building;
- c. Use of pervious parking materials/ designs.

Policy 2.04.03

The Town shall ensure that all parking areas comply with all applicable ADA accessibility requirements.

Policy 2.04.04

The Town should locate on-street parking and drop-off areas adjacent to sidewalks as a buffer to vehicular traffic, and for customer convenience where possible.

Policy 2.04.05

The Town shall require commercial and mixed use building frontages to adhere to maximum front, side and corner setback requirements and that new development, redevelopment, and infill development spatially delineate the thoroughfares and mask the majority of required parking through design.

Policy 2.04.06

The Town shall establish restrictions on outdoor lighting in off-street surface parking to reduce excessive, glaring, and tall lighting which draws attention to the building. Restrictions shall reduce lighting heights and eliminate creation of off-site spillover lighting.



Goal #3 – Public Facilities & Services

The Town shall protect investments in existing infrastructure and management facilities, and ensure the availability of safe and adequate facilities and maximize the use of the facilities that are under its control to meet the needs of current and future residents and visitors.

OBJECTIVE 3.01 - Level of Service

All system improvements for replacement, expansion, or increase in town shall comply with the adopted level of service standards for all facilities and services.

Policy 3.01.01

The Town in order to ensure that the levels of service standards are for each facility or service and for the type of development proposed.

| Table 17: Levels of Service for Public Facilities/ Services | |
|---|--|
| Facility/ Service Area | Level of Service Standard |
| Storm-water Management Facilities | See Policy 4.02.01 |
| Potable Water Facilities | Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit) |
| Fire-Rescue Services | 240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response) |
| Police and Law Enforcement Services | Response Time: 5 minutes or less for emergency calls and 10 minutes or less for non-emergency calls |

OBJECTIVE 3.02 - Potable Water System

The Town shall ensure that the potable water supply delivery system is operated and maintained economically to meet the current and future needs of the Town.

Policy 3.02.01

The Town shall provide a safe and adequate supply of potable water to meet the demands of residents. The Town shall identify and correct any deficiencies in the water delivery system through monitoring, and coordinating the extension or expansion of facilities as upgrades are needed.

Policy 3.02.02

The Town shall maintain a leak detection program and system audit to ensure continued reductions in unaccounted water.



OBJECTIVE 3.03 - Storm-water Management

The Town shall mitigate the losses, and human suffering caused by flooding, while protecting the natural functions of floodplains, groundwater, and other waterbodies.

Policy 3.03.01

The Town shall provide and maintain a drainage system that meets the needs of the residents and visitors. The Town shall implement additional programs and coordinate the extension and expansion of facilities as needed.

Policy 3.03.02

The Town shall ensure protection from point and non-point pollution sources by assisting the State and other regulatory groups in preventing the discharge of poor quality storm-water into underground water systems and other waterbodies.

Policy 3.03.03

The Town shall employ mitigation measures and best management practices relating to drainage shall be taken during construction activities to ensure that water quality is not degraded during the land clearing and construction of development.

OBJECTIVE 3.04 - Fire Rescue Services

The focus of the North Lookout Mountain Fire Department (NLMFD) is to provide prompt, efficient, professional response to protect and care for the lives and property of all residents, businesses and visitors in the community whenever there is an emergency. Each volunteer firefighter strive to reduce the level of risk to the Mentone community by identifying existing harmful conditions, and prevent or mitigate dangerous conditions that could cause temporary or permanent harm to lives and property.

Policy 3.04.01

The NLMFD shall provide the Mentone community with services which include: fire suppression, advanced life support, emergency medical response, and hazardous materials incident mitigation, fire prevention, public safety, and emergency preparedness.

Policy 3.04.02

The NLMFD volunteers shall be cross-trained to provide fire suppression and emergency medical responses. Each volunteer shall be professionally trained and certified by the State of Alabama as a Firefighter/ Emergency Medical Technician or a Firefighter/ Paramedic.

Policy 3.04.03

The NLMFD shall strive to meet staffing standards and be prepared to respond to emergency and non-emergency service calls 24 hours a day, 365 days a year.



OBJECTIVE 3.05- Law Enforcement & Police Services

The focus of the Mentone Police Department (MDP) is to serve the public in partnership with the community, to protect life and property, to reduce crime through both proactive intervention and competent response, to resolve conflict through a community engagement strategies, to respect human dignity at all times and to improve the quality of life.

Policy 3.05.01

The Town shall continue support the MPD to provide efficient response to calls from citizens for service by maintaining rapid response times.

Policy 3.05.02

The MPD shall maintain policies and procedures that reflect the appropriate best management practices and legal developments.

Policy 3.05.03

The MPD shall strive to meet staffing needs and be prepared to respond to emergency and non-emergency service calls 24 hours a day, 365 days a year.

Goal #4 - Housing

The Housing component is to ensure the Town supports the provision and maintenance of an adequate inventory of safe and sanitary housing at affordable costs that meets the current and future needs of the Town's residents. The general focus is on meeting demand for various housing types, eliminating substandard housing, and providing more affordable housing.

Affordable housing provides stability for families, improves opportunities for education and career advancement, and reduces the risk of homelessness for households that are dependent on low wages or fixed incomes. Affordable housing is a key factor for community vitality and continued economic growth.

OBJECTIVE 4.01 - Housing Supply and Demand

The Town shall ensure adequate sites for a variety of housing types including affordable housing, are available in the Town to meet demand. Keeping the market well supplied with housing will moderate the costs of owning and renting, while lessening affordability problems.

Policy 4.01.01

The Town shall conduct a housing needs assessment to include but not limited to, housing trends, the number, type and condition of existing housing units; the number and types of housing units needed for future demand, based on growth projections. Updates on the housing needs assessment should be performed every five years.



Policy 4.01.02

The Town shall ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to medium-density multi-family at appropriate locations.

Policy 4.01.03

The Town shall promote mixed-income and medium-density housing units within the Town, particularly at employment hubs, commercial district, and along transit corridors (Highway 117).

Policy 4.01.04

The Town shall review and amend, where necessary, codes and standards applicable to the care and maintenance of residential neighborhoods and facilities, to maintain housing stock while emphasizing quality design and appearance.

Policy 4.01.05

The Town shall designate available sites for temporary housing units, in the event of a natural disaster such as a tornado, wild-fire, flood, etc.

OBJECTIVE 4.02 - Housing Preservation

The Town shall encourage safe and sanitary housing.

Policy 4.02.01

The Town shall identify substandard housing by ensuring compliance with housing codes.

Policy 4.02.02

The Town shall resume/ continue enforcement activities through regular housing stock inspections.

Policy 4.02.03

The Town shall participate in programs, where feasible, that encourage and/ or provide assistance to homeowners to mitigate risks to people and property from natural hazards and their effects.

Policy 4.02.04

The Town shall implement the policies of the Historic Preservation Element regarding identifying and preserving historically significant structures.

OBJECTIVE 4.03 - Fair Housing and Aging in place

The Town shall ensure fair housing practices for affordable housing, adequate workforce housing, and housing for aging in place.



Policy 4.03.01

The Town shall consider establishing economic incentives to encourage private sector development of workforce or affordable housing.

Policy 4.03.02

The Town shall encourage housing rehabilitation programs that assist elderly homeowners to repair modernize and improve the energy efficiency of their homes, and remove obstacles to aging in place.

Policy 4.03.03

The Town shall identify areas within its corporate limits that may qualify for Community Development Block Grant (CDBG) funding.

Goal #5 - Parks, Recreation, & Open Space

The Recreation and Open Space component envisions identifying existing recreation and open space facilities and addressing opportunities for improvements. The goal is to provide parks, recreational facilities, and open space to meet the health, safety and welfare needs of residents and visitors.

Parks are a significant land use and a source of travel demand, and their location, siting, and design should be coordinated with the Town's transportation infrastructure to maximize access by multiple modes and to mitigate impacts on congestion.

Sustainable design and green building is increasingly becoming a part of parks and recreation facilities design. Networks of interconnected parks, greenways, and open spaces (green infrastructure) can direct urban form and guide conservation efforts. Green infrastructure ensures that preserved open spaces and greenways provide greater environmental benefits by maximizing ecosystem conservation.

OBJECTIVE 5.01 - Parks, Recreation, and Open Space Master Plan

The Town shall plan for a coordinated system that manages the access and availability of parks and recreational spaces, the impact of facilities on ecological systems, community education opportunities, and community health.

Policy 5.01.01

The Town shall adopt a Parks, Recreation and Open Space Master Plan within 18 months of adopting a community comprehensive plan.



Policy 5.01.02

The Town shall ensure that the master plan considers the impact of recreational facilities on the environment, by identifying environmentally sensitive areas such as wildlife habitats, protected forests, and water bodies.

Policy 5.01.03

The Town shall seek to provide reasonable access to a public park or recreational open space to all town residents, by adhering to ADA regulations and guidelines.

Policy 5.01.04

The Town shall ensure the master plan emphasizes the connection between recreation, community health, and safety by addressing safe pedestrian and bicycle pathways to and from neighborhoods, schools, and other facilities.

OBJECTIVE 5.02 - Parks and Recreation Availability

The Town shall ensure the availability of parks and recreation facilities and open space.

Policy 5.02.01

The Town shall create and adopt a level of service standards for parks, recreational facilities and open spaces.

Policy 5.02.02

The Town shall seek grants and partnerships with agencies, or organizations for land acquisition to maximize compliance with the master plan.

Policy 5.02.03

The Town shall use opportunities for providing Neighborhood and Community Parks through innovative and adaptive reuse of underutilized or vacant properties.

Policy 5.02.04

The Town shall maintain an inventory of parks and recreation facilities and open space, including the identification of facilities available at each park, the size of the facility and the primary agency responsible for the facility.

OBJECTIVE 5.03 - Park and Recreation Facilities Management

The Town shall ensure improve and maintain the existing parks and recreation facilities and open space inventory.



Policy 5.03.01

The Town shall maintain and support a Parks and Recreation facilities management plan which will include an annual review existing parks, recreation facilities and open space areas, to renovate existing facilities or to construct new ones.

Policy 5.03.02

The Town shall strive to improve safety, awareness, cleanliness, and neighborhood support at existing parks in part by involving residents in these efforts, partnering with other Town Departments such as Public Works, Police, Community Development, and other partner agencies.

Policy 5.03.03

The Town shall, when new facility construction is planned, or when renovations are undertaken, be compliant with Town, and Federal regulations.

Policy 5.03.04

The town shall use low-impact development strategies to reduce storm-water runoff from parks and recreation facilities.

Policy 5.03.05

The town shall ensure that capital and operating budgets support of the park system and keeps pace with growth as envisioned in the Comprehensive Plan to provide the quantity and quality of programs, and facilities maintenance expected by residents and visitors.

Objective 5.04 - Park and Recreation Access

The Town shall ensure the availability of vehicular, pedestrian, and bicycle access to public recreational areas, wherever possible.

Policy 5.04.01

The Town shall provide vehicle parking, ADA-compliant parking, bicycle racks, and barrier-free access at public parks and recreational facilities.

Policy 5.04.02

The Town shall review existing parks, recreation facilities and open space areas, annually, to renovate existing facilities or to construct new ones.

Policy 5.04.03

The Town shall seek support from volunteers in Town, to promote and maintain Town recreation facilities.



Policy 5.04.04

The Town shall vacate as necessary, existing rights-of-way, easements, walkways, and other properties available for public access to parks and recreation facilities or open space.

OBJECTIVE 5.05 - Open Space, Green way System, Trails and Special Landscapes

Open spaces shall be protected within urban areas for their aesthetic, health, environmental and economic benefits.

Policy 5.05.01

The Town shall allow public spaces to be included in private developments, which can connect to and benefit from their proximity to public infrastructure and spaces such as greenway trails, public sidewalks, and plazas.

Policy 5.05.02

The Town shall improve pedestrian linkages to existing and proposed greenway corridors. Development adjacent to a greenway trail should link their internal pedestrian network to the greenway trail where appropriate.

Policy 5.05.03

The Town shall create a Greenway System and Trails through a Greenway System Capital Program with goals of:

- Preserving natural characteristics of the land;
- Providing and riparian buffers as a means of protecting water quality;
- Preserving stream corridors to manage storm water runoff;
- Providing buffers for multiple land uses;
- Providing opportunities for passive recreation; and
- Providing multi-use trails for recreation and safe transportation routes.

Policy 5.05.04

The Town shall form partnerships with various for profit, and non-profit groups to provide streetscape, gateway, and other special project enhancements that improve neighborhoods, transportation corridors and other public spaces.



OBJECTIVE 5.06 - Land Acquisition

The Town shall maintain a program to routinely evaluate the potential to purchase land for parks, recreation, conservation, and open space needs.

Policy 5.06.01

The Town shall use Town-owned floodplains, conservation lands or environmentally sensitive lands, and similar areas for passive recreation, provided that the recreational uses does not endanger the public health, safety, welfare or the environment.

Policy 5.06.02

The Town shall seek public and private funding for the acquisition, development, operation, and maintenance of parks, recreational facilities and open spaces.

Policy 5.06.03

The Town shall give priority to the acquisition of lands that provide access to community parks, recreation facilities, or open space.

Goal #6 - Economic Development

Economic Development is intended to establish a link to all aspects of community life. It is an essential component of a sustainable community. It balances the needs of residents with the supporting new growth and redevelopment opportunities within the community. It involves various levels of cooperation for a strong economy by creating and renting desirable jobs, which provides residents with a good standard of living. Successful economic development functions as part of the whole socio-economic environment.

The Town shall create and implement an economic development strategy focused on the retention, expansion, and relocation of high wage jobs and targeted businesses, while seeking to diversify the Town's tax and employment base. This shall be accomplished through the preservation of the Town's unique character, historical, cultural, and environmental assets and through promotion of sustainable development and redevelopment of properties.

OBJECTIVE 6.01 - Leadership and Intergovernmental Coordination

The Town shall establish a coordinated approach with local governmental entities and through public/private partnerships to provide a unified perspective and single point of contact for economic development in the Town.



Policy 6.01.01

The Town shall work to enhance opportunities to leverage available economic development funding through partnerships with local, regional, and state organizations.

Policy 6.01.02

The Town shall continue to coordinate with and support the regional (DeKalb, Jackson, & Marshall Counties) Comprehensive Economic Development Strategy.

OBJECTIVE 6.02 - Attraction and Retention of Targeted Businesses

The Town shall develop and maintain strategies to attract targeted businesses (gap analysis) and seek to promote their retention while balancing the needs of residents while preserving the Town's unique character and natural resources.

Policy 6.02.01

The Town may authorize the use of financial or other incentives to qualified targeted businesses locating within Town limits.

Policy 6.01.02

The Town shall seek to market the Town as whole, as a destination for citizens, businesses, and tourists and seeking opportunities that provide necessary services to support spending.

Policy 6.01.03

The Town shall seek maximum participation of business in the chamber of commerce, by offering membership incentives.

OBJECTIVE 6.03 - Support of Small Businesses

The Town shall develop and maintain strategies that support and promote the expansion of existing small businesses within the Town.

Policy 6.03.01

The Town shall promote local retail purchases and supply chains between local companies/businesses within the Town, County and region that provide the Town with the best value of its tax dollars.

Policy 6.03.02

The Town shall create attractive and functional sites for new and growing businesses through streetscape improvements and other public realm investments.



OBJECTIVE 6.04 - Promoting Tourism

The Town shall seek to strengthen its local economy by expanding visitor demand and promoting annual tourism while balancing the needs of its citizens and preserving its unique character, cultural and natural resources.

Policy 6.04.01

The Town shall work with partner organizations to focus on tourist development to attract the most economically advantageous opportunities.

Policy 6.04.02

The Town shall, through its Land Development Code, shall establish policies which promote sustainable tourist development which support the Town's comprehensive goals for low impact development.

Policy 6.04.03

The Town shall explore programs for accommodating and promoting home hospitality services through a regulatory system, that's mutually beneficial to the Town, homeowners and visitors.

Goal #7 – Urban Design

Good design ensures attractive, usable, durable, and adaptable places and is a key element in achieving sustainable development. Urban design influences the physical form of the town and how residents experience public spaces such as streets, parks, plazas, or squares. The policies and actions of municipal government and the motivation of private developers largely determine the physical form of the Town.

While individual buildings may be attractive in themselves, there are numerous other design elements that contribute to the organization of a space including architectural design, building placement, height, scale, and open space. The cumulative interaction of these design elements and adjacent buildings in organizing public space is vital for achieving an environment that supports and promotes social interaction.

OBJECTIVE 7.01 – Town Identity

Use urban design to influence the physical form of the town and how residents experience public spaces such as streets, parks, plazas, or squares.

Policy 7.01.01

The Town shall create visual interest by using well-designed building facades, storefront windows, and attractive signage and lighting consistent with the character of the Town.



Policy 7.01.02

The Town shall maintain the established facade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings, unless doing so results in substandard sidewalks.

Policy 7.01.03

The Town shall support the creation of a unified and comprehensive system of pedestrian wayfinding signs, and other environmental graphics to provide directions to the pedestrian.

OBJECTIVE 7.02 – Mixed Use Development

Promote simultaneous of uses structures that produces a symbiotic relationship between both users.

Policy 7.02.01

The Town shall promote buildings in mixed-use developments be oriented along streets, plazas, and pedestrian ways. Their facades should create an active and engaging public realm.

Policy 7.02.02

The Town shall promote a higher standard of storefront design and architectural detail in the business district along Highway 117

OBJECTIVE 7.03 – Appearance & Function of Corridor

Combine functionality with good aesthetics which reflects the theme/ culture of the town.

Policy 7.03.01

The Town shall create visually cohesive streetscapes using a variety of techniques including landscaping, undergrounding of utilities, and other streetscape improvements along street frontages that reflect adjacent land uses.

Policy 7.03.02

The Town shall encourage reduced visibility of trash storage, loading, and truck parking areas from the street, sidewalk, building entrances and corridors should be minimized.

OBJECTIVE 7.04 – Inviting Public Spaces

Create easily accessible and accommodating venues.

Policy 7.04.01

The Town shall improve the appearance and identity of the Town's streets through the design of street lights, paved surfaces, landscaped areas, street "furniture," and adjacent building facades.



Policy 7.04.02

The Town shall manage the sidewalk space in a way that promotes pedestrian safety, efficiency, and comfort.

Policy 7.04.03

The Town shall create attractive and interesting commercial streetscapes by promoting ground level retail and desirable street activities, making walking more comfortable and convenient

Goal #8 – Arts and Culture

The value of art and culture emphasis is its contribution to society, its symbiotic relationship with education, and the economic power it generates. The Town of Mentone has a significant presence of artists who contribute to the economic and social impact on the various arts and festivals. Many cultural events and festivals throughout the year, serve as a draw for tourists and artists from the region. The Town and local business should work together to develop, support, and promote arts and cultural resources to achieve and maintain the vision of making Mentone a thriving community.

The Town has embarked on the mission to build a facility dedicated to Mentone history and culture. The Mentone Arts and Cultural Center will be accessible to residents, campers, and the many visitors whom arrive mainly during the summer and fall months. The center will combine various uses including but not limited to, a multi-purpose room, museum, classroom, gift shop and an amphitheater. The Center is planned to be located at the east Mentone gateway into the Town, along Highway 117, east of the Moon Lake School.

OBJECTIVE 8.01 – Public art and events

Encourage the use of public art, festival/ events and venues to enhance the Town’s unique character.

Policy 8.01.01

The Town shall create visual interest by installing public art in Town, County and State-owned facilities, parks and along greenways.

Policy 8.01.02

The Town shall incorporate public art exhibitions into the planning stages of publicly-funded and private partnership projects on Town owned and/or controlled land.

Policy 8.01.03

The Town shall identify permanent arts and culture venues beneficial to the Town, residents and visitors.



Implementation Strategy

The adoption of this Comprehensive Plan is the first step in the implementation process. It is the product of considerable effort on the part of the Town of Mentone and its Town Council, Planning Commission, as well as many other municipal departments, community leaders, and concerned citizens. Continuing action to implement the Plan will be needed for it to have lasting impact.

The Comprehensive Plan is used to guide private and public development. The City will use this plan to assess the appropriateness of proposed development cases including zoning actions, and special exceptions. All the Elements of the Comprehensive Plan are used to assess development applications, including both the narrative policies and applicable maps. The Plan is also used to assess the appropriateness of public development actions, and the siting of public facilities.

The success of this plan depends on the willingness of Mentone leadership to embrace the stated recommendations and make the vision a reality. It should be widely publicized in the Town's interactions with diverse groups of actors, including land developers, civic organizations, and business associations.

Agencies, Organizations, and Responsibilities

Public and private actors have a significant role to play within the community and their choices will affect the outcomes of development and the shape of the community. Ongoing education and outreach is necessary to educate the public and members of the local government, including elected officials, administrative staff and appointed officials, as to the role of these entities in the development of Mentone.

Planning Commission (PC)

The Planning Commission is critical to the development process through its oversight of land development. The commission has the distinct responsibility for enforcing Mentone's subdivision regulations, which require development to proceed in accordance with the Plan and under conditions and requirements conducive to orderly, efficient growth. The Commission also plays an important advisory role, and instrumental in coordinating interests and communicating community values.

Town Council (TC)

The Town Council plays a central role in the process of community development through its zoning authority, oversight of municipal ordinances, and control of public budgeting. The Council relies on the recommendation from the Planning Commission, may determine land uses through zoning, may direct building construction through building codes, and may direct public investment toward the priorities established in the Plan. Implementation tools include Legislative Authority (zoning ordinance, municipal ordinances, building and housing codes, general police powers and public interaction).



City Staff and Administrators (CSA)

These individuals are important to implementing the daily operations of the government and services for Mentone. Their interactions with the public allows for opportunities to educate residents about elements of the plan and solicit ongoing public feedback.

Civic Organizations and Community Institutions (COCI)

These organizations include local volunteer and community action organizations, (religious and non-religious). It is important these organizations and groups be connected to the process of community development and that the shared community values that they represent are preserved in the physical, social and economic environment.

Implementing Policy Actions

This section of the Implementation Element includes an “Action Plan Matrix” that summarizes key actions in the Comprehensive Plan. All of the actions listed in the Matrix are excerpted from the Plan’s Elements. The Action Plan Matrix includes the responsible agency, the timeframe for implementation, and level of priority. Relative to the timeframe designation, short-term actions should be completed within one to two years, mid-term actions should be completed within three to five years, long-term actions should be completed within five to ten years, and on-going actions have no predetermined start or completion date/ time.

| Table18: Implementation Time-frame | |
|------------------------------------|------------------------------------|
| Term | Description |
| Short-term | 1 to 2 Years |
| Mid-term | 3 to 5 Years |
| Long-term | 6 to 10 Years |
| On-going | No predetermined start or end time |



Table 19: Goal #1 - Land Use

| Objectives | Description | Time Frame | Responsibility |
|---|---|------------|----------------|
| OBJECTIVE 1.01 Growth Management | The Town shall pursue growth management techniques that ensure land use decision consistent with the Town of Mentone's Comprehensive Plan, which provides regulations consistent with accepted planning practices, to ensure that public services and facilities are provided as needed. | Short-term | PC, TC |
| OBJECTIVE 1.02 Natural Resource Protection | The Town shall ensure a harmony between the development process and the natural environment by coordinating development intensity and simultaneously protecting environmentally sensitive areas and features. | Ongoing | TC, COCI |
| OBJECTIVE 1.03 Conservation and Infill Development | The Town shall encourage development of underutilized areas and inefficient land use patterns through redevelopment, reuse, and/or removal and replacement of blighted structures and uses. | Mid-term | PC, TC |
| OBJECTIVE 1.04 Community Character | The Town shall foster community character that is reflected in lot sizes, house sizes, site placement, height, architectural features and existing vegetation. The Town shall strive to stabilize and preserve neighborhoods and establish urban design standards which protect and promote quality of life, in order to prevent teardowns, encourage re-use, infill and new development. | Long-term | PC, TC |

Table 20: Goal #2 - Transportation

| Objectives | Description | Time Frame | Responsibility |
|---|--|------------|----------------|
| OBJECTIVE 2.01 Development and Traffic Circulation | The Town shall require that all developments include a traffic circulation system which provides adequate access to the Town's street network. | Mid-term | PC, TC |
| OBJECTIVE 2.02 Pedestrian and Bicycle Circulation | The Town shall encourage and promote the safe integration and utilization of bicycle and pedestrian and low-speed alternative vehicle movement on the roadway network, which includes roadways, within public lands, commercial development, mixed-use redevelopment, residential areas, and parks and recreational lands; and other areas that allow public access. | Mid-term | PC, TC |
| OBJECTIVE 2.03 Safe Roadway Network | The Town shall ensure that the movement of people and goods is safe and effective by maintaining and enhancing the existing roadway network to promote accessibility by all modes of transportation including personal automobiles, community transit services, low speed alternatives, walking and bicycling, by designing a pedestrian scale, well-connected street network. | Long-term | PC, TC |
| OBJECTIVE 2.04 Safe Parking Management | The Town shall provide safe and convenient flow of vehicular and non-motorized vehicle parking and ensure | Mid-term | PC, TC |



| | quality urban design is incorporated for off-street surface parking areas. | | |
|--|--|------------|----------------|
| Table 21: Goal #3 – Public Facilities & Services | | | |
| Objectives | Description | Time Frame | Responsibility |
| OBJECTIVE 3.01 Level of Service | All system improvements for replacement, expansion, or increase in Mentone shall comply with the adopted level of service standards for all facilities and services. | Short-term | TC |
| OBJECTIVE 3.02 Potable Water System | The Town shall ensure that the potable water supply delivery system is operated and maintained economically to meet the current and future needs of the Town. | Ongoing | PC, TC |
| OBJECTIVE 3.03 Storm-water Management | The Town shall mitigate the losses, and human suffering caused by flooding, while protecting the natural functions of floodplains, groundwater, and other waterbodies. | Mid-term | TC |
| OBJECTIVE 3.04 Fire Rescue Services | The focus of the North Lookout Mountain Fire Department (NLMFD) is to provide prompt, efficient, professional response to protect and care for the lives and property of all residents, businesses and visitors in the community whenever there is an emergency. Each volunteer firefighter strive to reduce the level of risk to the Mentone community by identifying existing harmful conditions, and prevent or mitigate dangerous conditions that could cause temporary or permanent harm to lives and property. | Short-term | TC, CSA |
| OBJECTIVE 3.05 Law Enforcement Services | The focus of the Mentone Police Department (MDP) is to serve the public in partnership with the community, to protect life and property, to reduce crime through both proactive intervention and competent response, to resolve conflict through a community engagement strategies, to respect human dignity at all times and to improve the quality of life. | Short-term | TC, CSA |

| Table 22: Goal #4 - Housing | | | |
|---|--|------------|----------------|
| Objectives | Description | Time Frame | Responsibility |
| OBJECTIVE 4.01 Housing Supply and Demand | The Town shall ensure adequate sites for a variety of housing types including affordable housing, are available in the Town to meet demand. Keeping the market well supplied with housing will moderate the costs of owning and renting, while lessening affordability problems. | Mid-term | PC, TC |
| OBJECTIVE 4.02 Housing Preservation | The Town shall encourage safe and sanitary housing. | Ongoing | PC, TC |
| OBJECTIVE 4.03 Fair Housing and Aging in place | The Town shall ensure fair housing practices for affordable housing, adequate workforce housing, and housing for aging in place. | Ongoing | PC, TC |



Table 23: Goal #5 – Parks, Recreation and Open Space

| Objectives | Description | Time Frame | Responsibility |
|---|--|------------|----------------|
| OBJECTIVE 5.01 Parks, Recreation, and Open Space Master Plan | The Town shall plan for a coordinated system that manages the access and availability of parks and recreational spaces, the impact of facilities on ecological systems, community education opportunities, and community health. | Mid-term | PC, TC, CSA |
| OBJECTIVE 5.02 Parks and Recreation Availability | The Town shall ensure the availability of parks and recreation facilities and open space. | Mid-term | PC, TC, COCI |
| OBJECTIVE 5.03 Park and Recreation Facilities Management | The Town shall improve and maintain the existing parks and recreation facilities and open space inventory. | Short-term | PC, TC, COCI |
| OBJECTIVE 5.04 Park and Recreation Access | The Town shall ensure the availability of vehicular, pedestrian, and bicycle access to public recreational areas, wherever possible. | Ongoing | PC, TC, COCI |
| OBJECTIVE 5.05 Open Space, Green way System, Trails and Special Landscapes | Open spaces shall be protected within urban areas for their aesthetic, health, environmental and economic benefits. | Ongoing | PC, TC, COCI |
| OBJECTIVE 5.06 Land Acquisition | The Town shall maintain a program to routinely evaluate the potential to purchase land for parks, recreation, conservation, and open space needs. | Ongoing | PC, TC |

Table 24: Goal #6 – Economic Development

| Objectives | Description | Time Frame | Responsibility |
|---|---|------------|----------------|
| OBJECTIVE 6.01 Leadership and Intergovernmental Coordination | The Town shall establish a coordinated approach with local governmental entities and through public/ private partnerships to provide a unified perspective for economic development in the Town. | Mid-term | TC |
| OBJECTIVE 6.02 Attraction and Retention of Targeted Businesses | The Town shall develop and maintain strategies to attract targeted businesses (gap analysis) and seek to promote their retention while balancing the needs of residents while preserving the Town's unique character and natural resources. | Short-term | PC, TC, COCI |
| OBJECTIVE 6.03 Support of Small Businesses | The Town shall develop and maintain strategies that support and promote the expansion of existing small businesses within the Town. | Short-term | PC, TC, COCI |
| OBJECTIVE 6.03 Promoting Tourism | The Town shall seek to strengthen its local economy by expanding visitor demand and promoting annual tourism while balancing the needs of its citizens and preserving its unique character, cultural and natural | Ongoing | PC, TC |



| | | | |
|--|------------|--|--|
| | resources. | | |
|--|------------|--|--|

| Table 25: Goal #7 – Urban Design | | | |
|---|--|------------|-------------------|
| Objectives | Description | Time Frame | Responsibility |
| OBJECTIVE 7.01 Town Identity | Use urban design to influence the physical form of the town and how residents experience public spaces such as streets, parks, plazas, or squares. | Mid-term | PC, TC, COCI, CSA |
| OBJECTIVE 7.02 Mixed Use Development | Promote simultaneous of uses structures that produces a symbiotic relationship between both users. | Long-term | PC, TC, COCI |
| OBJECTIVE 7.03 Appearance & Function of Corridor | Combine functionality with good aesthetics which reflects the theme/ culture of the town. | Short-term | PC, TC, COCI |
| OBJECTIVE 7.04 Inviting Public Spaces | Create easily accessible and accommodating venues. | Mid-term | PC, TC, COCI, CSA |

| Table 26: Goal #8 – Arts and Culture | | | |
|---|--|------------|-------------------|
| Objectives | Description | Time Frame | Responsibility |
| OBJECTIVE 8.01 Public art and events | Encourage the use of public art, festival/ events and venues to enhance the Town's unique character. | Ongoing | PC, TC, COCI, CSA |



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Appendix

Adopted Resolution

TOWN OF MENTONE RESOLUTION NUMBER 2017-03

WHEREAS, the Town of Mentone authorized the Top of Alabama Regional Council of Governments (TARCOG) to develop a Comprehensive Plan for the Town of Mentone; and

WHEREAS, TARCOG did present a final draft of the Comprehensive Plan to the Town of Mentone on July 11th, 2017; and

NOW; THEREFORE IT BE RESOLVED, that the Town of Mentone does hereby adopt the Final Draft of the Comprehensive Plan as presented;

Done, this the 25th day of July 2017.

Mayor

Date

ATTEST:

Town Clerk

Date

TOWN SEAL





Community SWOT Analysis

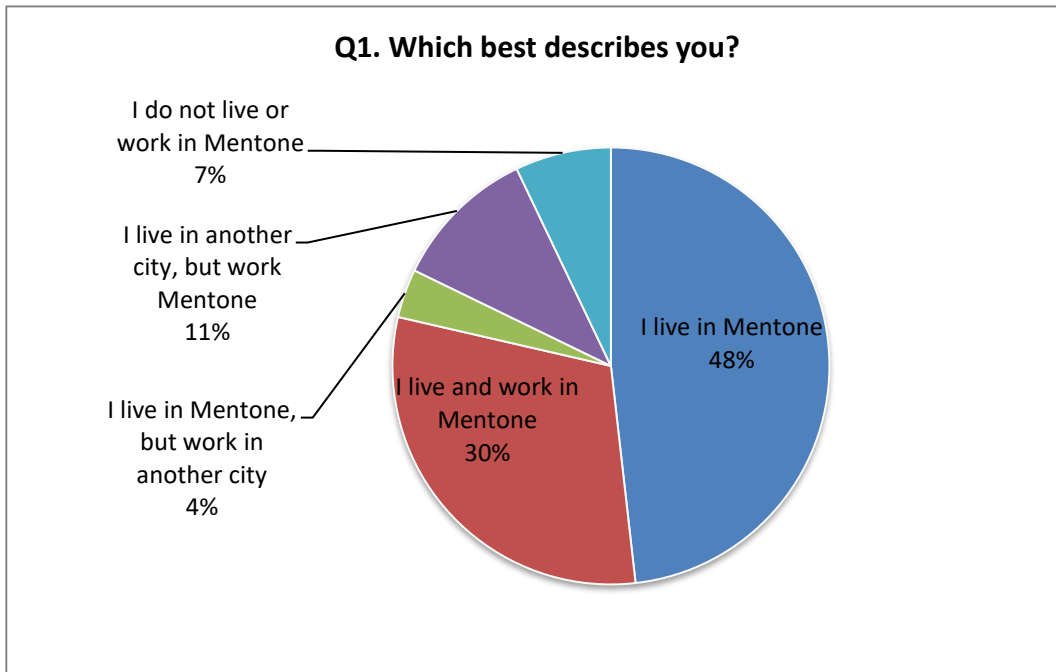
| | | |
|----------|--|---|
| Internal | <div data-bbox="298 359 1325 426">Q1. Which best describes you?</div> <div data-bbox="440 415 613 443">Strengths</div> <ol style="list-style-type: none"> 1. Cohesive Community 2. Emotional connection to town 3. Community oriented Police Department 4. Natural resources i.e. Desoto Park 5. Weather/ Climate 6. Festivals & Visitors 7. Business Association | <ol style="list-style-type: none"> 1. No comprehensive sewer system 2. Lack of funding for infrastructure projects 3. Lost tax revenue from unregistered home rentals 4. Pedestrian safety along Hwy 117 5. Lack of playgrounds and hiking trails 6. Insufficient parking for visitors during festivals 7. Too many dead-end streets |
| | <div data-bbox="404 1081 651 1123">Opportunities</div> <ol style="list-style-type: none"> 1. Grant funding sources 2. Arts and culture (performance & public art) 3. Community safe-room 4. Revenue from alcohol sales 5. Zoning ordinance enforcement 6. Local business investment/ support 7. Wayfinding / street signs | <div data-bbox="1092 1106 1227 1144">Threats</div> <ol style="list-style-type: none"> 1. Weather 2. Fort Payne economy 3. Loss of young people 4. Defunded state parks 5. Community flooding |

This SWOT was conducted at a stakeholder workshop. Each category has the top 5 to 7 responses with the most important or greatest listed at number one, to the least at number 7.

Community Survey Results



| Answer Options | Response Percent | Response Count |
|---|------------------|----------------|
| I live in Mentone | 48.2% | 27 |
| I live and work in Mentone | 30.4% | 17 |
| I live in Mentone, but work in another city | 3.6% | 2 |
| I live in another city, but work Mentone | 10.7% | 6 |
| I do not live or work in Mentone | 7.1% | 4 |
| Answered Question | | 56 |
| Skipped Question | | 0 |

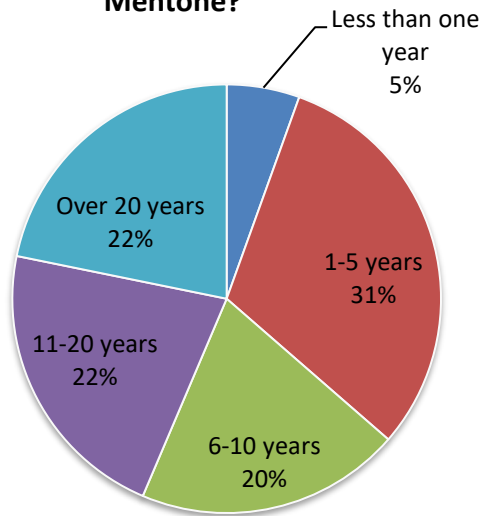


| Q2. How long have you worked in, or been a resident of Mentone? | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |



| | | |
|--------------------|-------|----|
| Less than one year | 5.5% | 3 |
| 1-5 years | 30.9% | 17 |
| 6-10 years | 20.0% | 11 |
| 11-20 years | 21.8% | 12 |
| Over 20 years | 21.8% | 12 |
| Answered Question | | 55 |
| Skipped Question | | 1 |

Q2. How long have you worked in, or been a resident of Mentone?

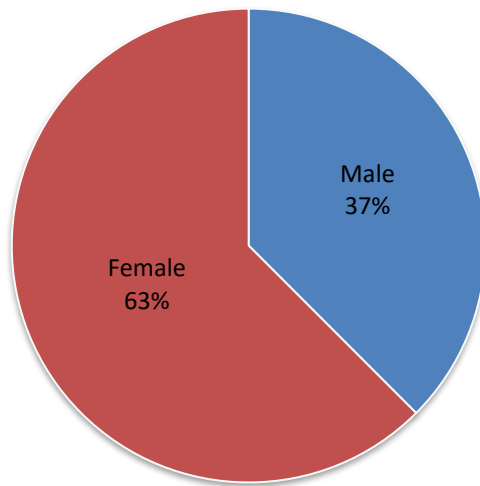


Q3. Please indicate your gender.



| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| Male | 37.5% | 21 |
| Female | 62.5% | 21 |
| Answered Question | | 56 |
| Skipped Question | | 0 |

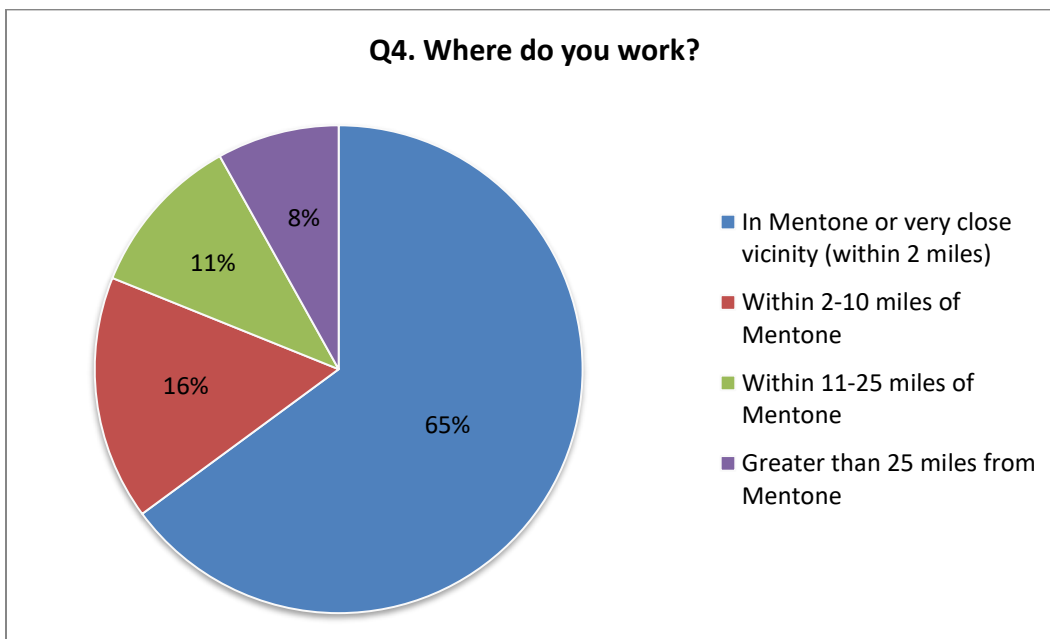
Q3. Please indicate your gender.



Q4. Where do you work?

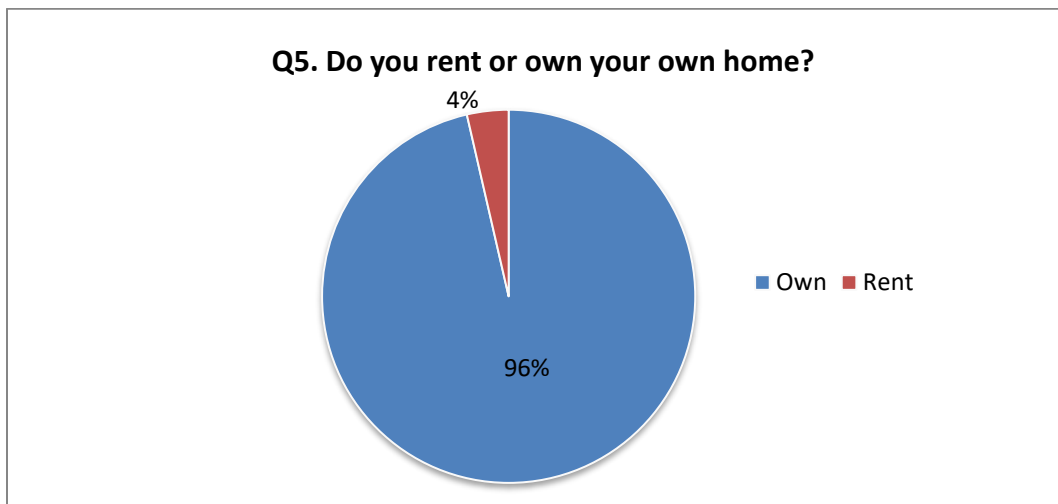


| Answer Options | Response Percent | Response Count |
|--|------------------|----------------|
| In Mentone or very close vicinity (within 2 miles) | 64.9% | 24 |
| Within 2-10 miles of Mentone | 16.2% | 6 |
| Within 11-25 miles of Mentone | 10.8% | 4 |
| Greater than 25 miles from Mentone | 8.1% | 3 |
| Answered Question | | 37 |
| Skipped Question | | 19 |





| Q5. Do you rent or own your own home? | | |
|---------------------------------------|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Own | 96.4% | 54 |
| Rent | 3.6% | 2 |
| Answered Question | | 56 |
| Skipped Question | | 0 |



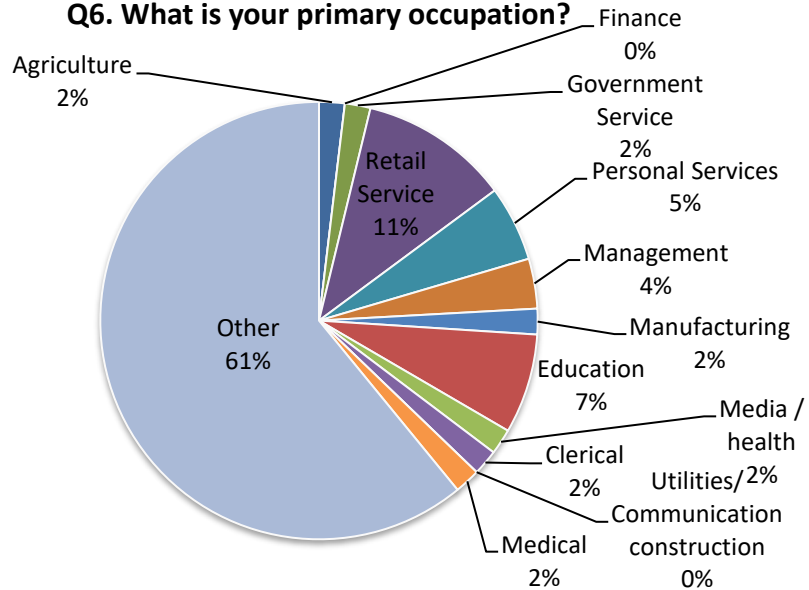
| Q6. What is your primary occupation? | | |
|---------------------------------------|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Agriculture | 1.9% | 1 |
| Finance | 0.0% | 0 |
| Government Service | 1.9% | 1 |
| Retail Service | 11.1% | 6 |
| Personal Services | 5.6% | 3 |
| Management | 3.7% | 2 |
| Manufacturing | 1.9% | 1 |
| Education | 7.4% | 4 |
| Media / health | 1.9% | 1 |
| Clerical | 1.9% | 1 |
| Utilities/ Communication construction | 0.0% | 0 |
| Medical | 1.9% | 1 |
| Other (please specify) | 61.1% | 33 |
| Answered Question | | 54 |
| Skipped Question | | 2 |

Other Occupations Specified



| Number | Other (please specify) | Categories |
|--------|---|------------|
| 1 | Airbnb | |
| 2 | Retired | |
| 3 | Retired | |
| 4 | Retired | |
| 5 | Retired social worker | |
| 6 | retired | |
| 7 | Art studio | |
| 8 | Food service and retail | |
| 9 | social work | |
| 10 | Screen printing | |
| 11 | Artist | |
| 12 | Artist | |
| 13 | Retired | |
| 14 | Real Estate | |
| 15 | retired | |
| 16 | retired | |
| 17 | Retired | |
| 18 | Retired | |
| 19 | Building Design/Restoration/Stained Glass | |
| 20 | Retired | |
| 21 | Hospitality | |
| 22 | Food | |
| 23 | Retired | |
| 24 | Retired | |
| 25 | Hospitality | |
| 26 | Retired | |
| 27 | Retired | |
| 28 | Retired | |
| 29 | Retired | |
| 30 | Retired | |
| 31 | Summer Camp Employee | |
| 32 | Business Owner | |
| 33 | Camp Director | |

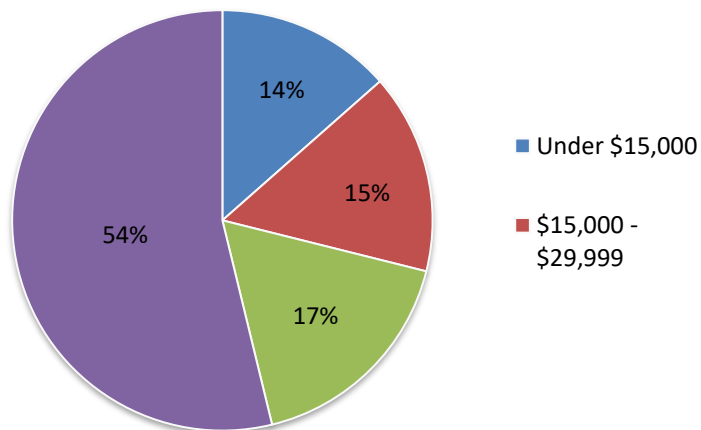
Q6. What is your primary occupation?



Q7. What is your approximate gross (before tax) annual family income?

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| Under \$15,000 | 13.5% | 7 |
| \$15,000 - \$29,999 | 15.4% | 8 |
| \$30,000 - \$49,000 | 17.3% | 9 |
| \$50,000 or more | 53.8% | 28 |
| Answered Question | | 52 |
| Skipped Question | | 4 |

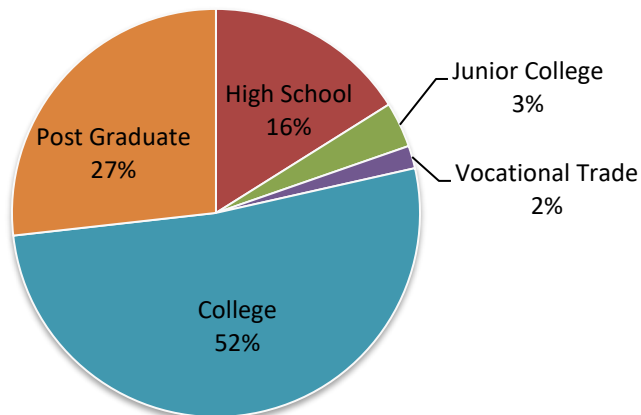
Q7. What is your approximate gross annual family income?





| Q8. What is the highest level of education you have completed? | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Elementary | 0.0% | 0 |
| High School | 16.1% | 9 |
| Junior College | 3.6% | 2 |
| Vocational Trade | 1.8% | 1 |
| College | 51.8% | 29 |
| Post Graduate | 26.8% | 15 |
| Answered Question | | 56 |
| Skipped Question | | 0 |

Q8. What is the highest level of education you have completed?

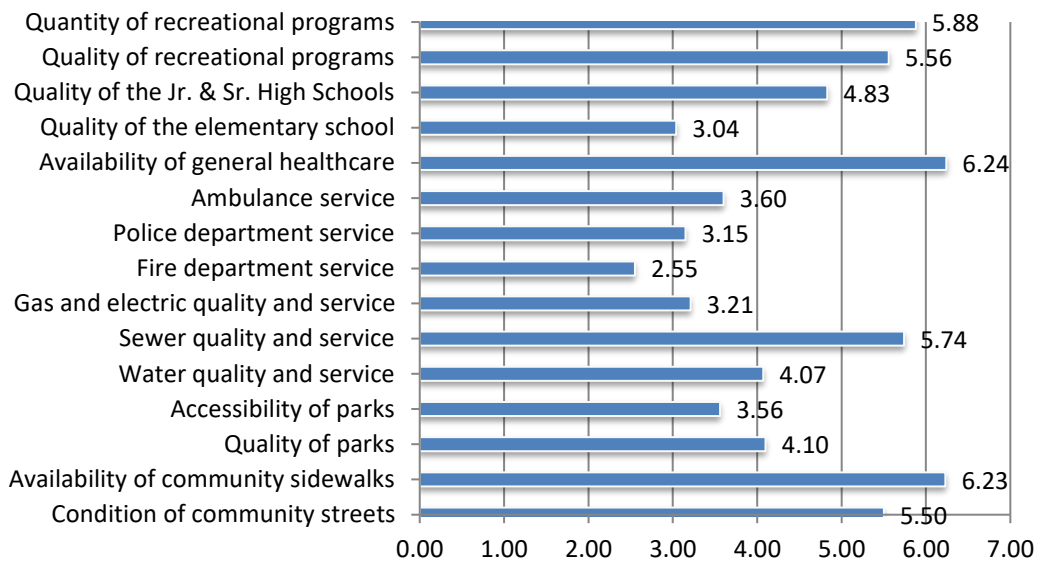




| Q9. One a scale of 1 to 10, with 1 being satisfied and 10 being very dissatisfied, please circle your level of satisfaction concerning community services in Mentone. | | | | | | | | | | | | |
|---|----------------|----|----|---|---------------|----|---|---|---|-------------------|----------------|----------------|
| Answer Options | Very Satisfied | 2 | 3 | 4 | About Average | 6 | 7 | 8 | 9 | Very Dissatisfied | Rating Average | Response Count |
| Condition of community streets | 3 | 3 | 4 | 3 | 13 | 11 | 3 | 3 | 4 | 3 | 5.50 | 50 |
| Availability of community sidewalks | 6 | 5 | 2 | 1 | 6 | 5 | 3 | 1 | 6 | 13 | 6.23 | 48 |
| Quality of parks | 9 | 4 | 10 | 5 | 10 | 4 | 5 | 3 | 1 | 0 | 4.10 | 51 |
| Accessibility of parks | 14 | 9 | 4 | 1 | 12 | 2 | 2 | 1 | 1 | 2 | 3.56 | 48 |
| Water quality and service | 13 | 4 | 2 | 4 | 11 | 5 | 1 | 4 | 0 | 2 | 4.07 | 46 |
| Sewer quality and service | 7 | 2 | 0 | 0 | 9 | 2 | 0 | 0 | 0 | 11 | 5.74 | 31 |
| Gas and electric quality and service | 15 | 9 | 5 | 1 | 10 | 3 | 3 | 0 | 0 | 1 | 3.21 | 47 |
| Fire department service | 25 | 9 | 2 | 1 | 8 | 1 | 0 | 1 | 2 | 0 | 2.55 | 49 |
| Police department service | 18 | 6 | 8 | 2 | 6 | 4 | 0 | 2 | 1 | 1 | 3.15 | 48 |
| Ambulance service | 12 | 5 | 5 | 4 | 12 | 1 | 1 | 0 | 1 | 2 | 3.60 | 43 |
| Availability of general healthcare | 1 | 1 | 3 | 4 | 12 | 2 | 7 | 7 | 4 | 4 | 6.24 | 45 |
| Quality of the elementary school | 12 | 10 | 9 | 3 | 8 | 0 | 1 | 0 | 1 | 1 | 3.04 | 45 |
| Quality of the Jr. & Sr. High Schools | 2 | 4 | 4 | 3 | 7 | 2 | 3 | 3 | 1 | 1 | 4.83 | 30 |
| Quality of recreational programs | 5 | 5 | 4 | 1 | 10 | 4 | 1 | 4 | 4 | 7 | 5.56 | 45 |
| Quantity of recreational programs | 4 | 3 | 3 | 4 | 7 | 3 | 0 | 7 | 3 | 7 | 5.88 | 41 |
| Answered Question | | | | | | | | | | | | 51 |
| Skipped Question | | | | | | | | | | | | 5 |

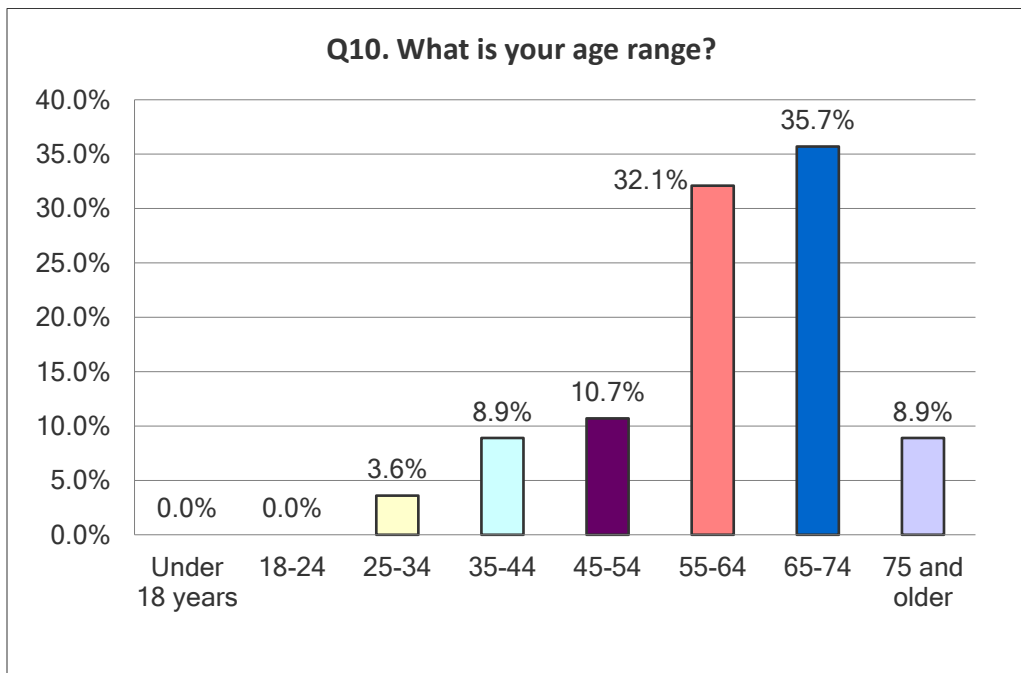


Q9. One a scale of 1 to 10, with 1 being satisfied and 10 being very dissatisfied, please circle your level of satisfaction concerning community services in Mentone.





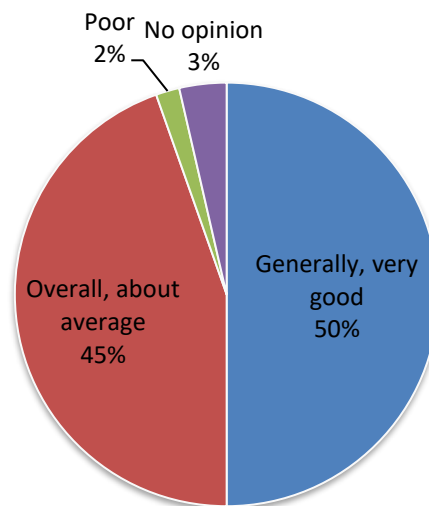
| Q10. What is your age range? | | |
|------------------------------|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Under 18 years | 0.0% | 0 |
| 18-24 | 0.0% | 0 |
| 25-34 | 3.6% | 2 |
| 35-44 | 8.9% | 5 |
| 45-54 | 10.7% | 6 |
| 55-64 | 32.1% | 18 |
| 65-74 | 35.7% | 20 |
| 75 and older | 8.9% | 5 |
| Answered Question | | 56 |
| Skipped Question | | 0 |





| Q11. How do you feel about the overall appearance of housing in Mentone? | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Generally, very good | 50.0% | 28 |
| Overall, about average | 44.6% | 25 |
| Poor | 1.8% | 1 |
| No opinion | 3.6% | 2 |
| Answered Question | | 56 |
| Skipped Question | | 0 |

Q11. How do you feel about the overall appearance of housing in Mentone?

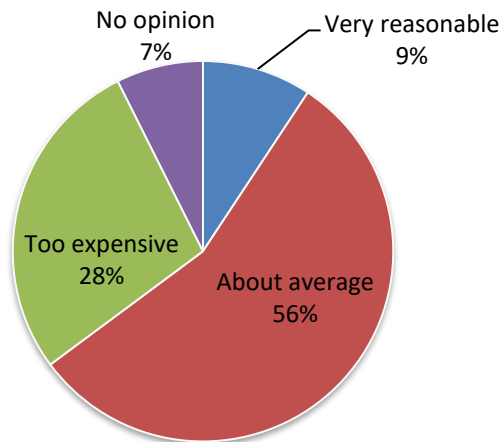




Q12. Compared to the region, do you feel the purchase price of housing in Mentone is...?

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| Very reasonable | 9.3% | 5 |
| About average | 55.6% | 30 |
| Too expensive | 27.8% | 15 |
| No opinion | 7.4% | 4 |
| Answered Question | | 54 |
| Skipped Question | | 2 |

Q12. Compared to the region, do you feel the purchase price of housing in Mentone is...?

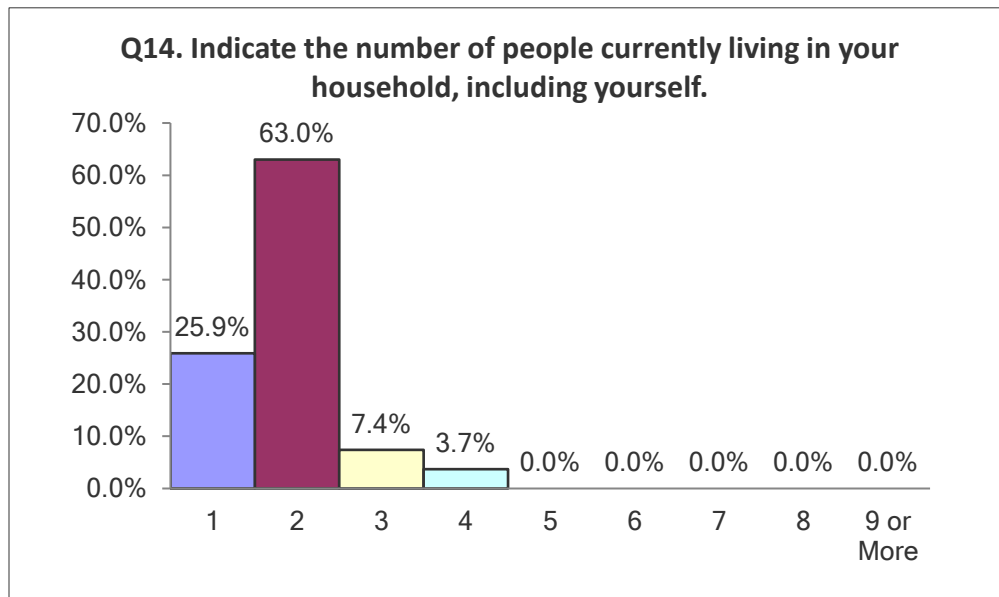




| Q13. On a scale of 1 to 5, with 1 being adequate and 5 being inadequate, what is your level of satisfaction concerning housing in Mentone? | | | | | | | |
|--|----------|-----------------|---------------|---------------------|------------|----------------|----------------|
| Answer Options | Adequate | Mostly Adequate | About Average | Somewhat Inadequate | Inadequate | Rating Average | Response Count |
| Quality of elderly public housing | 4 | 3 | 3 | 8 | 16 | 3.85 | 34 |
| Availability of elderly public housing | 2 | 2 | 1 | 10 | 21 | 4.28 | 36 |
| Quality of affordable housing | 2 | 6 | 16 | 8 | 6 | 3.26 | 38 |
| Availability of affordable housing | 2 | 5 | 14 | 9 | 8 | 3.42 | 38 |
| Quality of affordable rental housing | 4 | 5 | 11 | 10 | 5 | 3.20 | 35 |
| Availability of affordable rental housing | 3 | 3 | 11 | 11 | 8 | 3.50 | 36 |
| Quality of low income housing | 3 | 2 | 8 | 11 | 11 | 3.71 | 35 |
| Availability of low income housing | 2 | 1 | 8 | 11 | 12 | 3.88 | 34 |
| Answered Question | | | | | | | 45 |
| Skipped Question | | | | | | | 11 |



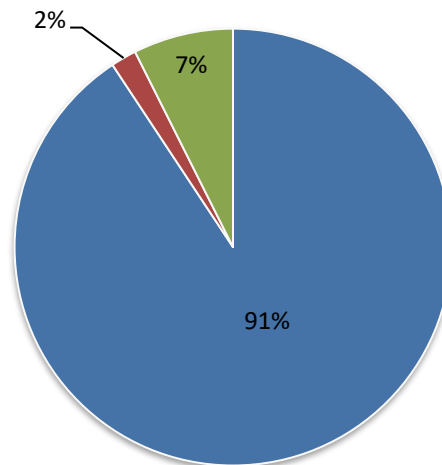
| Q14. Indicate the number of people currently living in your household, including yourself. | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| 1 | 25.9% | 14 |
| 2 | 63.0% | 34 |
| 3 | 7.4% | 4 |
| 4 | 3.7% | 2 |
| 5 | 0.0% | 0 |
| 6 | 0.0% | 0 |
| 7 | 0.0% | 0 |
| 8 | 0.0% | 0 |
| 9 or More | 0.0% | 0 |
| Answered Question | | 54 |
| Skipped Question | | 2 |





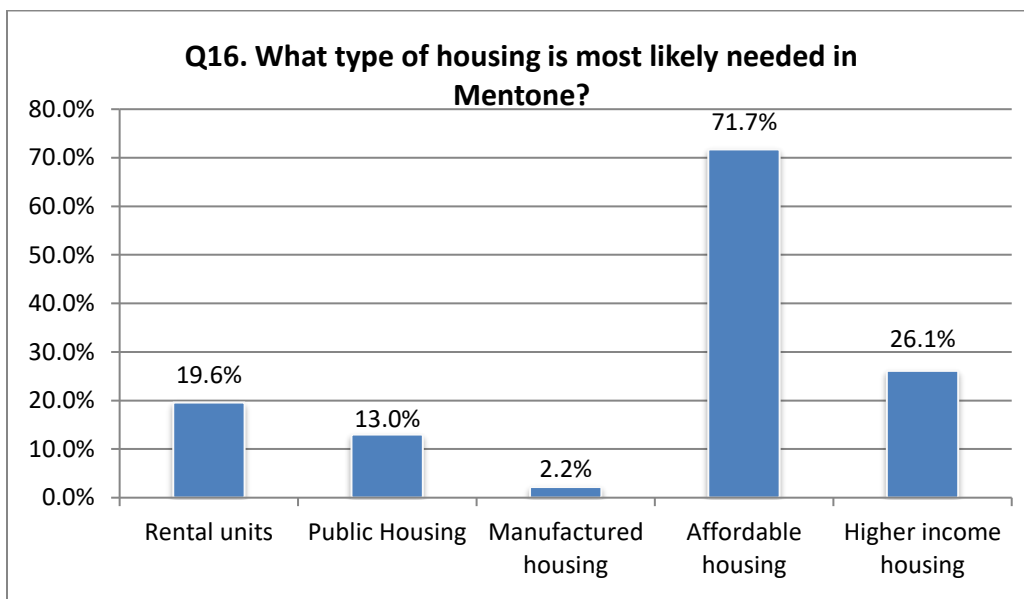
| Q15. How many children under the age of 18 years live in your home? | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| None | 90.7% | 49 |
| 1 | 1.9% | 1 |
| 2 | 7.4% | 4 |
| 3 | 0.0% | 0 |
| 4 | 0.0% | 0 |
| 5 | 0.0% | 0 |
| 6 or More | 0.0% | 0 |
| Answered Question | | 54 |
| Skipped Question | | 2 |

Q15. How many children under the age of 18 years live in your home?





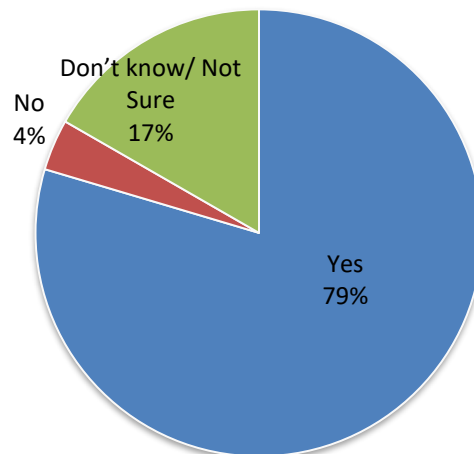
| Q16. What type of housing is most likely needed in Mentone? | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Rental units | 19.6% | 9 |
| Public Housing | 13.0% | 6 |
| Manufactured housing | 2.2% | 1 |
| Affordable housing | 71.7% | 33 |
| Higher income housing | 26.1% | 12 |
| Answered Question | | 46 |
| Skipped Question | | 10 |





| Q17. Would you want to see more job opportunities in Mentone? | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Yes | 79.6% | 43 |
| No | 3.7% | 2 |
| Don't know/ Not Sure | 16.7% | 9 |
| Answered Question | | 54 |
| Skipped Question | | 2 |

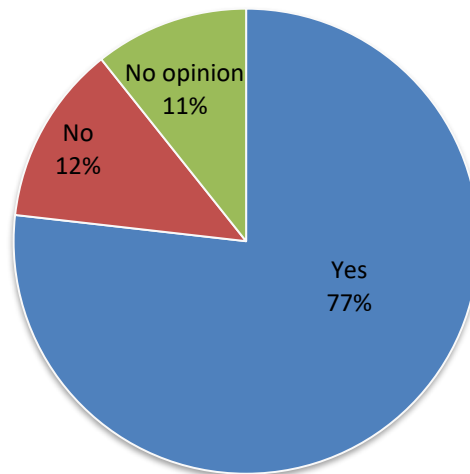
Q17. Would you want to see more job opportunities in Mentone?





| Q18. Should Mentone provide additional resources (time, effort and/or money) to attract more businesses? | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Yes | 76.8% | 43 |
| No | 12.5% | 7 |
| No opinion | 10.7% | 6 |
| Answered Question | | 56 |
| Skipped Question | | 0 |

Q18. Should Mentone provide additional resources (time, effort and/or money) to attract more businesses?

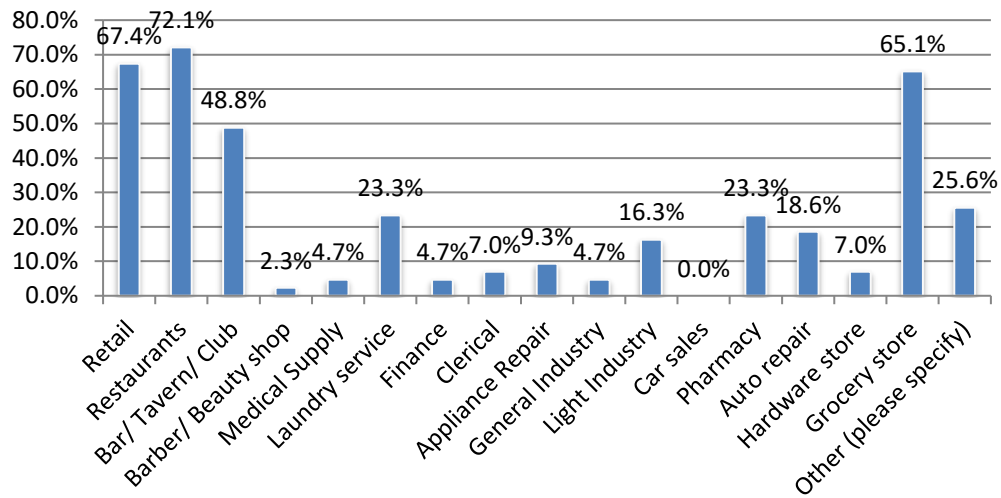




| Q19. If you answered "yes" to the previous question, what type of job opportunities / business would you to like to see? Please select all that apply. | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Retail | 67.4% | 29 |
| Restaurants | 72.1% | 31 |
| Bar/ Tavern/ Club | 48.8% | 21 |
| Barber/ Beauty shop | 2.3% | 1 |
| Medical Supply | 4.7% | 2 |
| Laundry service | 23.3% | 10 |
| Finance | 4.7% | 2 |
| Clerical | 7.0% | 3 |
| Appliance Repair | 9.3% | 4 |
| General Industry | 4.7% | 2 |
| Light Industry | 16.3% | 7 |
| Car sales | 0.0% | 0 |
| Pharmacy | 23.3% | 10 |
| Auto repair | 18.6% | 8 |
| Hardware store | 7.0% | 3 |
| Grocery store | 65.1% | 28 |
| Other (please specify) | 25.6% | 11 |
| Answered Question | | 43 |
| Skipped Question | | 13 |

| Number | Response Date | Other (please specify) |
|--------|-----------------------|--|
| 1 | Apr 6, 2017 6:40 PM | alternative health care, artist studios |
| 2 | Mar 16, 2017 3:54 PM | Spiritual, artistic and health retreats |
| 3 | Mar 16, 2017 3:48 PM | Wine shop |
| 4 | Mar 15, 2017 11:49 PM | Tourist service |
| 5 | Mar 15, 2017 3:01 PM | Gym facility, recycling, healing arts |
| 6 | Mar 15, 2017 1:14 PM | Entertainment |
| 7 | Mar 15, 2017 12:39 PM | Art and Music Education & performance |
| 8 | Mar 15, 2017 1:36 AM | Doctor's office |
| 9 | Mar 15, 2017 12:57 AM | Didn't answer questions above cause it said Rainsville NOT Mentone ??? |
| 10 | Mar 14, 2017 2:09 AM | Severely lacking in places to dine that are reasonably priced especially considering this is a tourist destination.. |
| 11 | Jan 10, 2017 10:21 PM | Medical/ Dental |

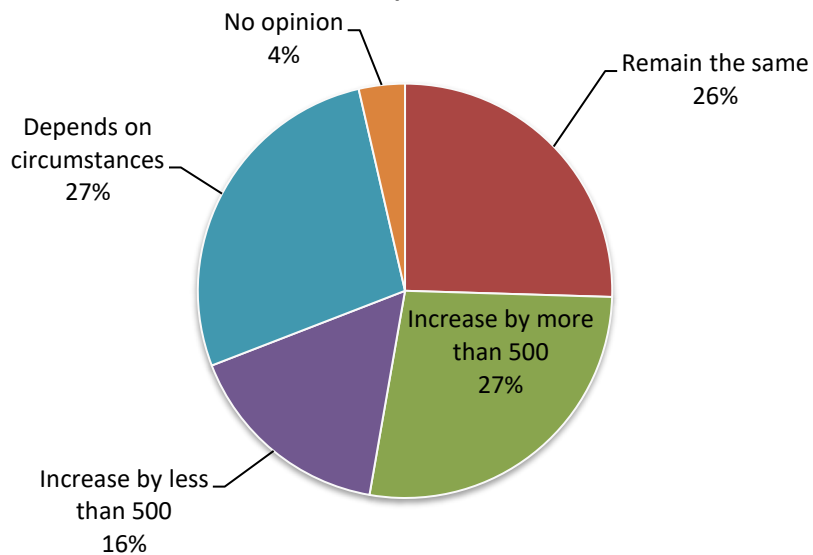
Q19. If you answered “yes” to the previous question, what type of job opportunities / business would you like to see?





| Q20. What do you consider to be the ideal population of Mentone in the next 25 years? (Population is CURRENTLY 365). | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Smaller (less than 365) | 0.0% | 0 |
| Remain the same | 25.5% | 14 |
| Increase by more than 500 | 27.3% | 15 |
| Increase by less than 500 | 16.4% | 9 |
| Depends on circumstances | 27.3% | 15 |
| No opinion | 3.6% | 2 |
| Answered Question | | 55 |
| Skipped Question | | 1 |

Q20. What do you consider to be the ideal population of Mentone in the next 25 years? (Population is CURRENTLY 365).





Q21. Please list two reason you like living in Mentone.

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1. | 100.0% | 52 |
| 2. | 86.5% | 45 |
| Answered Question | | 52 |
| Skipped Question | | 4 |

| Number | 1. | 2. |
|--------|---|---|
| 1 | beauty | community |
| 2 | Small | Quaint |
| 3 | Loving, supportive community of artists, spiritualists and retired people | Gorgeous adventures in nature, parks, festivals, community events |
| 4 | Work | Beauty |
| 5 | Location | |
| 6 | Great community feeling | Small town feel |
| 7 | Peacefulness | Beauty |
| 8 | Small town | Artistic citizens |
| 9 | Quiet, friendly | Fresh air, river |
| 10 | Beauty of area. | Diverse population. |
| 11 | Friendly, welcoming community | Beautiful area |
| 12 | beautiful scenery | artistic community |
| 13 | Slow pace... | Environment |
| 14 | Nature | Quality of life |
| 15 | Affordability of my house i.e. taxes upkeep and price | the nature of the area i.e. park and falls |
| 16 | Small supportive community, inclusive of transplants | Supports the arts |
| 17 | Small town | No industry |
| 18 | Small town living | Scenery/Weather |
| 19 | Peaceful | Safe |
| 20 | Love the place and the life style | The people |
| 21 | Small town | Great people |
| 22 | Diversity of People | Creativity of people |
| 23 | people | |
| 24 | Quiet | Not a lot of people/ rift raft |
| 25 | environment | people |
| 26 | Quiet | |
| 27 | clean air | friendly folks |
| 28 | Low crime | Natural beauty |
| 29 | Beauty | Quiet |
| 30 | Beauty of the area | Near larger cities |
| 31 | mountain air | serenity |



| | | |
|----|-----------------------------|------------------------------------|
| 32 | Little River | Privacy |
| 33 | Quirky and small-town feel | Beautiful, connected to nature |
| 34 | Love the country | large properties |
| 35 | beautiful plants | great people |
| 36 | small town | friendly people |
| 37 | Mountain beauty | People |
| 38 | Low Crime Rates | |
| 39 | People | Location |
| 40 | It is a small town | the scenery |
| 41 | Fascinating people | Beautiful/ Scenic |
| 42 | It is beautiful | The people are wonderful |
| 43 | Quiet | Friendly |
| 44 | Natural Beauty | Sense of community |
| 45 | Friendly people | Small town |
| 46 | Helpful Community | Simple life compared to a big city |
| 47 | Owner of a business in town | |
| 48 | Place of birth | Own a business in town |
| 49 | Beauty of natural resources | Sense of community |
| 50 | Place of birth | |
| 51 | Friendly Community | Peaceful Community |
| 52 | Place of Birth | |



Q22. Please list two things you would like to change about Mentone.

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1. | 100.0% | 49 |
| 2. | 87.8% | 43 |
| Answered Question | | 49 |
| Skipped Question | | 7 |

| Number | 1. | 2. |
|--------|---|--|
| 1 | Public bathrooms | Improved appearance of town - signage, etc. |
| 2 | Traffic less trucks | |
| 3 | More economic opportunities for those of us not yet retired | More young people!!!! |
| 4 | More art and music | Housing for senior adults |
| 5 | Slow down traffic | Sidewalks |
| 6 | Walking biking trails | Food cooperative |
| 7 | Not much | |
| 8 | Implement the liquor sales for restaurants | Provide more entertainment/retail businesses that stay open more hours |
| 9 | fixing up Mentone Springs Hotel site | Local activities for people to get to know each other |
| 10 | Needs a mandatory septic maintenance | Needs strict development permits |
| 11 | Mayor and town council more supportive of businesses and tourism. | We need public restrooms, more sidewalks and crosswalk. |
| 12 | More retail | More tourist attractions and accommodation |
| 13 | more entertainment opportunities | more dining choices |
| 14 | Covenants regarding appearance of homes | electrical and construction inspection |
| 15 | How fast trucks and traffic drive through | Improve parks |
| 16 | let liquor by the glass be sole | convention center/hotel to attract more income/people |
| 17 | More walkable streets--activate all those little alleyways | Add public bathrooms |
| 18 | No semi-truck traffic | |
| 19 | Parking/toilet for park in town. It is not user friendly | Stop or at least slow down large trucks SPEEDING thru town |
| 20 | Opportunity to purchase beer, wine in retail stores | Speed limit enforced on Hwy 117 |
| 21 | Make some good use of the old hotel site | Space out or reduce the number of festivals-wearing people out |
| 22 | More businesses | More tourism |
| 23 | Liquor sales | Moderate growth |
| 24 | Sidewalks & Streetlights | Alleyways open for pedestrians |

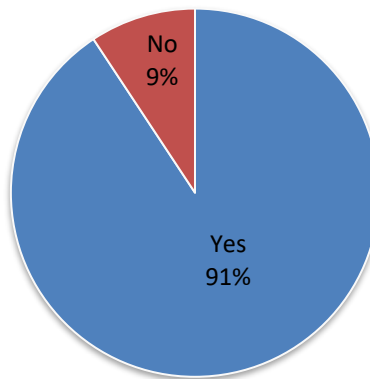


| | | |
|----|--|---|
| 25 | A forward thinking leader | Alcohol sales |
| 26 | Improve county roads | Allow alcohol sales and the lottery to keep money in town |
| 27 | Longer side walk | reduced speed in town |
| 28 | bathroom in town | more restaurants open on Sunday eve...? |
| 29 | More separation between industrial and retail businesses | A stop light at the 117/89 intersection |
| 30 | Need alcohol sales legalized | Need road improvement |
| 31 | Need public restrooms for tourists | Need safe crossing at caution light |
| 32 | Stop speeding vehicles, esp. big trucks | Make more pedestrian friendly |
| 33 | The dirt roads paved. | Roads maintained. |
| 34 | KEEP IT A "one flashing light" town... You can maintain that quality while still growing the business and tourism. | 18 wheelers |
| 35 | upkeep of back roads | nothing else |
| 36 | Better utilities | Better roads |
| 37 | Would like to see a small grocery store so you did not have to go down a mountain to purchase food. | Needs more businesses, especially places to eat that are reasonably priced. |
| 38 | More Stores | More Retail Rental space |
| 39 | businesses would be open more consistently and more often | |
| 40 | More restaurants and a bar | Specialty retail; charming downtown; liquor ordinance |
| 41 | More restaurants and shops | Biking trail |
| 42 | A Jake brake/ noise prohibition in town limits | More sidewalks |
| 43 | Pave all streets & add sidewalks | Hiking & biking trail to De Soto Falls |
| 44 | Better bridges | |
| 45 | Increase city limits | Population growth and restrictions on undesirable structures |
| 46 | Increase city limits | Implement restrictions on types of structures within town |
| 47 | Better healthcare | Better educational opportunities |
| 48 | More Jobs | Recreational Opportunities |
| 49 | Public Services | |



| Q23. Do you feel there is a strong sense of community pride in Mentone? | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Yes | 90.7% | 49 |
| No | 9.3% | 5 |
| Answered Question | | 54 |
| Skipped Question | | 2 |

Q23. Do you feel there is a strong sense of community pride in Mentone?





Zoning Ordinance and Subdivision Regulations

The Town of Mentone is largely retired, arts community complimented by seasonal residents and tourists. The following are the main findings from the review of the Mentone zoning ordinance and subdivision regulations:

1. Outdated: The zoning ordinance and subdivision regulations, like the previous comprehensive plan, are outdated (excess of 15 years old) and needs to be amended and/ or recreated to include new considerations and information pertinent to the physical development of the Town.
2. A new or updated zoning ordinance and subdivision regulations must be compatible with and support the current comprehensive plan, by accurately facilitating the goals and objectives of the plan.
3. Consider using a zoning ordinance model of a successful town/ city similar to Mentone in size, population, and tourism based economy, which has as unique natural & cultural experiences to offer.
4. Subdivision regulations in some communities now must consider the growing phenomenon of “Tiny Homes” and unconventional mobile homes (motorized and non-motorized.) Inclusion or special exceptions of specific types homes and structures should be addressed in updated regulations and zoning.
5. The challenge to maximize the use of limited land resources should be considered when identifying mixed use (residential & commercial) zones through zoning.
6. Property rights and the policies affecting transfer of property from a person to another (others) should be clearly explained in detail.
7. As the Town increases in population and tourist visits, the need for various types of lodging would be in greater demand. Policies for Airbnb’s, hotels, cabins, and other temporary accommodation should be addressed through policies for ideal locations and practices.
8. Areas prone to flooding should be identified and considered for greenway/ recreational purposes and specific limitations on construction in these zones must be identified.
9. Any and all future changes to the zoning ordinance must factor into the creation of a complimentary zoning map which distinguishes the various land uses and other development considerations.



The Town's intent should be, where needed, completely rewrite, modernize and adopt the following Articles of its Zoning Ordinance:

Article I: Title, Purpose and Scope

Article II: Zoning Definitions

Article III: Administration

Article IV: Zoning Procedures

Article V: Zoning Districts and Map

Article VI: Single Residence Zoning Districts

Article VII: Multiple Residence Zoning Districts

Article VIII: Mobile & Temporary Residence Districts

Article IX: Commercial Zoning Districts

Article X: Industrial Zoning Districts

Article XI: Open Space Zoning Districts

Article XII: General Provisions

Article XIII: Design Guidelines and Landscape Standards

Article XIV: Parking Provisions

Article XV: Outdoor Lighting

Article XVI: Sign Provisions

Article XVII: Nonconforming Uses



Grant and Loan Guide

INTRODUCTION: This guide was prepared by TARCOG staff to assist the Town of Mentone with information about the most commonly used federal and state grant and loan programs for counties and municipalities. While there are many other types of funding that may, from time to time, be available to local governments and other entities through a combination of public and private funds, these are the programs that, to date, have been the most reliable and useful to our members on a regular basis.

Of course, everything is subject to change and a particular program may not be allocated funding in a given fiscal year, or may see its allocation reduced from what it had been in previous years. These realities will always be a factor in seeking funding assistance, so it is always best to contact the funding source or TARCOG staff to confirm that the program will be offered during the year in which you intend to apply, get the pertinent details about how much you can request, and verify that your project activity is eligible.

SEARCHING FOR GRANTS ONLINE: A number of web sites are available to find grant announcements. Some of the most useful are listed below. Additionally, you can sign up for email grant alert services; however, visiting the funding agency's current web site is the best way to ensure the information is timely and accurate. A word of caution, simply searching by a topic or something as general as "Grants" when looking for grants online can yield some very outdated information and may even lead you to believe a program is available when it hasn't existed for many years. Always try to confirm the details of the program before you get too far along in the development of your project.

- **Catalog of Federal Domestic Assistance**
www.cfda.gov
- **Grants.gov**
www.grants.gov
- **USA.gov**
www.usa.gov
- **Americantrails.org**
www.americantrails.org
- **Alabama Historical Commission**
http://preserveala.org/pdfs/OTHER/GRANTS_PAGES/ALABAMA_FUNDING_SOURCES.pdf

PREPARING TO APPLY FOR GRANTS: Many agencies are now requiring that applicants register with SAM, the System for Award Management www.sam.gov/portal/public/SAM/. SAM is a Federal Government owned and operated free web site that consolidates the former CCR/Fed Reg, ORCA, and EPLS functions into one site. You must register your entity in order to do business with the federal government or use federal grant funds, including federal funds that come to you from the state. If you were previously registered with CCR, the Central Contractor's Registry, you will need to update your registration in SAM. Registration must be updated annually to remain ACTIVE in the system. In addition, you must maintain your



username and password by changing it at the prescribed intervals. For assistance contact the SAM help desk 1-877-771-9512.

IMPORTANT ITEMS YOU WILL NEED FOR SAM REGISTRATION

- Data Universal Numbering System (DUNS) www.dnb.co/us
- Federal Tax Identification Number (TIN or EIN) [www.irs.gov/Business/Small-businesses-&Selfemployed/Employer-ID-Numbers-\(EINs\)](http://www.irs.gov/Business/Small-businesses-&Selfemployed/Employer-ID-Numbers-(EINs)).
- North American Industry Classification System code (NAICS) www.census.gov/eos/www/naics/

The 2012 NAICS code and description for units of local government is: 921140 Executive and Legislative Offices, Combined. Some agencies request that applications be made online. These, too, means your entity and a designated/authorized individual will need to register with that agency's system and create a username and password, and then make sure these stay updated. Maintaining multiple registrations and updating passwords can be a daunting task. It is recommended that all departments be aware of the different registrations that your local government may have. It is not uncommon for the Police or Fire Department, for example, to have a separate DUNS number that is different than the DUNS number issued to the city or county. Keep track of all the numbers so that when registrations or applications are made the correct identification numbers will be used and they will match up with the SAM registration if it is required.

CONFIRM YOUR ELIGIBILITY: It is always good to know where to find some of the basic information used to determine your eligibility for programs that have such requirements. To assist you, population figures, county distress designations for ARC and HUD CDBG, and several items used with the State's CDBG program are provided as references via TARCOG. Please let us know if we can assist you in any way with your project. Your regional planning commission serves as the designated planning agency for the following programs:

- Affiliate State Data Center
- Appalachian Regional Commission: Local Development District (LDD)
- Economic Development Administration: Economic Development District (EDD)
- Rural Planning Organization (RPO)

As the LDD and EDD, TARCOG provides complimentary grant writing and technical assistance to our member governments for these and other programs to support your community and economic development efforts.



GRANT PROGRAMS:

ALABAMA DEPARTMENT OF ECONOMIC AND COMMUNITY AFFAIRS

www.adeca.alabama.gov

CONTACT: COMMUNITY AND ECONOMIC DEVELOPMENT DIVISION

Mr. Shabbir Olia,

CED Programs Manager

(334) 2468

shabbir.olia@adeca.alabama.gov

- **PROGRAM COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Note: “Proposed FY17 funding levels” are listed. Levels may change after federal budget appropriation.

I. FUND TITLE: Competitive Fund, Single purpose or multi-purpose activities

GRANT CYCLE: Application workshop held in February, application due date between May - June. Award announcements are typically in the fall with a mandatory compliance workshop to follow.

ELIGIBILITY: Applicants: Non-entitlement cities (excludes members of the Jefferson or Mobile consortium), counties (excludes Jefferson and Mobile). Applicants must maintain active registration with SAM. Activities: Water, Sewer, Streets, Drainage, Housing Rehabilitation, Neighborhood and Downtown Revitalization, Professional Services e.g., engineering, administration within fee scale limits. Requirements: Benefit at least 51% low and moderate-income beneficiaries, or eliminate slum and blight, or address an urgent need resulting from an immediate health threat. See current program year thresholds. No open Competitive or Enhancement grant. Annual close-out deadline is March 30.

FUNDING LEVELS: Maximum Request: County \$350,000; Large City (2010 Census population 3,000 +) \$450,000; Small City \$350,000. Match Requirement: 10% Source: Cash/In-kind, Eligible In-Kind Contribution: Labor, Equipment, Materials. Disbursement Method: Grant

Note: Waiver of match available for applicants with 2010 Census population of 1,000 or less.



II. FUND TITLE: Community Enhancement Fund

GRANT CYCLE: Application workshop held in February, application due dates between May – June. Award announcements are typically in the fall with mandatory compliance workshop to follow.

ELIGIBILITY: Applicants: Non-entitlement Local Governments. Applicants must maintain active registration with SAM. Activities: Water, Sewer, Streets, Drainage, Housing Rehab, Senior or Community Center, Demolition, Recreation, Boys & Girls Clubs, Fire Protection, Misc. Requirements: Benefit 51% low and moderate-income beneficiaries, or eliminate slum and blight, or address an urgent need resulting from an immediate health threat. See current program year thresholds. No open Competitive or Enhancement grant. Annual closeout deadline is March 30.

FUNDING LEVELS (Proposed for FY14) Maximum Request: \$250,000. Minimum Request: \$50,000; Match Requirement: 10% Source: Cash/In-kind Eligible In-Kind Contribution: Labor, Equipment, Materials. Disbursement Method: Grant

Note: Waiver of match available for applicants with 2010 Census population of 1,000 or less.

III. FUND TITLE : Economic Development Fund

GRANT CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in February and compliance workshop held in the fall.

ELIGIBILITY: Applicants: Non-entitlement local governments. Applicants must maintain active registration with SAM. Activities: Land, facilities and infrastructure to benefit industry that will create jobs. Requirements: Create minimum of 15 permanent jobs to benefit 51% low and moderate-income beneficiaries. See current program year thresholds. May have open Competitive, Enhancement or Planning grant.

FUNDING LEVELS: Maximum Request: \$200,000. Minimum Request: \$50,000, Match Requirement: 20% Source: Cash/In-kind Eligible In-Kind Contribution: Labor, Equipment, Materials Disbursement Method: Grant

Note: Waiver of match available for Applicants with 2010 Census population of 1,000 or less. State may also waive the grant ceiling for projects that demonstrate significant long-term economic benefit to the State.

IV. FUND TITLE: Economic Development Incubator projects

GRANT CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in February and compliance workshop held in the fall.

ELIGIBILITY Applicants: Units of local government. Applicants must maintain active registration with SAM. Activities: Facility, infrastructure or program support. Requirements: Program must



benefit at least 51% low and moderate-income beneficiaries. These type projects must commit to create jobs. See current program year thresholds.

FUNDING LEVELS: Maximum Request: \$250,000. Match Requirement: 20% Source: Cash/In-kind Eligible In-Kind Contribution: Labor, Equipment, Materials, and Disbursement Method: Grant Note: Waiver of match available for Applicants with 2010 Census population of 1,000 or less. State may also waive the grant ceiling for projects that demonstrate significant long-term economic benefit to the State.

ALABAMA DEPARTMENT OF TRANSPORTATION

<http://www.dot.state.al.us>

CONTACT ALABAMA DEPARTMENT OF TRANSPORTATION

Ed Austin, Innovative Programs Bureau Chief (334)242-6751

austine@dot.state.al.us

CONTACT ALDOT MULTI-MODAL DIVISION

Cecil Colson (334)353-6403 or Bob Kratzer (334)353-6442

colsonc@dot.state.al.us or kratzerr@dot.state.al.us

- **PROGRAM SPECIAL PROGRAMS:**

FUND TITLE: Transportation Alternatives Program (TAP)

GRANT CYCLE: Applications due in April (this is second year of two-year funding cycle under Map-21)

ELIGIBILITY: Applicants: Units of local government. Activities: Construction of on-road and off-road facilities for pedestrian, cycling and non-motorized transportation (includes Streetscaping of combined lighting, sidewalks and landscaping), infrastructure for safe routes; conversion of abandoned railroad corridors; construction of turnouts, overlooks; community improvement activities (removal of outdoor advertising, historic transportation facilities preservation and rehab, vegetation management and erosion control, archaeological activities); and environmental mitigation activities; construction engineering and inspection for infrastructure projects.

Requirements: Project must be for public use. Public involvement meeting required, plans must meet ALDOT Local Public Agency (LAP) Manual, environmental review and Davis Bacon reporting must be included.

FUNDING LEVELS: Maximum Request: \$400,000, Match Requirement: 20% Source: Cash, Disbursement Method: Reimbursement.



ALABAMA STATE COUNCIL ON THE ARTS

www.arts.state.al.us

CONTACT: Albert B. Head, Executive Director,
Cultural Facilities (334)242-4076, ext. 245, Al.Head@arts.alabama.gov

PROGRAM: For list of programs and fund titles, <http://arts.state.al.us/grants>,

GRANT CYCLE: As announced for various programs

ELIGIBILITY: Applicants: Units of local government, school boards, Private educational institutions and Nonprofits with 501 (c) (3) statuses, Colleges and Universities.

Activities: Visual Arts, Arts Education, Performing Arts, Literary Arts, Community Arts, Cultural Facilities, Folk life projects. Requirements: See agency guidelines and seek assistance from a program manager prior to submitting an application.

APPALACHIAN REGIONAL COMMISSION (ARC)

www.arc.gov

CONTACT STATE ADMINISTERING AGENCY: ADECA

Jimmy Lester, ARC Program Manager (334) 353-4490
jimmy.lester@adeca.alabama.gov

GRANT CYCLE: *Pre-application due date in August. Applicant notified in October if a full application is requested. Award announcements typically made in May.*

ELIGIBILITY: *Applicants: State and local units of governments, public bodies, and non-profit entities. Eligible counties in West Alabama: Bibb, Fayette, Hale, Lamar, Pickens, and Tuscaloosa. Activities: Water and wastewater facilities, telecommunications, health care, planning activities, leadership development, education and training programs, business development, and entrepreneurship. Requirements: Project must meet one of ARC's goals: increase job opportunities and per capita income, strengthen the capacity of people to compete in the global economy or develop and improve infrastructure to make the Region economically competitive. Construction projects funded by ARC must have an "Administering Agency" such as ADECA, USDA Rural Development or TVA. The project will be administered by and take on the requirements of that agency.*

FUNDING LEVELS: *Maximum Request: \$200,000, Match Requirement: 50% cash/in-kind. FY14 Marshall County noted as "Transitional" Source: Cash/In-kind. Eligible In-Kind Contribution: Labor, Equipment, Materials. Disbursement Method: Grant*



ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)

www.eda.gov

CONTACT STATE ECONOMIC DEVELOPMENT REPRESENTATIVE:

Ms. Stacey Webb,
U.S. Department of Commerce, Economic Development Administration,
401 West Peachtree Street, NW, Suite 1820,
Atlanta, Georgia 30308
Telephone: 404-730-3020,
swebb@eda.gov

PROGRAM ECONOMIC DEVELOPMENT ADMINISTRATION PROGRAMS:

- I. Investments for Public Works and Economic Development Facilities**
- II. Economic Adjustment Assistance**

GRANT CYCLE: Applications are taken throughout the year at quarterly deadlines; March, June, September and December. Award upon approval and as funding is available.

ELIGIBILITY: Applicants: Units of State and Local Governments, Public and State controlled institutions of Higher Education, Federally recognized Native American tribal governments, others (see FFO).

Activities: Construction, Non-construction, Revolving loan funds, Technical Assistance projects.
Requirements: Project must commit to create or retain jobs and leverage private investment.

FUNDING LEVELS: Maximum Request: Based on average of \$10,000 per job Minimum Request:
Match Requirement: Varies based on level of distress Source: Cash/In-kind
Eligible In-Kind Contribution: Labor, Equipment, Materials. Disbursement Method: Grant



FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

www.fema.gov

CONTACT STATE ADMINISTERING AGENCY:

Alabama Emergency Management Agency (AEMA)

Kelli Alexander (205) 280-2269

kelli.alexander@aema.alabama.gov

PROGRAM PREPAREDNESS AND NON-DISASTER FUND TITLE:

- A. Assistance to Firefighters Grant (AFG) <http://www.fema.gov/firegrants>
(Due in December)
- B. Staffing for Adequate Fire and Emergency Response (SAFER)
<http://www.fema.gov/staffing-adequatefire-emergency-response-grants>
- C. Fire Prevention and Safety (FP&S) <http://www.fema.gov/fire-prevention-safety-grants>
- All Due in December

PROGRAM HAZARD MITIGATION <http://www.fema.gov/hazard-mitigation-assistance>

FUND TITLE:

- A. Hazard Mitigation Grant Program (HMGP) Grants to states and local governments to implement long term hazard mitigation measures after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters and to enable mitigation measures to be implemented during the immediate recovery from a disaster.
- B. Pre-Disaster Mitigation (PDM) Funds to states, territories, Indian tribal governments, communities, and universities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. Funding these plans and projects reduces overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. PDM grants are to be awarded on a competitive basis and without reference to state allocations, quotas, or other formula-based allocation of funds.
- C. Flood Mitigation Assistance (FMA) Funds to assist States and communities implement measures that reduce or eliminate the long-term risk of flood damage to buildings,



manufactured homes, and others structures insured under the National Flood Insurance Program.

- D. Repetitive Flood Claims (RFC) Funds to assist states and communities to reduce flood damages to insured properties that have had one or more claims to the National Flood Insurance Program (NFIP).*
- E. Severe Repetitive Loss (SRL) Funds to reduce or eliminate the long-term risk of flood damage to severe repetitive loss structures insured under the National Flood Insurance Program.*

GRANT CYCLE: As announced for individual programs

ELIGIBILITY: Applicants: States and units of local government. Activities: As noted for individual programs. Requirements: See online individual program information and/or most recent HMGP Unified Guidance.

FUNDING LEVELS: Maximum Request: \$ (may vary with announcement)

Match Requirement: 25% Source: Cash/In-kind, Eligible In-Kind Contribution: Labor, equipment, materials. Disbursement Method: Reimbursement



USDA RURAL DEVELOPMENT

www.rurdev.usda.gov/al

CONTACT: HUNTSVILLE AREA OFFICE, Area Director: Mr. Woodrow Williams, 1300 Meridian Street, Suite 23-C, Huntsville, AL 35801-4616, 256-532-1677 ext. 5

PROGRAM BUSINESS AND COOPERATIVE PROGRAMS:

- FUND TITLE: Rural Business Enterprise Grants (RBEG)

GRANT CYCLE: Applications are taken on a continuous basis.

ELIGIBILITY: Applicants: Public bodies, private non-profit corporations, and federally recognized Native American tribal groups in all areas except cities of more than 50,000 and their adjacent and contiguous urbanized areas. Activities: Purchase and develop land, establish a revolving loan fund, construct buildings, plants, equipment, access streets and roads, parking areas, utility and service extensions, technical assistance, rural distance learning networks. Requirements: Must be used for rural projects that finance and facilitate development of small and emerging rural businesses, help fund distance learning networks, and help fund employment related adult education programs.

FUNDING LEVELS: Maximum request: No maximum, however, grants generally range from \$10,000 up to \$500,000. Match Requirement: N/A Disbursement Method: Grant

- FUND TITLE: FUND TITLE B. Rural Business Opportunity Grants (RBOG)

GRANT CYCLE: Applications are taken on a continuous basis.

ELIGIBILITY: Applicants: Public bodies, private non-profit corporations, and federally recognized Native American tribal groups in all areas except cities of more than 50,000 and their adjacent and contiguous urbanized areas.

Activities: Technical assistance, leadership training, establishment of business support centers, economic development plans. Requirements: Must be used to promote sustainable economic development in rural communities with exceptional needs. Project period limited to two years.

FUNDING LEVELS: Maximum request: \$50,000, Match Requirement: None, Disbursement Method: Grant

- RURAL ECONOMIC DEVELOPMENT LOAN AND GRANT (REDLG)



The REDLG program provides funding to rural projects through local utility organizations. Under the RED Loan program, USDA provides zero interest loans to local utilities which they, in turn, pass through to local businesses (ultimate recipients) for projects that will create and retain employment in rural areas. The ultimate recipients repay the lending utility directly. The utility is responsible for repayment to the Agency. Under the RED Grant program, USDA provides grant funds to local utility organizations which use the funding to establish revolving loan funds. Loans are made from the revolving loan fund to projects that will create or retain rural jobs. When the revolving loan fund is terminated, the grant is repaid to the Agency.

Who is eligible? To receive funding under the REDLG program (which will be forwarded to selected eligible projects) an entity must: Have borrowed and repaid or pre-paid an insured, direct, or guaranteed loan received under the Rural Electrification Act or, Be a not-for-profit utility that is eligible to receive assistance from the Rural Development Electric or Telecommunication Program Be a current Rural Development Electric or Telecommunication Programs Borrower.

What types of projects are eligible? REDLG grantees and borrowers pass the funding on to eligible projects. Examples of eligible projects include: Capitalization of revolving loan funds, Technical assistance in conjunction with projects funded under a zero interest RED Loan, Business Incubators Community Development Assistance to non-profits and public bodies (particularly job creation or enhancement) Facilities and equipment for education and training for rural residents to facilitate economic development, Facilities and equipment for medical care to rural residents, Telecommunications/computer networks for distance learning or long distance medical care.

- **FUND TITLE: Community Facility Grants**

Objectives: Community Programs provides grants to assist in the development of essential community facilities in rural areas and towns of up to 20,000 in population. Grants are authorized on a graduated scale. Applicants located in small communities with low populations and low incomes will receive a higher percentage of grants. Grants are available to public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. In addition, applicants must have the legal authority necessary for construction, operation, and maintenance of the proposed facility and also be unable to obtain needed funds from commercial sources at reasonable rates and terms.

Fund Uses: Grant funds may be used to assist in the development of essential community facilities. Grant funds can be used to construct, enlarge, or improve community facilities for health care, public safety, and community and public services. This can include the purchase of equipment required for a facility's operation. A grant may be made in combination with other CF financial assistance such as a direct or guaranteed loan, applicant contributions, or loans and grants from other sources.



The Community Facilities Grant Program is typically used to fund projects under special initiatives, such as Native American community development efforts; child care centers linked with the Federal government's Welfare-to-Work initiative; Federally-designated Enterprise and Champion Communities.

Maximum Grant: The amount of grant assistance for project costs depends upon the median household income and the population in the community where the project is located and the availability of grant funds. In most instances, projects which receive grant assistance have a high priority and are highly leveraged with other loan and grant awards. Grant assistance may be available for up to 75% of project costs. Grant funding limitations are based on population and income, economic feasibility, and availability of funds.

Projects will be selected based on a priority point system. Projects that will receive priority are those that: Serve small communities - with the highest priority going to projects located in a community with a population of 5,000 or less. Serve low-income communities with the highest priority going to projects serving communities with median household incomes below the higher of the poverty line or 60% of the State non-metropolitan median household income.

Provide healthcare, public safety, or public and community services

Limitations: Grant funds cannot be used to pay any annual recurring costs, including purchases or rentals that are generally considered to be operating and maintenance expenses construct or repair electric generating plants, electric transmission lines, or gas distribution lines to provide services for commercial sale, pay costs to construct facilities to be used for commercial rental where the applicant has no control over tenants and services offered construct facilities primarily for the purpose of housing State, Federal or quasi-Federal agencies or finance recreational facilities or community antenna television services or facilities.

- **FUNDING TITLE:** Predevelopment Planning Grants

Purpose: Predevelopment planning grants may be available, if needed, to assist in paying costs associated with developing a complete application for a proposed project

Eligibility: The applicant must meet the eligibility requirements of Part 1780.7 of RUS Instruction 1780. The median household income of the proposed area to be served by the project must be either below the poverty line or below 80 percent of the statewide non-metropolitan median household income. The eligible predevelopment items funded with these grant funds must be agreed to and accepted by the Agency prior to disbursement of the predevelopment planning grant. Applicant must provide financial information to document that they do not have the resources to pay predevelopment expenses on their own. Grants are limited to projects the Agency expects to fund soon after the application is submitted. PPG



costs are those necessary expenses to be incurred to develop a complete application and are limited to eligible grant purposes.

Requirements: State Directors are authorized to make PPG up to \$30,000 or 75 percent of the project costs, whichever is less. Funding for the balance of the eligible project costs not funded by the PPG must be from applicant resources or funds from other sources. PPG funds advanced will be considered when calculating the amount of loan and grant funding needed, and will be subtracted from the total grant eligibility, if the Agency provides additional funds for a portion of the project. PPG funds cannot be used to pay for work already completed. If the Agency does not provided additional funds for any portion of the project, the grant will not require repayment.

Alabama Historical Commission 2017 Capital Enhancement Grants Program

The Alabama Historical Commission is accepting grant applications for capital enhancements to non-state owned or operated historical properties and sites. Grants will be awarded for the coming fiscal year 2015. Local historical sites and parks operated by, non-profit or tax exempt organizations, county or municipal governments are eligible. The grants will be awarded so that grant recipients reflect the geographical diversity of the State. Only applicants that did not receive historical grants in fiscal year 2013 are eligible. Religious institutions/organizations are not eligible.

Applications must be postmarked or emailed by August 15, 2017.

Hand-delivered applications must arrive by 5:00 pm on August 15, 2017.

The AHC will award grants in amounts not to exceed \$10,000 for any one historical site or park. Nonprofit groups and government entities interested in applying for a grant should review the application and contact John Powell at john.powell@preserveala.org or 334 230-2654.

These grants are made possible by Act 2014-284 passed by the Alabama Legislature in April 2014.

The Daniel Foundation of Alabama

Community Needs: The Daniel Foundation supports programs that provide for basic human needs and promote the development of life skills in an effort to improve the quality of life for Alabama's individuals and families. Another path towards improving the quality of life in our communities is the stimulation of business growth and entrepreneurship. All of the work we support hinges on the availability and development of leaders who have the vision and capacity to address these challenges.



Alabama has an estimated 400,000 total veterans, representing 8 percent of the state's population. We believe that, given the sacrifices made by our military personnel, they deserve access to services and opportunities that enable them to lead productive and fulfilling lives.

Funding Priorities:

- Programs that offer an effective approach to job training, readiness and placement
- **Programs that encourage and support the growth of entrepreneurship in Alabama**
- **Community revitalization initiatives**
- Projects that meet the needs of Alabama's veterans
- **Leadership programs that demonstrate success in training leaders for the Nonprofit, government and business sectors**

Maximum Grant Amount: Variable

Application Deadline: Variable

Contact Information: the Daniel Foundation, 510 Office Park Dr. Suite 210
Birmingham, AL 35223, telephone: (205) 874-3523, fax: (205) 874-3526

<http://danielfoundationofalabama.com/community-needs/?grant-category=community-needs>

Gwyn Turner Endowed Fund

This fund is administered by the National Trust for Historic Preservation, in partnership with Alabama Trust for Historic Preservation. Nonprofits and governmental agencies can obtain funding for preservation planning, heritage education, workshops, conferences and special interventions. Grants range from \$1,000 to \$5,000 and require a 1:1 cash match.

Applicants are encouraged to discuss their project with the National Trust Southern Office before submitting an application.

Contact the Southern Office at 843.722.8552, or e-mail soro@nthp.org.
www.PreservationNation.org/resources/find-funding

National Trust for Historic Preservation (NTHP)

The National Trust Preservation Fund of the NTHP offers several types of financial assistance to nonprofit organizations, public agencies, for-profit companies, and individuals involved in preservation-related projects. In 2005, the National Trust Preservation Fund provided almost \$17 million in assistance and direct investment to support preservation in cities, towns, and



rural areas all over the United States. <http://www.preservationnation.org/resources/find-funding>

NTHP Preservation Services Fund This fund provides up to \$5,000 for rehab plans and specs, feasibility studies or historic structures reports; heritage education, and conferences.

For more information on NTHP grants, contact the Southern Regional Office at 843.722.8552.

LOAN PROGRAMS:

ALABAMA DEPARTMENT OF ECONOMIC AND COMMUNITY AFFAIRS (ADECA)

www.adeca.alabama.gov

CONTACT - COMMUNITY AND ECONOMIC DEVELOPMENT (CED Division)

Mr. Shabbir Olia, CED Programs Manager

(334) 242-5468

shabbir.olia@adeca.alabama.gov

PROGRAM: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- **FUND TITLE: Economic Development Loans**

LENDING CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in Feb with compliance workshop held in the fall.

ELIGIBILITY: Applicants: Non-entitlement units of local government. Activities: Land, building, site improvements, facility construction or renovations, operating capital, administration, or any CDBG-eligible activity. Requirements: Benefit at least 51% low and moderate-income beneficiaries. Project must commit to create or retain permanent jobs. See current program year thresholds.

LENDING LEVELS: Maximum Request: \$250,000 Minimum: \$50,000

Disbursement Method: Loan

- **FUND TITLE: Economic Development Float Loans**

LENDING CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in Feb with compliance workshop held in the fall.

ELIGIBILITY: Applicants: Units of local government. Activities: Acquisition, site preparation, facility construction or renovations, operating capital, machinery and equipment, refinancing,



or any CDBG-eligible activity. Requirements: Benefit at least 51% low and moderate-income beneficiaries. Project must commit to create or retain permanent jobs. See current program year thresholds.

LENDING LEVELS: Maximum Request: \$10,000,000 Minimum: \$100,000
Disbursement Method: Loan

Term: One year with optional one-year extension

- **FUND TITLE: Section 108 Loan guarantees**

LENDING CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in Feb with compliance workshop held in the fall.

ELIGIBILITY: Applicants: Non-entitlement units of local government. Activities: Economic development activities. Requirements: Benefit at least 51% low and moderate-income beneficiaries. Project must commit to create or retain permanent jobs. See current program year thresholds.

LENDING LEVELS: Maximum Request: \$10,000,000 with waiver provision
Disbursement Method: Loan guarantee

FUNDING TITLE: LOCAL GOVERNMENT ENERGY LOAN PROGRAM LENDING CYCLE

CONTACT: ADECA ENERGY DIVISION

Jennifer Young, Program Manager (334) 353-3006, jennifer.young@adeca.alabama.gov

LENDING CYCLE: Continuous

ELIGIBILITY: Applicants: Municipal and county governments, K-12 boards of education, and universities.

Activities: Energy assessments and energy conservation improvements of buildings, water treatment plants, street and sports field lighting and traffic signals.

Requirements: The facility must be owned by the applicant, recipients must agree to repay the loan within 10 years, the energy conservation measure must demonstrate a simple payback period of 10 years or less, and each energy conservation measure must have a useful life at least equal to the estimated payback.

LENDING LEVELS: Maximum Request: \$350,000 Minimum: \$50,000
Disbursement Method: Loan, Term: 10 years



ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM)

www.adem.state.al.us

CONTACT: Mr. James Dailey
(334)271-7805, jwd@adem.state.al.us

- **PROGRAM STATE REVOLVING FUND (SRF) FUNDING TITLES:**

- **Clean Water State Revolving Fund (CWSRF)**
- **Drinking Water State Revolving Fund (DWSRF)**

LENDING CYCLE: Pre-applications due by December 31. Applicants selected for funding must submit a full application by May 1. Loans are typically made available for disbursement in December.

ELIGIBILITY: Applicants: Units of local government, water boards and authorities

Activities: Engineering, inspection and construction costs, water or wastewater treatment works, sewer rehabilitation, drinking water storage facilities, rehabilitation or new construction of water source wells, transmission/distribution mains. Drinking water projects primarily intended to serve future growth are not eligible. Requirements: Facilities must be publicly owned. Applicant must show ability to repay the loan and meet other specified standards. Project must comply with Davis Bacon and the Buy American Act.

LENDING LEVELS: Maximum Request: \$10,000,000 Minimum: \$100,000

Disbursement Method: Loan

Term: 20 years, fixed rate, typically 1.5% -2.0% less than the municipal bond rate.



ALABAMA LEAGUE OF MUNICIPALITIES

<http://www.amfund.com>

CONTACT: Mr. Greg Cochran
(334)386-8130, gregc@amfund.com

- **PROGRAM AMFUND LOAN**

LENDING CYCLE: Continuous - applications are taken throughout the year.

*ELIGIBILITY: Applicants: Any authorized representative of an Alabama municipality
Activities: Debt refinancing, infrastructure, fire and police vehicles, capital improvement projects, equipment leasing, City halls, local match for grants. Requirements: Last three years' financials.*

*LENDING LEVELS: Maximum Request: \$ Based on Municipal debt limit Minimum: \$150,000.
Disbursement Method: Loan
Term: Up to 30 years*

ALABAMA RURAL WATER ASSOCIATION

<http://www.alruralwater.com>

CONTACT: Kathy Horne, Executive Director (334)396-5511 khorne@alruralwater.com

- **PROGRAM: ARWA Revolving Loan Fund (established with funds from USDA Rural Business Service)**

LENDING CYCLE: Continuous - applications are taken throughout the year. Applications may be submitted on-line at web address above.

*ELIGIBILITY: Applicants: Municipalities, authorities, non-profit corporations and cooperatives with up to 25,000 populations for incorporated areas, no limit for unincorporated areas.
Activities: Equipment and small capital improvement projects, local match for grants.
Requirements: Promissory note or equivalent authorized by the governing body. Most recent annual audit or year-end financial statement, names of officers including addresses, contact numbers and terms of office. Borrower is responsible for closing costs and is required to pay a onetime processing fee of 1.5% of the loan amount.*

*LENDING LEVELS: Maximum Request: \$100,000. RLF loan can finance up to 75% of total project cost. Disbursement Method: Loan Rates: Based on current USDA Rural Utility Service quarterly interest rate. Rates are fixed for the life of the loan.
Term: Up to 7 years*