

Hall County Comprehensive Plan Partial Update 2009



Transmittal Hearing: April 23, 2009

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Hall County History

Hall County was founded in 1818, when the region's mountains were still populated by Native Americans, as the trading center of Northeast Georgia. Gainesville, its seat, soon became a frontier boom town as settlers flocked to homesteads in the rolling hills formerly inhabited by Cherokee Indians. With the discovery of gold in Lumpkin and White counties to the north in 1829, Gainesville became the trading and supply center for North America's first gold rush. While miners left for California in the mid-1800s, North Georgia continued to develop as a farming region with Gainesville as its hub.

The U.S. Army Corps of Engineers in the 1950s, created 38,000-acre Lake Lanier with its 540 miles of shoreline. Millions of visitors each year now enjoy recreational water sports provided by the lake, easily accessed from Atlanta via several major highways. Additional diversification in the County's economic base has come with new industries attracted to Hall County by Lake Lanier and its quality of life.

Hall County continues to build on its historic base as the primary center of Northeast Georgia: its banking and financial center; the regional seat of the Federal Court; the health center, with more than 300 physicians and the region's largest major hospital; the educational center, with Brenau University, Gainesville College, Lanier Technical College, Riverside Military Academy, two public school systems and several prominent private schools; the sports center, with headquarters of the Atlanta Falcons, Road Atlanta, Olympic rowing and canoe/kayak facilities, several championship golf courses and dozens of public parks and camping areas; the arts center, with a wealth of cultural organizations, societies, groups and clubs.

Hall County's population growth reflects both its Northeast Georgia regional center status, and its emergence as an outer suburban county in the Atlanta metropolitan region. Since 1980, its population has grown from approximately 76,000 to 184,814 (Census 2008).

Purpose

The purpose of this Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide in the interim period between Comprehensive Plan updates resulting from a shift in the statewide Comprehensive Plan recertification schedule. This Partial Update includes all the required components for local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards. The last major update of the Hall County Comprehensive Plan was adopted on June 24, 2004. A major update to the Comprehensive Plan was adopted on May 12, 2005.

A transmittal Public Hearing of the Partial Plan Update was held on April 6, 2009 before the Hall County Planning Commission. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted by the County Commission (April 23, 2009) to the Northeast Georgia Regional Development Center (NEGRDC). The Partial Update will be transmitted to the Department of Community

Affairs (DCA) upon a completeness finding by the NEGRDC. Upon acceptance by the DCA, it will then be adopted by Hall County by resolution.

In the past year, the County has strengthened and upgraded its regulations in the areas of stormwater management, watershed protection, and stream buffer protection and a Conservation Subdivision Design Option. For a more complete assessment of resource conservation, see the completed Quality Community Objectives Local Assessment found in Appendix I of this document. The Implementation program containing the Sort-Term Work program is found in Appendix II of the document. The amended Capital Improvement Element is contained in an attached document. An additional supporting document is the Technical Report – Population, Housing and Employment Forecasts.

Economic Development

Economic Development opportunities in the County are numerous. In the upcoming two-year period the County will be in the process of developing a major update to the Comprehensive Plan. Hall County has developed a Capital Improvements Program that it will be updated in conjunction with this submittal. The Hall County Chamber of Commerce has been active in attracting new business and industry to the community and developing economic strategies to retain business entities. While there are residents of Hall County who commute to the metro Atlanta region and Gwinnett County to the south Hall County attracts a significant number of residents outside of the County. There are currently a variety of housing types and price ranges in Hall County. Hall County has a balance of high, middle, and moderate income housing. There are many educational opportunities to improve job skills in the County such as Gainesville State College, Brenau University, and Lanier Technical College. For a complete assessment of population, housing and employment forecasts see the attached Technical Report – Population, Housing, and Employment.

Areas Requiring Special Attention

Hall County has a population of 184,814 (2008 Census). As the County continues to develop, growth will have a profound impact on natural and cultural resources, community services, facilities, infrastructure and the quality of life residents have come to expect. This section discusses the locations that are most likely experience accelerated growth in the coming years. This section also includes areas in need of additional investment and attention where there is potential for infill development (or redevelopment).

The DCA has identified the following seven special conditions and requires that they be addressed where they exist within the community:

1. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development.
2. Areas where rapid development or change in land uses is likely to occur.
3. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.
4. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors).

5. Large abandoned structures or sites, including those that may be environmentally contaminated.
6. Areas with significant infill development opportunities (scattered vacant sites).
7. Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

Natural and Cultural Resources

The protection of streams, wetlands, and floodplain areas are significant for the Hall County jurisdiction. The County has a number of streams, creeks, and water bodies which provide a natural enhancement for County residents. Lake Lanier is a 38,000 acre national resource which is critical for the County and region. Lake Lanier remains an important tourist attraction with approximately 2 million visitors per year. In addition Lake Lanier is the host to a number of regional and national events. In April 2007 the County adopted an ordinance governing Stream Buffer Protection and Post-Development Stormwater Management for New Development and Redevelopment.

Areas Where Development and Change of Land Uses is Likely to Occur

Due to Hall County's proximity to Atlanta and its natural amenities steady growth is expected to continue. Residential development continues at a steady pace in south hall County, however the following corridors are experiencing commercial growth pressure: I-985, Friendship Road (SR 347), Thompson Mill Road, Spout Springs Road, Old Winder Highway (SR 211) With the planned future widening of SR 347, it is expected that land uses along this corridor will change dramatically over the next 10-15 years. The planned future construction of the Northeast Georgia Hospital and medical complex is expected in the near-term.

The Village at Deaton Creek an age-targeted senior community is one of the best-selling communities in the metro Atlanta region. The project is approved for 1,300 dwelling units. In March of 2008 the County approved the Thompson Mill Village development. The development consists of 28.79+ acres and is proposed for a mixed-use community that includes, 168 residential units which may be town homes, condominiums or lofts; 529,212+ sq. ft. of non-residential uses; and a 200 room hotel

The I-985 Corridor north of the city of Gainesville city limits is designated as Commercial, Industrial and Mixed-Use on the Comprehensive Plan Future Land Use Map. There have been two large development approved; one in December 2007 and the other in June 2008 as follows:

Hagen Creek - Development proposal consists of a 1,500 acre master planned community. The expected buildout of the project is 12 to 15-years. The phasing calls for a moderate rate of development at the start, with peak development occurring approximately 5-10 years after initial construction begins. The project is expected to embody new-urbanist features with an emphasis on walkability, connectivity, various housing types, traditional neighborhood design, and sustainability. The proposed development is a mixed use community; consisting of 2,736 residential units, a school site, recreational site/facilities, 1 million square feet of commercial and office

development. The development will also incorporate approximately 30% of open space. The project will be developed with public sewer or an on-site sewer system. A 10 – 15 year buildout is expected

Cane Creek –The development consists of 2,054 housing units a maximum of 2,798,400 square feet) to include: Commercial and Retail Development, Office/Employment/Institutional Development; and civic buildings. The square footage associated with each of these facilities shall be considered as an additive amount, over and above the square feet referenced above. Parks, Recreation and on and Open Space (minimum of 30%). A 10 – 15 year buildout is expected.

Areas Where the Pace of Development has and/or May Outpace the Availability of Community Facilities and Services, Including Transportation

The increased traffic generation resulting in this new development has the potential to worsen the mobility of these routes that are already seeing increased congestion resulting from the growth of the region as a whole. Being State routes, the responsibility of programming improvements to these roads lies within the Gainesville Hall County Metropolitan Planning Organizations (GHMPO) and the Georgia Department of Transportation (GDOT). Presently, capacity increasing projects and intersection improvement projects at certain locations in these critical areas have been identified in the GHMPO and GDOT Long Range Transportation Plan or Short Term Work Program. Once these projects are implemented, the road network serving these areas should adequately accommodate the projected growth in future years, however current GDOT funding constraints presents a challenge for across the state

Sewer

Hall County continues to grow and is constantly striving to find ways to improve service to our customers and keep charges and fees as low as possible. Hall County has recently purchased the 750,000 gallon per day Spout Springs Water Reclamation Facility in South Hall County, 400,000 gallons per day in the Flowery Branch Water Reclamation Facility, and 1,000,000 gallons per day from the City of Gainesville to serve this growth and attract industry. These sewer projects undertaken by Hall County along with the City of Gainesville help prepare Hall County residents and businesses for the growth and expansion of the county especially in the south Hall area where infrastructure has been lacking in recent years.

Areas in Need of Redevelopment and/or Significant Improvements to Aesthetics and with Significant Infill Development Opportunities

Most of the areas in need of commercial redevelopment in unincorporated Hall County are along roadway corridors. Over time there have been commercial developments which have ceased to exist creating redevelopment opportunities. Recognizing this dynamic the Hall County Commission has sought to provide governance of redevelopment and new development on its most traveled roadways. The Hall County

gateway Corridor Overlay District was adopted in March 2007 and amended in August 2007 to include all state routes. The GCOD is intended to:

- Create a sense of place that is aesthetically appealing and environmentally responsible.
- To encourage innovative development projects that set standards for landscaping, community design and aesthetics.
- To establish consistent and harmonious design standards for public improvements and private property development within the Overlay District so as to unify the distinctive visual quality of the Gateway Corridors.

The GCOD is provides specific design standards for commercial and office development for most of Hall County's most traveled roadways.

Large Abandoned Structures or Sites, Including Those That Might be Environmentally Contaminated

There are no large brownfields in Hall County that have been identified.

Areas of Significant Disinvestment, Levels of Poverty, and/or Unemployment Substantially Higher than Average Levels for the Community as a Whole.

A particular area within the County has previously been identified as an area of disinvestment. The area was approved as an Urban Redevelopment Area (URA) in 2005. The area consists of approximately 150 lots. The County has received both Community Development Block Grant (CDBG) and Community Home Investment Program (CHIP) of just over 1 million dollars. The County has recognized that it is in the public interest to maximize efficiency of the utilization of public services, infrastructure, and facilities as a means to achieve balanced growth and to provide opportunities for development and redevelopment of challenged residential areas. The County has established Black and Cooley Drive Overlay District (BCOD); within this particular area of the County to achieve maximum utilization of land resources that have been by-passed or under-utilized in the development of the urban area. An increase in the density normally allowed by the underlying zoning district is deemed an appropriate incentive to promote infill development and redevelopment within this urban core for single-family residential detached districts.

The specific objectives of this ordinance as related to infill development and redevelopment in the identified boundaries of Black Drive, Cooley Drive and Jordan Drive. The intent of the proposed Overlay District is to:

- Accommodate growth by encouraging and facilitating new development on vacant and underutilized land in areas that already have infrastructure, utilities;
- Encourage efficient use of land and public services in the context of existing communities;
- Provide flexibility in development standards to facilitate infill development and redevelopment;

- Encourage construction of housing in close proximity to employment and services;
- Promote neighborhood preservation and enhancement through redevelopment of blighted, distressed and underutilized properties.

Identification of Issues and Opportunities

The following issues and opportunities were identified using the Georgia Department of Community Affairs *Quality Community Objectives Local Assessment Tool* and *Typical Issues and Opportunities* found in the State Planning Recommendations. The County will engage in a major update to the Comprehensive Plan which will commence the first of next year. The will be a detailed analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources to elaborate and expand this preliminary list. The full update will also use an extensive Community Participation Program to choose which issues are the highest priorities to address. The citizens will be engaged in a concerted effort to develop a vision for the future growth and development of the County.

Economic Development

• Availability of infrastructure is a key component in attracting and retaining businesses in the County. Economic development is vital to ensuring the County is vibrant and maintains its quality of life as a live work, and play community. Sewer provision and transportation are the primary components of ensuring economic development opportunities exist and thrive. The County future land use map sets forth areas geographically positioned for economic development opportunities. Commercial, Industrial, and Mixed-Use designations are prominent along the SR 365/I-985, and the major arterials and collectors in the County. The County will continue to maintain and expand the relationships with agencies and businesses supportive of economic development opportunities.

- Continue to provide financial support for the Greater Hall Chamber of Commerce to maintain and enhance its regional marketing efforts as well as its site selection database for potential businesses.
- Work with the Convention and Visitors Bureau to continue to promote tourism and visitation, especially to identify and provide needed infrastructure to support tourism
- Continue to explore opportunities for cooperation between the business community and educational institutions to realize a closer tie between education and job training. Gainesville State College, Lanier Technical College, and Brenau University are critical in educating and training the County's employment base to meeting the job opportunities of the future.
- The County should continue to encourage investment and revitalization of aging residential and commercial areas. The jobs-housing mix is important in attracting business development in the future. The availability of workforce housing is critical the quality of life the current and future County resident have come to

expect. A diverse mixture of housing at various price points should be encouraged throughout the County.

- The County should promote creative ways to support infrastructure and investment in desired areas for industry and commerce through the creation of Tax Allocation Districts (TAD), Community Improvement Districts (CID), and Infrastructure Development Districts (IDD).

Natural and Cultural Resources

- The County has utilized its Master Plan community concept to preserve and protect natural resources. This activity should continue to be pursued in future years.
- The County is abundant in natural resources including Lake Sydney Lanier. The County should strive to protect all natural resources and develop policies that will encourage development practices that will better preserve and protect these resources. In 2007 the County adopted a Conservation Subdivision Design option intended to provide opportunities for development to incorporate natural features

Facilities and Services

- The County currently has a Capital Improvements Plan which is being updated as a part of this submittal. It is contained in attached document Capital Improvement Element. This document puts forth the plan for the County to plan for growth accordingly. As the County continues to grow, the proper balance between the type of development and development pattern and the resulting impact on the cost of services and the revenue generated by this development should be scrutinized.
- Plans for County parks, fire stations, libraries, and other community facilities to adequately serve the citizens of the County are contained in this report. A careful assessment of current and future demand for these services have been taken into account.

Housing

- The aging and elderly population is another part of the community that has special housing needs. The demand for lifestyle communities for empty nesters and alternative independent and assisted living for the elderly are housing options that will experience an expanded demand over the planning period
- Zoning criteria currently used should be expanded allowing for latitude in design for better provision of common space and protection of natural resources.
- The County should continue to encourage new housing and revitalization of existing housing in infill areas around the city of Gainesville.
- With the expected growth in housing, it will be important to maintain a balance of housing sizes, types, and price points to reach all citizens.

- The County will consider standards to improve the quality of residential development to maintain community character and ensure stable long-term property values and neighborhoods.

Land Use

- Commercial development should be promoted which include design guidelines and features which enhance and support residential development. Protection of natural resources should be paramount in any commercial development proposal.
- Development should be designed to be compatible with, and connect with open spaces, recreation facilities, and trails as established or proposed in county plans.
- Efforts should be made to better educate the citizens on the meaning and benefits of the Comprehensive Plan, conservation/greenspace design and the correlation between the Comprehensive Plan, Future land Use Map and zoning regulations.
- Small area plans for specific geographic areas are needed sections of the County that require special attention due to expected growth pressures or that have unique issues that require particular planning and regulatory study. A Neighborhood Planning Unit (NPU) concept should be used in certain urban areas near the city of Gainesville.

Transportation

As the County continues to grow, increased traffic congestion will continue to be a challenge along major corridors affecting residential and commercial activities. Both local and state corridors are experiencing congestion issues. The Gainesville Hall County Metropolitan Planning Organization (GHMPO) is an agency responsible for coordinating many of these efforts.

The responsible area for GHMPO includes Hall County in its entirety. The County includes the Gainesville urbanized area as well as a small portion of the metropolitan Atlanta urbanized area along its southern edge (approximately 2.7 percent of the County land area). At the same time, a small portion of the Gainesville urbanized area reaches west into adjoining Forsyth County, which is part of the Atlanta MPO administered by the Atlanta Regional Commission (ARC). By agreement, there is a coordinated process where the ARC assumes the planning for the Forsyth portion of the Gainesville urban area, while GHMPO will plan for the portion of the Atlanta urban area in Hall.

Hall County has been designated as part of a 20 County, 8 hour ozone and 22 County fine particulate matter (PM 2.5) air quality non-attainment area, requiring conformance with the State Implementation Plan (SIP) for air quality to secure federal transportation funding. Therefore, the area's transportation challenges must be met not only in the context of local constraints, such as funding and the growth of congestion, but also within the constraints of regional air quality planning.

Key transportation routes in Hall County include Interstate 985/SR 365 and arterials such as U.S. 129 (Athens Highway/Cleveland Highway), SR 60 (Thompson Bridge Road/Candler Road), SR 369 (Browns Bridge Road), and SR 53 (Winder Highway/Dawsonville Highway). Lake Lanier and its many amenities serve as a major

traffic generator for residential, tourism and recreation trips in the region. There are five bridges that provide necessary mobility and connectivity for travelers and residents. A center for employment and commercial, medical, and educational facilities and services, Gainesville is a regional transportation hub for Hall County; as well as, neighboring counties such as Jackson, Banks, Lumpkin, White, and Habersham. As a result, congestion peak periods include AM and PM commuter periods and a noon time rush hour. A recent study of traffic volumes on Jesse Jewel Parkway (SR 369) showed that the noon time vehicles per hour rate was as high or higher than the 5:00 PM traffic count and double that of the 8:00 AM traffic count. The MPO Long-Range Transportation Plan was adopted on August 14, 2007 and included 77 Projects worth 1.4 billion dollars. The Plan included 23 road widenings, 2 new roadways, 9 bridge reconstructions, 3 greenway projects, 2 signal projects, 2 air quality improvement projects, 2 intersection improvement projects, 1 new interchange, 1 interchange improvement project, 1 sidewalk project.

Public Transportation

Transit

Hall Area Transit (HAT) provides public transportation for the urban and rural portions of Gainesville and Hall County. HAT's fleet consists of 14 vehicles; five of which are assigned to the urban fixed route service (Red Rabbit) and nine are assigned to the rural demand response service (Dial-A-Ride). Hall Area Transit's mission is to provide residents (particularly transit dependent persons) of Hall County with an opportunity to access community resources they need (i.e. work, retail stores, social service agencies, government offices, etc.) through the provision of an urban and rural transportation system that is convenient, dependable and affordable. GHMPO in coordination with HAT developed the first Transit Development Plan (TDP) for Hall County. The TDP was adopted in May 2008 and is designed to improve planning and delivery of the HAT services through analysis of existing transit conditions and by garnering feedback from the community. A brief summary on the TDP and other transit planning studies are listed in the HAT section.

Aviation

The Lee Gilmer Airport (GVL) provides private general aviation air service including fuel sales and aircraft storage. The airport is located on the south side of the City of Gainesville, with access provided by SR 60 and Aviation Boulevard. The airport's main runway is 5,500 feet long by 100 feet wide. The airport also offers a 4,000-foot by 100-foot runway during daylight hours. With 106 based aircraft (including corporate jets), the airport averages approximately 100 operations per day.

GVL is considered a Level III – Business airport of regional impact by GDOT. This is defined as capable of accommodating commercial aircraft or a variety of business and corporate jet aircraft. For Level III airports, a minimum runway length objective of 5,500 feet has been established; ideally, operations at Level III airports should also be aided by

a precision instrument approach. Although GVL does not currently have an instrument landing system (ILS), they have been allocated federal funding for this improvement and it should be in place by 2009.

Rail

Two major active freight rail lines run in a north-south direction through Hall County. The Norfolk Southern Atlanta/Greenville line parallels I-985/SR 365 and passes through Flowery Branch, Oakwood, Gainesville, and Lula. The CSX line runs south from Gainesville to Athens. AMTRAK provides daily passenger service along this line with a Gainesville station stop in each direction. The Georgia Rail Passenger Program (GRPP) envisions future commuter rail service between Atlanta and Gainesville, as well as intercity service to Greenville, South Carolina.

Commuter rail between Atlanta and Gainesville is in the second phase development of the Commuter Rail Program. The line would have seven stations beginning at Lenox and going to Norcross, Duluth, Suwanee, Sugar Hill, Oakwood and Gainesville. The GDOT study projects that there would be more than 7,000 daily passenger trips and a substantial part of the operating costs could potentially be recovered from the fare box (estimated recovery about 60 percent)¹.

The same rail line would serve as part of an intercity rail program also envisioned by GDOT. The Intercity Rail Passenger Plan explores the possibility of intercity rail passenger services between Atlanta and Greenville, South Carolina, going through Gainesville. The service is projected to attract 128,000 passengers annually by 2020². Neither of these rail programs are reflected in the 2030 LRTP due to financial constraints.

Bicycle and Pedestrian Facilities

In June of 2005, the GHMPO began a 10-month planning process to plan for bicycle and pedestrian facilities to serve area citizens. This planning process was the outcome of comments received during the development of the initial 2030 LRTP in 2004, where citizen's expressed concern about the need for such facilities through out the county. An extensive outreach program with two public meetings, three task force meetings, fieldwork and meeting with local government staff and officials was completed during the development of the plan. The plan demonstrates how to integrate bicycle and pedestrian facilities into the GHMPO planning process, identifies proposed projects and design standards for new facilities, as well as, locating potential funding sources. The GHMPO Policy Committee adopted the Bicycle and Pedestrian Plan on March 14, 2006 and a summary of the plan is listed in a separate section.

Air Quality

The 1990 Clean Air Act Amendments (CAAA) authorizes the U.S. Environmental Protection Agency (USEPA) to set criteria and procedures ensuring that transportation plans are compatible with the federal air quality standards. The Gainesville-Hall

¹ GDOT Commuter Rail Study.

² GDOT Intercity Rail Passenger Plan.

Metropolitan Planning Organization (GHMPO) planning process is complex due to the area's proximity to the Atlanta metropolitan area, as well as Hall County's non-attainment status for two air quality standards.

Hall County has been designated as part of a 20-county, 8-hour ozone nonattainment area as well as part of the 22-county, Particulate Matter 2.5 (PM 2.5) nonattainment area. This requires conformance with the State Implementation Plan (SIP) for air quality to secure federal transportation funding.

Intergovernmental Coordination

Intergovernmental coordination mechanisms and processes will be explored with other jurisdictions within and adjacent to Hall County in order to implement the polices of the Plan, including adjacent local governments, school boards, special districts, development authorities, and other units of government providing services. In addition, the County will work to ensure compliance of intergovernmental agreements and seek mutual cooperation to revise those when necessary for the efficient use of its resources and services.

Implementation Program

As required by DCA, this Implementation Program includes a Short Term Work Program and Policies. The partial update to the Comprehensive Plan includes a Capitol Improvements Element that includes the Impact Fee Annual Report and an updated project list. This Capital Improvements Element (CIE) has been updated to reflect the 2009-2013 planning period. In conjunction with the CIE, the County also updated its Short Term Work Program (STWP) on an annual basis with the latest update covering the 2007-2012 planning period. The STWP provided in this document starts with 2009 and ends through 2013.

Short Term Work Program

The Short Term Work Program (STWP) identifies specific implementation actions the County intends to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, intergovernmental agreements, or other programs or initiatives to implement the plan. Each item in the STWP includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The STWP is presented on the following pages. The list of accomplishments for the previous STWP is found in Appendix II of this document.

Policies

The policies are designed to aid the County in the decision making process. They are based on the Georgia Department of Community Affairs State Planning Recommendations and address the issues and opportunities presented in this Partial Update to the Comprehensive Plan. These policies will serve as the foundation for discussion and citizen engagement for the development of policies during the full Comprehensive Plan Update process.

Economic Development

- The County will work with other agencies to attract new businesses with above-average wages. These initiatives will include marketing, and infrastructure investment.
- The County will enhance opportunities for existing businesses to expand through the removal of unnecessary impediments.
- Ensure the continuation of design standards which will improve aesthetics along commercial corridors throughout the County.
- The County will make adequate land available for commercial, office, and industrial development to create a proper balance of land uses.
- The County will seek to balance the supply of housing types and price points with employment and strategically consider their location in relation to each other.

Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
 - The County will direct new development to areas in which natural resources and environmentally sensitive areas are not compromised.
 - The County will take into account potential impacts on air and water quality, and ecosystems in making decisions on new developments and transportation improvements.
 - The County will promote the protection and maintenance of trees and green open space in all new development.
 - The County will continue to encourage conservation subdivisions to protect environmentally sensitive areas.

Facilities and Services

- The County will seek to ensure that public facilities and services are available concurrently with development.
- The County will continue to invest and plan for parks and open spaces to enhance the quality of life for our citizens.
- The County will seek additional equitable ways for new growth to pay for itself.
- New development will be directed to areas with existing infrastructure capable of serving expected growth.

Housing

- The County will strive to eliminate substandard or dilapidated housing in our community.
- The County will develop Overlay District policies to enhance residential redevelopment opportunities.
- The County will seek to stimulate infill housing development in existing neighborhoods through various funding sources (CDBG and CHIP).
- The County will accommodate our diverse population by encouraging various housing types and opportunities.
- The County will seek to ensure new residential development will be pedestrian friendly.

Land Use

- The County land use plan will be utilized to provide a well-balanced mixture of commercial and residential development.
- The County will encourage land use development which affords the opportunity for suburban, semi-rural, and rural residential development.
- The County will encourage mixed-use developments in appropriate locations that are pedestrian-friendly and less automobile-oriented.
- The County will seek innovative land use strategies which allow for new-urbanist features.
- The County will support land use concepts that protect and enhance natural features and Lake Lanier.
- Land use policies will support redevelopment opportunities for both residential and commercial areas.
- The County Gateway Corridors will require new development to meet a high standard for design and aesthetics.

Transportation

- The County will support transportation improvements to alleviate existing congestion and support desired development patterns for the community.
- The County will encourage new and reconstructed roadways to be designed to accommodate pedestrian/bike facilities.
- The County will support efforts of connectivity through the creation of a community wide pedestrian/bike path network.
- The County will continue to work with Hall Area Transit to provide an efficient and effective system to serve all County residents.
- The County will support efforts for sidewalks in residential and commercial areas to provide connectivity.
- Transportation corridors will be enhanced by community standards of aesthetics. The expansion of the Gateway Corridor design standards will be considered for expansion.

Intergovernmental Coordination

- The County will work with neighboring jurisdictions on developing solutions for shared regional issues.
- The County leaders should continue to participate in local and state associations and other organizations that bring county and city leaders together to discuss issues of common concern.
- The County should continue to coordinate and discuss comprehensive planning and service delivery with all municipalities and surrounding county governments.

Quality Community Objectives Assessment Tool

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that “you are here.”

Each of the fifteen Quality Community Objectives has a set of yes/no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No” answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

Others may need to review land use ordinances and zoning regulations to find the answers, but this initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development patterns, as governments undergo the comprehensive planning process. Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is only an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals. The QCO is contained in Appendix I of this document.

Quality Community Objectives Assessment – Appendix I

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X		
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.		X	

8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		
Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	This could be provided through a Planned Residential Development.

Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		Lake Lanier is a unique feature along with the ancillary uses.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		Gateway Corridor Overlay District
4. We have ordinances to regulate the size and type of signage in our community.	X		Sign Ordinance/Gateway Corridor Overlay Ordinance
5. We offer a development guidebook that illustrates the type of new development we want in our community.	X		The Gateway Corridor Overlay District provides the desired design, landscaping, and buffering desired.
6. If applicable, our community has a plan to protect designated farmland.	X		

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

	Yes	No	Comments
1. We have public transportation in our community.	X		
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	We encourage this type of connection when reviewing development proposals.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		Requirements for smaller lot residential development.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.	X		Bicycle/Pedestrian Plan adopted in 2006.
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		Lake Lanier and associated use.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Resource Conservation

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

	Yes	No	Comments
1. We have designated historic districts in our community.		X	The City of Gainesville has historic designation in downtown.
2. We have an active historic preservation commission.		X	The city of Gainesville has a historic commission due to the structures in the downtown area.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

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Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.	X		
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		There have been greenspace purchases in recent years and park site development.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		We have the ordinance. Most large-scale development has been required to assure at least 35% open space through Planned Residential Developments.
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken steps to protect	X		

them.			
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.	X		
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making			The jurisdictions use similar projections however, all may not

entities use the same population projections.			use the same.
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X		Currently underway-An easy to understand zoning document is in draft form.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.		X	Notification provide in zoning code.

Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
	X		

3. Our community has jobs for unskilled labor.			
4. Our community has professional and managerial jobs.	X		
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	In our newer mixed-use developments this is an option.
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	Much of the unincorporated area is rural with large lots.
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	On three recent mixed-use developments this type of housing-type is included.
6. We have vacant and developable land available for multifamily housing.	X		Although, the infrastructure to support multifamily development is limited at the present in the unincorporated area.
7. We allow multifamily housing to be developed in our community.	X		MF development is limited by infrastructure and development patterns, MF has been incorporated into recent large-scale projects.

8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	This is possible, however is not a component of our standard code.
Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		

4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
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Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
	X		

<p>3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.</p>			
<p>4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.</p>	<p>X</p>		

HALL COUNTY – APPENDIX II

Short-Term Work Program

The following section lists the Short Term Work program for Hall County. The relevant short-term items are listed in each element of the plan as part of the implementation section.

The update of the Short-Term Work Program is provided to supplement the Impact Fee Update per Department of Community Affairs requirements. The Short-Term Work program provided here is a component of the adopted Comprehensive Plan adopted in June 2004 and amended in May 2005. The language in the Comments section of the Short-Term Work Program indicates the list of accomplishments. The Comments section indicates Completed, In Progress, Canceled, or Postponed with a brief explanation. Where appropriate the expected time frame of the work task is listed. Project listings are carried out an additional year to indicate the expected time frame for project activity.

Economic Development

	Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1.	Comprehensively revise county UDC—business zone districts, quality standards.	2003-9	N/A	UDC Committee, County staff	In Progress – Drafts under review by Staff/Committees.
2.	Study revisions to county zoning maps to bring into accord with comprehensive plan regarding location of business development	2004-9	NA	County staff	In Progress – In conjunction with UDC.
3.	Draft county/city preservation plan with implementation tools and seek CLG status	2009	\$50,000	City staff with county assistance	In Progress
4.	Finish city parks plan. Continue work on county parks plan.	2004-5	NA	City and county staffs	Completed – City Parks Plan And County Parks Plan completed.
5.	Extend water/sewer to targeted development locations	2004-10	\$15 million	County and city	In progress, County is extending sewer service to targeted areas of south Hall County.
6.	Improve regional marketing	2004+	NA	Greater Hall Chamber with assistance from city and county	In Progress – Ongoing work with the Chamber
7.	Work with Convention and Visitors Bureau re tourism infrastructure support	2004-9	NA	Convention and Visitors Bureau with county and city staffs	In Progress – New Facility Planned
8.	Cooperate with business/ educational community to create closer education/job training ties	2004-9	NA	Greater Hall Chamber, local colleges, city/county staffs	In Progress – Ongoing work with the Chamber
9.	Initiate housing study tied to economic development objectives	2008	NA	Hall County	Completed

Housing

	Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1.	Comprehensively revise county UDC—new residential uses and zone districts, residential quality and protection standards.	2009	\$150,000	County staff + consultants	In Progress – Drafts under review by Staff/Committees.
2.	Study revisions to county zoning maps to implement the comprehensive plan re location of residential development	2004-9	NA	County staff	In Progress – In Conjunction with UDC
3.	Undertake housing study tied to economic development goals	2008	\$38,000	Hall County	Completed 2008

Natural and Cultural Resources

Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1. Comprehensively revise county UDC—tree protection, open space, PUD regulations priorities for revision. Address other environmental standards in Phase 2.	2004-9	N/A	County staff	In Progress – Drafts under review by Staff and Committees.
2. Create conservation subdivision option with priority for resource protection.	2007	N/A	County staff	Completed in April 2007
3. Study revisions to county zoning maps to bring them into accord with the comprehensive plan.	2004-9	N/A	County staff	In Progress – In conjunction with UDC
4. Draft county/city preservation plan with implementation tools and seek CLG status.	2009	\$50,000	City staff with county assistance	In Progress
5. Continue work on county parks plan. Identify key natural and cultural resources and consider for acquisition.	2004-5	NA	County staff	Completed – County Parks Plan completed.
6. Extend water/sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas.*	2004-10	\$15 million	County and city	In Progress – County is extending sewer service in targeted areas of south Hall County.
7. Consider open space impact fees in county and city.*	2004-8	NA	County	County currently has impact fees for other services/amenities.
8. Adopt coordinated intergovernmental annexation policy that includes resource protection provisions.*	2004-9	NA	County and city staffs	In Progress

(*) Indicates joint action listed in the tables for both the city and county.

* Indicates joint action listed in both the city and county tables.

Community Facilities (A) Short Term

Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1. Comprehensively revise county UDC—new residential uses and zone districts; fiscal impact analysis regulations.	2009	N/A	UDC Committee County staff	In Progress – Drafts under review by Staff/Committees.
2. Revise county zoning maps to bring into accord with comprehensive plan location of development and infrastructure availability.*	2004-9	NA	County staff	In Progress – In conjunction with UDC
3. Extend water/sewer to targeted development locations.*	2004-10	\$15 million	County and city	In Progress – County is extending sewer service in targeted areas of south Hall County.
4. Review additional impact fees in county; consider in city. Work to ensure financing tools are complementary and not competitive.*	2004-9	NA	City and county staffs	In Progress – County adopted impact fees, City of Gainesville currently considering.
5. Consider adequate public facility standards in both county and city.*	2004-9	NA	City and county staffs	In Progress – Considered in UDC
6. Adopt coordinated intergovernmental annexation policy and agreement.*	2004-9	NA	City and county	In Progress
7. Finish city parks plan. Continue work on county parks plan. Identify key parcels for acquisition.*	2004-6	NA	City and county staffs	Completed – City Parks Plan and County Parks Plan completed.

*Indicates joint action listed in both the city and county tables.

Short Term Work Program, 2008-2014, Hall County (Status of Previous Projects)

Start Date (Fiscal Year)

Project	Project Cost	2008	2009	2010	2011	2012	2013	2014	Funding Sources	% from Impact Fees
Library Collection Materials	\$164,225	X							General Fund, Impact Fees	92.6%
South Hall Branch Library	\$4,300,800	X							General Fund, SPLOST, Impact Fees	100.0%
Library Collection Materials	\$54,512				X				General Fund, Impact Fees	92.6%
Library Collection Materials	\$108,586					X			General Fund, Impact Fees	92.6%
Library Collection Materials	\$305,419						X		General Fund, Impact Fees	92.6%
Library Collection Materials	\$429,132							X	General Fund, Impact Fees	92.6%
Clermont/North Hall Branch Library	\$2,897,152				X				General Fund, SPLOST, Impact Fees	100.0%
Fire Station #16	\$1,408,338				X				General Fund, SPLOST, Impact Fees	100.0%
North Hall Community Park	\$2,801,134			X					General Fund, SPLOST, Impact Fees	100.0%
South Hall Precinct	\$878,471			X					General Fund, SPLOST, Impact Fees	41.0%
Heavy Vehicle	\$390,237				X				General Fund, SPLOST, Impact Fees	100%
Heavy Vehicle	\$390,237				X				General Fund, SPLOST, Impact Fees	100%
Ladder	\$1,000,608				X				General Fund, SPLOST, Impact Fees	100%
Fire Station #15	\$1,400,000	X							General Fund, SPLOST, Impact Fees	100%
Ball Field (5)	\$1,666,999				X				General Fund, SPLOST, Impact Fees	100%

Project	Cost	2008	2009	2010	2011	2012	2013	2014	Funding Sources	% from Impact Fees
Soccer Fields (10)	\$4,667,599				X				General Fund, SPLOST, Impact Fees	100%
Tennis Court (8)	\$451,372				X				General Fund, SPLOST, Impact Fees	100%
Play Fields (2)	\$183,555		X						General Fund, SPLOST, Impact Fees	100%
Play Fields (3)	\$284,861						X		General Fund, SPLOST, Impact Fees	90%
Play Ground (10)	\$1,655,374					X			General Fund, SPLOST, Impact Fees	100%
Gymnasium	\$1,025,846				X				General Fund, SPLOST, Impact Fees	100%

Short-Term Work Program (New Projects)
STWP projects (impact fee eligible)

Category	Project	Year					Estimated Cost	Funding Source(s)
		2009	2010	2011	2012	2013		
Library	Collection Materials			X			\$54,512	General Fund, 93% Impact Fees
Library	Collection Materials				X		\$180,586	General Fund, 93% Impact Fees
Library	Collection Materials					X	\$305,419	General Fund, 93% Impact Fees
Library	Clermont/North Hall Branch			X			\$2,897,152	100% Impact Fees
Fire	Fire Station #16			X			\$1,408,338	100% Impact Fees
Fire	Engine			X			\$390,237	100% Impact Fees
Fire	Engine			X			\$390,237	100% Impact Fees
Fire	Ladder Truck			X			\$1,000,608	100% Impact Fees
Sheriff's Office	South Hall Precinct		X				\$878,471	100% Impact Fees
Parks	2 Play Fields	X					\$183,555	100% Impact Fees
Parks	North Hall Community Park		X				\$2,801,134	100% Impact Fees
Parks	5 Ball Fields			X			\$1,666,999	100% Impact Fees
Parks	10 Soccer Fields			X			\$4,667,599	100% Impact Fees
Parks	8 Tennis Courts			X			\$451,372	100% Impact Fees
Parks	Gymnasium			X			\$1,025,846	100% Impact Fees
Parks	3 Play Fields					X	\$284,861	90% Impact Fees
Parks	10 Playgrounds				X		\$1,655,374	100% Impact Fees

Land Use

Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1. Comprehensively revise county UDC— quality regulations, environmental standards, fiscal impact assessment, etc.	2004-9	N/A	UDC Committee County staff	In Progress – Drafts under review by Staff
2. Create conservation subdivision option.	2007		County staff	Complete Approved by County Commission in April 2007
3. Study revisions to county zoning maps to bring into accord with comprehensive plan	2004-9	NA	County staff	In Progress – In conjunction with UDC
4. Continue work on county parks plan.	2004-5	NA	County staffs	Completed - County Parks Plan completed
5. Extend water/sewer to targeted development locations. *	2004-10	\$15 million	County and city	In Progress – County is extending sewer service in targeted areas.
6. Review additional development impact fees in county; consider fees in city*	2004-7	NA	County and city staffs	Completed – County adopted impact fees.
7. Improve regional marketing.*	2004+		Greater Hall Chamber	In Progress – Ongoing work with Chamber
8. Adopt coordinated intergovernmental annexation policy and agreement.*	2004-9	NA	County and city staffs	In Progress

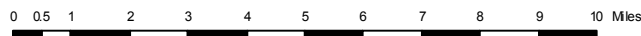
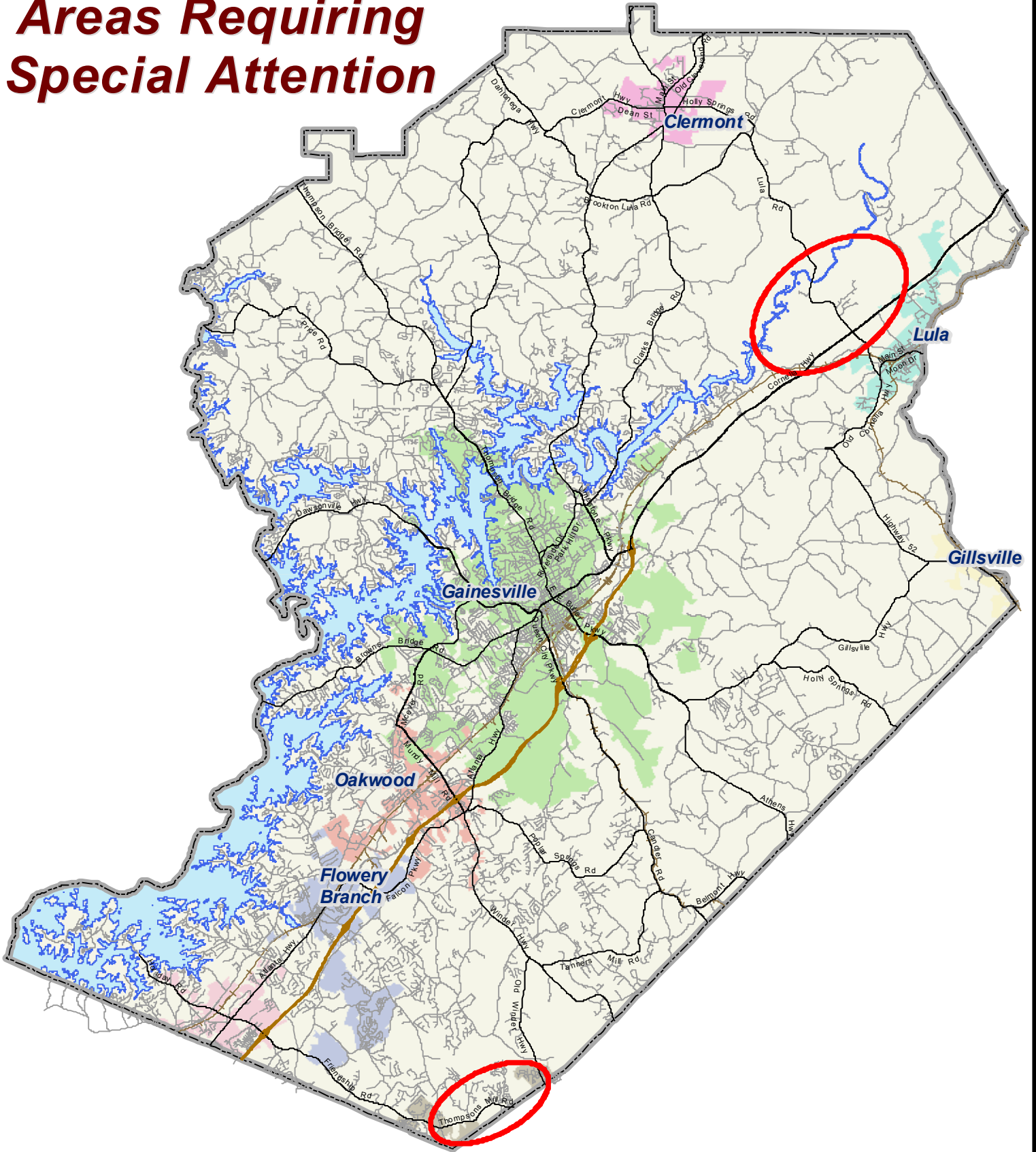
* Indicates joint action listed in both the city and county tables.

Joint County/City Major Intergovernmental Actions

Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1. Revise city and county development codes/consider complementary design and other standards.	2009	N/A	UDC Committee, County Staff	In Progress – Drafts under review by Staff/Committees
2. Draft joint comprehensive plan for city/county; satisfy DCA requirements	2004	\$245,000	City/county staff + consultants	Completed – Joint Comprehensive Plan adopted in June 2004
3. Draft county/city preservation plan with implementation tools and seek CLG status	2007-9	\$50,000	City staff with county assistance	In Progress
4. Finish city parks plan. Continue work on county parks plan. Identify key natural and cultural resources and consider for acquisition.	2004-5	NA	City and county staffs	Completed – City and County Parks Plan completed.
5. Extend water/sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas.	2004 - 10	\$15 million	County and city	In Progress – County is extending sewer service in south Hall County.
6. Consider complementary fiscal impact assessment tools and impact fees in city and county	2004-6	NA	County staff	Completed – County has Impact Fees
7. Draft and adopt coordinated intergovernmental annexation policy. Use as countywide model.	2004-9	NA	County and city staffs	In Progress

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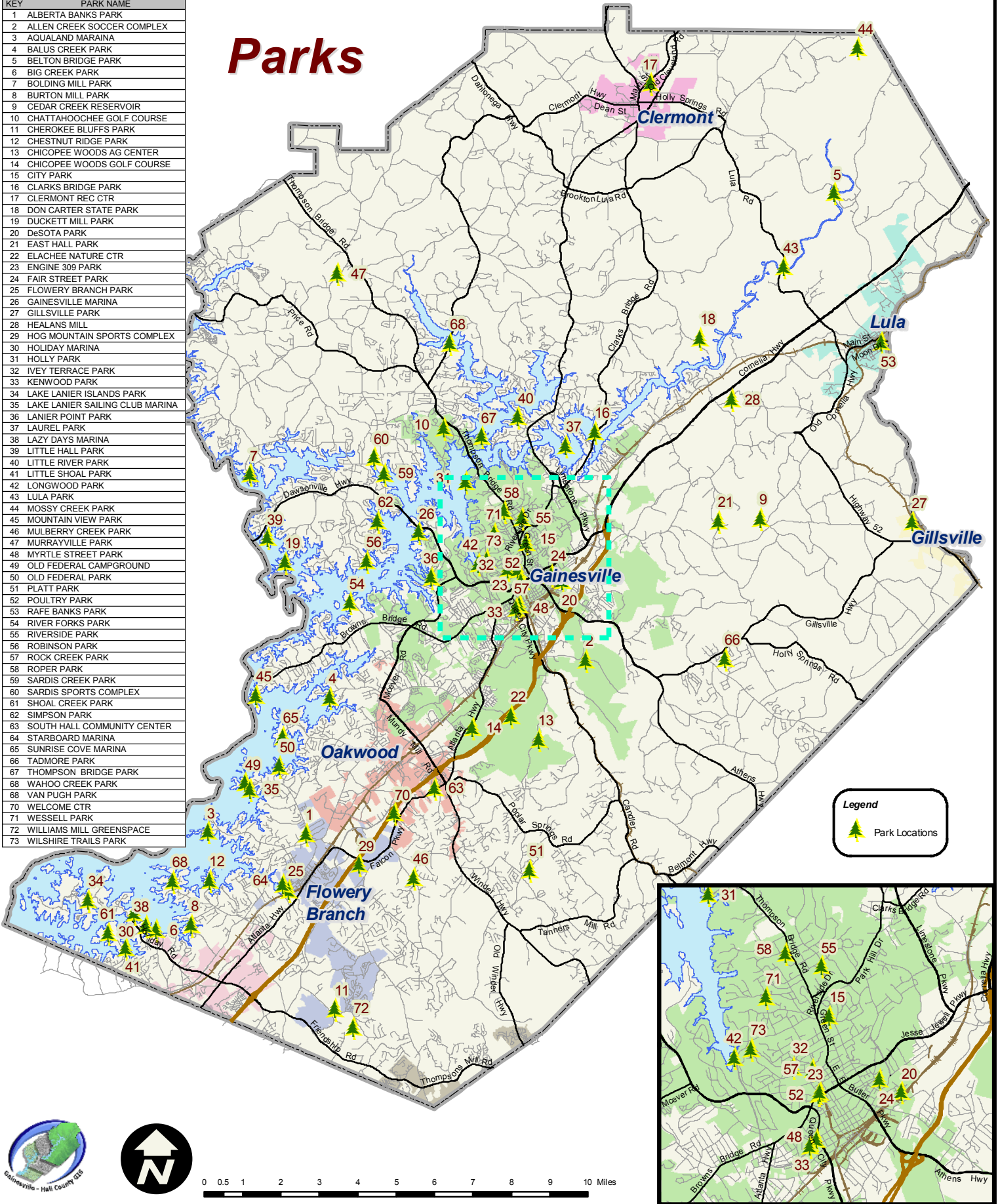
Areas Requiring Special Attention



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Parks

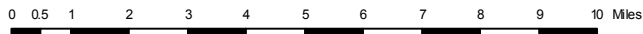
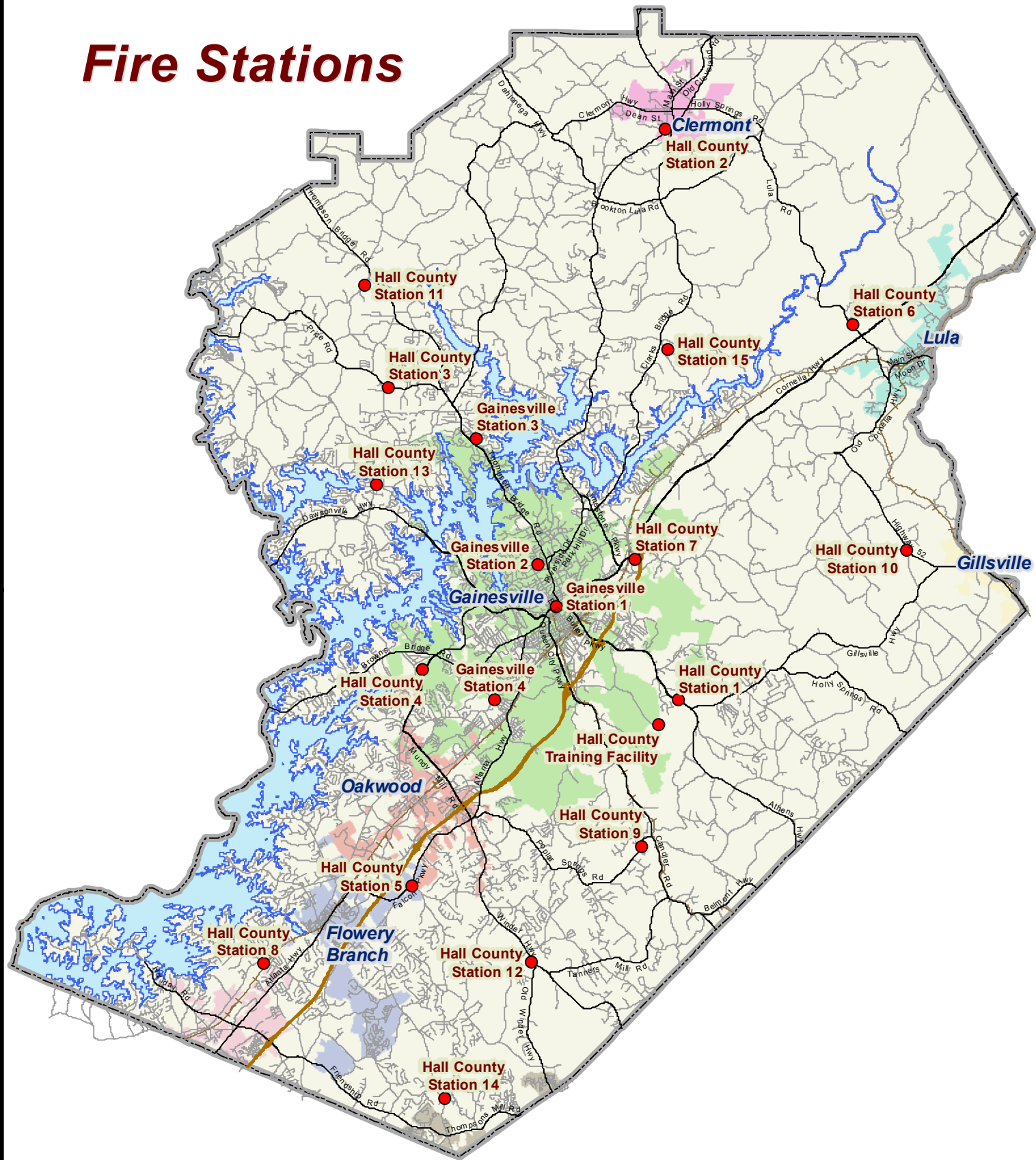
KEY	PARK NAME
1	ALBERTA BANKS PARK
2	ALLEN CREEK SOCCER COMPLEX
3	AQUALAND MARINA
4	BALUS CREEK PARK
5	BELTON BRIDGE PARK
6	BIG CREEK PARK
7	BOLDING MILL PARK
8	BURTON MILL PARK
9	CEDAR CREEK RESERVOIR
10	CHATTAHOOCHEE GOLF COURSE
11	CHEROKEE BLUFFS PARK
12	CHESTNUT RIDGE PARK
13	CHICOPEE WOODS AG CENTER
14	CHICOPEE WOODS GOLF COURSE
15	CITY PARK
16	CLARKS BRIDGE PARK
17	CLERMONT REC CTR
18	DON CARTER STATE PARK
19	DUCKETT MILL PARK
20	DeSOTA PARK
21	EAST HALL PARK
22	ELACHEE NATURE CTR
23	ENGINE 309 PARK
24	FAIR STREET PARK
25	FLOWERY BRANCH PARK
26	GAINESVILLE MARINA
27	GILLSVILLE PARK
28	HEALANS MILL
29	HOG MOUNTAIN SPORTS COMPLEX
30	HOLIDAY MARINA
31	HOLLY PARK
32	IVEY TERRACE PARK
33	KENWOOD PARK
34	LAKE LANIER ISLANDS PARK
35	LAKE LANIER SAILING CLUB MARINA
36	LANIER POINT PARK
37	LAUREL PARK
38	LAZY DAYS MARINA
39	LITTLE HALL PARK
40	LITTLE RIVER PARK
41	LITTLE SHOAL PARK
42	LONGWOOD PARK
43	LULA PARK
44	MOSSY CREEK PARK
45	MOUNTAIN VIEW PARK
46	MULBERRY CREEK PARK
47	MURRAYVILLE PARK
48	MYRTLE STREET PARK
49	OLD FEDERAL CAMPGROUND
50	OLD FEDERAL PARK
51	PLATT PARK
52	POULTRY PARK
53	RAFE BANKS PARK
54	RIVER FORKS PARK
55	RIVERSIDE PARK
56	ROBINSON PARK
57	ROCK CREEK PARK
58	ROPER PARK
59	SARDIS CREEK PARK
60	SARDIS SPORTS COMPLEX
61	SHOAL CREEK PARK
62	SIMPSON PARK
63	SOUTH HALL COMMUNITY CENTER
64	STARBOARD MARINA
65	SUNRISE COVE MARINA
66	TADMORE PARK
67	THOMPSON BRIDGE PARK
68	Wahoo Creek Park
68	VAN PUGH PARK
70	WELCOME CTR
71	WESSELL PARK
72	WILLIAMS MILL GREENSPACE
73	WILSHIRE TRAILS PARK



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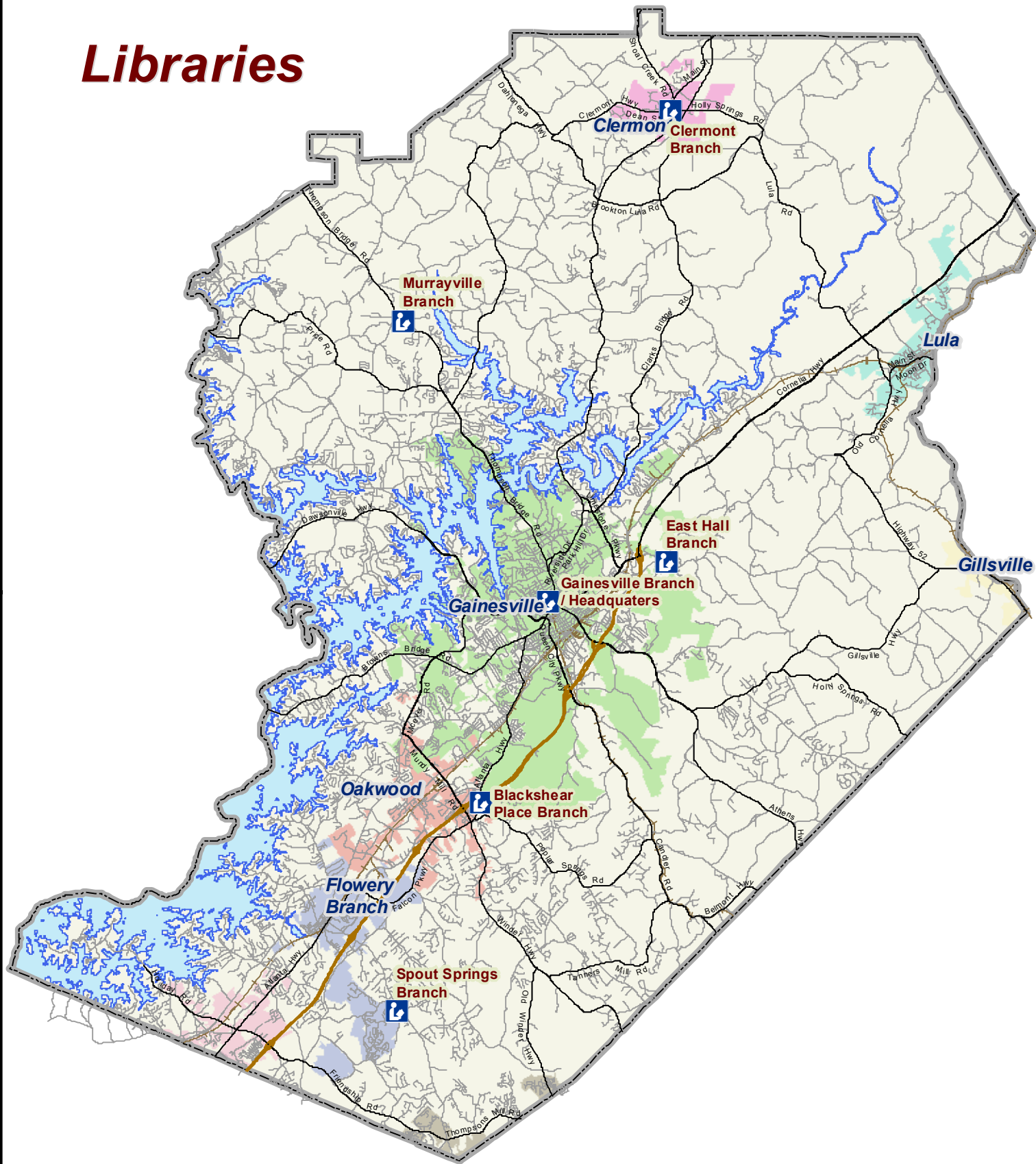
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Fire Stations



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Libraries

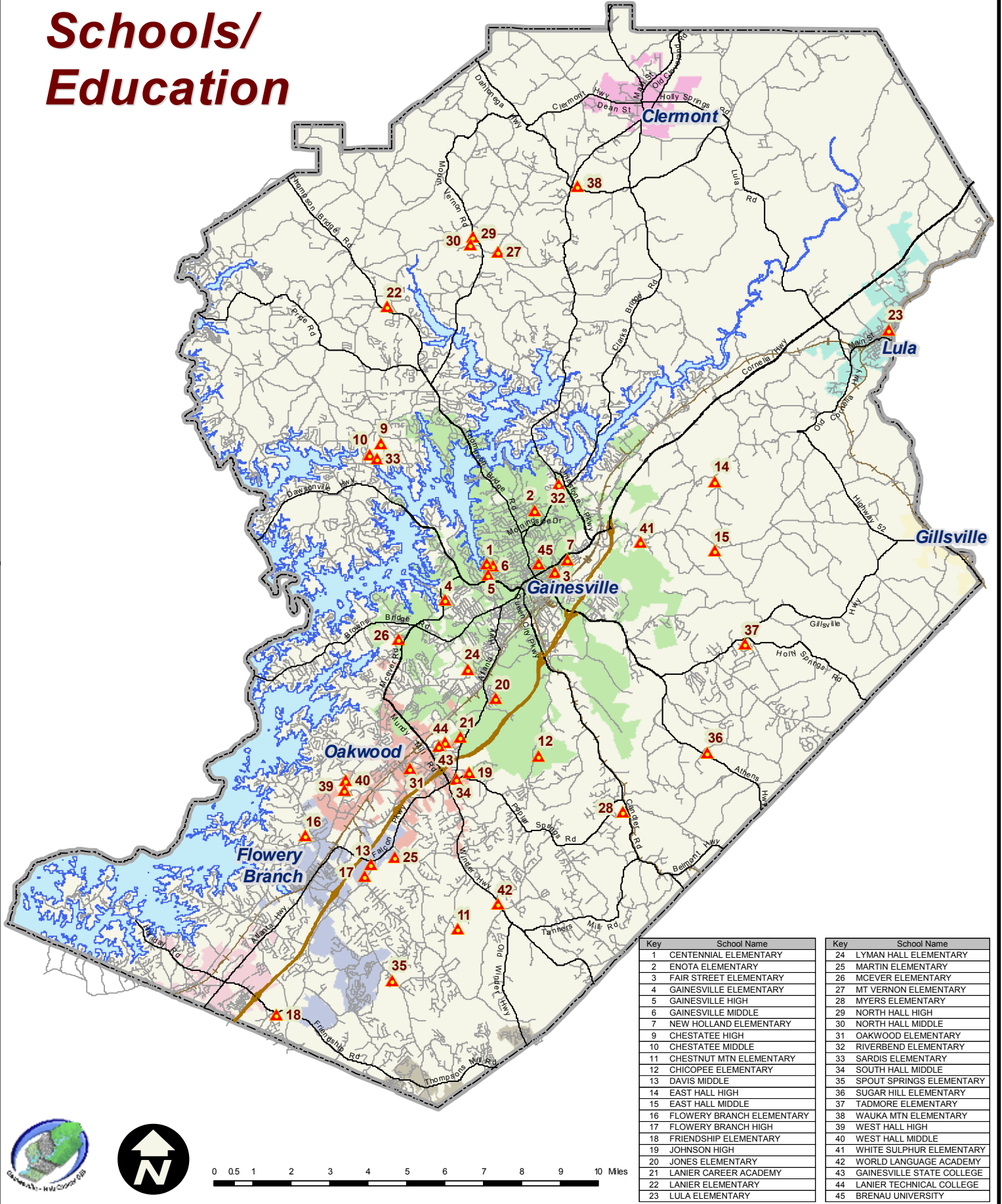


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2009 HALL COUNTY COMPREHENSIVE PLAN UPDATE

Schools/ Education

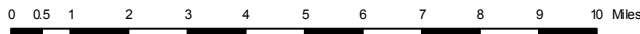
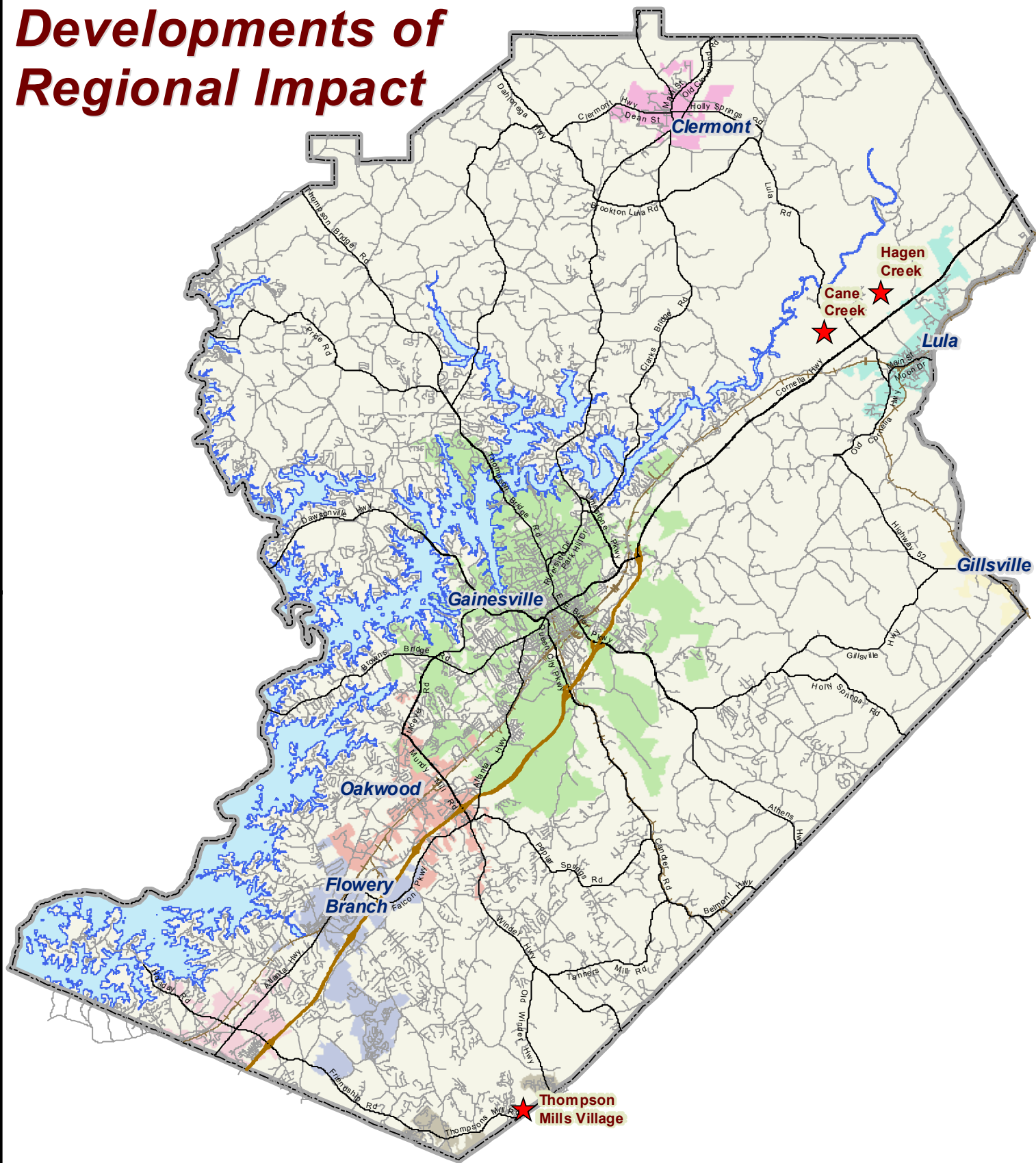


Key	School Name
1	CENTENNIAL ELEMENTARY
2	ENOTA ELEMENTARY
3	FAIR STREET ELEMENTARY
4	GAINESVILLE ELEMENTARY
5	GAINESVILLE HIGH
6	GAINESVILLE MIDDLE
7	NEW HOLLAND ELEMENTARY
9	CHESTATEE HIGH
10	CHESTATEE MIDDLE
11	CHESTNUT MTN ELEMENTARY
12	CHICOPEE ELEMENTARY
13	DAVIS MIDDLE
14	EAST HALL HIGH
15	EAST HALL MIDDLE
16	FLOWERY BRANCH ELEMENTARY
17	FLOWERY BRANCH HIGH
18	FRIENDSHIP ELEMENTARY
19	JOHNSON HIGH
20	JONES ELEMENTARY
21	LANIER CAREER ACADEMY
22	LANIER ELEMENTARY
23	LULA ELEMENTARY

Key	School Name
24	LYMAN HALL ELEMENTARY
25	MARTIN ELEMENTARY
26	MCEVER ELEMENTARY
27	MT VERNON ELEMENTARY
28	MYERS ELEMENTARY
29	NORTH HALL HIGH
30	NORTH HALL MIDDLE
31	OAKWOOD ELEMENTARY
32	RIVERBEND ELEMENTARY
33	SARDIS ELEMENTARY
34	SOUTH HALL MIDDLE
35	SPOUT SPRINGS ELEMENTARY
36	SUGAR HILL ELEMENTARY
37	TADMORE ELEMENTARY
38	WAUKA MTN ELEMENTARY
39	WEST HALL HIGH
40	WEST HALL MIDDLE
41	WHITE SULPHUR ELEMENTARY
42	WORLD LANGUAGE ACADEMY
43	GAINESVILLE STATE COLLEGE
44	LANIER TECHNICAL COLLEGE
45	BRENAU UNIVERSITY

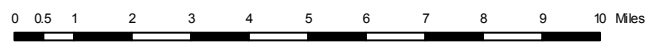
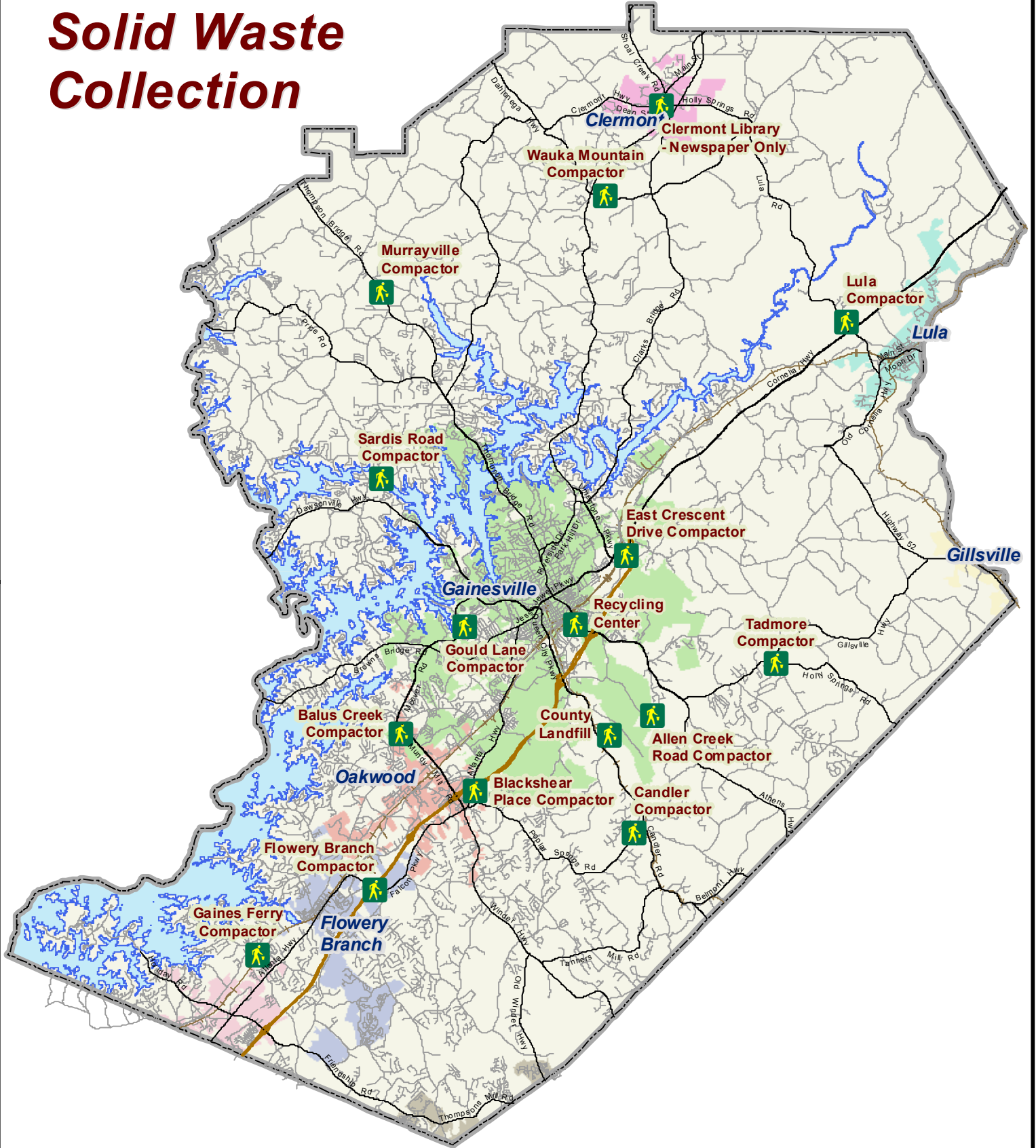
2009 HALL COUNTY COMPREHENSIVE PLAN UPDATE

Developments of Regional Impact



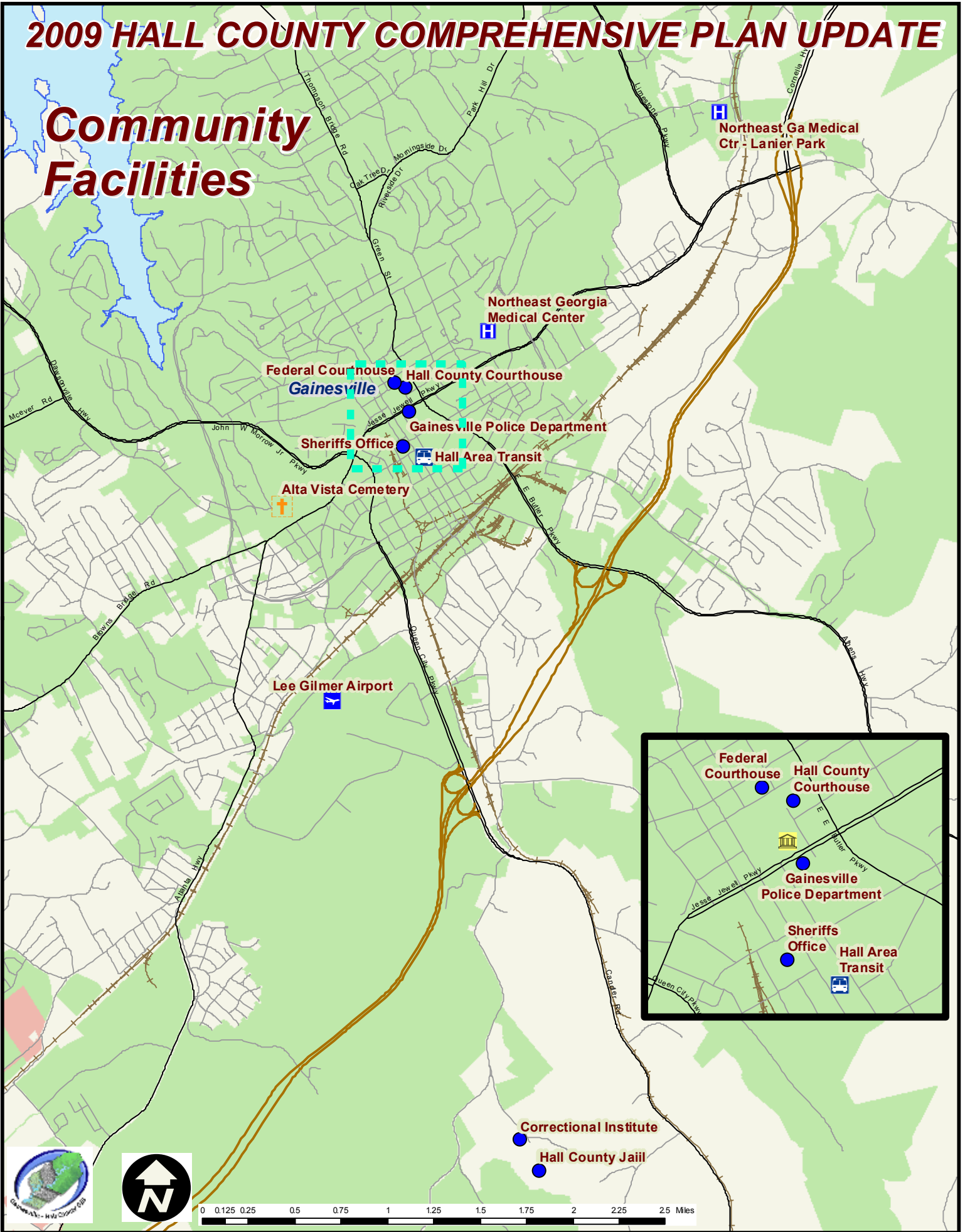
2009 HALL COUNTY COMPREHENSIVE PLAN UPDATE

Solid Waste Collection

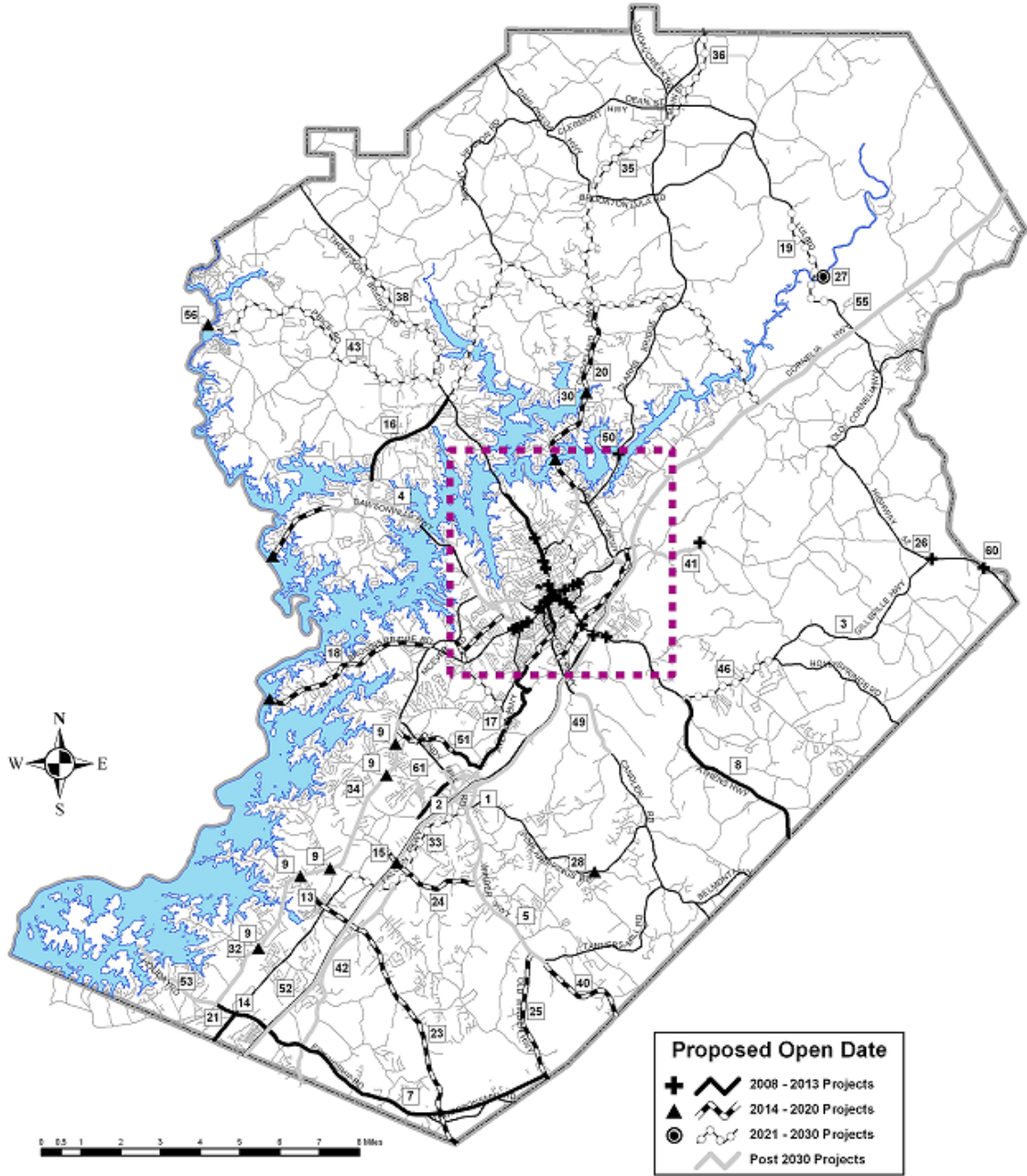


2009 HALL COUNTY COMPREHENSIVE PLAN UPDATE

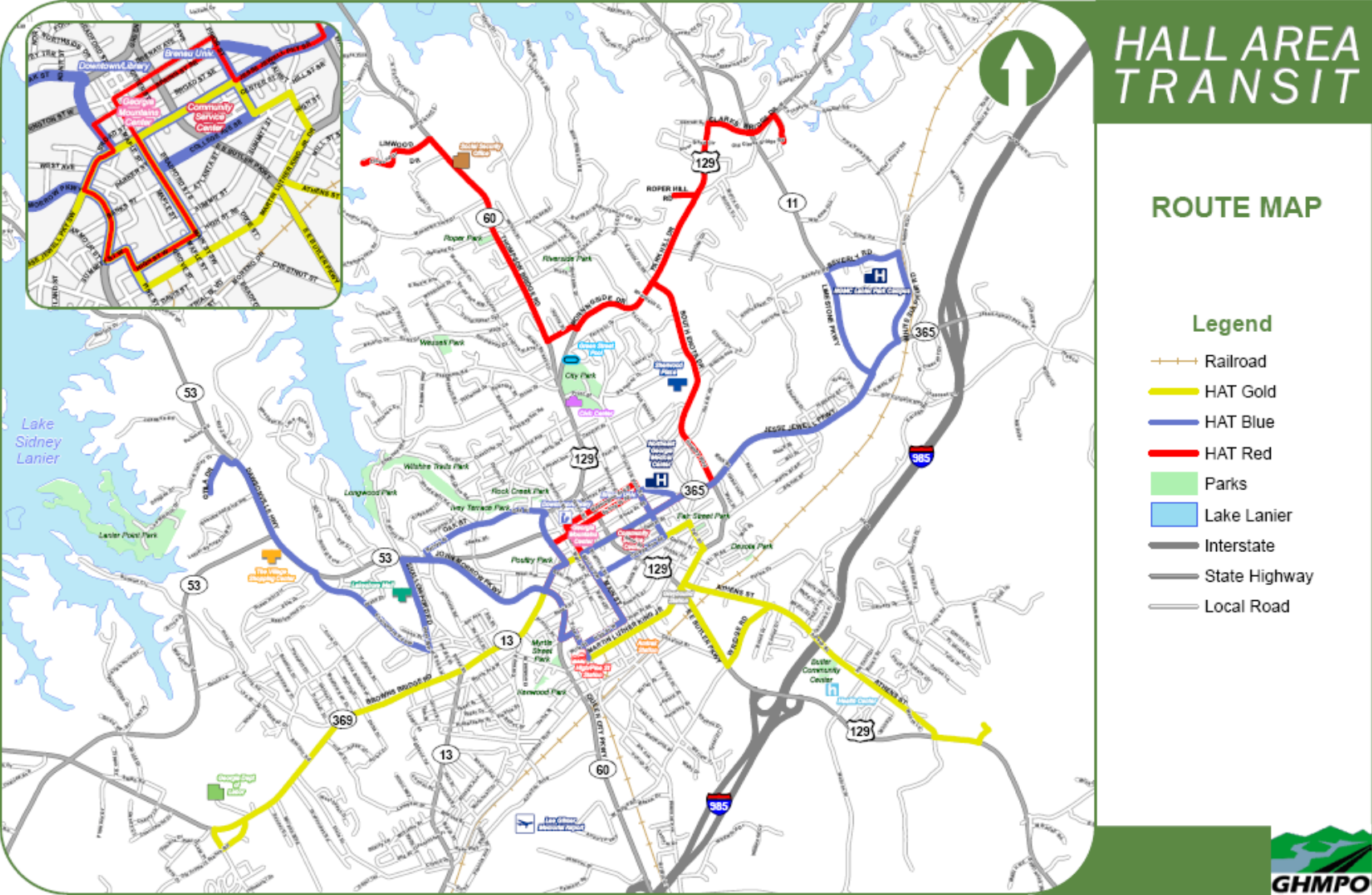
Community Facilities



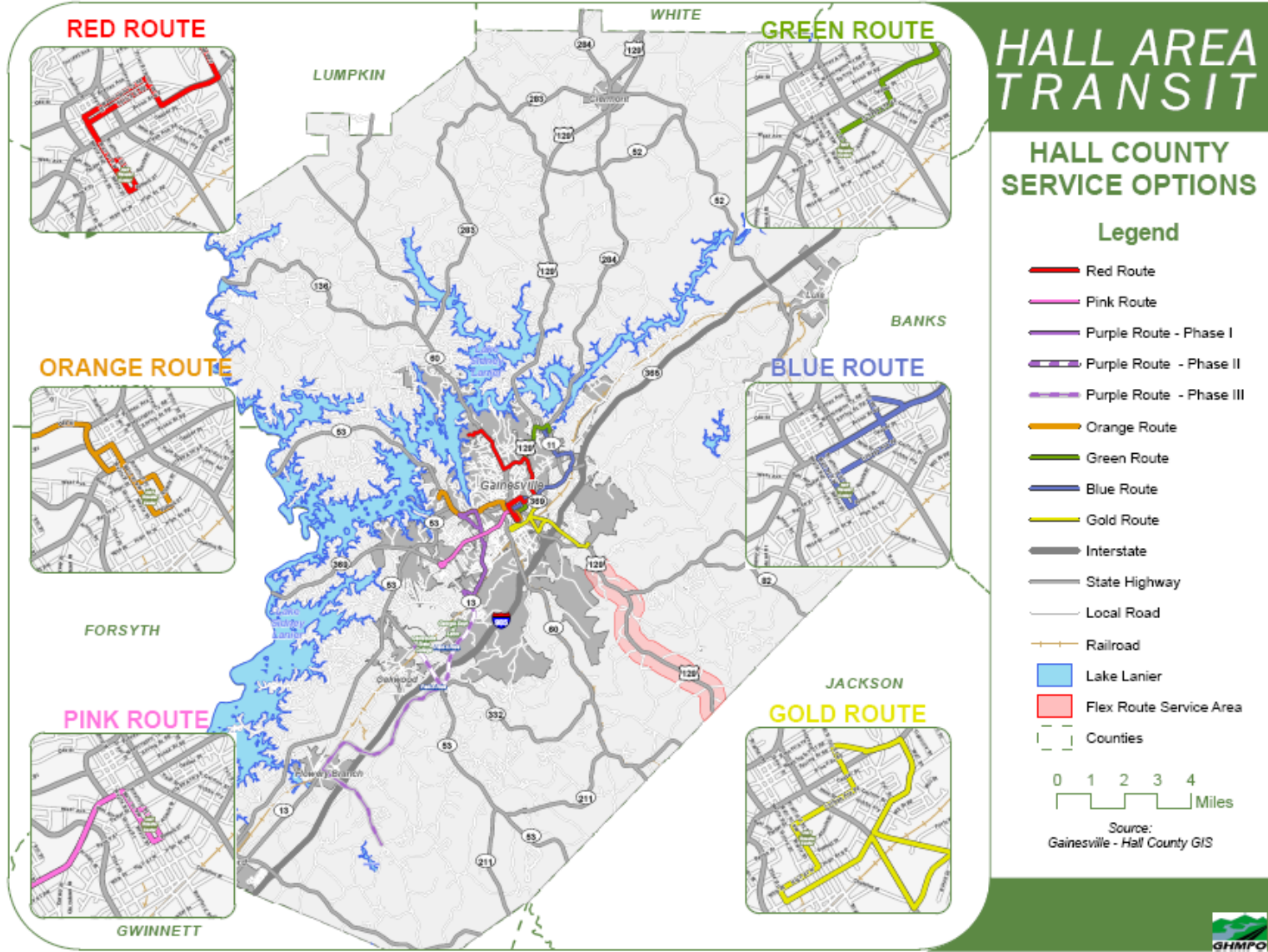
Long Range Transportation Plan Projects (Countywide)



Current HAT System Route Alignment

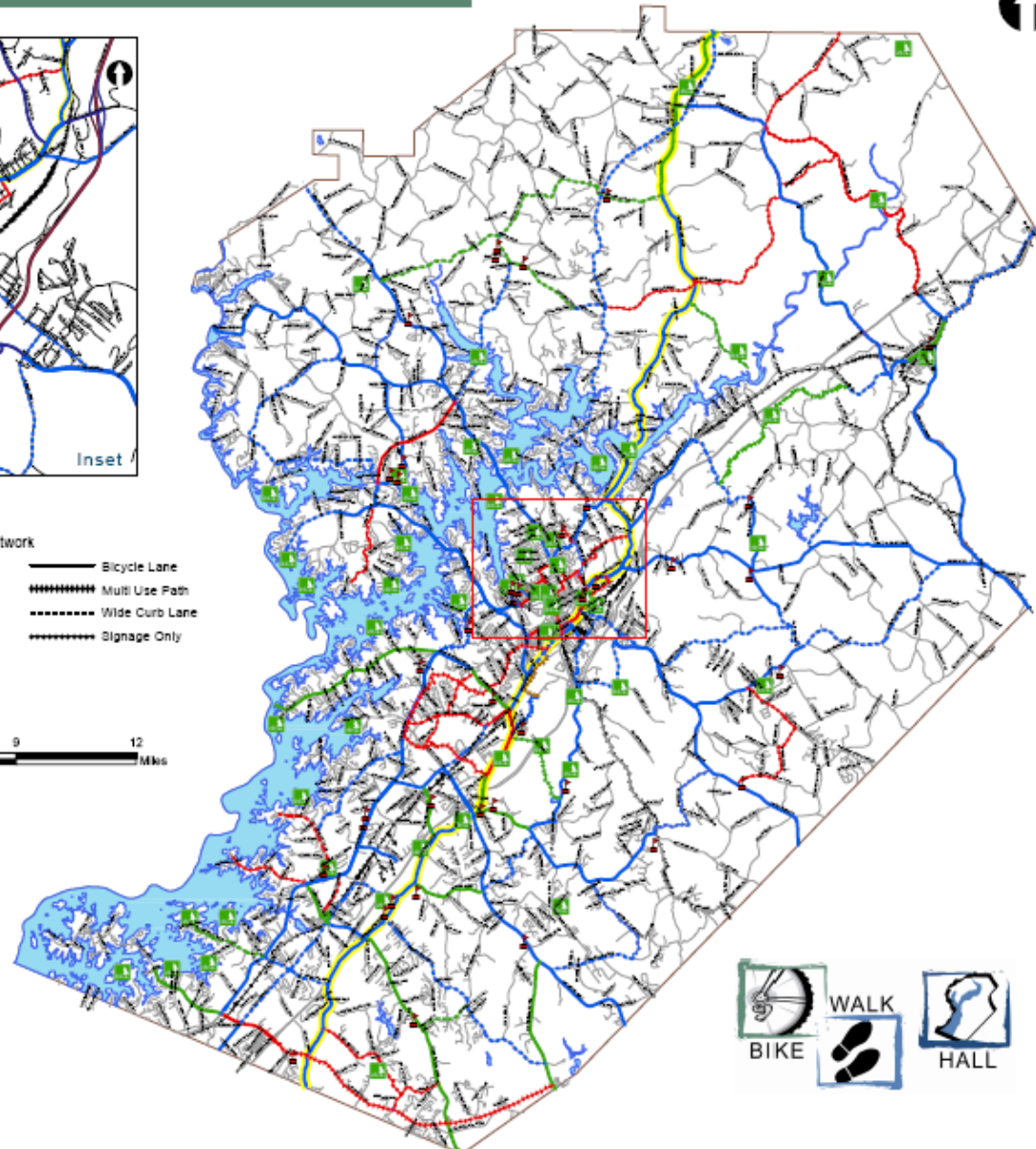
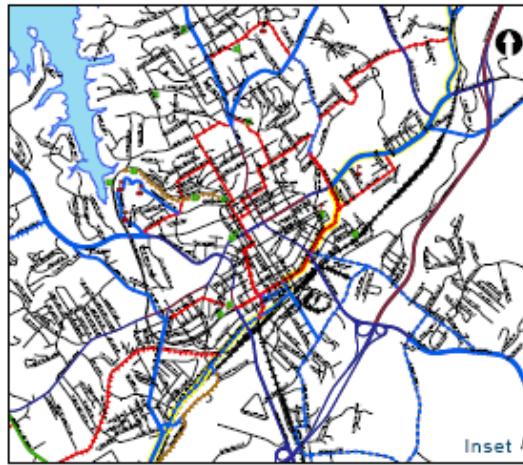


Proposed HAT Service Options



Proposed Bicycle Network for Hall County

Proposed Bicycle Network



Legend

- | | | | |
|---------------------|--------------------------|------------------------|--|
| Base Layer* | | Bicycle Network | |
| Streets | Short Term (2005 - 2010) | Bicycle Lane | |
| Schools | Mid Term (2011 - 2020) | Multi Use Path | |
| Railway | Long Term (2021+) | Wide Curb Lane | |
| Parks | Existing Path | Signage Only | |
| State Bicycle Route | | | |



The specific facility types designated on this map are based on analysis and discussion of the time of this study. It is the intent of this Plan that facility type be re-examined at the time a specific project is proposed or related road corridor improvements go into preliminary engineering. Final analysis should consider changes in land use, traffic characteristics, and parcel facilities, as well as any financial or design constraints.

* Base layer information provided by Gainesville Hall County GIS.



Proposed Pedestrian Network (Gainesville)

Proposed Pedestrian Network

Legend

Base Layer *

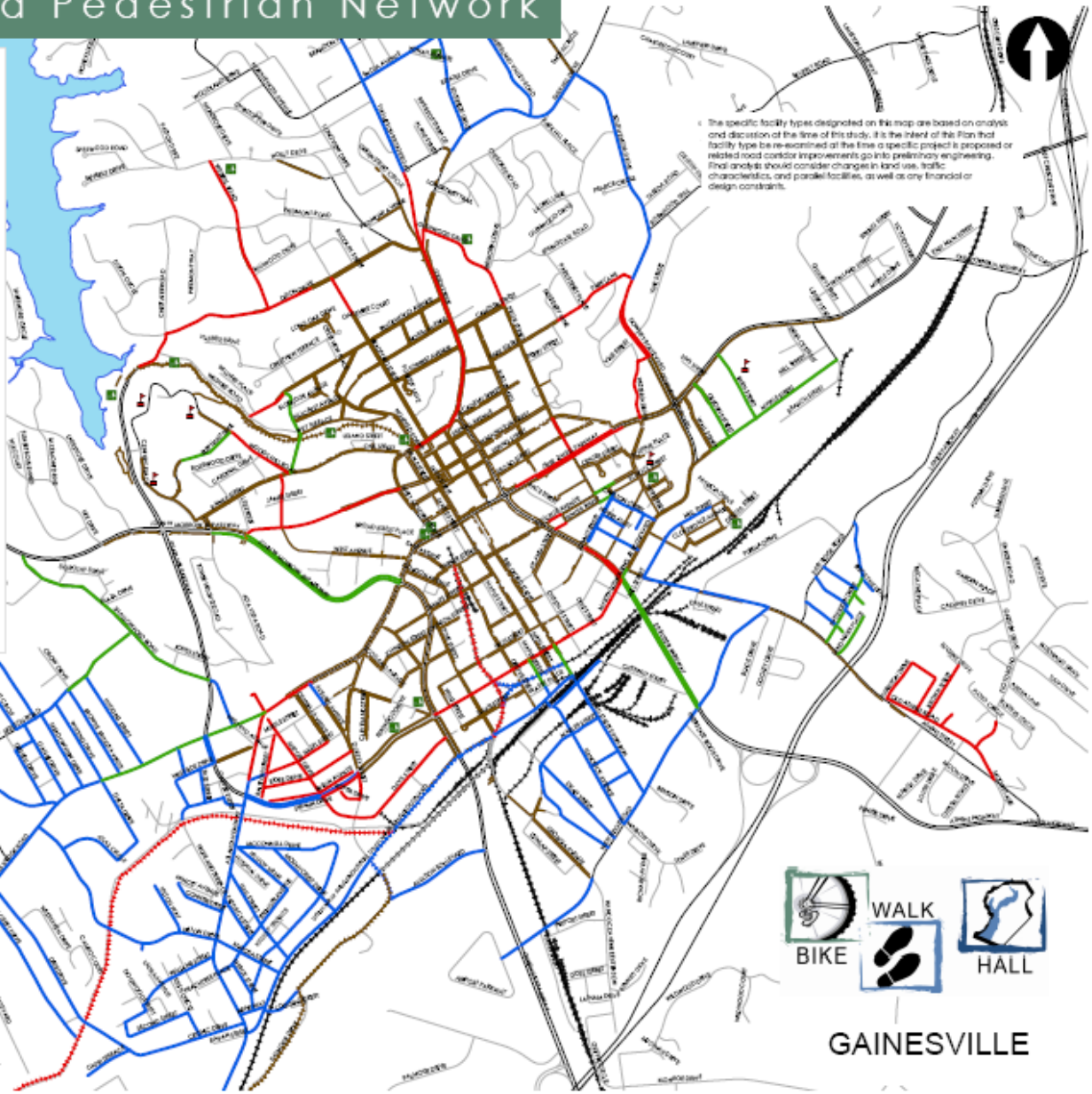
- Streets
- ▭ Buildings
- ▭ Schools
- ▭ Parks
- +—+ Railway
- ▭ Lakes and Ponds

Multi Use Path

- Existing
- Long Term
- Mid Term
- Short Term

Sidewalk Network and Priority

- Existing
- Long Term
- Mid Term
- Short Term



The specific facility types designated on this map are based on analysis and discussion of the time of this study. It is the intent of the Plan that facility type be re-examined at the time a specific project is proposed or related road corridor improvements go into preliminary engineering. Final analysis should consider changes in land use, traffic characteristics, and parcel facilities, as well as any financial or design constraints.

* Base layer information provided by Gainesville Hall County GIS



GAINESVILLE

**Hall County
Transmittal Resolution**


WHEREAS, Hall County has prepared a Comprehensive Plan Partial Update; and

WHEREAS, the annual update of the Comprehensive Plan Partial Update was prepared in accordance with the Georgia Department of Community Affairs Requirements for a Partial Update to the Local Government Comprehensive Plan for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and Public Hearings were held on April 6, 2009 and April 23, 2009.

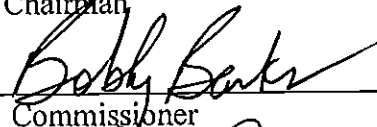
BE IT THEREFORE RESOLVED, that the Chairman and Board of Commissioners of Hall County does hereby submit the Comprehensive Plan Partial Update to the Georgia Mountains Regional Development Center for review, as per the requirements of the Georgia Planning Act.

Adopted this 23rd day of April, 2009

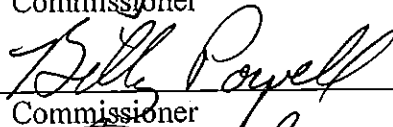
**HALL COUNTY BOARD OF
COMMISSIONERS**

By: 

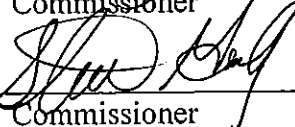
Chairman

By: 


Commissioner

By: 

Commissioner

By: 

Commissioner

By: 

Commissioner

ATTEST:



Commission Clerk

Hall County Board of Commissioners

**Hall County
Adoption Resolution**

WHEREAS, Hall County has prepared a Comprehensive Plan Partial Update; and

WHEREAS, the annual update of the Comprehensive Plan Partial Update was prepared in accordance with the Georgia Department of Community Affairs Requirements for a Partial Update to the Local Government Comprehensive Plan for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and Public Hearings were held on April 6, 2009, April 23, 2009 and an adoption public hearing was held on June 25, 2009.

WHEREAS, the Partial Plan Update included an amended Capital Improvement Element (CIE); Impact Fee Update; and Short-Term Work (STWP) Program update;

BE IT THEREFORE RESOLVED, that the Chairman and Board of Commissioners of Hall County does hereby adopt the Comprehensive Plan Partial as per the requirements of the Georgia Planning Act.

Adopted this 25th day of June, 2009

**HALL COUNTY BOARD OF
COMMISSIONERS**

By: Absent

Chairman

By: Bobby Banks
Commissioner

By: Billy Powell
Commissioner

By: [Signature]
Commissioner

By: [Signature]
Commissioner

ATTEST:

[Signature]
Commission Clerk

Hall County Board of Commissioners