

2013– 2017 Community Work Program
Banks County

Report of Accomplishments – Banks County

ED = Economic Development

LU = Land Use

NCR = Natural & Cultural Resources

T = Transportation

CFS = Community Facilities & Services

IGC = Intergovernmental Coordination

Action	Status	Comment
ED – Market the County for selection as location for office and industrial development	Complete	The county, development authority, and chamber have partnered in hiring an economic developer. A new development authority website up and running.
ED – Market the County for selection as location for future North Georgia regional equestrian center	Complete	
ED – Identify and develop property for industrial park	Complete	Property purchased and developing.
NCR – Coordinate with the State of Georgia and FEMA to update the countywide floodplain maps, a process that includes determining countywide elevations.	Ongoing	2015 GIS department coordinating
NCR – Incorporate map of state-required stream, creek and river buffers into the County review process	Ongoing	2015 GIS department coordinating
CFS – Adopt Utilities Department policy that discourages extension of public sewer infrastructure into these Rural Residential and Rural Agricultural character areas	Complete	
CFS – Coordinate Comprehensive Plan Update with Solid Waste Management Plan Update	Complete	
CFS – Complete a Countywide Water Plan and implement recommendations of the plan	Complete	Water plan complete. Improvements ongoing. Being funding through newly passed SPLOT for infrastructure improvements
CFS – Expand sewer service to include Banks Crossing, Martin Bridge currently underserved	Ongoing	Banks Crossing Complete. Martin Bridge Complete 2018
LU – Adopt a Conservation Subdivision Ordinance	Not accomplished	This is no longer desired policy.
LU – Evaluate feasibility of adding a Community Activity Node zoning district	Currently under revision	2015 New zoning districts are currently being considered
LU – Adopt a Landscape and Buffer Ordinance	Complete	
LU – Evaluate the feasibility of a Rural Crossroads Zoning District that among other standards includes minimum standards for commercial buildings, signage and site design	Currently under revision	2015 New zoning districts are currently being considered
LU – Coordinate with Martin Bridge area property owners to develop a master plan for developing the	ongoing	Development Authority is working on this. 2014

2013– 2017 Community Work Program
Banks County

interchange area		
LU – Create more specific development and design review requirements for commercial and mixed use properties to achieve desired development patterns of character areas	Complete	
LU – Implement and overlay district to regulate building placement, design and size, sign placement, size and materials, landscaping, access and other elements that contribute to the look and function of corridors	Complete	Proposed to Board of Commissioners. Revisions anticipated soon.
LU – Maintain up-to-date ordinances that adequately preserve the rights of local farmers and that provide for adequate buffers between agriculture and residential use	Complete	
LU – Prepare to adopt a Traditional Neighborhood Development (TND) ordinance specifically tailored to meet the needs of Banks County	Postponed	This task has been postponed until funding becomes available.
LU – Prepare and adopt Big Box ordinance to specify design parameters, maximum square footage requirements, a plan for re-use, etc.	Complete	Redevelopment plan dictates an overlay district at Banks Crossing
LU – Prepare and adopt design/development standards for industrial sites	Complete	Development Authority is accomplishing this by developing sites in-house.
LU – Prepare and adopt necessary code amendments to require interparcel access, limit curb cuts, and require sidewalks with new development patterns of character areas	Complete	
LU – Prepare and adopt sign ordinance amendments to implement desired development patterns of character areas	Complete	
LU – Prepare and adopt street connectivity requirements that require connected systems of streets within new subdivisions and connect to existing subdivisions, including requiring multiple stub out streets to allow for future connectivity when adjacent properties develop	Complete	
LU – Prepare Subarea Master Plan for the Bushville Emerging Neighborhood character area	Postponed	This task has been postponed until funding becomes available.
LU – Prepare Subarea Master Plan for the Bypass Emerging Neighborhood character area	Postponed	This task has been postponed until funding becomes available.
LU – Require development of small-area master plans with approval of commercial and mixed use zoning districts in each Community Activity Node character area location. Master plans should address sight design, building materials and placement, building design, lighting, signage and access.	Postponed	This task has been postponed until funding becomes available.
LU – Study TDR programs that have been successfully implemented in counties similar to Banks and, if	Not Accomplished	Not accomplished and will not be included in the updated CWP. TDR is not seen as a needed

2013– 2017 Community Work Program
Banks County

appropriate, implement a TDR program in Banks		program for Banks County.
T – Adopt a collector street plan that provides a long-range plan for developer-driven construction of a connected street system for areas not included in the Rural Agricultural Reserve or Rural Residential character areas	Currently Underway	To be completed in 2018. Partially completed but needs to be expanded county wide.
T – Adopt typical cross-sections and/or development standards that identify appropriate roadway width and configuration and that stipulate paced roads to use either drainage swales or curb, gutter and sidewalk.	Currently Underway	Redevelopment plan addresses for Banks Crossing. County wide completion expected 2018
T – Develop a road improvement plan	Currently Underway	2015
T – Require sidewalks or alternative pedestrian path system in all new developments	Currently under discussion	2014 Development Authority and Board of Commissioners are developing policy on this.
IGC – Coordinate with the City of Baldwin to adopt and enforce a watershed protection ordinance in order to protect the water quality of the Mountain Creek Reservoir	Not Complete	
IGC – Coordinate to develop a unified system for sharing permit information in the cities in order to assist schools in estimating future enrollment	Complete	School Board has internal system established.
IGC – Establish meeting twice each year of mayors of the County’s municipalities and the Board of Commissioners Chairman to discuss issues and develop opportunities to work together	Not Complete	Should begin this practice in 2014
IGC – Maintain an adequate service delivery strategy and intergovernmental agreement concerning annexation	Complete	

2013– 2017 Community Work Program
Banks County

Short-Term Work Program – Banks County

Year	Action	Estimated Cost	Funding Source	Responsibility
2013	ED - Opportunity Zone Designation	80,000	Local	Dev. Auth.
2013	ED – Redesign DevelopBanks.com	10,000	Local	Dev. Auth.
2013	ED – Business Recruitment Package	20,000	Local	Dev. Auth.
2014	LU – Coordinate with Martin Bridge area property owners to develop a master plan for developing the interchange area	100,000	Local	DOC, Dev. Auth., Private
2014	LU – Implement and overlay district to regulate building placement, design and size, sign placement, size and materials, landscaping, access and other elements that contribute to the look and function of corridors	20,000	Local	BOC/Planning
2014	LU – Require development of small-area master plans with approval of commercial and mixed use zoning districts in each Community Activity Node character area location. Master plans should address sight design, building materials and placement, building design, lighting, signage and access.	20,000	Local	BOC/Planning
2014	IGC – Establish meeting twice each year of mayors of the County’s municipalities and the Board of Commissioners Chairman to discuss issues and develop opportunities to work together	NA	NA	BOC
2014	ED – Wayfinding signage system	100,000	Local / Fed	Planning
2014	ED – Tourism Enhancement Plan	100,000	Local	CVB
2014	ED – Establish a Community Improvement District	20,000	Local	BOC
2014	T – Safety Improvements 441	250,000	Local/State/Fed	BOC
2014	T – Pottery Intersection Improvement	250,000	Local/State/Fed	BOC/Roads/ DVA
2015	LU – Prepare and adopt design/development standards for industrial sites	50,000	Local	Dev. Auth.
2015	LU – Prepare Subarea Master Plan for the Bushville Emerging Neighborhood character area	10,000	Local, DCA	Planning, GMRC
2015	LU – Prepare Subarea Master Plan for the Bypass Emerging Neighborhood character area	10,000	Local, DCA	Planning, GMRC
2015	T – Develop a road improvement plan	25,000	Local	Roads/Planning/BOC
2015	T – Require sidewalks or alternative pedestrian path system in all new developments		Local	Planning
2015	IGC – Coordinate with the City of Baldwin to adopt and enforce a watershed protection ordinance in order to protect the water quality of the Mountain Creek Reservoir	NA	Local	BOC/Utilities
2015	ED – Consider a Visual Landmark	50,000	Local/State/Fed	CVB

2013– 2017 Community Work Program
Banks County

2015	T – Pedestrian upgrades major thoroughfares	100,000	Local/State/Fed	BOC/Roads
2015	T – Intersection Development at Walmart and Faulker	TBD	Local/State/Fed	BOC/Roads/Planning
2015	NCR – Coordinate with the State of Georgia and FEMA to update the countywide floodplain maps, a process that includes determining countywide elevations.	10,000	Local/State/Fed	Planning
2015	NCR – Incorporate map of state-required stream, creek and river buffers into the County review process	2,000	Local	Planning
2015	T – Tree Plantings	5,000	Local	CVB
2016	CFS – Complete a Countywide Water Plan and implement recommendations of the plan	100,000	State, local, federal	Utilities
2016	LU – Prepare to adopt a Traditional Neighborhood Development (TND) ordinance specifically tailored to meet the needs of Banks County	20,000	TBD	Planning
2016	T- Streetscape Enhancements	TBD	Local/State	BOC/Roads/Planning
2017	LU – Evaluate the feasibility of a Rural Crossroads Zoning District that among other standards includes minimum standards for commercial buildings, signage and site design	\$20,000	Local	BOC/Planning
2018	CFS – Expand sewer service to include Martin Bridge currently underserved	\$4-5,000,000	Local	Utilities/BOC
2018	T – Adopt a collector street plan that provides a long-range plan for developer-driven construction of a connected street system for areas not included in the Rural Agricultural Reserve or Rural Residential character areas	No estimate	Local/State/Fed	Roads/Planning
2018	T – Adopt typical cross-sections and/or development standards that identify appropriate roadway width and configuration and that stipulate paced roads to use either drainage swales or curb, gutter and sidewalk.	20,000	Local	Planning/Roads

2013– 2017 Community Work Program
Banks County

2013-21

A RESOLUTION OF BANKS COUNTY
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ADOPTION OF THE
2013 SHORT-TERM WORK PROGRAM UPDATE

WHEREAS: Banks County, Georgia has participated in the development of the required 2013 Short-Term Work Program update of the Banks County Comprehensive Plan; and


WHEREAS: The 2013 Short-Term Work Program update has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and


WHEREAS: The 2013 Short-Term Work Program update has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

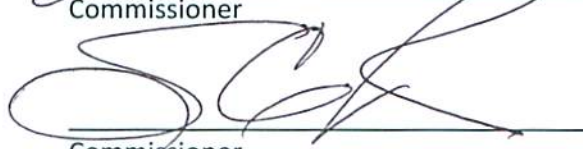
Now, therefore, **IT IS HEREBY RESOLVED** by Banks County that the 2013 Short-Term Work Program update is hereby adopted.


Adopted by the County Commission this 23rd day of October, 2013.

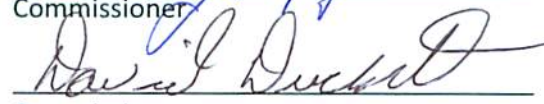
BANKS COUNTY


Chairman


Commissioner


Commissioner


Commissioner


Commissioner

ATTEST:


Clerk