



# *Hall County Forward*

2017-2037 Comprehensive Plan

Adopted: July 27, 2017

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## Executive Summary

Hall County's Comprehensive Plan, *Hall County Forward*, is a policy document that presents the community's primary goals for achieving its long-range vision for growth and development in the unincorporated portions of the county. This executive summary presents **Plan Highlights** and **Putting the Plan into Action**. The first section, **Plan Highlights**, provides a brief overview of the 'Community Vision,' including key goals organized by 'Vision Theme.' **Putting the Plan into Action** summarizes the steps and players involved in the plan's implementation.

### ■ Plan Highlights

Recognizing Hall County will continue to grow in population at a steady pace, this plan is intended to balance opportunities for economic growth with the desire to maintain rural character. This plan also acknowledges the need to plan in more specific detail for green space protection, historic resource preservation and promotion, and coordinated economic development.

The Community Vision, as described by detailed strategies in Chapter 3 and the Future Development Guide in Chapter 4, are summarized below by primary goals organized by three Vision Themes: *Social and Economic Development*, *Development Patterns* and *Resource Conservation*. These themes are intended to organize and represent citizen's ideas and concerns related to the topics of economic development, community revitalization, housing, land use, natural resources and historic resources.

#### Social and Economic Development (SED) Goals

SED Goal 1: Supporting existing businesses and focus recruitment efforts on technology businesses and industry

SED Goal 2: Stimulate revitalization activities and redevelopment of aging properties

#### Resource Conservation (RC) Goals

RC Goal 1: Protect water resources and improve water quality

RC Goal 2: Support and partner with local organizations to protect the environment

RC Goal 3: Develop and implement a coordinated plan for a linked system of protected greenspace and trails

RC Goal 4: Promote and protect Hall County's history

#### Development Patterns (DP) Goals

DP Goal 1: Promote rural development patterns in the North and East Hall areas

#### DECISION-MAKING FRAMEWORK

*Hall County Forward* is based on the community's **VISION** for growth and development over the next 20 years. The vision is expressed by a set of goals that address specific needs and opportunities (see Chapter 3) and a Future Development Guide with a map and narrative (see Chapter 4).

**GOALS** define the desired future state of the community and generally relate to big picture ideas.

**STRATEGIES** are specific action steps that when completed should implement the community vision. Strategies are represented in Chapters 3 and 5 of this plan.

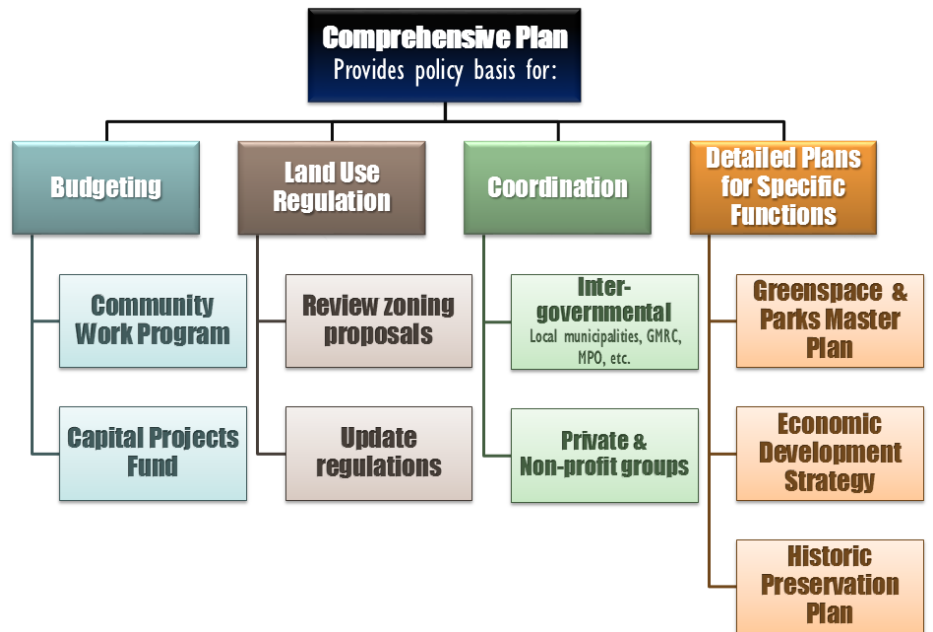
Overall, the Comprehensive Plan is used by elected officials to make decisions that guide growth in Hall County.

- DP Goal 2: Maintain greenspace in new development
- DP Goal 3: Protect and enhance established neighborhoods
- DP Goal 4: Promote quality development
- DP Goal 5: Accommodate housing options
- DP Goal 6: Coordinate transportation and land use planning

**■ Putting the Plan into Action**

Adopting a comprehensive plan may seem like the end of the process, but actually it represents the beginning of a new phase – implementation. Implementing the plan requires an understanding of the plan recommendations and tools available for putting the plan to work for Hall County. In short, the plan is a tool that provides a policy basis for:

- Budgeting
- Local land use regulation
- Coordination among local governments, state and federal agencies, utilities, regional agencies
- Detailed plans for specific functions
- Promotion and economic development



**Budgeting**

The Implementation Program (see Chapter 5) outlines the overall strategy for achieving the Community Vision for future development and for implementing the Future Development Guide. A 5-year Community Work Program (CWP) prioritizes the recommended strategies and assigns responsible parties to each. As presented, it provides elected officials and staff with a prioritized “to-do” list in addition to providing a policy guide.

The Board of Commissioners and administrative staff should consult the CWP each year when developing their annual budget. The CWP prioritizes each strategy and can guide future investment. Items listed in the CWP include recommended programs, regulations, studies, community improvements or investments, or other programs/initiatives.

### Land Use Regulation

The policy basis for land use regulation occurs in two specific ways. First, the Future Development Guide provides a tool for evaluating rezoning requests. Second, local zoning and subdivision regulations sometimes require amendments based on the Comprehensive Plan recommendations.

#### *Future Development Map*

The Future Development Guide (see Chapter 4) consists of the Future Development Map and Character Area Policy. The Future Development Map assigns a unique Character Area to each parcel in Hall County. The Character Area Policy describes with text and illustrations the vision for growth and development for each Character Area shown on the map. The Future Development Map is used to guide future rezonings; proposed zone change requests are reviewed for consistency with the Character Area Policy associated with the Future Development Map.

#### *Zoning and Subdivision Regulations*

Evaluation and adoption of changes to regulations that address land use and development is a common follow-up after adoption of a comprehensive plan. The purpose of any updates to the Hall County Zoning Ordinance and/or Subdivision Regulations is to ensure that local regulatory tools support the implementation of the Future Development Map and specified goals in this plan.

### Intergovernmental Coordination

The policy basis for coordination occurs in two major components. First, county departments should coordinate their plans with that of the Comprehensive Plan. Second, coordination should occur between Hall County government and other entities, whether at the local (public or private), regional, or state level.

#### *Public Service Delivery*

The County should review or develop service plans to ensure that they support the goals of the Comprehensive Plan. This includes ensuring that future facilities are planned to meet the service demand promoted by the plan. For example, future planning to offer suburban-scale sewer services should be consistent with areas shown on the Future Development Map (and described in the Future Development Guide) as supporting residential and employment growth.

#### *Coordination*

This plan provides the opportunity for the County, municipalities and other entities to view future needs from a common policy playbook. For example, private developers, the Georgia Department of Transportation (GDOT), and economic development agencies can each see that the community has designated specific areas for future growth and specific areas for rural preservation. As a result, these entities should be able to work together to ensure that their projects and policies support the Community Vision.

### Detailed Plans for Specific Functions

Functional plans address specific government services such as parks, recreation, and economic development. This plan recommends preparation of several stand-alone plans that are coordinated with and supplement the Comprehensive Plan. These individual plans can address issues and concerns raised by stakeholders during the public planning process in greater detail than a comprehensive plan.

### *Parks and Greenspace Master Plan*

An expanded update to the 2008 Hall County Parks and Recreation Master Plan can provide an opportunity to address and integrate greenspace and trails into the county-wide plan. This comprehensive update to the existing recreation plan can help Hall County identify potential opportunities for permanently protecting greenspace and evaluate greenway opportunities and trail connections, including expansion of the Highlands to Islands Trail system.

### *Economic Development Plan (New)*

A countywide plan can provide a mechanism for the County and its municipalities to coordinate economic development goals and efforts in conjunction with the Greater Hall Chamber of Commerce. In general an Economic Development Plan sets policy direction for economic growth and identifies strategies, programs, and projects to improve the economy.

### *Historic Preservation Plan (New)*

A Historic Preservation Plan can help Hall County protect historic resources and identify ways to promote its heritage as an economic development tool. Both the 2012 Historic Resources Survey of unincorporated Hall County (prepared by the University of Georgia's College and Environment Design) and the public-private Healan's- Head's Mill restoration project can inform the planning process.

### *East-West Corridor Study (New)*

An East-West Corridor Study in the North Hall area can determine the viability of a new connection to relieve congestion on Dawsonville Highway and also establish next steps in project development. This study could be conducted in partnership with the Gainesville-Hall Metropolitan Planning Organization, the federally mandated transportation planning agency.



## Introduction

Hall County is projected to experience continued growth and investment over the next 20 years. In an effort to meet the community's future needs, the County coordinated the efforts of its citizens to create a community vision for future development that will be guided by the County's Comprehensive Plan: *Hall County Forward*.

### ■ Purpose

*Hall County Forward* represents the growth and development policy for unincorporated Hall County, as expressed by a Future Development Map and supporting goals and implementation strategies. This plan also serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on March 1, 2014. Preparation of a plan in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs. This plan allows Hall County to retain its QLG status; each municipality has its own comprehensive plan that it maintains and updates.

### ■ Scope

This plan addresses economic development, housing, natural and historic resources, land use and development patterns, and community revitalization. These 'planning elements' are organized into three Vision Themes (see Chapter 3) for the purpose of expressing community goals and implementing strategies. They are addressed as individual components in the Community Assessment (see Appendix B), which provides a summary of existing local conditions and trends and was used in the identification of community needs and opportunities.

It is important to note that the topic of transportation is addressed in the *Gainesville-Hall Regional Transportation Plan: 2015 Update (RTP Update)*. The Regional Transportation Plan is the Gainesville-Hall Metropolitan Planning Organization's transportation strategy for the region and is incorporated by reference in this plan to satisfy DCA's "Standards and Procedures for Local Comprehensive Planning" related to transportation.

In addition, this plan includes a Capital Improvements Element (CIE), which is required by the state for local governments that charge impact fees. The purpose of a CIE is to establish where and when certain new capital facilities will be provided within a jurisdiction and how they may be financed through an impact fee program. The CIE was adopted on June 25, 2009 and is provided as an attachment.

### ■ Why We Plan

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan is a significant policy document that guides the physical development of a community; it can be used to promote orderly and rational development so the county can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan allows the community to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It helps the

County invest its money wisely in infrastructure such as roads, sewer service, parks and green space, and other facilities to maintain and improve residents' quality of life as well as economic development prospects.

*Hall County Forward* represents these and additional ideas discussed during the public participation process. It lists county-specific needs and opportunities, supporting goals and strategies, desired development patterns and land uses, and a 5-year prioritized work program to implement the plan.

### ■ Community Participation and Plan Development

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

#### Visioning Process

The Visioning Process, or citizen participation process, for *Hall County Forward* included multiple layers of participation from residents and stakeholders. Several public workshops, stakeholder interviews, and an online survey provided opportunities for input, as described in this section.

#### Kickoff Meeting

The countywide Kick-Off Meeting took place on May 10, 2016 at the Hall County Government Center. The planning process, schedule, and future public involvement opportunities were presented to the public, who were invited to provide comment and also share their contact information for inclusion on a project e-mail list that was used throughout the development of the plan to distribute meeting and plan status information.

#### Visioning Workshop

Participants provided their input on the future of Hall County during a countywide workshop held on June 21, 2016 at the Hall County Government Center. Public input was received via prioritization exercises, facilitated discussion and one-on-one conversations with the planning team. Visioning Workshop participants prioritized and contributed to a list of community Assets, Issues and Dreams that were compiled from responses to a community survey. Participants also provided input during a mapping exercise intended to generate discussion on desired community character (e.g. appropriate land uses, amount of open space, etc.), including which areas of the county are likely to support change or should remain relatively unchanged.



### *Neighborhood Visioning Meeting*

A neighborhood-level workshop was held at the Bethel Church of the Nazarene on September 13, 2016 to gather ideas, comments, and concerns for the future of the Morningside Heights, Gaines Mill Road, and Black and Cooley Drive areas. Residents of the area, which abuts I-985 east of Downtown Gainesville, participated in small group exercises and filled out comments forms to share their thoughts about local housing, development, connectivity, pedestrian safety, parks and open space, and public infrastructure. Input was used to develop land use policy and issue-specific strategies for the community, which are presented in Chapter 5 Implementation.

### *Future Development Workshop*

The countywide Future Development Workshop was held October 25, 2016 at the Hall County Government Center. Attendees participated in small group map exercises and conversed with the planning team to develop scenarios for preferred land use types and intensities across the county. The maps depicted six areas of the county to allow more fine-grain review and detail: Chestnut Mountain/Candler, East Hall, Gainesville, Murrayville/Sardis, North Hall and South Hall. The planning team also conducted stakeholder interviews with county department heads to inform the planning process.

### *Open House*

The public was invited to comment on draft recommendations of the plan at an Open House held on May 20, 2017 at the Hall County Government Center. Specifically, goals, strategies and the Future Development Map were displayed for review and comment. The format allowed participants to drop in at their convenience and stay as little or as long as they desired. Participants spoke individually with planning team members and filled out comment forms to present questions or concerns.

### *Stakeholder Meetings / Interviews*

The planning team met with the following groups and individuals to better understand local issues and identify needs and opportunities:

- Issues Committee, Greater Hall Chamber of Commerce
- Greenspace Committee, Vision 2030
- Hall County Green Alliance
- Concerned Citizens of Gainesville and Hall County
- President and CEO, Greater Hall Chamber of Commerce
- Vice President of Economic Development, Greater Hall Chamber of Commerce
- President, Leadership Hall, Greater Hall Chamber of Commerce
- Executive Director, Habitat for Humanity of Hall County
- Director of Development, Habitat for Humanity of Hall County
- Executive Director, Lake Lanier Association, Inc.
- Operations Project Manager for Lake Lanier, U.S. Army Corps of Engineers

- County Extension Coordinator, UGA Extension – Hall County
- Owner, Truelove Dairy
- President, Reynolds Architects
- Hispanic Community Representative
- Lanier Village Estates HOA Board

### *Community Survey*

A 15-question online community survey in English and Spanish was developed and promoted throughout the community as another forum for providing public input. It was open from May to October 2016, and hard copies were made available. The surveys were distributed at the public meetings held during the Visioning Process. Over 700 responses were received.

### *Flyers, E-Mail Blasts and Project Webpage*

Throughout the planning process, flyers were distributed to announce and promote public meetings. An email distribution list was continually updated and was used to publicize the community survey and public meetings. Meeting announcements and presentations, as well as draft plan materials, were posted on a dedicated project webpage hosted by the Hall County Government website.

## ■ Chapter Summaries

The sequence of chapters in this plan is structured to follow the planning process, which can be thought of as answering the questions “Where do we want to be in 20 years?” followed by “How do we get there?” The plan is organized into the following chapters:

- Chapter 1: Executive Summary
- Chapter 2: Introduction
- Chapter 3: Community Vision
- Chapter 4: Future Development Guide
- Chapter 5: Implementation Program
- Appendix A: Report of Accomplishments
- Appendix B: Public Participation Documentation
- Appendix C: Community Assessment

The chapters that follow this introductory chapter are summarized below:

### **Chapter 3: Community Vision**

The Community Vision reflects the community’s vision for growth and development for the next 20 years. This vision, which was developed with an extensive public visioning process, is defined by Vision Themes. The Vision Themes organize primary needs and opportunities and corresponding goals and strategies under the following headings: Development Patterns, Resource Conservation, and Social and Economic Development. These themes address the planning topics of land use and housing (Development Patterns), natural

and historic resources (Resource Conservation), and economic development and neighborhood revitalization. The listed strategies are used to create the Implementation Program chapter.

### Chapter 4: Future Development Guide

The Future Development Guide defines the community's desired development patterns and guides future decision-making related to the physical development of the community. It is comprised of a Future Development Map and supporting Character Area Policy.

The Future Development Map section presents the recommended character areas for the entire county.

The Character Area Policy section describes the intent, general characteristics, application, primary land uses, and design principles for each Character Area, which are areas with unique quality worth preserving or areas that have been identified with the potential to develop into something new or different.

### Chapter 5: Implementation Program

The Implementation Program identifies specific actions necessary to achieve the community's vision. This chapter incorporates the strategies presented within the Community Vision and Future Development Guide chapters into a plan of action. The Implementation Program includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems and financing arrangements or other initiatives to be put in place to implement the Comprehensive Plan. The Community Work Program prioritizes strategies to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each. Chapter 5 also details the specifics of maintaining the Comprehensive Plan in accordance with state requirements.

### Appendices

The appendices supplement the information presented in Chapters 1-5 of the Comprehensive Plan as described below:

- Appendix A – Report of Accomplishments (2016-2021 Short Term Work Program)
- Appendix B – Public Participation Documentation
- Appendix C – Community Assessment

## Community Vision

Hall County is a growing community with unique needs and opportunities related to its development patterns and projected future growth. The Community Vision chapter uses a series of Vision Themes to describe a shared 'community vision' – what the community envisions for its future – in terms of identified needs and opportunities that are addressed by recommended goals and strategies.

### ■ Vision Themes

The Vision Themes organize primary needs/opportunities identified during the planning process as needing to be addressed, followed by goals and strategies that in turn address these needs and opportunities. Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. Recommended strategies are presented in the Implementation Program chapter as specific action items to be undertaken by the County.

The themes presented are:

- Social and Economic Development
- Development Patterns
- Resource Conservation

These themes generally address the planning topics of land use and housing (Development Patterns), natural and historic resources (Resource Conservation), and economic development and community revitalization (Social and Economic Development).

### Social and Economic Development (SED)

#### *Primary Needs and Opportunities*

**Promote opportunities for clean industry, higher-paying jobs, and small businesses** – During the Visioning Process, many economic development issues or ideas touched on these themes. The Greater Hall Chamber of Commerce is the economic development 'agency' for all of the county and has numerous programs, initiatives and committees that routinely address ways to recruit and retain businesses and train the local workforce to compete for desired new employers. The county and municipalities support the Chamber's efforts, which includes provision of public infrastructure such as sewer. Further coordination among the Chamber and local governments in Hall County could result in a countywide Economic Development Plan that would address specific topics of concern or interest to each jurisdiction.

**Revitalize existing commercial/industrial areas** – Revitalization of existing areas and buildings, in addition to focused expansion of new industrial uses, was identified during the Visioning Process as a need. Areas include those that were identified in the 2012 Gainesville-Hall County Urban Redevelopment Plan; they include the Chicopee Mill area on Atlanta Highway and Athens Highway, both of which are currently not within the boundaries of approved Opportunity Zones or Less Developed Census Tracts. Such a designation could provide tax incentives for businesses to locate or expand by creating a minimum number of jobs.

**Facilitate neighborhood revitalization efforts** – During the development of *Hall County Forward*, a neighborhood level study of the Morningside Heights area was undertaken to identify residents’ concerns and goals for the traditionally underserved community east of downtown Gainesville. Recommendations for the area are intended to be implemented as a coordinated effort between Hall County and the Concerned Citizens of Gainesville/Hall County civic organization, a group of neighborhood residents that represent the study area of Morningside Heights, Black and Cooley Drive, and Gaines Mill Road.

### *Goals and Strategies*

**SED Goal 1: Support existing businesses and focus recruitment efforts on technology business and industry**

SED Strategy 1.1: Continue to work with the Greater Hall Chamber of Commerce in support of their economic development activities, including workforce development initiatives with local education partners and the Existing Industry Program, which includes the Small Business Council

SED Strategy 1.2: Evaluate development review and permitting processes to assess the ease of “doing business” in Hall County

SED Strategy 1.3: Extend sewer to targeted business/industrial development locations, consistent with the Future Development Map and the county’s sewer system master plans

SED Strategy 1.4: Utilize the Comprehensive Plan in the process to update the South Hall County Sewer System Master Plan and the North Hall County Sewer System Master Plan

SED Goal 1.5: Partner with the Chamber of Commerce and the Hall County Joint Municipal Association to prepare a county-wide Economic Development Plan

SED Goal 1.6: Coordinate with the Lake Lanier Convention and Visitors Bureau to promote agritourism in the county

**SED Goal 2: Stimulate revitalization activities and redevelopment of aging properties**

SED Strategy 2.1: Coordinate with the Georgia Department of Community Affairs to apply the Less Developed Census Tract designation in the Chicopee Mill area, which would allow businesses that create five or more jobs to participate in the Georgia Job Tax Credit Program

SED Strategy 2.2: Submit a new application to the Georgia Department of Community Affairs for Opportunity Zone designation for the Candler Road area, which includes the Athens Highway corridor in the Morningside community; such a designation allows new or existing businesses to benefit from tax credits upon creating a minimum number of jobs

SED Strategy 2.3: Partner with the Concerned Citizens of Gainesville and Hall County to facilitate neighborhood and quality of life improvements in the Morningside Heights, Black and Cooley Drive, and Gaines Mill Road communities

*SED Strategy 2.3a:* Consistently enforce county codes pertaining to outdoor storage and junk items, inoperable vehicles, and litter

*SED Strategy 2.3b:* Increase Sheriff's patrols to address the high frequency of cars running all-way stops and to prevent criminal activity

*SED Strategy 2.3c:* Assess the ability to form a local Neighborhood Watch, with the assistance of the Sheriff's Office Public Information and Community Services Unit

*SED Strategy 2.3d:* Evaluate the best long-term measures for addressing speeding on local streets based on input from the Hall County Traffic Engineering Neighborhood Traffic Calming Program and the Sheriff's Office

*SED Strategy 2.3e:* Prioritize sidewalk and street lighting needs based on frequency of use and access to local transit stops

*SED Strategy 2.3f:* Continue to identify properties suitable for federal Community Home Investment Program (CHIP) and Neighborhood Stabilization Program (NSP) grants to assist with home repairs/rehabilitation and to provide affordable housing opportunities

*SED Strategy 2.3g:* Evaluate options for providing clean-up opportunities in addition to annual Keep Hall Beautiful neighborhood clean-up, such as temporary placement of containers in accessible areas for disposal of bulky or hazardous items (tires, white goods)

*SED Strategy 2.3h:* Identify homes suitable for Homes for Heroes and/or the Federal Housing Administration's (FHA) Officer Next Door programs to reduce the costs of purchasing a home and encourage law enforcement officers to live in the community

*SED Strategy 2.3i:* Identify potential "pocket parks" and trail connections during the update to the county's Parks and Recreation Plan

*SED Strategy 2.3j:* Coordinate with the Hall County Master Gardeners to establish planted gateways and community gardens, either as permanent or temporary uses of properties

*SED Strategy 2.3k:* Research methods for recruiting a small-scale grocery store to the area; one example is a Dollar General Market, which offers a wider variety of produce and dry groceries

*SED Strategy 2.3l:* Submit a new application to the Georgia Department of Community Affairs for Opportunity Zone designation that would include the Athens Highway corridor; such a designation allows new or existing businesses to benefit from tax credits upon creating a minimum number of jobs

*SED Strategy 2.3m:* Evaluate opportunities for using County-owned property in the area for a neighborhood park

*SED Strategy 2.3n:* Improve coordination with the City of Gainesville on zoning, development, and code enforcement issues that relate to properties inside the city limits but are adjacent to the Morningside area



*SED Strategy 2.3o:* Research the potential for establishing a non-profit Community Development Corporation, which could allow interested residents to undertake economic development and residential development activities

*SED Strategy 2.3p:* Conduct quarterly meetings with Concerned Citizens of Gainesville and Hall County board members and County leadership/staff

*SED Strategy 2.3q:* Discuss and coordinate housing-related needs and initiatives with the City of Gainesville, Habitat for Humanity, and other public or private stakeholders to maximize the use of financial and staff resources

*SED Strategy 2.3r:* Evaluate the justification for a traffic signal warrant study at the Gaines Mill Road/Athens Highway intersection with the Georgia Department of Transportation

### Development Patterns (DP)

#### *Primary Needs and Opportunities*

**Balanced future development that preserves rural areas and greenspace** – Protection of North and East Hall’s rural character, including farms and greenspace, was cited as an issue during the Visioning Process. As Hall County grows, there will be pressures on these rural areas to transition to neighborhood development at suburban densities, especially due to current zoning that sets a minimum lot size of 1.5 acres in most agriculture and residential zoning districts. Given the uncertainty of amending the zoning ordinance to significantly increase minimum lot size requirements, focus can be paid to land use policy (as illustrated by the Future Development Map and the Future Development Guide), regulations (open space requirements and design; tree protection), sewer infrastructure planning, and research of greenspace preservation measures to preserve rural areas.

**Protect existing neighborhoods while supporting future home options** – Encroachment of commercial uses on neighborhoods and loss of open space and tree cover are viewed by the community as having the potential to impair the local quality of life. During the Visioning Process, many residents also indicated a desire to promote larger lot sizes and single-family homes, while many others identified a real need for housing options. Local regulations can address these issues to an extent; however, coordination with other groups and local governments to pool resources and ideas related to countywide housing issues and needs may be beneficial.

**Promote quality corridor development** – Concerns along major road corridors include encroachment of commercial or industrial uses into residential areas, as well as aesthetic concerns due to predominant outdoor-oriented uses (outdoor displays, storage, sales) along several commercial corridors in the county. In addition, future corridors that may be needed to reduce traffic congestion should be designed to consider the context of existing land uses, environmental features, and the built environment (i.e. “context-sensitive design”). One example is a potential east-west connector to serve as an expansion to the planned Sardis Connector from SR 60/Thompson Bridge Road to SR 365.

#### *Goals and Strategies*

**DP Goal 1:** Preserve rural character and development patterns in North and East Hall areas

DP Strategy 1.1: Use the Future Development Map to guide planning for sewer infrastructure projects, limiting future service to targeted development locations and avoiding areas intended to support agricultural and low-density residential uses as well as Conservation-designated areas

DP Strategy 1.2: Evaluate and promote options for the permanent conservation of land during the development of the Parks and Greenspace Master Plan (an update of the 2008 Parks and Recreation Master Plan)

DP Strategy 1.3: Require an “Agricultural Use Notice” statement on final plats to inform the owner, occupants and uses of a property adjacent to an agricultural use or zoning classification that there may be potential impacts from lawful agricultural operations; consider similar language for zoning proposals and building permits

**DP Goal 2: Maintain green space in new developments**

DP Strategy 2.1: Evaluate the effectiveness of the County’s tree protection standards and Conservation Subdivision Design Option and identify potential amendments, as needed

DP Strategy 2.2: Incorporate minimum open space requirements into the Planned Development zoning classifications (residential, commercial, office and industrial)

**DP Goal 3: Protect and enhance established neighborhoods**

DP Strategy 3.1: Evaluate minimum buffer standards in the Zoning Ordinance to ensure they are sufficient where commercial or industrial uses abut residential properties

DP Strategy 3.2: **Maintain residential use (or agricultural) as the primary land use along roadways that do not have a Corridor designation on the Future Development Map**

**DP Goal 4: Create quality new development**

DP Strategy 4.1: Amend regulations to incorporate common conditions of zoning (conditions that are routinely approved as part of a rezoning and are not currently found in the Zoning Ordinance) that are used to ensure a high quality of development and the provision of adequate infrastructure by an applicant

DP Strategy 4.2: Evaluate use and outdoor storage and display standards of the Gateway Corridor Overlay District to ensure uses requiring outdoor storage/display are appropriately located and screened

DP Strategy 4.3: Where roadways cross both county and city lines, evaluate corridor-specific standards and design guidelines applied by the municipalities to identify any requirements that could enhance the County’s requirements

DP Strategy 4.4: Present standards for development in a Unified Development Code, which consolidates all land use, design, and environmental regulations into a single document for ease of use

### DP Goal 5: Accommodate housing options

DP Strategy 5.1: Review existing regulations for impediments to special housing needs and opportunities such as senior housing, accessory dwelling units, and affordable housing

DP Strategy 5.2: Discuss and coordinate housing-related needs and initiatives with the City of Gainesville, Habitat for Humanity, and other public or private stakeholders to maximize the use of financial and staff resources

### DP Goal 6: Coordinate transportation and land use planning

DP Strategy 6.1: Prepare an East-West Corridor Study to determine the viability of a new connection for relieving congestion on Dawsonville Highway and also establish next steps in project development

DP Strategy 6.2: Use the 2014 Bicycle and Pedestrian Plan to identify and prioritize projects that can connect neighborhoods with parks, schools, or other activity centers

## Resource Conservation (RC)

### *Primary Needs and Opportunities*

**Protection of water resources** – Given the significance of Lake Lanier, protecting its water quality is a primary concern of many property owners, residents, business owners, and users of the lake. The County has local development standards in place for protecting water quality and it complies with the Regional Water Plan (Metropolitan North Georgia Water Planning District). However, additional coordinated efforts can help to prevent pollutants from entering the lake and its tributaries, especially as the county continues to grow. These efforts include partnerships with local organizations on environmental initiatives and studies.

**Protection of greenspace** – During the Visioning Process, many citizens expressed an interest in permanently protecting some areas of the county from development, resulting in property remaining in its natural state or being utilized for trails or other passive recreation. An expanded update to the county's 2008 Park and Recreation Master Plan can provide a mechanism for addressing greenspace needs, tools, and funding sources. The plan can also provide an opportunity to integrate ideas and ongoing efforts of the Chamber of Commerce's Greenspace Committee with county level planning for parks and recreation.

**Potential for heritage tourism** – The Healan's - Heads' Mill restoration project and Cherokee Bluffs Park promote awareness of the county's history and have the potential to be a regional draw. Development of a Historic Preservation Plan, which would utilize a 2012 Historic Resources Survey among other resources, can identify additional ways of protecting and promoting the county's history in order to contribute to residents' quality of life and to the local economy.

### RC Goal 1: Protect water resources and improve water quality

RC Strategy 1.1: Implement the recurring County-specific action items in the Metropolitan North Georgia Water Planning District's (MNGWPD) Water Resources Management Plan (the 2009 *Watershed Management Plan, Water Supply and Water Conservation Management Plan, and Wastewater Management Plan* elements are currently in effect; a 2017 update is in final draft form)

RC Strategy 1.2: Evaluate the steps needed to return highly treated wastewater to Lake Lanier to support long-term sustainable water use, as recommended in the Metropolitan North Georgia Water Planning District's (MNGWPD) Water Resources Management Plan (April 2017 draft)

RC Strategy 1.3: Participate in the update to the U.S. Army Corps of Engineers' Master Plan for Lake Lanier; the plan is intended to provide guidance for the management, protection, and preservation of the lake's environment while allowing a balanced use of the shoreline

RC Strategy 1.4: Evaluate opportunities to place additional litter traps in waterways (similar to the Flat Creek Bandalong Litter Trap installed by Hall County/City of Gainesville in 2016) to curb the amount of pollutants entering Lake Lanier

RC Strategy 1.5: Review the zoning and subdivision regulations for any impediments to low impact development (LID) or 'green infrastructure' approaches to stormwater management, which can lower the amount of untreated stormwater discharging to surface waters; assess findings to identify potential regulatory modifications

RC Strategy 1.6: Update local wastewater master plans to address both sewer and septic systems in accordance with the requirements of the regional Water Resources Management Plan

RC Strategy 1.7: Coordinate with the Georgia Environmental Protection Division (GAEPD) on the Total Maximum Daily Load (TMDL) implementation plan for Lake Lanier; the GAEPD plan is intended to outline stakeholder actions that can address existing water quality impairments

RC Strategy 1.8: Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance rates for property owners

RC Strategy 1.9: Establish buffer requirements for the portion of the Chattahoochee River not under the jurisdiction of the U.S. Army Corps of Engineers, consistent with the Georgia Department of Natural Resources' rules for river corridor protection

**RC Goal 2: Support and partner with local organizations to protect the environment**

RC Strategy 2.1: Maintain partnerships with organizations that monitor water quality of Lake Lanier and its tributaries, including Chattahoochee Riverkeepers and the University of North Georgia

RC Strategy 2.2: Promote public awareness of annual events such as Lake Lanier Association's Shore Sweep and Keep Hall Beautiful's Team UP 2 Clean UP Event

RC Strategy 2.3: Leverage SPLOST funds to address shoreline erosion and abandoned vessel removal on Lake Lanier, working in conjunction with Lake Lanier Association, the Georgia Department of Natural Resources, the U.S. Army Corps of Engineers, and private donors

RC Strategy 2.4: Partner with and promote Hall County Schools' recycling events as well as Keep Hall Beautiful's recycling initiatives

RC Strategy 2.5: Partner with the City of Gainesville on pollution prevention activities, including public outreach through TV 18 and online media, and identifying additional opportunities for litter traps in waterways that have public access

RC Strategy 2.6: Continue to support and promote Green Hall Alliance and its efforts to enhance public awareness and support of environmental stewardship and sustainability practices in the community

RC Strategy 2.7: Coordinate with the local office of the United States Department of Agriculture (USDA) National Resources Conservation Office to identify eligible projects for federal Section 319(h) Nonpoint Source Implementation Grants; grant awards can fund projects that will reduce pollutants and improve water quality in impaired waters

RC Strategy 2.8: Maintain high standards in countywide recycling efforts and protecting the environment by utilizing innovative ideas to operate and maintain the county landfill

**RC Goal 3: Develop and implement a coordinated plan for a linked system of protected greenspace and trails**

RC Strategy 3.1: Prepare a Parks and Greenspace Master Plan (a comprehensive update to the county's 2008 Parks and Recreation Plan), resulting in recommendations that will address parks, recreation, trails and greenspace

RC Strategy 3.2: Create a process that identifies land for permanent protection based upon a standard set of criteria, such as the recreational, ecological, environmental, aesthetic, cultural, historic or agricultural value; this process will be developed and described in the Parks and Greenspace Master Plan

RC Strategy 3.3: Identify additional segments during the development of the Parks and Greenspace Master Plan to expand the Highlands to Islands Trail System

RC Strategy 3.4: Identify mechanisms and funding sources – including consideration of future Special Purpose Lost Option Sales Tax (SPLOST) revenue and impact fees – for the permanent protection of land and land acquisition/construction costs for the Highlands to Islands Trail

RC Strategy 3.5: Designate an existing county government position to promote and implement Parks and Greenspace Master Plan recommendations pertaining to greenspace protection and extension of the Highlands to Islands Trail, and to coordinate with the Hall County Chamber of Commerce Vision 2030 Greenspace Committee

**RC Goal 4: Promote and protect the county's history**

RC Strategy 4.1: Prepare a Historic Preservation Plan to promote general awareness of historic resources throughout unincorporated Hall County, prioritize protection for different resources, and encourage heritage tourism as an economic development tool

RC Strategy 4.2: Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the National Park Service's Certified Local Government (CLG) Program, which provides financial and technical assistance for historic preservation activities, including a Historic Preservation Plan

RC Strategy 4.3: Pursue Certified Local Government (CLG) status to become eligible for federal historic preservation funds (requires adoption of a Historic Preservation Ordinance)

RC Strategy 4.4: Identify funding to complete the Healan's-Head's Mill Historic Preservation Project, including the addition of land acreage for trails and a Visitor's and Heritage Center building

RC Strategy 4.5: Coordinate with the Convention and Visitors Bureau and the Chamber of Commerce to promote the Healan's-Head's Mill Visitor's and Heritage Center upon its completion.

## Future Development Guide

A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique Character Areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the ‘community vision’ for growth and development in Hall County.

The Future Development Guide includes the three sections shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

### ■ Future Development Map

The Future Development Map is used to identify the geographic location of the Character Areas within Hall County. The Character Areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.

### Relationship of Future Development Map to Zoning

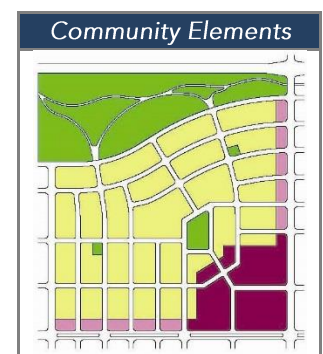
County zoning consists of a zoning map that assigns a zoning classification (one of the county’s agricultural, residential, commercial, industrial or planned development districts) to every property. A zoning ordinance describes these classifications, including their allowable land uses and requirements for how buildings, parking, landscaping, signs and other site features may be placed on a parcel.

The zoning map and zoning ordinance provide properties in Hall County with certain rights to development, while the Comprehensive Plan’s Future Development Map serves as a guide to the future development of property. The Future Development Map (see page 20) and Character Area Policy (beginning on page 21) should be used as a guide for future rezoning decisions undertaken by the County.





### Character Area Based Planning

Character Area based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future.

Character Areas are organized by Community Elements. These elements represent the four basic types of development – the primary ‘building blocks’ of a community – and include Open Space, Neighborhoods, Centers and Corridors. The table below summarizes general characteristics of each element as well as their



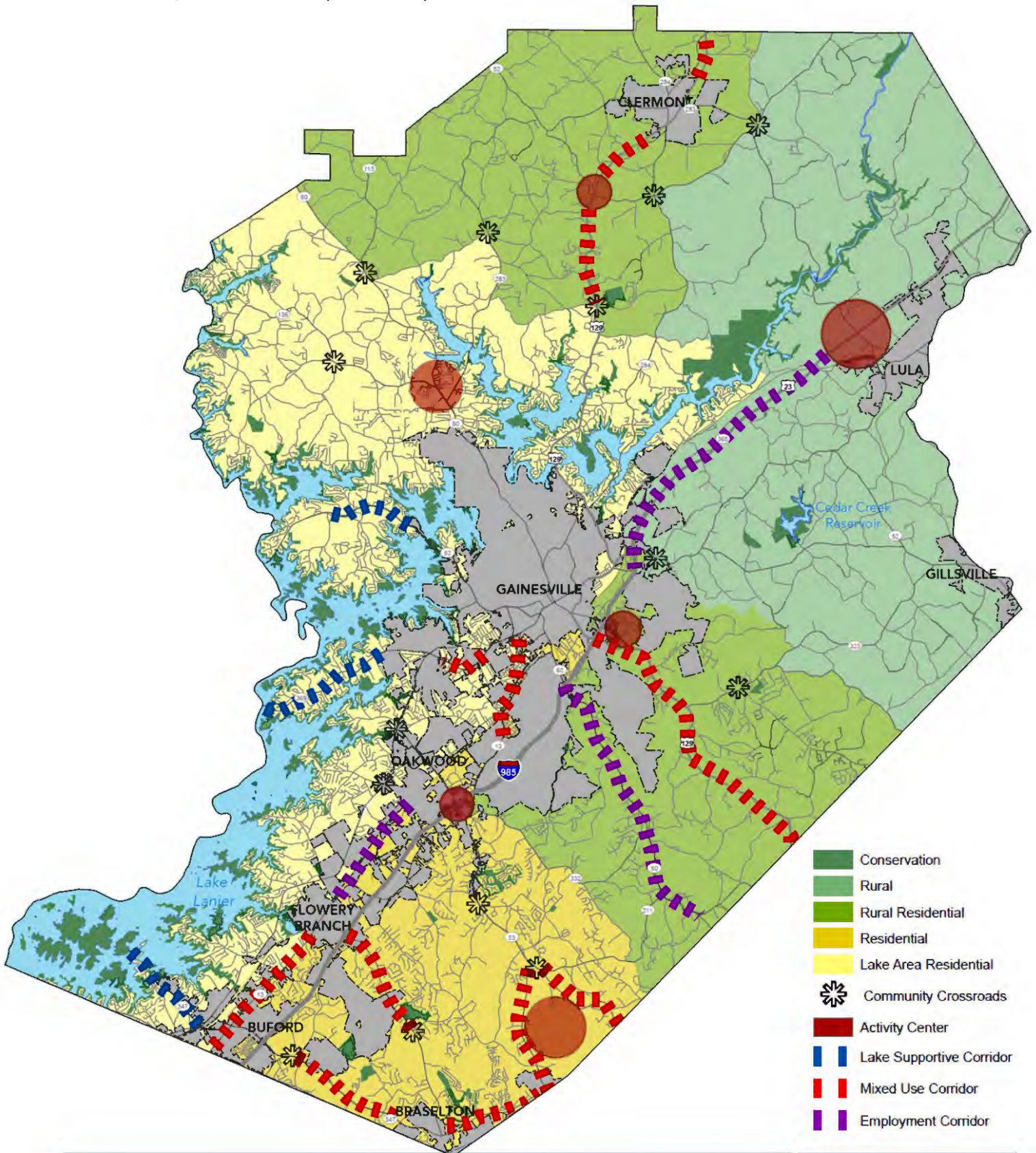
application on the Future Development Map as specific Character Areas. The Character Areas are further described beginning on page 21.

Community Element	Diagram	Summary Description	Character Area*
Open Space		<ul style="list-style-type: none"> <li>• Parks, floodplain, greenspace (public or privately owned)</li> <li>• Intended to be maintained in a natural state or for passive recreation uses</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation</li> <li>• Rural*</li> </ul>
Neighborhood		<ul style="list-style-type: none"> <li>• Existing neighborhoods</li> <li>• Areas suitable for new housing development/infill development</li> <li>• Located near open spaces, centers, and corridors</li> </ul>	<ul style="list-style-type: none"> <li>• Rural*</li> <li>• Rural Residential</li> <li>• Residential</li> </ul>
Center		<ul style="list-style-type: none"> <li>• Provides residents access to a variety of retail and civic uses/space</li> <li>• May be larger commercial (local retail / service uses) centers, single-use employment centers (e.g. business or industrial park), or mixed use centers that include a variety of commercial, residential and/or employment elements</li> <li>• Includes smaller neighborhood commercial uses in rural and suburban areas</li> </ul>	<ol style="list-style-type: none"> <li>1. Community Crossroads:             <ul style="list-style-type: none"> <li>• Rural</li> <li>• Rural Residential</li> <li>• Residential</li> </ul> </li> <li>2. Activity Centers:             <ul style="list-style-type: none"> <li>• Commercial</li> <li>• Mixed Use</li> <li>• Employment</li> <li>• Neighborhood revitalization area</li> </ul> </li> </ol>
Corridor		<ul style="list-style-type: none"> <li>• Often links activity centers and neighborhoods</li> <li>• Functions as a throughway or a destination, depending on the land use</li> <li>• Primary transportation corridors or concentrations of specific land use / development type</li> </ul>	<ul style="list-style-type: none"> <li>• Employment</li> <li>• Mixed Use</li> <li>• Lake Supportive</li> </ul>

\*Includes both open space and neighborhood elements



Hall County Future Development Map



- Conservation
- Rural
- Rural Residential
- Residential
- Lake Area Residential
- Community Crossroads
- Activity Center
- Lake Supportive Corridor
- Mixed Use Corridor
- Employment Corridor

### Character Area Policy

Character Areas shown on the Future Development Map are described on the following pages. Each page presents a 'Character Area Policy' that represents and describes the Character Area in terms of the desired development pattern and supporting implementation strategies.

Each Character Area Policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each Character Area, specifically to *preserve, maintain, enhance* and/or *create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the Character Areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Future Land Uses** lists appropriate land uses that support the desired mix and/or type of land uses in a Character Area.
- **Design Principles** describes the form, function and character of physical elements of the Character Area. This includes density/intensity, greenspace, transportation and infrastructure (public utilities).
- **Strategies** are the implementation measures needed to achieve the desired development patterns for the character area. They reference strategies identified in Chapter 3: Community Vision.

## Conservation

**Intent:** PRESERVE environmentally sensitive areas, park land, and dedicated greenspace (open space and greenways) maintained in its natural state.

**General Characteristics:** Conservation Areas are public or privately-owned properties intended to be protected for natural area conservation and passive recreation purposes. They are areas of the county not suited for development, aside from passive recreation and historic interpretation uses.

**Application:** Conservation Areas are located throughout Hall County, represented primarily by floodplain areas, park land, and publically and privately owned land in its natural state (green space). The areas include United States Army Corps of Engineers (USACE) land around Lake Lanier, as well as the historic Healan’s – Head’s Mill property that is owned by Hall County and is listed on the National Register of Historic Places.

### Primary Future Land Uses

- Undeveloped areas in their natural state
- Passive parks
- Greenways / trails

### Implementation Strategies (see Chapter 3)

- SED 1.4
- DP 1.1, DP 1.2
- All RC strategies

### DESIGN PRINCIPLES

#### Density/Intensity

- Natural landscape with limited recreation-related buildings to provide access and education to community
- Building placement and exterior materials should blend with surrounding landscape and to reduce visual impacts

#### Greenspace

- Natural landscape
- Maintain and create connections between natural features

#### Transportation

- Pedestrian connectivity with greenways, trails
- Limited vehicular access

#### Infrastructure

- Not applicable

#### Illustrative Photos



*Rural*

**Intent:** PRESERVE the existing rural character, including agricultural uses and large-lot residential uses, as well as natural and historic features.

**General Characteristics:** Rural Areas are characterized by agricultural and very low-density single-family residential uses. The development pattern includes larger areas of undeveloped or cultivated land with large distances between buildings and deep setbacks from two-lane roads. Natural features include extensive tree cover and open space areas due to limited development, as well as waterways that include the Chattahoochee River, the Cedar Creek Reservoir and streams.

**Application:** Rural Areas primarily represent private agricultural, large-lot residential or undeveloped land in the northeastern and east portions of Hall County, which includes the North Oconee Watershed Protection District. These areas are located outside of the County’s sewer service area. Extension of sewer lines into Rural Areas should be discouraged in order to limit development pressures on the area. Future development should be compatible with the rural character, which includes a high degree of open space and greenspace. This includes the use of conservation subdivisions to maximize the amount of open space in new residential developments that develop under current zoning that allows minimum lot sizes of 1.5 acres.

**Primary Future Land Uses**

- Agricultural/forestry uses
- Very low-density detached single-family residential uses
- Civic benefit uses such as places of worship and parks
- Greenways and trails

**Implementation Strategies** (see Chapter 3)

- SED 1.4, SED 1.6
- DP 1.1, DP 1.3, DP 2.1, DP 2.2, DP 3.2
- RC 2.7, RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5, RC 4.1

**DESIGN PRINCIPLES**

Density/Intensity

- Very low density
- A range of agricultural activities, including more intensive uses than other areas in the County
- Deep building setbacks with green space on large lots
- Residential subdivision design should set aside a high percentage of open space

Greenspace

- Natural landscape
- Preserve agricultural land

Transportation

- Low to moderate pedestrian connectivity with greenway and trails
- Rural, two-lane roads

Infrastructure

- No public sewer
- Limited public water availability

Illustrative Photos



## Rural Residential

**Intent:** PRESERVE the established residential/rural character and CREATE a transition between Rural Areas and development in Residential Areas.

**General Characteristics:** Rural Residential Areas are characterized by low-density single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. 'Conservation Subdivision' design).

**Application:** Rural Residential Areas are generally located in northwestern Hall County, as well as portions of East Hall County and the Chestnut Mountain/Candler area. Future residential development is intended to accommodate densities that are higher than are appropriate for Rural Areas but less than the more densely developed areas classified as Residential.

### Primary Future Land Uses

- Low-density detached single-family residential uses (including the use of Conservation Subdivision design that sets aside a high percentage of open space within a new neighborhood)
- Agriculture
- Civic benefit uses such as places of worship, schools, community centers, parks, county services
- Greenways and trails

### Implementation Strategies (see Chapter 3)

- SED 1.4, SED 1.6
- DP 1.1, DP 1.3, DP 2.1, DP 2.2, DP 3.2, DP 5.1, DP 5.2
- RC 2.7, RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5, RC 4.1

### DESIGN PRINCIPLES

#### Density/Intensity

- Low density
- 1 dwelling unit per 1 – 1.5 acres, depending on public water availability
- Residential subdivision design should set aside a high percentage of open space

#### Greenspace

- Natural landscape
- Maintain and create connections between natural features
- Informal landscaping

#### Transportation

- Low to moderate pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections

#### Infrastructure

- Public water; private sewer (septic)

#### Illustrative Photos



*Residential*

**Intent:** PRESERVE established neighborhoods and CREATE new residential development consistent with surrounding suburban densities.

**General Characteristics:** Residential Areas are characterized by moderate-density residential development and neighborhoods. Street networks are defined by curvilinear streets and green space is largely provided on individual lots but neighborhood open space and/or park amenities may also be provided. Pedestrian connectivity is moderate, where sidewalks may be internal to a neighborhood but may not currently connect nearby parks and schools.

Future development will continue to be detached, single-family homes at moderate densities, with opportunities for variations in housing size and types through the Planned Development District zoning classification. New development should provide opportunities for open space/greenspace, including shared areas for the benefit of residents and ample tree cover.

**Application:** Residential Areas are located in South Hall County. This area is located inside the County’s sewer service area and is currently served by public sewer or will have access to it as infrastructure continues to be installed by the County.

**Primary Future Land Uses**

- Moderate density residential uses
- Greenways and trails
- Civic benefit uses such as community centers, libraries, places of worship and schools

**Implementation Strategies** (see Chapter 3)

- SED 1.4
- DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 3.4, DP 4.1, DP 5.1, DP 5.2, DP 6.2
- RC 3.1, RC 3.3

**DESIGN PRINCIPLES**

Density/Intensity

- Moderate density
- 2 dwellings per acre
- Residential subdivision design should set aside a high percentage of open space

Greenspace

- Formal landscaping with built areas; informal landscaping with passive use areas
- Maintain and create connections between natural features
- Neighborhood and community parks

Transportation

- Moderate to high pedestrian connectivity with sidewalks, greenways, and pedestrian paths
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections

Infrastructure

- Public water and sewer

Illustrative Photos



### Lake Area Residential

**Intent:** PRESERVE established neighborhoods and CREATE opportunities for permanent and vacation residences similar in land use patterns to Residential Areas but at lower residential densities.

**General Characteristics:** The Lake Area Residential category includes low-density residential development and neighborhoods. Land use patterns are similar to Residential Areas, and there is orientation toward Lake Lanier in terms of development and flexibility in use of single-family homes. The area includes the 500-foot buffer around the lake, wherein properties have the potential to be zoned Vacation Cottage District in order for single-family homes to be used as short-term vacation rentals.

Future development will continue to be detached, single family homes at low densities in addition to less intensive agricultural uses that are found in the northwestern part of the area.

**Application:** Lake Area Residential Areas include portions of the county adjacent to or near Lake Lanier, including parts of Mur-rayville/Sardis, Gainesville, and South Hall areas. These areas are located outside of the County’s sewer service area, but public water is available.

#### Primary Future Land Uses

- Low density residential
- Less intensive agriculture
- Greenways and trails
- Civic benefit uses such as community centers, libraries, places of worship and schools

#### Implementation Strategies (see Chapter 3)

- SED 1.4
- DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 3.4, DP 4.1, DP 5.1, DP 5.2, DP 6.2
- RC 1.2, RC 1.3, RC 1.4, RC 1.7, RC 1.9, RC 2.1, RC 2.3, RC 2.7, RC 3.1, RC 3.3

#### DESIGN PRINCIPLES

##### Density/Intensity

- Low density
- 1 dwelling per acre

##### Greenspace

- Formal landscaping with built areas; informal landscaping with passive use areas
- Natural areas
- Agricultural uses

##### Transportation

- Moderate pedestrian connectivity with sidewalks, greenways, and pedestrian paths
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections

##### Infrastructure

- Public water and private sewer (septic)

##### Illustrative Photos



## Community Crossroads

**Intent:** MAINTAIN and CREATE access to local goods and services at major intersections throughout the community.

**General Characteristics:** Community Crossroads are characterized by clustered commercial development around the intersection of prominent roads. The general development pattern is compact, with stand-alone or multiple businesses on a site, depending on the location. In more rural areas, a single business typically occupies a property; the building is located close to the street with parking that may be located to the front, side or rear. In developed, suburban areas, buildings may be located in a small shopping center and vehicular and pedestrian access is available to multiple businesses.

In areas designated as “Rural” future development of Community Crossroads should emphasize the compact, small scale development that supports the immediate surrounding area, including residences and agricultural uses. In “Neighborhood” designated areas, future development of Community Crossroads should emphasize connectivity and be organized in a compact form around a major intersection.

**Application:** Community Crossroads are found at intersections of prominent roads in Rural, Rural Residential and Residential areas where some commercial development is currently concentrated or there is the potential to serve the local area.

### Primary Future Land Uses

- Neighborhood commercial uses (smaller-scale retail and services serving nearby residents)
- Civic benefit uses such as places of worship, parks and community centers

### Implementation Strategies (see Chapter 3)

- SED 1.3, SED 1.5
- DP 1.1, DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 4.2, DP 4.3
- RC 1.6, RC 4.1

### DESIGN PRINCIPLES

#### Density/Intensity

- Low (Rural, Rural Residential Areas); oriented around an intersection, where up to 2 contiguous parcels at each quadrant may be developed unless more specifically shown on the Future Development Map

- Moderate (Residential Areas)

#### Greenspace

- Formal landscaping with built areas

#### Transportation

- Internal vehicular and pedestrian connectivity (Residential Areas)

#### Infrastructure

- Water with no public sewer (Rural and Rural Residential Areas)
- Public sewer availability (Residential Areas)

#### Illustrative Photos

*Rural / Rural Residential Areas example:*



*Residential Area example:*





## Activity Centers

**Intent:** ENHANCE and CREATE concentrated commercial uses, employment centers and mixed use development in defined areas that are served by a network of paths and streets suitable for pedestrians as well as cars.

**General Characteristics:** Activity Centers are characterized by compact, walkable, higher density developments. These areas provide additional employment opportunities and support residential uses (e.g. townhomes, loft apartments, condominiums) that can contribute to a live-work environment but are not consistent with the rural or suburban development patterns found in much of the county. Future development should also emphasize high quality building and site design, including dedicated open / civic space.

**Application:** Activity Centers are classified into four categories: **Commercial** (I-985 interchange and Cleveland Hwy/Brookton Lula area); **Employment** (at GA 365 and Lula Road); **Mixed Use** (see Residential and Lake Area Residential Areas); and **Neighborhood Revitalization** (Morningside Heights Area).

### Primary Future Land Uses

- Commercial Centers:
  - I-985 – commercial uses serving local and regional users, supporting University of North Georgia
  - Cleveland Hwy/Brookton Lula – commercial uses serving local residents and providing employment opportunities; civic buildings/spaces
- Employment Activity Centers: Master planned business park or industrial park, mid-rise office
- Mixed Use Centers: Retail, office, higher density residential (including multi-family), civic uses, open/park space
- Neighborhood Revitalization Centers\*: Single-family residential, mixed use (corridor-oriented neighborhood commercial and non-heavy industrial employment opportunities), civic uses, open/park space

### Implementation Strategies (see Chapter 3)

- SED 1.3, SED 1.5, SED 2.3
- DP 2.3, DP 3.1, DP 3.3, DP 4.1, DP 5.1, DP 6.2
- RC 1.6, RC 3.3

\*See next page.

### DESIGN PRINCIPLES

#### Density/Intensity

- Concentration of higher density/intensity in general, with the exception of Neighborhood Revitalization Center
- High density residential uses in Mixed Use Centers (townhomes, apartments and condos)
- Mixed uses may be vertical (multi-story) or horizontal (individual uses laid out in a campus setting)
- Low density residential development pattern in Neighborhood Revitalization to be maintained

#### Greenspace

- Formal landscaping with built areas
- Open space (civic space)
- Neighborhood and community parks

#### Transportation

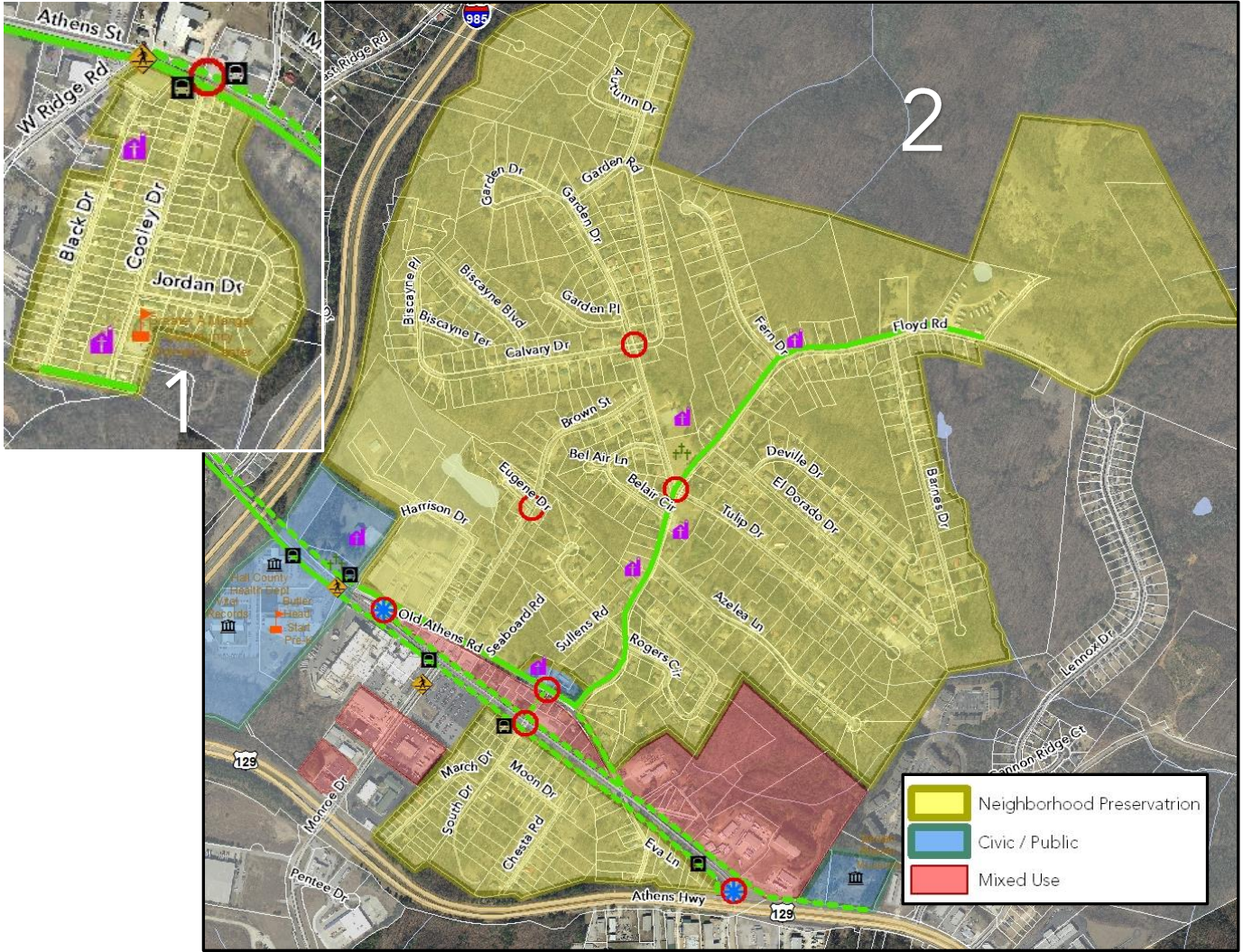
- High internal vehicular and pedestrian connectivity

#### Infrastructure

- Public sewer availability (Residential Areas; along 985/365)
- Public water with no public sewer (all other areas)

#### Illustrative Photos



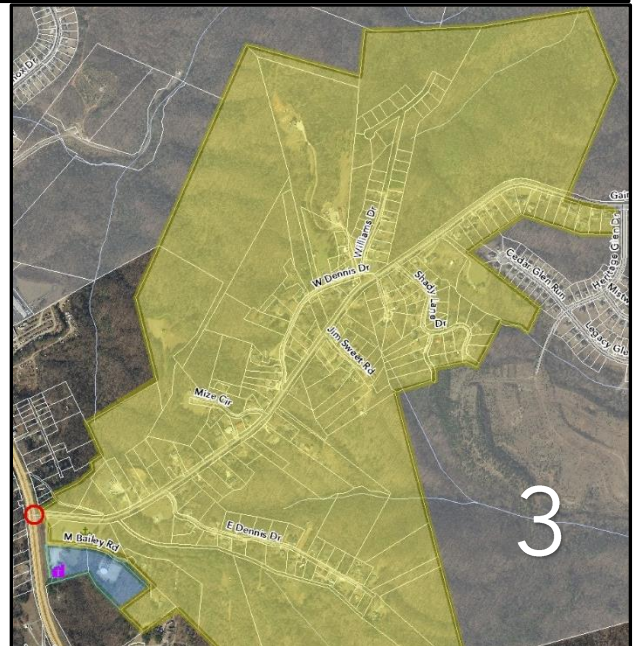


### Neighborhood Revitalization Center

The inset maps identify primary land uses for the following areas:

1. Black and Cooley Drive
2. Morningside Heights
3. Gaines Mill Road

See also under Chapter 5: Implementation Program.



## Corridors

**Intent:** ENHANCE and MAINTAIN well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, CREATE employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns.

**General Characteristics:** Corridors in Residential and Rural Residential areas, and multi-jurisdictional corridors (Atlanta Highway and Browns Bridge Road), are generally those roadways that are intended to accommodate a variety of non-residential uses without encroaching upon or replacing adjacent residential neighborhoods. Non-residential uses along corridors in Residential and Rural Areas should be located in close proximity to Community Crossroads or Activity Centers. Access should be from secondary roads so as not to impede traffic flow, and adjacent businesses should share interparcel access.

Corridors with interstate or rail access that support industrial or more intensive commercial uses are intended to provide additional larger-scale employment generators. Corridors adjacent to Lake Lanier should accommodate lake-oriented commercial uses with effective screening, where appropriate.

**Application:** Corridors are located throughout Hall County and are classified into three categories: *Mixed-Use*, *Employment*, and *Lake Supportive*.

### Primary Future Land Uses

- **Mixed-Use Corridor:**
  - Retail activities, office-based employment, civic uses, single-family residential
  - Low-impact industrial or higher density residential only where the same is found on adjacent properties
- **Employment Corridor:** Industrial uses, business parks, technology based operations
- **Lake Supportive:** Commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as non-franchise restaurants)

### Implementation Strategies (see Chapter 3)

- SED 1.3, SED 1.4, SED 1.5, SED 2.1, SED 2.2, SED 2.3
- DP 3.1, DP 3.2, DP 4.2, DP 4.3, DP 6.2
- RC 6.1

### DESIGN PRINCIPLES

#### Density/Intensity

- Low-Moderate – Lake Supportive, Mixed-Use
- Moderate-High – Employment

#### Greenspace

- Formal landscaping with built areas, including adequate screening between frontage uses adjacent to residential areas and where uses have outdoor displays/storage/sales

#### Transportation

- High internal vehicular and pedestrian connectivity
- Access management to facilitate traffic flow (e.g. shared drives, interparcel access, accel/decel lanes)

#### Infrastructure

- Public sewer availability (Residential Areas; along 985/365)
- Public water with no public sewer (all other areas)

#### Illustrative Photos



## Implementation Program

The Implementation Program identifies the specific measures to implement *Hall County Forward*. The Implementation Program includes the following elements:

- 2017-2021 Community Work Program
- Description of Specific Actions
- Supplemental Plans
- Long Term Projects List
- Plan Maintenance

### ■ Community Work Program

The Community Work Program (CWP), shown in Table 5-1, identifies specific implementation actions the County and other entities intend to take during the first five-year timeframe of the planning period. This includes programs, ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement *Hall County Forward*. For each action the CWP outlines the following information:

- Type of action/strategy
- Brief description
- Timeframe for undertaking the activity (2017, 2018, 2019, 2020, 2021)
- Estimated cost
- Responsible party for implementing the activity
- Funding source
- Strategy reference number (from Chapter 3: Community Vision)

Table 5-1 Hall County 2017-2021 Community Work Program

Action/ Implementation Strategy	Time Frame					Cost Est.	Responsible Party*	Funding Source	Strategy Ref. Number
	17	18	19	20	21				
<b>Regulations</b>									
Prepare a Unified Development Code to update, consolidate and streamline land use and development regulations and to support the goals of the Comprehensive Plan		✓	✓			\$80,000	Planning & Zoning	GF	DP 1.3, DP 2.1, DP 2.2, DP 2.3, DP 3.1, DP 4.1, DP 4.2, DP 4.3, DP 4.4, DP 5.1, RC 1.5, RC 1.9
Require a "Agricultural Use Notice" statement on final plats		✓				Staff Time	Planning & Zoning	GF	DP 1.3
Evaluate the effectiveness of the County's tree protection standards and identify potential amendments, as necessary		✓				Staff Time	Planning & Zoning	GF	DP 2.1
Evaluate the effectiveness of the County's Conservation Subdivision Design Option and identify potential amendments, as necessary		✓				Staff Time	Planning & Zoning	GF	DP2.1
Incorporate minimum open space requirements into the Planned Development zoning classification			✓			Staff Time	Planning & Zoning	GF	DP 2.2
Evaluate zoning buffer standards to ensure they are sufficient where commercial or industrial uses abut residential properties and identify potential amendments, as necessary		✓				Staff Time	Planning & Zoning	GF	DP3.1
Amend regulations to reinforce infrastructure requirements for single-family development (based on commonly applied conditions of zoning)			✓			Staff Time	Planning & Zoning	GF	DP 4.1
Review use and outdoor storage/display standards in the Gateway Corridor Overlay District to identify appropriate locations and screening requirements		✓				Staff Time	Planning & Zoning	GF	DP 4.2
Assess compatibility of municipalities' corridor standards / design guidelines with the County's; identify any requirements that could enhance the quality of development in the County		✓				Staff Time	Planning & Zoning	GF	DP 4.3
Review existing regulations for impediments to special housing needs and opportunities such as senior housing, accessory dwelling units, and affordable housing		✓	✓			Staff Time	Planning & Zoning	GF	DP 5.1
Establish buffer requirements for the portion of the Chattahoochee River not under the jurisdiction of the U.S. Army Corps of Engineers	✓					Staff Time	Engineering	GF	RC 1.9
<b>Functional Plans</b>									
Update the South Hall County Sewer System Master Plan					✓	\$50,000	Engineering	Sewer, SPLOST	SED 1.4, RC 1.6
Update the 2008 Recreation Master Plan; address parks, greenspace, recreation and trails		✓	✓			\$50,000	Parks & Leisure Services, Chamber Greenspace Cmte.	100% Impact Fees	RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5
Prepare a county-wide Economic Development Plan			✓			\$50,000	Chamber, Joint Municipal Association	GF	SED 1.5
Implement the recurring items in the Metropolitan North Georgia Water Planning District's Water Resource Management Plan	✓	✓	✓	✓	✓	Staff Time	Engineering	GF	RC 1.1

Table 5-1 Hall County 2017-2021 Community Work Program

Action/ Implementation Strategy	Time Frame					Cost Est.	Responsible Party*	Funding Source	Strategy Ref. Number
	17	18	19	20	21				
Prepare a Historic Preservation Plan				✓		\$35,000	Planning & Zoning, Chamber	GF	RC 4.1
Coordinate with the Georgia Environmental Protection Division on its Total Maximum Daily Load (TMDL) Implementation Plan for Lake Lanier to address pollutants	✓	✓	✓	✓	✓	Staff Time	Engineering	Sewer	RC 1.7
<b>Small Area/Master Plans</b>									
Implement the recommendations from the neighborhood-level planning effort with the Morningside Heights, Black and Cooley Drive, and Gaines Mill Road Communities	✓	✓	✓	✓	✓	Staff Time	Board of Commissioners, County Staff, Concerned Citizens of Gainesville and Hall County	GF	SED 2.2, SED 2.3, SEC 2.3a – SEC 2.3r
Participate in the update to the U.S. Army Corps of Engineers' Lake Lanier Master Plan	✓	✓	✓			Staff Time	County Administration, Planning & Zoning, Parks & Leisure Services	GF	RC 1.3
East-West Corridor Study			✓			\$100,000	Gainesville-Hall MPO	PL	DP 6.1
<b>Process/Program</b>									
Continue to work with the Greater Hall Chamber of Commerce in support of their economic development initiatives	✓	✓	✓	✓	✓	Staff Time	BOC, County Administration	GF	SED 1.1
Coordinate with the Lake Lanier Convention and Visitors Bureau to promote agritourism in the county	✓	✓	✓	✓	✓	Staff Time	BOC, County Administration	GF	SED 1.6
Use the Future Development Map to guide sewer expansion planning				✓	✓	Staff Time	Engineering, Planning & Zoning	GF	SED 1.3, RC 1.1
Maintain residential or agricultural use as the primary use(s) along roadways that do not have a "Corridor" designation on the Future Development Map	✓	✓	✓	✓	✓	Staff Time	Planning & Zoning	GF	DP 3.2
Create a process and set of criteria that identifies land for permanent protection (during Recreation Plan update)		✓	✓			Staff Time	Parks & Leisure Services Chamber Greenspace Cmte.	GF	RC 3.2
Coordinate with the Georgia Department of Community Affairs to seek Less Developed Census Tract designation for the Chicopee Mill area along Atlanta Highway		✓	✓			Staff Time	Chamber, BOC	GF	SED 2.1
Submit a new application to the Georgia Department of Community Affairs for Opportunity Zone designation for the Candler Road Area identified in the 2012 Urban Re-development Plan		✓	✓			Staff Time	Chamber, BOC	GF	SED 2.2
Promote the Healan's-Head's Mill Visitor's and Heritage Center upon its completion	✓	✓	✓	✓	✓	Staff Time	Chamber, Convention and Visitors Bureau, County Administration	GF	RC 4.5
Designate an existing county employee position to promote and implement greenspace recommendations (from the Recreation Plan update) and to liaise with the Chamber's Greenspace Committee		✓	✓	✓	✓	Staff Time	County Administration	GF	RC 3.5

Table 5-1 Hall County 2017-2021 Community Work Program

Action/ Implementation Strategy	Time Frame					Cost Est.	Responsible Party*	Funding Source	Strategy Ref. Number
	17	18	19	20	21				
Promote public awareness of annual community and lake clean-up events	✓	✓	✓	✓	✓	Staff Time	BOC, Lake Lanier Association, Keep Hall Beautiful	GF	RC 2.2
Leverage SPLOST funds to address shoreline erosion and abandoned vessel removal on Lake Lanier	✓	✓	✓	✓	✓	Staff Time	BOC, Lake Lanier Association, DNR, USACE, Private donors	SPLOST	RC 2.3
Partner with and promote local recycling initiatives and events	✓	✓	✓	✓	✓	Staff Time	BOC, Hall County Schools, Keep Hall Beautiful	GF	RC 2.4
Partner with Gainesville on pollution prevention activities and public outreach	✓	✓	✓	✓	✓	Staff Time	BOC, City of Gainesville	GF	RC 2.5
Continue to support and promote Green Hall Alliance and its activities	✓	✓	✓	✓	✓	Staff Time	BOC	GF	RC 2.6
Identify eligible projects for federal Sec. 319(h) Non-point Source Implementation Grants to address pollutants in impaired waters			✓	✓	✓	Staff Time	Engineering, USDA National Resources Conservation Office	GF	RC 2.7
<b>Inventory/Assessment</b>									
Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance premium rates	✓	✓				Staff Time	Engineering	GF	RC 1.8
Review regulations for any impediments to low impact development (LID) or green infrastructure approaches to stormwater management		✓				Staff Time	Engineering	GF	RC 1.5, DP 4.4
Evaluate potential waterways suitable for placement of additional litter traps		✓	✓			Staff Time	Engineering	GF	RC 1.4, RC 2.5
Identify funding to complete the Healan's-Head's Mill Historic Preservation Project	✓	✓	✓			TBD	County Administration, BOC		RC 4.4
Evaluate and promote options for the permanent conservation of land		✓	✓	✓	✓	Staff Time	County Administration, Parks & Leisure, Chamber Greenspace Cmte.	GF	RC 1.2
Identify additional trail segments to expand the Highlands to Islands Trail System (during Recreation Plan update)		✓	✓			Staff Time	Parks & Leisure Services Chamber Greenspace Cmte.	GF	RC 3.3
Identify mechanisms and funding sources, including consideration of future SPLOST and impact fees, for greenspace protection and Highlands to Islands Trail construction (during Recreation Plan update)		✓	✓			Staff Time	Parks & Leisure Services Chamber Greenspace Cmte., County Administration	GF	RC 3.4
Coordinate and discuss affordable / workforce housing-related needs and initiatives with the cities, Habitat for Humanity, and other public or private stakeholders		✓	✓	✓	✓		BOC, JMA, Habitat for Humanity, County Administration, Planning & Zoning	GF	DP 5.2
<b>Community Improvements/Infrastructure Projects</b>									
Implement projects from the 2014 Bicycle and Pedestrian Plan			✓	✓	✓	TBD	Engineering	SPLOST, GF	DP 6.2
Extend sewer to targeted business/industrial development locations	✓	✓	✓	✓	✓	TBD	Engineering	SPLOST	SED 1.3

Table 5-1 Hall County 2017-2021 Community Work Program

Action/ Implementation Strategy	Time Frame					Cost Est.	Responsible Party*	Funding Source	Strategy Ref. Number
	17	18	19	20	21				
Construct and operate a new regional material recycling facility (MRF)				✓	✓	TBD	Engineering, Public Works	Landfill, SPLOST	RC 2.8
Continue to seek innovative approaches to landfill operations to extend its life	✓	✓	✓	✓	✓	TBD	Engineering, Public Works	Landfill	RC 2.8
Update Impact Fee Program and Amend Capital Improvements Element (CIE)		✓				\$60,000	Planning & Zoning, Finance	100% Impact Fees	RC 3.4
Library collection materials	✓	✓	✓	✓		\$300,000	Library	100% Impact Fees	CIE project
Gainesville Library expansion		✓	✓	✓	✓	\$4,200,000	Library	20% Impact Fees, 80% SPLOST / State of GA Grant	CIE project
Fire Station #17		✓	✓	✓		\$1,425,163	Fire Dept.	10% Impact Fees, 90% SPLOST	CIE project
Fire Apparatus for Station #17		✓				\$780,000	Fire Dept.	10% Impact Fees, 90% SPLOST	CIE project
Fire Station #18		✓	✓	✓	✓	\$1,433,650	Fire Dept.	10% Impact Fees, 90% SPLOST	CIE project
Fire Apparatus for Station #18			✓			\$780,000	Fire Dept.	10% Impact Fees, 90% SPLOST	CIE project
Soccer Fields (10)			✓	✓	✓	\$4,667,599	Parks & Leisure	100% Impact Fees	CIE project
Tennis Courts (8)			✓	✓	✓	\$466,994	Parks & Leisure	100% Impact Fees	CIE project
Playgrounds (10)		✓	✓	✓	✓	\$1,655,374	Parks & Leisure	100% Impact Fees	CIE project
East Hall Precinct				✓	✓	\$899,585	Sheriff	10% Impact Fees, 90% SPLOST	CIE project
Jail Expansion (Phase II)					✓	\$9,476,600	Sheriff	100% Impact Fees	CIE project



## ■ Description of Specific Actions

This description of specific actions provides additional information related to recommended regulatory updates (i.e. zoning, subdivision regulations), and new and updated plans. Each description for the regulations and plans references the specific strategies presented in Chapter 3, and the descriptions for the regulatory changes also cite the Character Areas implemented by the specific action.

### Regulatory Updates

Evaluation and adoption of changes to land use and development regulations is a common follow-up after completion of a comprehensive plan. The purpose of updates to local regulations is to ensure that local governments' development tools support and implement the goals and strategies outlined in Chapter 3: Community Vision, as well as the Character Areas and development patterns described in Chapter 4: Future Development Guide. The following tasks are recommended, which may result in the need to amend land use and development regulations:

- *Require an "Agricultural Use Notice" statement on final plats to inform the owner, occupants and uses of a property adjacent to an agricultural use or zoning classification that there may be potential impacts from lawful agricultural operations; consider similar language for zoning proposals and building permits (DP Strategy 1.3)*
- *Evaluate the effectiveness of the County's tree protection standards and Conservation Subdivision Design Option and identify potential amendments, as needed (DP Strategy 2.1)*
- *Incorporate minimum open space requirements into the Planned Development zoning classifications (residential, commercial, office and industrial) (DP Strategy 2.2)*
- *Evaluate minimum buffer standards in the Zoning Ordinance to ensure they are sufficient where commercial or industrial uses abut residential properties (DP Strategy 3.1)*
- *Amend regulations to incorporate common conditions of zoning (conditions that are routinely approved as part of a rezoning and are not currently found in the Zoning Ordinance) that are used to ensure a high quality of development and the provision of adequate infrastructure by an applicant (DP Strategy 4.1)*
- *Evaluate use and outdoor storage and display standards of the Gateway Corridor Overlay District to ensure uses requiring outdoor storage/display are appropriately located and screened (DP Strategy 4.2)*
- *Where roadways cross both county and city lines, evaluate corridor-specific standards and design guidelines applied by the municipalities to identify any requirements that could enhance the County's requirements (DP Strategy 4.3)*
- *Review existing regulations for impediments to special housing needs and opportunities such as senior housing, accessory dwelling units, and affordable housing (DP Strategy 5.1)*
- *Review the county's zoning and subdivision regulations for any impediments to low impact development (LID) or 'green infrastructure' approaches to stormwater management, which can lower the amount of untreated stormwater discharging to surface waters; assess findings to identify potential regulatory modifications (RC Strategy 1.5)*
- *Establish buffer requirements for the portion of the Chattahoochee River not under the jurisdiction of the U.S. Army Corps of Engineers, consistent with the Georgia Department of Natural Resources' rules for river corridor protection (RC Strategy 1.9)*

### Detailed Planning Studies

**Functional plans** that address a community facility/service or planning topic and **small area / master plans** that focus on a specific geographic area may be prepared and adopted as implementing measures of the

Comprehensive Plan. These are more detailed planning studies to meet certain goals described within the plan. The facility improvements recommended by these plans will conform to the overall Comprehensive Plan. The following planning studies are recommended, with the supporting strategy from Chapter 3 identified:

### *Parks and Greenspace Master Plan*

An update to the 2008 Hall County Parks and Recreation Master Plan would recommend additional park and recreation needs based on updated population projections. It would also provide an opportunity to address and integrate greenspace and trails into the county-wide plan. An expanded update to the county recreation plan can help Hall County identify potential opportunities for permanently protecting greenspace. In addition, the plan can evaluate greenway opportunities and trail connections, including expansion of the Highlands to Islands Trail system.

- *Prepare a Parks and Greenspace Master Plan (a comprehensive update to the county's 2008 Parks and Recreation Plan), resulting in recommendations that will address parks, recreation, trails and greenspace (RC Strategy 3.1)*
- *Create a process that identifies land for permanent protection based upon a standard set of criteria, such as the recreational, ecological, environmental, aesthetic, cultural, historic or agricultural value; this process will be developed and described in the Parks and Greenspace Master Plan (RC Strategy 3.2)*
- *Identify additional segments during the development of the Parks and Greenspace Master Plan to expand the Highlands to Islands Trail System (RC Strategy 3.3)*
- *Identify mechanisms and funding sources – including consideration of future Special Purpose Lost Option Sales Tax (SPLOST) revenue and impact fees – for the permanent protection of land and land acquisition/construction costs for the Highlands to Islands Trail (RC Strategy 3.4)*

### *Economic Development Plan*

A countywide plan can provide a mechanism for the County and its municipalities to coordinate economic development goals and efforts in conjunction with the Greater Hall Chamber of Commerce. In general an Economic Development Plan sets policy direction for economic growth and identifies strategies, programs, and projects to improve the economy.

- *Partner with the Chamber of Commerce and the Hall County Joint Municipal Association to prepare a county-wide Economic Development Plan (SED Goal 1.5)*

### *Historic Preservation Plan*

A Historic Preservation Plan can help Hall County protect historic resources and identify ways to promote its heritage as an economic development tool. Both the 2012 Historic Resources Survey of unincorporated Hall County (prepared by the University of Georgia's College and Environment Design) and the public-private Healan's- Head's Mill restoration project can inform the planning process.

- *Prepare a Historic Preservation Plan to promote general awareness of historic resources throughout unincorporated Hall County, prioritize protection for different resources, and encourage heritage tourism as an economic development tool (RC Strategy 4.1)*

### *Neighborhood Revitalization Study*

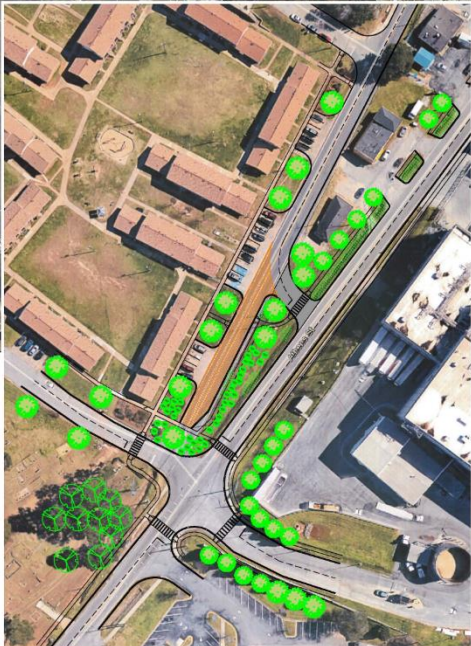
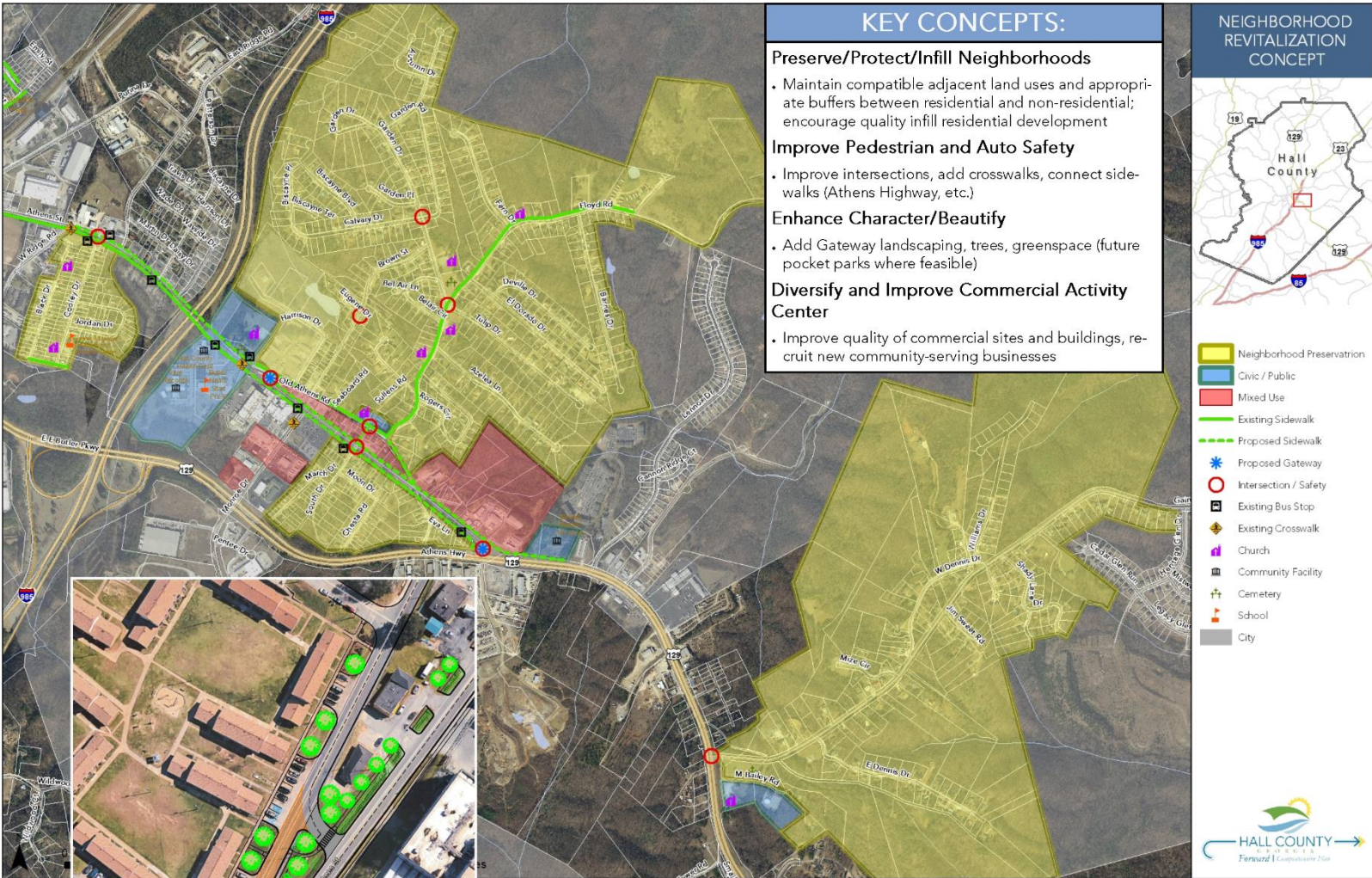
During the development of *Hall County Forward*, a neighborhood level study of the Morningside Heights area was undertaken to identify residents' concerns and goals for the traditionally underserved community

east of downtown Gainesville. Recommendations for the area are listed below and are intended to be implemented as a coordinated effort by Hall County and the Concerned Citizens of Gainesville and Hall County, Georgia. Representative examples for certain items are also included to assist with implementation.

- Consistently enforce county codes pertaining to outdoor storage and junk items, inoperable vehicles, and litter (SED Strategy 2.3a)
- Increase Sheriff's patrols to address the high frequency of cars running all-way stops and to prevent criminal activity (SED Strategy 2.3b)
- Assess the ability to form a local Neighborhood Watch, with the assistance of the Sheriff's Office Public Information and Community Services Unit (SED Strategy 2.3c)
- Evaluate the best long-term measures for addressing speeding on local streets based on input from the Hall County Traffic Engineering Neighborhood Traffic Calming Program and the Sheriff's Office (SED Strategy 2.3d)
- Prioritize sidewalk and street lighting needs based on frequency of use and access to local transit stops (SED Strategy 2.3e)
- Continue to identify properties suitable for federal Community Home Investment Program (CHIP) and Neighborhood Stabilization Program (NSP) grants to assist with home repairs/rehabilitation and to provide affordable housing opportunities (SED Strategy 2.3f)
- Evaluate options for providing clean-up opportunities in addition to annual Keep Hall Beautiful neighborhood clean-up, such as temporary placement of containers in accessible areas for disposal of bulky or hazardous items (tires, white goods) (SED Strategy 2.3g)
- Identify homes suitable for Homes for Heroes and/or the Federal Housing Administration's (FHA) Officer Next Door programs to reduce the costs of purchasing a home and encourage law enforcement officers to live in the community (SED Strategy 2.3h; models include the Cities of Statesboro and Atlanta; also Habitat for Humanity's Secure Neighborhood Initiative)
- Identify potential "pocket parks" and trail connections during the update to the county's Parks and Recreation Plan (SED Strategy 2.3i)
- Coordinate with the Hall County Master Gardeners to establish planted gateways and community gardens, either as permanent or temporary uses of properties (SED Strategy 2.3j; a local model is Jubilee Farm Community Garden in Gainesville; also Westview (Atlanta) Community Garden)
- Research methods for recruiting a small-scale grocery store to the area; one example is a Dollar General Market, which offers a wider variety of produce and dry groceries (SED Strategy 2.3k)
- Submit a new application to the Georgia Department of Community Affairs for Opportunity Zone designation that would include the Athens Highway corridor; such a designation allows new or existing businesses to benefit from tax credits upon creating a minimum number of jobs (SED Strategy 2.3l)
- Evaluate opportunities for using County-owned property in the area for a neighborhood park (SED Strategy 2.3m)
- Improve coordination with the City of Gainesville on zoning, development, and code enforcement issues that relate to properties inside the city limits but are adjacent to the Morningside area (SED Strategy 2.3n)
- Research the potential for establishing a non-profit Community Development Corporation (CDC), which could allow interested residents to undertake economic development and residential development activities (SED Strategy 2.3o; models include the following Atlanta neighborhood-based groups: Cabbagetown Initiative CDC, Summech CDC, Reynoldstown Revitalization Corporation, Peoplestown Revitalization Corporation)
- Conduct quarterly meetings with Concerned Citizens of Gainesville and Hall County board members and County leadership/staff (SED Strategy 2.3p)

- Discuss and coordinate housing-related needs and initiatives with the City of Gainesville, Habitat for Humanity, and other public or private stakeholders to maximize the use of financial and staff resources (SED Strategy 2.3q)
- Evaluate the justification for a traffic signal warrant study at the Gaines Mill Road/Athens Highway intersection with the Georgia Department of Transportation (SED Strategy 2.3r)

The following conceptual plan for the community identifies possible sidewalk, safety, gateway, and intersection (pedestrian crosswalk) improvements, as well as recommended future land uses.



**Proposed Intersection / Safety / Gateway Improvements**

**Athens Hwy/Old Athens Rd/Harrison Dr. Gateway and Intersection Modification**

- Example of potential improvement at community focal point/gateway:
  - Improve safety for pedestrians and motorists
  - Create 'pocket park' type greenspace
  - Landscape enhancement opportunity
  - Green infrastructure/stormwater opportunity
  - Gateway signage/public art opportunity
- Existing condition at near left, proposed concept at far left

*East-West Corridor Study (New)*

An East-West Corridor Study in the North Hall area can determine the viability of a new connection to relieve congestion on Dawsonville Highway and also establish next steps in project development. This study could be conducted in partnership with the Gainesville-Hall Metropolitan Planning Organization, the federally mandated transportation planning.

- *Prepare an East-West Corridor Study to determine the viability of a new connection for relieving congestion on Dawsonville Highway and also establish next steps in project development (DP Strategy 6.1)*

**■ Supplemental Plans**

Supplemental plans are planning documents that address in detail a specific topic or issue of importance to the community and that have applicable project recommendations for Hall County. These plans support the implementation of the Comprehensive Plan by addressing identified goals and strategies in Chapters 3 and 4, and their recommendations should be used by the County to identify and prioritize projects in conjunction with the Community Work Program. The supplemental plans listed below are incorporated into the *Hall County Forward* by reference.

- *Gainesville-Hall Regional Transportation Plan: 2015 Update (RTP Update)*
- *Gainesville-Hall Bicycle and Pedestrian Plan Partial Update (2014)*
- *Gainesville-Hall County Economic Opportunity Gateways Urban Redevelopment Plan (2012)*

**■ Long-Term Project List**

The Long-Term Project List identifies specific strategies from Chapter 3 that the County intends to address beyond the first five-year timeframe of the planning period.

Table 5-2 Long-Term Project List

Action/Implementation Strategy	Strategy Ref. No. (see Chapter 3)
Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the Certified Local Government (CLG) Program	RC 4.2
Pursue Certified Local Government (CLG) status to become eligible for federal historic preservation funds	RC 4.3
Update the North Hall County Sewer System Master Plan	RC 1.6, SED 1.4
Evaluate the steps needed to return highly treated wastewater to Lake Lanier to support long-term sustainable water use, as recommended in the Metropolitan North Georgia Water Planning District’s (MNGWPD) Water Resource Management Plan	RC 1.2

**■ Plan Maintenance**

The Board of Commissioners is responsible for maintaining *Hall County Forward* to accurately reflect current community conditions and the community’s vision and priorities for the future. Specific requirements for amendments and updates are described in the Rules of Georgia Department of Community Affairs (DCA) Chapter 110-12-1 “Minimum Standards and Procedures for Local Comprehensive Planning.

### Annual Review

County staff will provide a status of the plan implementation to the Board of Commissioners on an annual basis. Specifically, the Community Work Program will be reviewed to identify the current status of the implementation measures and an informal progress report will be prepared. If the County chooses, the annual review process can be used to undertake a formal annual update (see below).

### Plan Amendments

According to the DCA rules, the local government determines when a plan amendment is necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to local decision-making.

### Updates to the Comprehensive Plan

At a minimum, a plan update must be completed every five years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by DCA. An annual update option is provided for communities wanting to update their plan on a more frequent basis. The annual update requires submittal of a new fifth year for the Community Work Program (CWP) and any changes needed for the other years of the CWP, and if needed, changes can be made to other elements of the Comprehensive Plan. For communities collecting impact fees, an annual update of the CWP is required.

## Capital Improvements Element

The Hall County Capital Improvements Element<sup>1</sup>, adopted June 25, 2009, is provided as an attachment to *Hall County Forward*.

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<sup>1</sup> The 2017-2021 Community Work Program includes the following item for 2018: "Update Impact Fee Program and Amend Capital Improvements Element (CIE)."

## Report of Accomplishments

The Report of Accomplishments (ROA) provides a status of each work item identified in the prior Community Work Program for Hall County (for the years 2016-2021), as indicated in the table on the following pages.



Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
<b>Economic Development</b>					
Comprehensively revise county UDC – business zone districts, quality standards.			✓		Process to prepare a UDC is estimated to begin in 2018. Specific standards to address in support of the Comprehensive Plan goals will be addressed in the 2017-2021 CWP.
Study revisions to county zoning maps to bring into accord with comprehensive plan regarding location of business development				✓	Need for zoning map changes will be reevaluated after completion of a UDC.
Draft county/city preservation plan with implementation tools and seek CLG status			✓		Change in priorities -- staff time and financial resources are dedicated to Healan's-Head's Mill restoration project. A countywide plan and CLG status will be addressed separately in the Comprehensive Plan Implementation Program.
Extend water/sewer to targeted development locations.		✓			County is extending sewer service to targeted development locations along Hwy 365 and in south Hall County. (The County has no water system.) The Future Development Map will be used to guide sewer expansion.
Improve regional marketing.				✓	This is a routine responsibility of the Greater Hall Chamber of Commerce. Hall County continues to support activities and initiatives of the Chamber.
Work with Convention and Visitors Bureau regarding tourism infrastructure support	✓				Vacation Cottage Ord. adopted by Hall County. Promotion of specific areas, including agritourism and heritage tourism (i.e. Healan's-Head's Mill Visitor's and Heritage Center), will be addressed in the 2017-2021 CWP.
Cooperate with business/educational community to create closer education/job training ties				✓	This is a routine function of the Chamber of Commerce, which Hall County supports.
<b>Housing</b>					
Comprehensively revise county UDC – new residential uses and zone districts, residential quality and protection standards			✓		Process to prepare a UDC is estimated to begin in 2018. Specific standards to address in support of the goals of the Comprehensive Plan will be addressed in 2017-2021 CWP.
Study revisions to county zoning maps to implement the comprehensive plan				✓	Need for zoning map changes will be reevaluated after completion of a UDC.

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Undertake housing analysis tied to economic goals				✓	Housing study completed by Gainesville; County staff provides direct oversight of ongoing housing programs within the county.
<b>Natural and Cultural Resources</b>					
Comprehensively revise county UDC – tree protection, open space, PD regulations priorities for revision. Address other environmental standards in Phase 2.		✓			Process to prepare a UDC is estimated to begin in 2018. Specific standards to address in support of the goals of the Comprehensive Plan will be addressed in 2017-2021 CWP.
Study revisions to county zoning maps to bring them into accord with the comprehensive plan.				✓	Need for zoning map changes will be reevaluated after completion of a UDC.
Identify key natural and cultural resources and consider for acquisition			✓		Identification of natural areas and cultural resources for possible acquisition or other means of protection to be addressed in an update to the Parks and Recreation Plan and the preparation of a Historic Preservation, estimated to begin in 2018 and 2020, respectively
Extend water/sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas.		✓			County is extending sewer service to targeted development locations along Hwy 365 and in south Hall County, avoiding sensitive natural areas. (The County has no water system.) The Future Development Map will be used to guide sewer expansion; it does not recommend encroachment into natural areas.
Adopt coordinated intergovernmental annexation policy that includes resource protection provisions				✓	County defers to state annexation law.
<b>Community Facilities</b>					
Comprehensively revise county UDC – new residential uses and zone districts; fiscal impact analysis regulations			✓		Process to prepare a UDC is estimated to begin in 2018. Specific standards to address in support of the goals of the Comprehensive Plan will be addressed in 2017-2021 CWP.
Revise county zoning maps to bring into accord with comprehensive plan location of development and infrastructure availability				✓	Need for zoning map changes will be reevaluated after completion of a UDC.
Extend water/sewer to targeted development locations.		✓			County is extending sewer service to targeted development locations

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
					along Hwy 365 and in south Hall County. (The County has no water system.) The Future Development Map will be used to guide sewer expansion.
Consider adequate public facility standards in county code.			✓		Rezoning applications currently require a letter of commitment from public water/sewer agency providing the service. Sewer master plans direct infrastructure expenditures to growth areas and delineate developer-built responsibilities. Need for additional standards to ensure adequate infrastructure is in place will be evaluated during the preparation of the UDC.
Adopt coordinated intergovernmental annexation policy and agreement				✓	County defers to state annexation law.
<b>Land Use</b>					
Comprehensively revise county UDC – new residential uses and zone districts; fiscal impact analysis regulations			✓		Process to prepare a UDC is estimated to begin in 2018. Specific standards to address in support of the goals of the Comprehensive Plan will be addressed in 2017-2021 CWP.
Create conservation subdivision option	✓				
Study revisions to county zoning maps to bring into accord with comprehensive plan				✓	Need for zoning map changes will be reevaluated after completion of a UDC.
Extend water/sewer to targeted development locations		✓			County is extending sewer service to targeted development locations along Hwy 365 and in south Hall County. (The County has no water system.) The Future Development Map will be used to guide sewer expansion.
Improve regional marketing				✓	This is a routine responsibility of the Greater Hall Chamber of Commerce. Hall County continues to support activities and initiatives of the Chamber.
Adopt coordinated intergovernmental annexation policy and agreement				✓	County defers to state annexation law.
Comprehensive Plan Update	✓				2017 adoption
<b>Intergovernmental Actions</b>					
Revise County development codes/considering complementary design and other standards with cities.			✓		Review of cities' codes as they relate to corridor development estimated to begin in 2018.

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Draft county/city preservation plan with implementation tools			✓		Change in priorities -- staff time and financial resources are dedicated to Healan's-Head's Mill restoration project. A countywide plan and CLG status will be addressed separately in the Comprehensive Plan Implementation Program.
Identify key natural and cultural resources and consider for acquisition			✓		Identification of natural areas and cultural resources for possible acquisition or other means of protection to be addressed in an update to the Parks and Recreation Plan and the preparation of a Historic Preservation, estimated to begin in 2018 and 2020, respectively
Extend water/sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas.		✓			County is extending sewer service to targeted development locations along Hwy 365 and in south Hall County, avoiding sensitive natural areas. (The County has no water system.) The Future Development Map will be used to guide sewer expansion; it does not recommend encroachment into natural areas.
Draft and adopt coordinated intergovernmental annexation policy and agreement. Use as countywide model				✓	County defers to state annexation law.

## Public Participation Documentation

Summaries of comments received at *Hall County Forward* public meetings are provided in this Appendix, as follows:

- Kick-Off Meeting, 5/10/16
- Countywide Visioning Workshop, 6/21/2016
- Neighborhood Visioning Workshop, 9/13/2016
- Future Development Workshop, 10/25/2016
- Open House, 5/20/17



## Meeting Summary *Countywide Kick-Off Meeting*

**Meeting Date:** May 10, 2016

**Location:** Hall County Government Center (2875 Browns Bridge Road)

**Consultants and Staff Attending:**

### **Hall County Planning**

Srikanth Yamala, Hall County  
Planning Director

Chris Chavis, Principal Planner

### **Hall County Administration**

Randy Knighton, County Manager

### **Consultant Support**

Paige Hatley, Amec Foster Wheeler

Demi Patch, Amec Foster Wheeler

Inga Kennedy, PEQ

Marla Hill, PEQ

### **Meeting Summary:**

1. The meeting began at 5:30 and each attendee was asked to sign in and given a fact sheet, comment form and survey for completion. Attendees were then guided to a map of the county which they were asked to mark with the location of their residence. Next, attendees were invited to post suggestions on a "Big Ideas for Hall County" board, review a map of the original Comprehensive Plan (2004-2005) and a map of the 2040 Regional Transportation Plan (2015 update) for the Hall County region. Each attendee was encouraged to revisit the "Big Ideas" board after the presentation, to record any suggestions that might have been inspired by what they heard.
2. The attendees convened for a formal presentation at 6:00. Srikanth Yamala, Director of Planning for Hall County, welcomed the attendees, introduced Project Manager Paige

Hatley, reviewed the history of the previous Comprehensive Land Use Plan, and explained the goals for updating the 2004-05 Plan.

3. Project Manager Paige Hatley introduced team members Demi Patch, Inga Kennedy and Marla Hill, then gave attendees a brief primer on comprehensive planning. She discussed the nature of the Comprehensive Plan, that it is a guide for policy development, not a codified document such as an ordinance. She also explained that the last comprehensive plan had been completed in collaboration with the City of Gainesville ten years previously, and updated in 2009. The City of Gainesville elected to do their own separate update in 2012. The County is required by the state of Georgia to update its comprehensive plan every five years, and an update is due by 2017. The current plan update will fulfill that requirement and cover land use in unincorporated Hall County. Other plans that will be considered as part of the plan update process include Vision 2030, a strategic plan developed by the Hall County Chamber of Commerce; county municipalities' comprehensive plans; and the Gainesville-Hall Regional Transportation Plan (2015 update). (Full presentation at <http://www.hallcounty.org/DocumentCenter/View/2878>).
4. Next, Inga Kennedy of PEQ discussed the County's commitment to public involvement during the comprehensive plan update process and offered ways that the public can get information and give feedback. These included additional open house meetings, displays at County events, project web page (<http://www.hallcounty.org/906/Hall-County-Comprehensive-Plan-Update>), the online survey (available in English and Spanish; see project web page for access), and attending community and association meetings upon invitation. Attendees were also invited to attend a Visioning Workshop on June 10 at 6 p.m. (Commission Meeting Room, Hall County Government Center, 2875 Browns Bridge Road, Gainesville).
5. Attendees were then invited to ask questions and make comments:

- ***What is the timeline for the project website?***

The project website will go live the week of May 10 and will include links to the survey, meeting summaries, and access for leaving feedback. The schedule as shown in the presentation is a placeholder for now but dates, times and locations will be set in the near future.

- ***Is it okay to share information about the Comprehensive Plan Update on our own social media?***

Absolutely! We welcome your assistance with getting the word out and encouraging your neighbors to participate.

- ***I was involved in the 2004 process. The issues that came up included that people want quality growth, and preservation of greenspace. All of this attracts commercial business, which brings jobs. Hall County also has the educational institutions to attract people. Greenspace is often a sensitive subject, but we should want to increase it voluntarily, not wait until it is forced.***

In the previous comprehensive plan, there were only two sets of criteria for required greenspace. It's time to look at alternatives, a way to give and get without having to go through planned development.

Since 2005, there are more new and enhanced transportation corridors, plus plans for a new interchange, which will have a huge impact. Project quality is being enhanced along with increase in development activity.

6. The meeting was adjourned.

- **Submitted Comment Forms**

- Look forward to sharing you info with fellow real estate agents, neighbors and family. Thank you!

Some attendees posted suggestions on the "Big Ideas" board and gave recommendations for additional contacts. Those comments are captured below.

- *Important groups to connect with include the Farm Bureau and the Lion's Club.*
- *Gainesville needs a bypass perimeter highway like I-285 to deal with increased traffic.*
- *After the completion of the four lanes on Highway 29, consider developing it as the new gateway into Gainesville.*
- *Celebrate and encourage what is unique about this area.*
- *To help preserve greenspace, offer a tax incentive to those with acreage, but not in covenants; on a year-by-year timeframe.*
- *For Hall County to have a comprehensive connected network of greenspace is a "quality of life issue."*
- *Explore creative ways to use existing structures, i.e., Communiversities*
- *Connect greenspace and promote passive recreation*
- *More efforts to preserve lakeshore erosion*
- *Hwy. 53, Hwy . 60 – more access roads into/exit of new community developments*
- *Cut down number of red lights to improve traffic flow*





## Public Input Summary Countywide Visioning Workshop

**Meeting Date:** June 21, 2016  
**Location:** Hall County Government Center (2875 Browns Bridge Road)

### Group Exercise Summary

After a brief presentation, participants were asked to identify their vision for Hall County in terms of areas that should be shown as preserved (using green dots), changed (yellow dots), and/or created (blue dots) on a map of the county. A compilation of the responses from participants is shown on the separate Public Input Summary map, as well as in summary narrative form on the following pages:

### South Hall

<b>Preserve</b>	Martin Road
	Flowery Branch Historic District
	Cherokee Bluffs - Williams Mill Greenspace
<b>Change</b>	McEver Corridor (revitalize)
<b>Create</b>	River Walk Development – Braselton area
	Parks (Cash Rd.)

### Chestnut Mountain/Candler Area

<b>Create</b>	Upscale retail needed (River Walk - SE portion of Chestnut Mountain/Candler Area)
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### East Hall

<b>Preserve</b>	Historic character of Gillsville area
	Greenspace (East Hall / Gainesville area adjacent to 985, north of Howard Rd.)
	Healan's Mill (on Whitehall Rd.)
	Cedar Creek Reservoir
	Rural acreage / Farms / Estate development in Cedar Creek Reservoir area
	Rural residential larger minimum tract sizes (generally in entire area)
<b>Change</b>	365 Corridor --> Limited access (dangerous red lights)
	Smart development when Hwy 129 is widened to Athens
	Good buffering/compatible development along Hwy 129
<b>Create</b>	Affordable housing (Joe Chandler Rd. and Hewell Rd.)
	Farmers markets near Gillsville and Lula
	Capitalize on gateway industrial with convention center/Lanier Tech area (365/Simpson Rd.)
	Affordable housing for industrial park (in the area east of Gateway Industrial Park)
	Industrial infrastructure along SR 365 near Cagle and Cagle Mill Roads
	Direct growth to East Hall

### North Hall

<b>Preserve</b>	Glades Farm property (Glade Farm Rd.)
	Don Carter State Park
<b>Create</b>	Nature preserve (Glade Farm Rd.)
	Affordable senior housing (SR 129 and Gilstrap Cir.)
	Potential reservoir on Glades Farm
	Direct growth to North Hall

### Murrayville/Sardis Area

<b>Preserve</b>	Rural land
<b>Change</b>	Redevelop and redefine Sardis
<b>Create</b>	Neighborhood commercial along Dawsonville Hwy
	Senior playground / programs
	Parks (north of Sherman Allen Rd.)

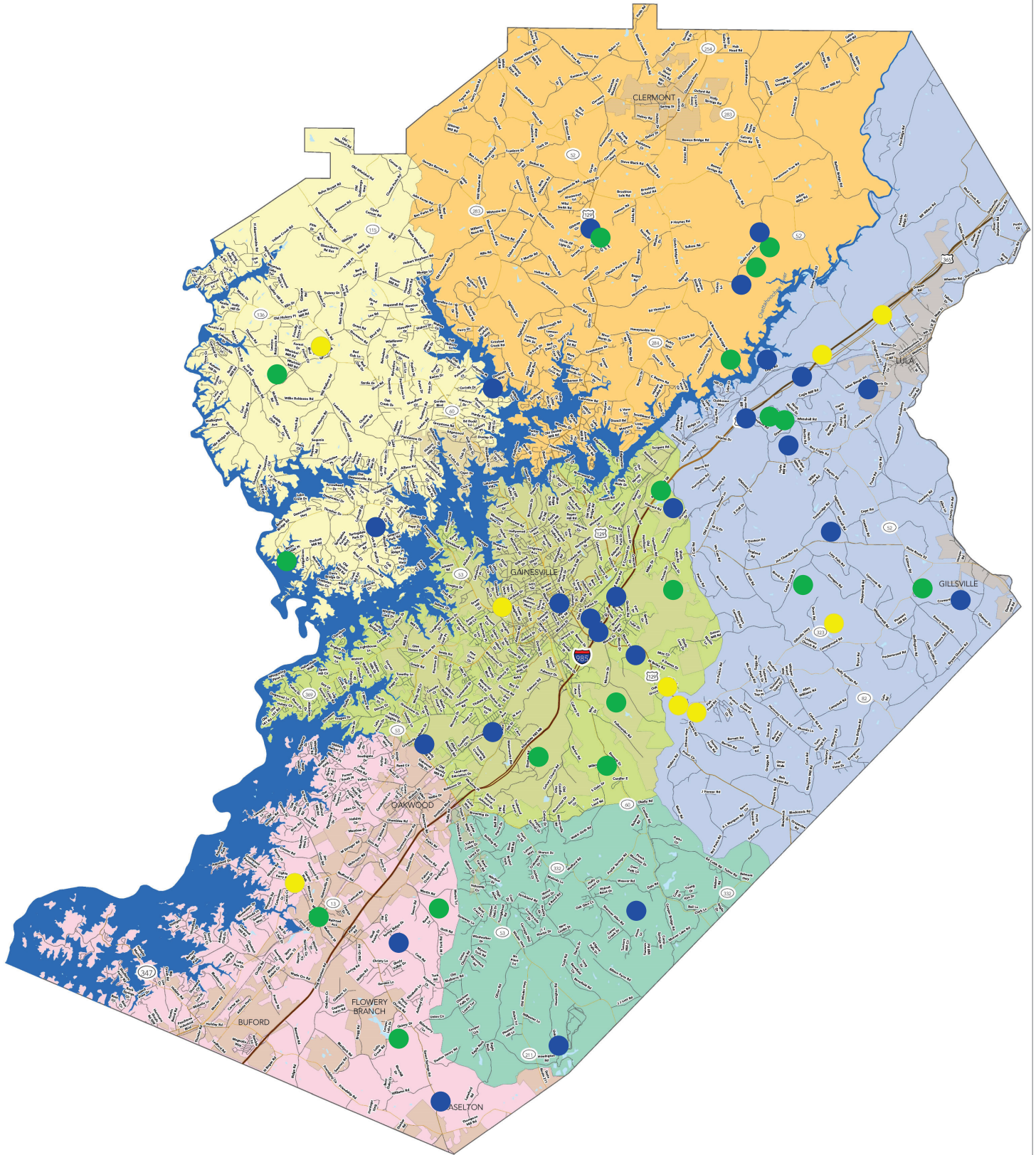
## Gainesville Area

<b>Preserve</b>	Allen Creek -- this is an opportunity to connect greenspace (Chicopee Woods)
	Chicopee
	Former Shawshank Development
<b>Change</b>	Food desert -- no grocery store. Need consumer retail, not just all industry (Athens Hwy and Pine Grove Rd.)
	Redevelop Lakeshore Mall
<b>Create</b>	Harbor Town (Lake Lanier)
	Lanier Tech Campus (Hwy 23 and Howard Rd.)
	Chicopee Mill Redevelopment similar to Ponce City Market (I-985 and Tumbling Creek Road)
	Develop "Bridge to Nowhere" site (downtown Gainesville ped. bridge)
	Redevelopment still needed on Cooley Dr.
	Community center on Hwy 129
	Commercial development next to Mundy Mill neighborhood (Mundy Mill Rd and Old Mundy Mill)

## Other Comments - Countywide

<b>Preserve</b>	Water resources
	Poultry industry
	Preserve waterways
	Traffic flow
	Save existing vehicular corridors for commerce, bus, light rail for long distance
<b>Create</b>	Mixed use development (work, play, shop)
	Encourage market places that are accessible to the "village" encourage pedestrian transport and decrease vehicle use

**PUBLIC INPUT SUMMARY  
VISIONING WORKSHOP**



- Chestnut Mountain/Candler Area
- East Hall Area
- Gainesville Area
- Murrayville/Sardis Area
- North Hall Area
- South Hall Area
- Municipalities



- Public Input**
- Preserve
  - Change
  - Create



## Public Input Summary *Neighborhood Visioning Workshop*

Morningside Heights, Gaines Mill Road &  
Black and Cooley Drive



**Meeting Date:** September 13, 2016










**Location:** Bethel Church of the Nazarene, 1900 Garden Road, Gainesville






### Group Exercise Summary

After a brief presentation, participants were asked to identify existing Assets (using yellow dots) and Issues (red dots) in their neighborhoods and Dreams (blue) for the future of their community, using maps of the area. A compilation of the responses from the six participating tables/groups is shown on the attached map, as well as in summary narrative form on the following pages:

## Group 1

<p>Issues</p> 	<ul style="list-style-type: none"> <li>• Insufficient lighting on the streets where children have to catch the bus</li> <li>• Dilapidated homes on Floyd Road, Athens Road (need to be torn down; there are slum lords)</li> <li>• Old junk cars and trucks – need to be towed away</li> <li>• Neighborhood police patrols forget the small streets (needed on E. Dennis Dr.)</li> <li>• Drug sales – need more frequent police patrols / surveillance to control this</li> <li>• Need traffic light at the end of Gaines Mill Rd. 129S/129N</li> <li>• Lack of animal control &amp; enforcement by the County</li> <li>• More frequent trash pick-up by Public Works Dept. – keep our neighborhood clean</li> <li>• Hog pens. The area on East Dennis Drive stinks on weekends and after 5:00 pm during the week. The stink is horrible. You cannot sit on your porch.</li> <li>• Need code enforcement in each neighborhood; enforce county laws to keep yards looking neat and keep old cars out of yards</li> <li>• Land use back of Sunrise and Fern Drives -- what does the County have planned for land behind Sunrise &amp; Fern going all the way up to White Sulphur Rd.?</li> <li>• Property maintenance</li> <li>• Roads need resurfacing</li> <li>• Need 3-way stop at Athens and Floyd Roads</li> <li>• Speeding – need speed breakers along Morningside Heights, Floyd Road, Eldorado Circle</li> <li>• Entrance to Floyd Rd. – vacant houses, trash on road</li> <li>• Marquee should be installed in front of Beulah Rucker Center to attract visitors coming into the city</li> <li>• Need wider entrance at Eldorado Drive from Floyd Road</li> </ul>
<p>Dreams</p> 	<ul style="list-style-type: none"> <li>• Low income seniors revitalization housing program – federal grants for energy-efficient homes, windows, roofs, doors</li> <li>• Economic development</li> <li>• Grocery store (Kroger)</li> <li>• Pharmacy</li> <li>• Community center</li> <li>• Hardware / lumber stores (Lowe's, Home Depot)</li> <li>• Access to 985 from where we live</li> <li>• Playgrounds for our children</li> <li>• Sidewalks in our neighborhood</li> <li>• Restaurants, including fast-food</li> <li>• Visible Sheriff's department precinct</li> <li>• Closer fire department</li> <li>• Public schools – anywhere there is open land</li> <li>• Keep area the same but clean it up</li> <li>• Development</li> </ul>
<p>Other Comments</p>	<ul style="list-style-type: none"> <li>• Great idea – it makes the people in the community feel important, that our desires count. The feeling of self-worth feels great that you came and that it matters not only to us, but to the Hall County planning personnel also.</li> <li>• Need some trees cut on my property</li> <li>• More property lines in area; survey of land</li> <li>• The cutting on property by County</li> </ul>

Group 2	
Assets 	<ul style="list-style-type: none"> <li>• Great community and neighborhood</li> <li>• Doc Lake</li> </ul>
Issues 	<ul style="list-style-type: none"> <li>• Entrance to Floyd Rd. – vacant houses, trash on road</li> <li>• Mobile home park – revitalize</li> <li>• Blind spot on Mize Circle / Gaines Mill Rd.</li> <li>• Traffic light, excess traffic along Hwy 129 (Gainesville, Hall Co. &amp; Jackson Co.); need more entrances and exits</li> <li>• Dump! Chicken by-products; stink plant!</li> </ul>
Dreams 	<ul style="list-style-type: none"> <li>• Sewer down Highway 129</li> <li>• Exit off 985</li> <li>• Open El Dorado</li> <li>• Grocery store and restaurants on 129</li> <li>• Shopping center(s) in the area</li> <li>• Community center in undeveloped area behind Rogers Cir.</li> <li>• Sidewalks on Gaines Mill Rd.</li> <li>• County and City work together to create exit from Heritage and Rosewood onto Hwy 129</li> </ul>
Group 3	
Assets 	<ul style="list-style-type: none"> <li>• New homes / development in the Gaines Mill Rd. area</li> </ul>
Issues 	<ul style="list-style-type: none"> <li>• Need a traffic light at the Hwy 129 / Gaines Mill Rd. intersection</li> </ul>
Dreams 	<ul style="list-style-type: none"> <li>• Major grocery store such as Publix or Kroger (and supporting sewer lines) somewhere along 129</li> <li>• Cooley Drive &amp; Black Drive needs to be in the city and zoned for commercial use</li> <li>• We need grocery stores and shopping malls to revitalize the place</li> <li>• New senior citizens center / community center in Gaines Mill Rd. area</li> <li>• Sidewalk along Gaines Mill Rd.</li> <li>• New retail site(s) in Black and Cooley Dr. area</li> <li>• Shopping mall at SE corner of 985 / Hwy 129</li> </ul>
Group 4	
Assets 	<ul style="list-style-type: none"> <li>• E.E. Butler High School &amp; gym – swimming pool</li> <li>• Churches</li> <li>• Beulah Rucker Museum</li> </ul>
Issues 	<ul style="list-style-type: none"> <li>• Run down houses are eyesores and do not reflect community pride, esp. near Floyd Rd. entrance and some properties fronting Athens St. &amp; Old Athens</li> <li>• Wallace Rd. needs sidewalks</li> <li>• Hwy 129 has been widened</li> <li>• Need traffic light at Gaines Mill Rd. / 129 intersection</li> </ul>
Dreams 	<ul style="list-style-type: none"> <li>• Walking trails along Athens St., on both sides of 985</li> <li>• Sugar Hill School needs a community center</li> <li>• Gaines Mill Rd. pocket park (between M. Bailey Rd. and E. Dennis Dr.)</li> <li>• Gaines Mill Rd. area community center and pool</li> <li>• Old Maple Valley community center in Morningside Heights – clean up/good location</li> </ul>

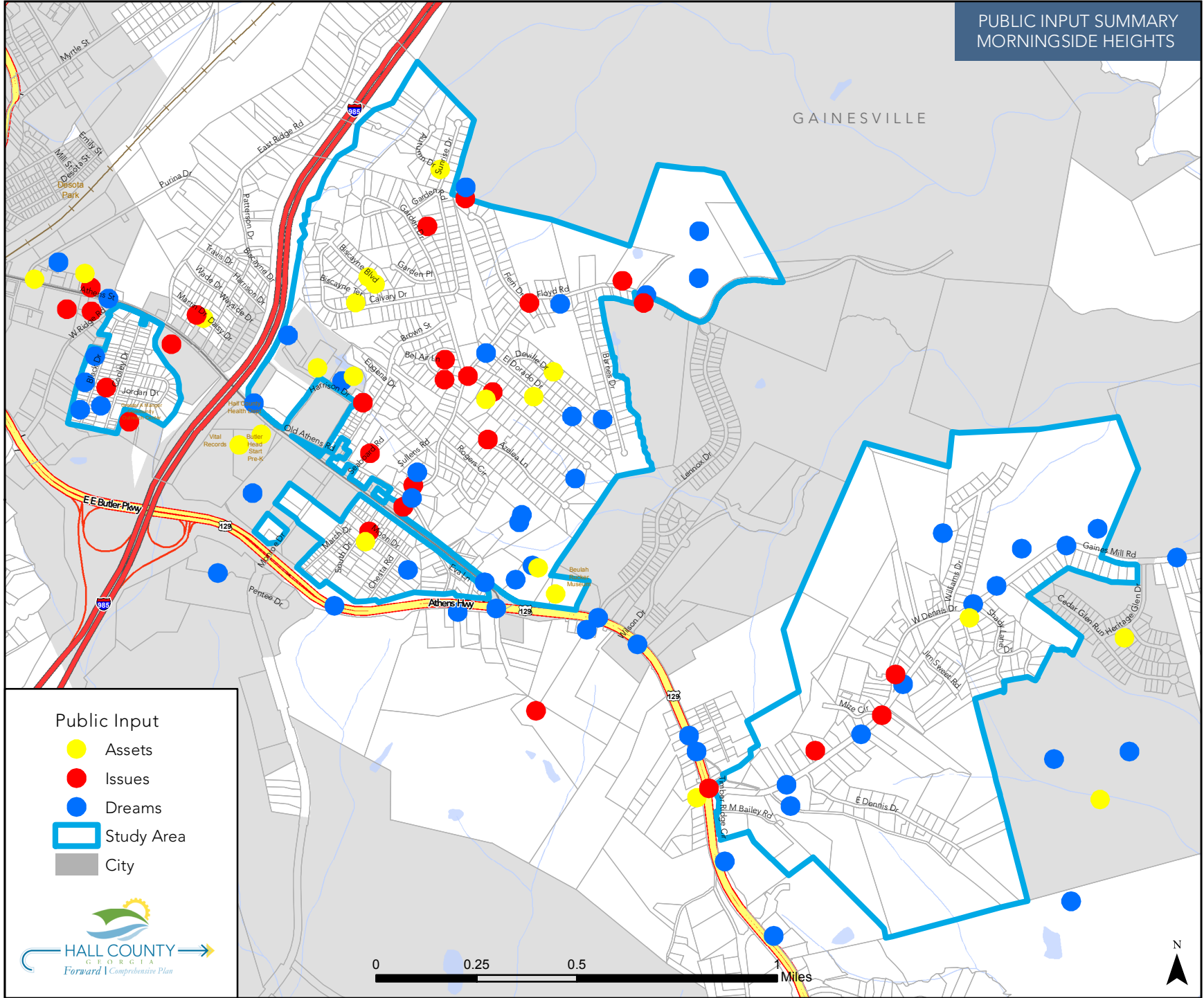
	<ul style="list-style-type: none"> <li>• Mixed-use opportunities (including retail) in abandoned building behind Chevron and in old Sparkles</li> <li>• Pocket parks in Black and Cooley Dr. neighborhood and in Morningside Heights (south side of 129)</li> <li>• Grocery store near Black and Cooley Dr.</li> </ul>
<b>Group 5</b>	
<b>Issues</b> 	<ul style="list-style-type: none"> <li>• Blighted areas and other areas that aren't pleasant to look at</li> <li>• Speeders on Floyd Road</li> <li>• Too many convenience stores and gas stations – no more convenience stores near the Black, Cooley, Jordan, Ridge Rd. area</li> <li>• Need sidewalks in the Black, Cooley, Jordan Drive area</li> <li>• No more landfills</li> <li>• Need street lamps around the end of Cooley and Black Drive connector</li> <li>• Community center in Black and Cooley neighborhood is not a public facility</li> </ul>
<b>Dreams</b> 	<ul style="list-style-type: none"> <li>• Develop the trailer park and land beyond into park, homes</li> <li>• A mini-Walmart or grocery on 129 Corridor south of Old Athens Hwy. and Gillsville Hwy. (no service station) to meet needs of growing population</li> <li>• Housing revitalization throughout Black and Cooley area</li> <li>• Revitalize Butler Gym and open to the public</li> <li>• Potential grocery store at vacant building behind Chevron</li> <li>• Convert old Sparkles to a community center with walking trail</li> <li>• Pocket park for Black and Cooley Dr. area east of private community center</li> <li>• Community center / walking trail north of Harrison Dr.</li> <li>• Open end of Floyd Rd. for ingress / egress to the area and for affordable housing</li> </ul>
<b>Group 6</b>	
<b>Assets</b> 	<ul style="list-style-type: none"> <li>• Quiet streets (Biscayne Blvd, Calvary Dr)</li> </ul>
<b>Issues</b> 	<ul style="list-style-type: none"> <li>• Throughout Morningside Heights: <ul style="list-style-type: none"> <li>○ Speeding</li> <li>○ Lack of sidewalks</li> <li>○ Trees and limbs are down/hanging over power lines</li> <li>○ Abandoned, inoperable vehicles</li> <li>○ Stray animals</li> <li>○ Music levels</li> <li>○ Pot holes</li> </ul> </li> </ul>
<b>Dreams</b> 	<ul style="list-style-type: none"> <li>• Park for community / kids</li> <li>• Guard rails on Brown St.</li> <li>• More stop signs / traffic lights</li> <li>• Recycle bins</li> <li>• Connect to a sewer system without having to annex into the City</li> <li>• Community center in Morningside Heights (basketball court, swimming pool for youth, indoor walking track)</li> <li>• Sidewalks and speed bumps throughout Morningside Heights</li> <li>• Treat ice/snow on streets as is done in the City</li> <li>• More exits out of neighborhood (vs. just Floyd Rd.) in case of emergencies</li> <li>• Restore streets that may have been obstructed</li> </ul>



## Comments from Other Participants

- There's been a change in neighborhood conditions, not for the better
- Section 8 homes are concentrated here and not elsewhere in the county
- Lack of pride in homes/property
- Lack of property maintenance and insufficient code enforcement
- Too many rentals vs. owner-occupied
- Local grocer is needed
- Bus service isn't convenient
- A lot of speeders – need speed bumps on Garden Dr. and Floyd Rd.
- Need increased police presence / routine patrols

PUBLIC INPUT SUMMARY  
MORNINGSIDE HEIGHTS



Public Input

- Assets
- Issues
- Dreams
- ▭ Study Area
- City



0 0.25 0.5 1 Miles





## Public Input Summary

### *Countywide Future Development Workshop*

**Meeting Date:** October 25, 2016

**Location:** Hall County Government Center (2875 Browns Bridge Road)

#### Group Exercise Summary

Participants were asked to identify their preferred locations for specific land uses / development types across the county. A compilation of the responses from participants is shown on the separate Public Input Summary map, as well as in summary narrative form on the following pages:

#### **Chestnut Mountain/Candler Area**

- Keep rural / agricultural uses (between Winder Hwy, Union Church Rd. and Oliver Rd.)
- Add trails and greenways, in particular south of Winder Hwy

#### **East Hall**

- Please incorporate more greenspace within any new development. Connecting more communities through greenspace will build a healthier, and thus more economically viable, community.
- Thanks for installing the greenway! And thanks for actually finishing it. I was a bit disappointed with the lack of engineering a more easily rideable (bike) from Oakwood to Palmour – this would encourage more use.
- Preserve viewsheds along Hwy 129
- Protect water quality (Cedar Creek Reservoir)
- Possible regional park (S. of Lula at eastern edge of the county)

## Murrayville/Sardis Area

- Preserve NW Hall greenspace
- Protect Chestatee River Watershed
- Keep strip malls off the roads
- Develop appropriate "crossroads commercial"
- Plan for as much greenspace as possible in areas that feed water to Lake Lanier
- Expand lanes to 3 or 4 lanes all the way to Lumpkin / 400
- Old Murrayville Park is abandoned and overgrown; fences are there
- Cut through traffic to/from 60 to 53 is terrible due to increasing commercial on 53; need traffic light ASAP at Ledan/Sardis intersection
- The comprehensive plan is a poor document; if it is not policy and will be routinely ignored, please state that in the front of the document

## North Hall

- I would love to see agricultural parcels be kept as agricultural land; incentives should be in place to make families benefit from keeping land in agricultural use (aka not giving higher prices for development and splitting parcels)
- Rural/ Ag 5 acre lots is not realistic -- in a developed subdivision, lots could vary to .75 acres depending upon the availability of sewer/water
- Possible Upper Chattahoochee Watershed Protection Regional Park (NE Hall at Chattahoochee River / Pea Ridge Rd.)
- Preserve Wahoo Creek watershed and greenspace; active attention should be given to a comprehensive greenspace network, i.e. multiuse trails connecting parks and other greenspace areas

## Gainesville Area

- Mincey Marble needs to get a long-term plan made for future expansion in an industrial area. Any property held by them currently zoned residential or anything but industrial should be left as currently zoned. Their plant is not appropriate in the area. Also, being EPA compliant (meeting the minimum) is not acceptable in a residential area -- should exceed and continually update for the sake of employees and residents.
- Agree with the comment above. 700+ Hall County and Gainesville residents signed a petition and voiced comments and concerns begging to prevent further industrialization of this residential community. We (the citizens) put our hope and faith and trust in the comprehensive plan from 2004/2005. We hope that we can create a meaningful document (plan) that will actually protect citizens/ homeowners. The Oct 13th BOC meeting was a significant disappointment.
- I also agree with the two comments above. The new plan should absolutely protect zoned residential areas from industrial zone creep. At a minimum, there should be

transitional zoning between any industrial or PD zoning and any residential zoning. This travesty should be a case study in how not to run a county.

- I agree with three comments above
- Could something be done to control / manage pedestrian traffic on Atlanta Hwy between Old Oakwood Rd. and Jesse Jewell? I saw someone hit by a car and several other near misses
- Smart growth to me means well planned boundaries on high density residential. Please be wary of gentrification and take care of the underserved as the Atlanta influx continues. Build up instead of out! There is no scenic landscapes to protect anyway! When you restrict development from sprawling, please encourage and incentivize alternative modes of transportation so as to alleviate traffic and create walkable areas that serve the basic needs of local residents.
- Develop the midtown area between Jesse Jewell and the station with mixed use; needs to be attractive for younger professionals to bring a sustainable population and tax base to Gainesville
- Conserve the beautiful Green Street buildings and yards.
- Need to reduce/eliminate heavy traffic flow
- Please increase crossings on Green St, 129/60 junction
- Please increase sidewalks
- Please consider bicyclists / sharrows, bike lanes, complete streets
- Please reduce traffic on Green St
- Sublease a portion of park area to private development such as dining, shopping, etc with a view of our greatest asset, Lake Lanier. The proceeds could fund the parks budget for all of Hall County potentially. With lake access and views it could be a hit while generating more tax revenue, in addition the rent.
- Shallowford Rd -- Light @ Shallowford and 53 is bottleneck. Redesign Shallowford to better serve road network and traffic distribution.
- Skelton is a cut-through to avoid some congestion, but is too narrow. Need road improvements and neighborhood revitalization.
- No truck route on Parkhill Dr.
- Crosswalks and sidewalks linked throughout city would encourage walking

### South Hall

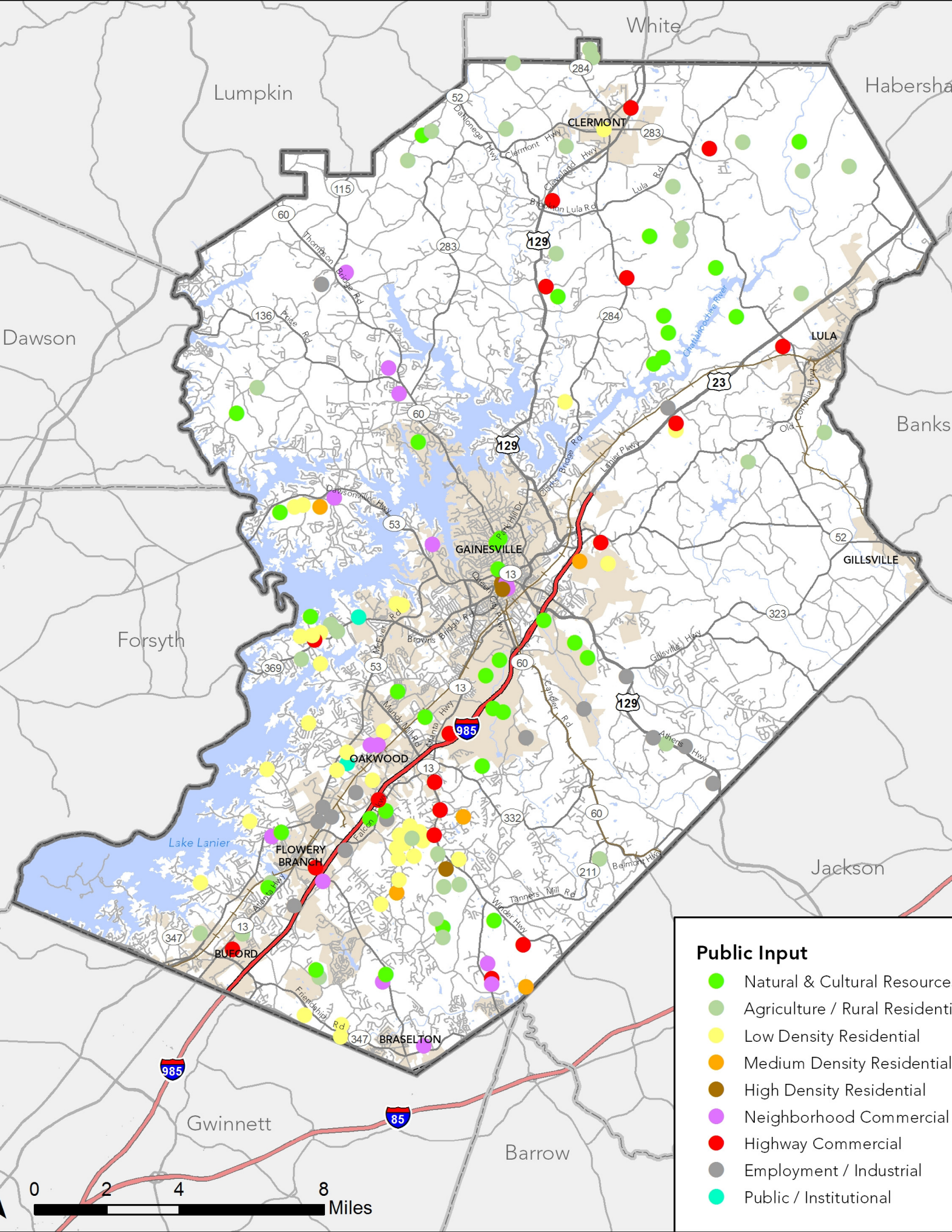
- Trails and greenways, south of Winder Hwy in particular
- Keep Winder Hwy area agricultural
- Preserve greenspace between Mundy Mill Rd. and Atlanta Hwy / SR13
- Need a Kroger (Flowery Branch)
- Connect Mundy Mill with multipurpose trail
- Fund Islands to Highlands trail to loop completion
- No mixing of industrial and residential
- We have enough convenience stores and strip malls
- Find greenspace to preserve, especially near the lake

- Preserve the rural charm/countryside of the area
- I see so much medium density housing being constructed with no/little appreciation for the environment; too much clear cutting
- Keep Jim Turk/ Martin Rd. residential; don't widen either
- Keep truck traffic from Exit 14 on SR 13; do not widen Martin or JM Turk
- Do not run Exit 14 down Jim Turk Rd -- this is agricultural, residential and a park
- All commercial should stay on Atlanta Hwy/13
- Keep traffic off Martin
- Please take Martin Rd. expansion off the Greater Hall Metropolitan Planning Organization (GHMPO)'s transportation plan
- Keep all industrial on west side of 985! I-85 traffic should use Thurman Tanner Rd to 53 and Spout Springs Rd.
- Keep JM Turk off Exit 14 plan
- Leave Martin Rd out of the Exit 14 plan
- Remove all plans from the DOT projects list that include widening Martin Rd. or Jim Turk. Use Atlanta Highway and preserve the residential areas.
- Martin Rd and JM Turk Rd should never be widened -- all commercial should stay on Atlanta Hwy State 13. Sixteen homes will be demolished if this proposal goes through; it will destroy the quality of life for that whole area (my house is one of the homes scheduled to be demolished. I am one of the Big Red Dots on the GDOT map!) I also received an email from GDOT stating that the purpose of Exit 14 was to get industrial traffic from HF Reed Parkway and Thurman Tanner Rd onto 985. So build the Exit 14 for that purpose only and keep all industrial traffic to the west of 985!
- Remove Martin Rd from plan and dump all exit traffic on Atlanta Hwy -- do not need to use Martin or Turk Rd.
- Remove Martin Rd from the plan. It does not matter how long this has been "planned" -- residential development was allowed and happened and it is now the responsibility of community and government leaders to protect our right to the pursuit of life, liberty and happiness.
- I request that Martin Rd NOT be widened. Property values will be vastly affected. Better alternative would be to use Atlanta Hwy.
- Exit 14 will bring truck traffic
- Keep the traffic on SR13/Atlanta Hwy -- do not widen Martin Rd. or Jim Turk Rd.
- Martin Rd/ JM Turk have curves and residential traffic and don't need to be widened for business traffic -- use Atlanta Hwy.
- Exit 14 is a stupid idea
- Please remove widening of Martin Rd from Exit 14 plans
- Please remove I-985 & Martin Rd. as recommended "Regional Commercial" in the 2005 Comprehensive Plan; this area is residential
- I think that Martin Rd/JM Turk Rd proposal should be taken off of the plans and any future plan to be widen; we need to have those 16 homes on Martin Rd that are scheduled to be demolished left alone. My home is one of those on the demo list.

- I am STRONGLY against the widening of Martin Rd. It is unnecessary and harmful to the community. Eminent domain should only be used in emergency situations to take personal property. It is a shame this is even being considered.
- Shift your perspective from money to the needs of the people and more people will want to move here. We need improvements to greenspaces and parks to encourage family and community. Building exits in residential communities is not the way to encourage people to move in.
- Instead of a full diamond exit for exit 14, use a half diamond formation. Traffic could access 985 from Thurman Tanner Parkway. Westside of 985 is all industry. The east side of 985 is all residential. Leave the residential area alone!

### Other Comments - Countywide

- When developing areas for commercial or residential do so in an ecologically respectful manner. Don't cut down trees. Do remove non-native invasive plants -- Kudzu, privet, bamboo, etc. When landscaping new areas, use native plants. These support the ecosystem because they attract native insects, birds, and other wildlife.
- The parks in Hall County are not up to par. Not every resident goes to the lake. Study Gwinnett Co parks and follow suit. Mulberry Community Center is a great idea but there's not creativity there. No trees for shade. Nothing but a modular playground. Build green space parks that encourage a community feel.
- Elechee Center is an amazing resource for education and awareness. Keeping these natural places and connecting these types of resources to the community and residential areas will encourage a healthier county -- mentally, physically and economically.
- All planning must include the availability of water. It is the only constraint that cannot be planned around. You cannot manufacture water.



**Public Input**

- Natural & Cultural Resource
- Agriculture / Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Highway Commercial
- Employment / Industrial
- Public / Institutional

0 2 4 8 Miles





## Public Input Summary Countywide Open House

**Meeting Date:** May 20, 2017

**Location:** Hall County Government Center (2875 Browns Bridge Road)

Meeting attendees were asked to provide comment on the draft Future Development Map and Character Area descriptions, as well as the draft Goals and Strategies. Public comments that were received are listed below, as well as responses by Hall County, where appropriate.

Public Comment	County Response / Explanation
Protect the wetlands around Exit 14.	A Wetland Protection Ordinance is in place.
Encourage using native plants that are more resilient.	The Tree Protection / Landscaping Ordinance is recommended for review, which can address this topic.
Eastern Continental Divide runs through Hall County – there are protected waterways.	Local environmental ordinances include buffer and impervious surface requirements; Hall County also follows requirements of the Regional Water Plan for water protections.
Identify the Old Federal Road South of I-985.	A Georgia Historical Marker is currently in place to help identify the general location.
Partner with U.S. Army Corps of Engineers (USACE) on possible park use and historic sites interpretation around Lake Lanier.	Hall County is participating in the Lake Lanier Master Plan, which affords an opportunity to discuss these topics with the USACE.
“Corridor” designations should be found in all areas of the County, including “Rural” and “Rural Residential,” in a 20-year plan.	Commercial development is largely intended to be concentrated in “Activity Centers” and “Community Crossroads” to avoid sprawling development that impedes traffic flow along major roadways; designation of additional corridors to meet long-term needs can be evaluated with the next major plan update in five years.
Why no “corridor” on other roads?	
Need design standards, less storage complex and small box stores.	Gateway Corridor design standards are in place and are recommended to be evaluated to determine if changes are needed.
Please add a North Hall Parkway By-Pass to the list – we must plan for this now.	The draft plan includes a recommendation to evaluate the need for an east-west connector.
Please try to reduce red tape for good development; use the carrot not the stick; provide flexibility in the	The draft plan includes a recommendation to evaluate development review processes and to prepare a

Public Comment	County Response / Explanation
plan; the cost of meeting unnecessary codes are passed on to the buyers of real estate; lessen the unneeded codes and you'll reduce costs.	Unified Development Code to streamline and update regulations for ease of use.
Plan more greenspace.	Greenspace planning is proposed to be addressed in greater detail with an update to the county's 2008 Parks and Recreation Master Plan.
Be selective in business development; tech-related sounds good, Dollar General not so much.	A Dollar General Market store, or similar concept, to provide fresh produce / additional grocery options is intended as one option to consider for areas that are "food deserts."
At the present time, I feel the rezoning of Sardis/Ledan is a mistake. Until the traffic situation is fixed, the four-laning of Ledan is complete, and the shaving down of the hill on Ledan is complete, bringing in businesses will only make the congestion worse and more dangerous. We've been told how convenient it will be – we didn't move out there for convenience, we like the rural area and getting in the car to go to the store is not a problem. The housing they want to do is not a problem as long as they are equivalent in size to the homes in the area.	The proposed location / designation does not change what is shown on the Future Land Use Map that is currently in effect. The Community Crossroads designation is intended to accommodate limited, small scale neighborhood-serving uses. The proposed roundabout and the Sardis Connector project will improve traffic flow in the area.
Please do not rezone the area around the Ledan and Sardis Road intersection. Both roads are only 2-lane and already overwhelmed. Businesses would mean more traffic and big trucks on an already dangerous area. Stores are less than 2 miles away for most people. Business can also mean an increase in crime.	
Do not want Community Crossroads at Sardis and Ledan; don't want any more traffic, and it's uncertain at this time of any benefit the proposed roundabout will have.	
While the goals and objectives referenced open space conservation, the land use categories do not illustrate any mechanism for this to be implemented. The Rural and Rural Residential categories noted 1 unit / per acre. This will only lead to the subdivision of land with little regard to its physical features. More detail should be in the plan to promote the utilization of conservation subdivisions.	Recognizing much of the county is zoned to allow 1 unit per acre, the use of Conservation Subdivision Design is recommended in policy, and the draft plan recommends the current standards be reviewed to make it a more effective tool.
Offer a tax advantage to promote greenspace.	Greenspace planning (including identification of possible incentives) is proposed to be addressed with an update to the county's 2008 Parks and Recreation Master Plan; in addition, the county's Conservation Subdivision Design Ordinance is recommended to be reviewed to make it a more effective tool.
Yes, pleased to see Goal #2 – Rather than build new properties we need to improve what we have. The financial growth that we all want to see should be in standard of living and not new development. While new development grows the tax base from new residents it is also a drain on the water we have available.	
Keep Hall County Green! Goal 3 needs to be strongly incorporated in community work program. Designating a position for shepherding parks and greenspace planning and implementation is a priority.	
Promote high end development (>\$275,000 home/land value) because they pay their fair share of tax to support county services; let the market dictate the developments.	

Public Comment	County Response / Explanation
Support and actively pursue exits from I-85 on to I-985 and onto 985 from 85 to promote more industrial development. Presently, if you want to go to Greenville, you must go across country by way of 129 or a similar road to connect to I-85 East.	
Need water road drainage system for Whispering Pines Dr. off 369.	
Thank you for listening to Martin Road people – we are all so grateful.	

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## Introduction

The Community Assessment presents an inventory and evaluation of existing local conditions that were used, in conjunction with input from the public participation process, to identify needs and opportunities in *Hall County Forward*. The Community Assessment Appendix is organized into the following sections:

- Socioeconomic Data Summary
  - Population
  - Housing
  - Employment
- Land Use
- Natural Resources
- Cultural Resources
- Transportation
- Appendix C-1: Detailed Socioeconomic Characteristics

## Socioeconomic Data Summary

This section summarizes the socioeconomic characteristics of Hall County, its cities and the unincorporated area, past and future. A more detailed assessment including tables and charts is available in Appendix C-1.

### ■ Population Growth

Hall County continues to grow in population at a steady pace. In 2010 the population for Hall County as a whole was 180,003, and in the unincorporated area it was 128,583. In 2015, U.S. Census population estimates indicate population figures of 193,535 and 136,915, respectively. Between 2010 and 2015, according to U.S. Census estimates, Hall County outpaced the state as a whole with an average population increase of 7.5% (compared to 5.2% for Georgia). Although during these past 5 years the unincorporated area added more new residents (8,382) than the cities (5,200), the cities increased their population by 10.1% (almost twice the state average) while the unincorporated area still outpaced the state with a 6.5% increase.

### Population Forecasts

Looking forward to 2040, the county as a whole is projected to double in population (to 371,570; in the unincorporated area only, the projected population is 273,164) by 2040, growing an overall 106.8%, while population growth in the unincorporated area is projected to exceed the countywide increase somewhat at 110.3%.

Numerically, in the unincorporated area, the greatest population increases are expected to occur to the south and east of the city of Gainesville, in the East Hall, South Hall and Gainesville Planning Area (see p. 7 for descriptions of “Planning Areas”), in that order. On the other hand, the greatest percentage population

increase is expected to occur to the north and east of the city of Gainesville, in the East Hall Planning Area, the Chestnut Mountain/Candler Planning Area, and the North Hall Planning Area, in that order. The other two Planning Areas—Gainesville and South Hall—are projected to increase in population near but a bit lower than the overall average percentage increase for the unincorporated area as a whole.

Household forecasts for the unincorporated area parallel the population forecasts and high versus low growth areas, adding almost 50,000 new households by 2040 to the 43,260 that lived in the area in 2010.

### ■ Population and Household Characteristics

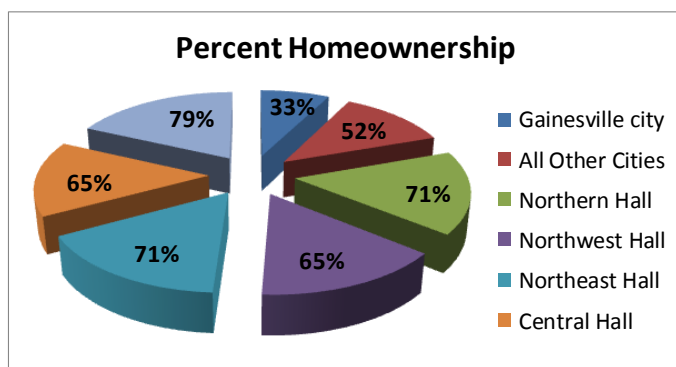
Compared to the state, in 2010 Hall County had a slightly higher proportion of children under 18 and elderly 65 and older. In addition, Hall County had a considerably higher proportion of White residents, with comparatively small percentages of Black or African Americans and all other racial categories except those who identified themselves as “some other race” (which does not include bi-racial individuals). This suggests that a relatively large (almost 14%) multi-cultural population resided in the county, which outnumbered all other races except White. Without regard to race, there was a high proportion of Hispanic or Latino people living in Hall County—more than a quarter of the total population.

In the unincorporated area as a whole, the Black or African American, Asian, Native American, and the multi-racial populations were well represented, while almost two-thirds of those who identified themselves as “some other race” lived outside of the cities. Almost two-thirds of all Hispanics or Latinos, of any race, lived outside of any city.

Homeownership among households in Hall County overall is a few points above the statewide average (69.3% versus 65.7%, respectively). Major differences between incorporated and unincorporated homeownership exist – overall, only 46.1% of households living in the cities owned their own homes, while the homeownership rate in the unincorporated area soars to 78.7%. Most of the unincorporated Census Divisions have homeownership percentages near the average for the unincorporated area as a whole, with the lowest percentage found in the Central Hall Division (6.3 points below the average) and the highest in Southern Hall (8 percentage points above).

### ■ Housing

#### Housing Occupancy



Adding vacant housing units to the owner/renter household statistics above, almost 70% of the housing units in the unincorporated area were owner-occupied, almost 19% were rented, and about 11% were vacant. This compares to only 40% of the housing units in all of the cities together being owner-occupied, almost 47% rented, and about 13% vacant.

Most of the unincorporated Census Divisions had homeownership percentages near the average for the unincorporated area as a whole, with the lowest percentage found in the Central Hall Division (64.5%)



and the highest in Southern Hall (78.9%). All of the Census Divisions in unincorporated Hall County were well above the statewide owner-occupied rate of 57.6%.

### Growth in the Housing Stock

Before the start of the Great Recession, housing construction was at all-time highs in Hall County, particularly in the unincorporated area. Since the recession, construction has slowly rebounded, particularly for the unincorporated area and the city of Gainesville and, to a lesser extent, Flowery Branch.

Housing forecasts to 2040 reflect population and household forecasts somewhat – with a 106.5% increase in the number of housing units countywide, the cities together are projected to almost double their number of units by 95% and the unincorporated area by over 111% (the latter adding over 54,000 new units to the 2010 housing supply of about 46,700).

In the unincorporated area, the greatest numerical and percentage increase in housing is forecast for the East Hall Planning Area (adding almost 13,100 units and almost tripling the 2010 housing supply), followed by the South Hall Planning area numerically (11,400 units added) and the Chestnut Mountain/Candler Planning Area on a percentage basis (increasing 137% over 2010).

## ■ Employment

### Historic Employment Patterns

The city of Gainesville was the prime “employment generator” in the county in 2010, accounting for one-half or more (between 49 and 57%, depending on the source) of all employment in the county. Only three other cities exceeded 1% of total county employment—Oakwood, Flowery Branch and the portion of Buford in the county. Along with Gainesville, these four cities accounted for a bit less than two-thirds of all county-wide employment (61-to-66%). Well over a third of all employment (34-to-39%) was located in the unincorporated area (i.e., outside of any city).

### Commuting Patterns

In 2010, the number of people that lived in Hall County and had jobs and the number of people that actually worked in Hall County were almost equal. However, only about 70% of commuters both lived and worked in the county. The remaining 30% of the workforce in the county was made up from commuters coming into the county to work each day.

Of the county’s residents who commuted out of the county to work, about two-thirds of them worked in the ARC Metro Area, and two-thirds of those worked in Gwinnett County (while another one-fifth commuted to Fulton County).

Fully 20% of the county’s employees commuted in from North Georgia counties (two-thirds of all employees that commuted in). While only 10% of the county’s employees commuted in from Metro Atlanta or elsewhere, they were overwhelmingly generated from Gwinnett County (almost 82%).

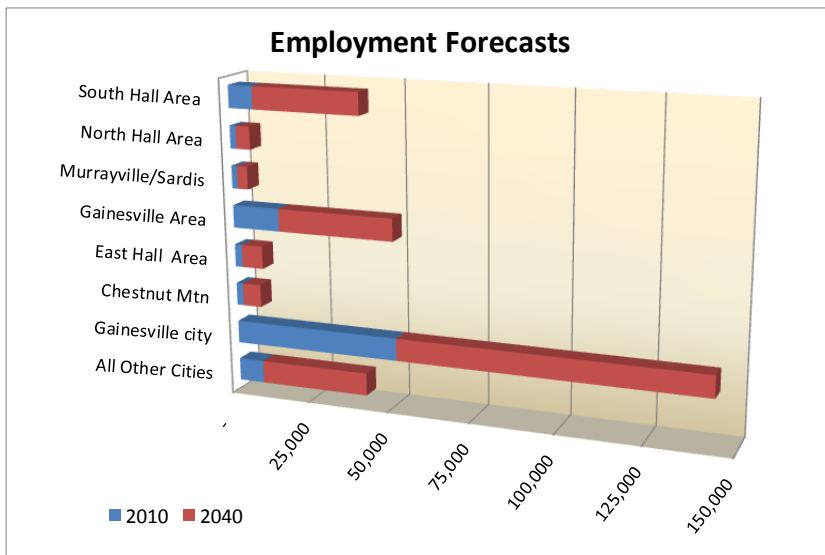
Overall, the Census commuting data indicates a strong local employment base (employing 70% of the workers that reside in the county), good access to nearby employment markets (particularly in Gwinnett and Fulton Counties), and an important regional employment attractor to (especially) its North Georgia neighbors.

### Employment Forecasts

By 2040 the county as a whole is projected to increase its employment base by 126,067, for an overall increase of 141.3%. Over one-half of this employment increase is projected to occur within the cities, while the number of employees in the unincorporated area is projected to almost triple.

In 2010, the city of Gainesville and the unincorporated area were the overwhelming employment venues in the county, together hosting over 91% of all workers. Adding in Flowery Branch and Oakwood, the percentage rises to over 97%.

By 2040, it is expected that the share of countywide employment in the three cities above and the unincorporated area will increase slightly to over 98%.



While the number of employees is projected to increase in all jurisdictions by 2040, the most dramatic changes will be Gainesville’s loss in countywide employment share (from over 57% to 43%) and the unincorporated area’s increase in countywide share (from over 34% to well over 41%).

Gainesville’s retention of countywide retail employment in 2040 will be its strongest sector, followed by Manufacturing. Flowery Branch will show its greatest increase in countywide employment share in the Manufacturing

and Wholesale sectors, while Oakwood will show its greatest increases in countywide share in the Wholesale and Services sectors.

The unincorporated portion of the county as a whole is projected to generally maintain its percentage share of countywide employment in every sector, except for a notable increase in Services. The South Hall Planning Area is expected to account for 44% of all employment growth anticipated in the unincorporated area, followed by 36% in the area around but outside of Gainesville; together – accounting for 80% of all employment growth in the unincorporated area.

In the unincorporated area surrounding Gainesville, the proportion of employment in Services will become more dominant (approaching half of all workers), whereas South Hall will see disproportionate increases in the Manufacturing and Wholesale sectors, and East Hall will see proportionately more growth in the Retail Trade and Wholesale sectors.

## ■ Data Geography

Data and forecasts for Hall County are available for two sets of geographical portions of the county.

### Census Geography

Data from the latest Census—2010—is presented for a variety of socioeconomic characteristics. The following map shows the geographic divisions of the county used in the Census data reports. On the one hand, the Census reports data by city (the portions within Hall County), and on the other by “County Census Divisions” (CCDs) encompassing both incorporated and unincorporated areas. The Clermont CCD, for instance, includes both the city of Clermont and the surrounding unincorporated area north of Gainesville.

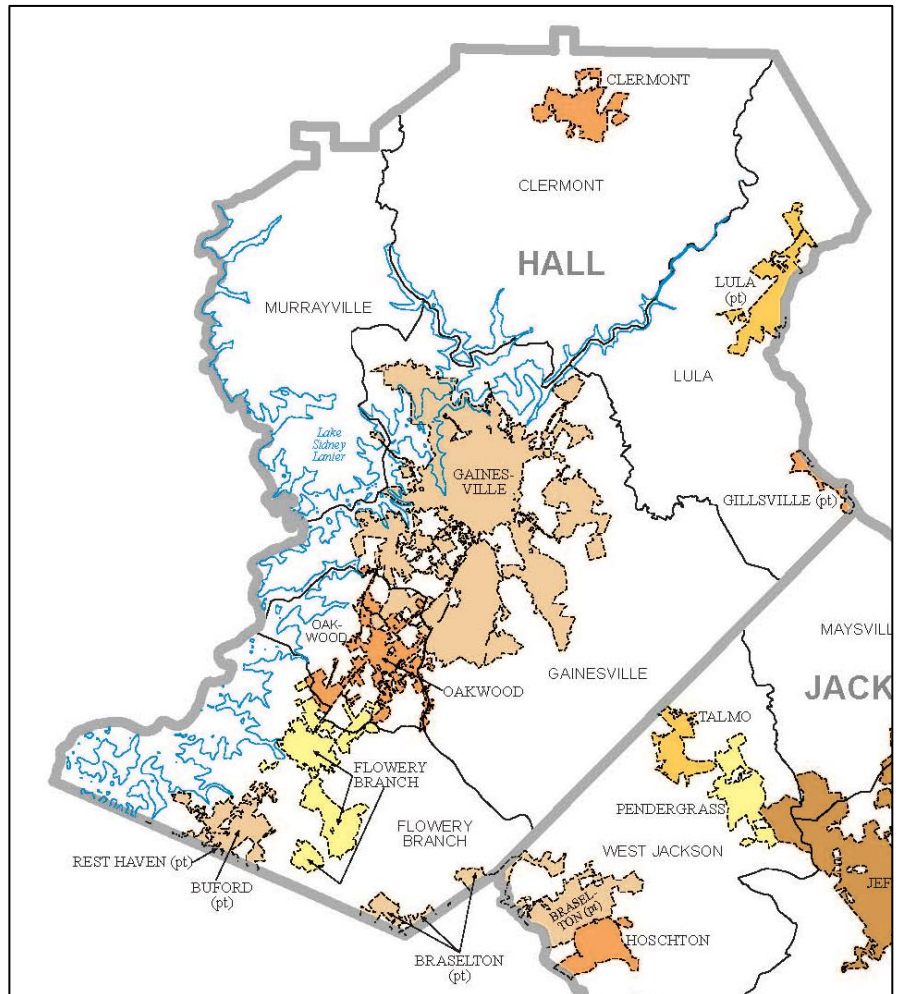
The unincorporated portion of each CCD can be separated out, in order to focus on the overall planning area of the Comprehensive Plan and its component County Divisions. Whenever a Census Division is mentioned in this Appendix, it means the unincorporated portion of the CCD. To avoid confusion, each Division has been given a name reflecting its geographical position in the county. These unincorporated Divisions are named:

Northern Hall (the Clermont CCD), Northwest Hall (the Murrayville CCD), Northeast Hall (the Lula CCD), Central Hall (the Gainesville CCD), and Southern Hall (combining the Flowery Branch and Oakwood CCDs).

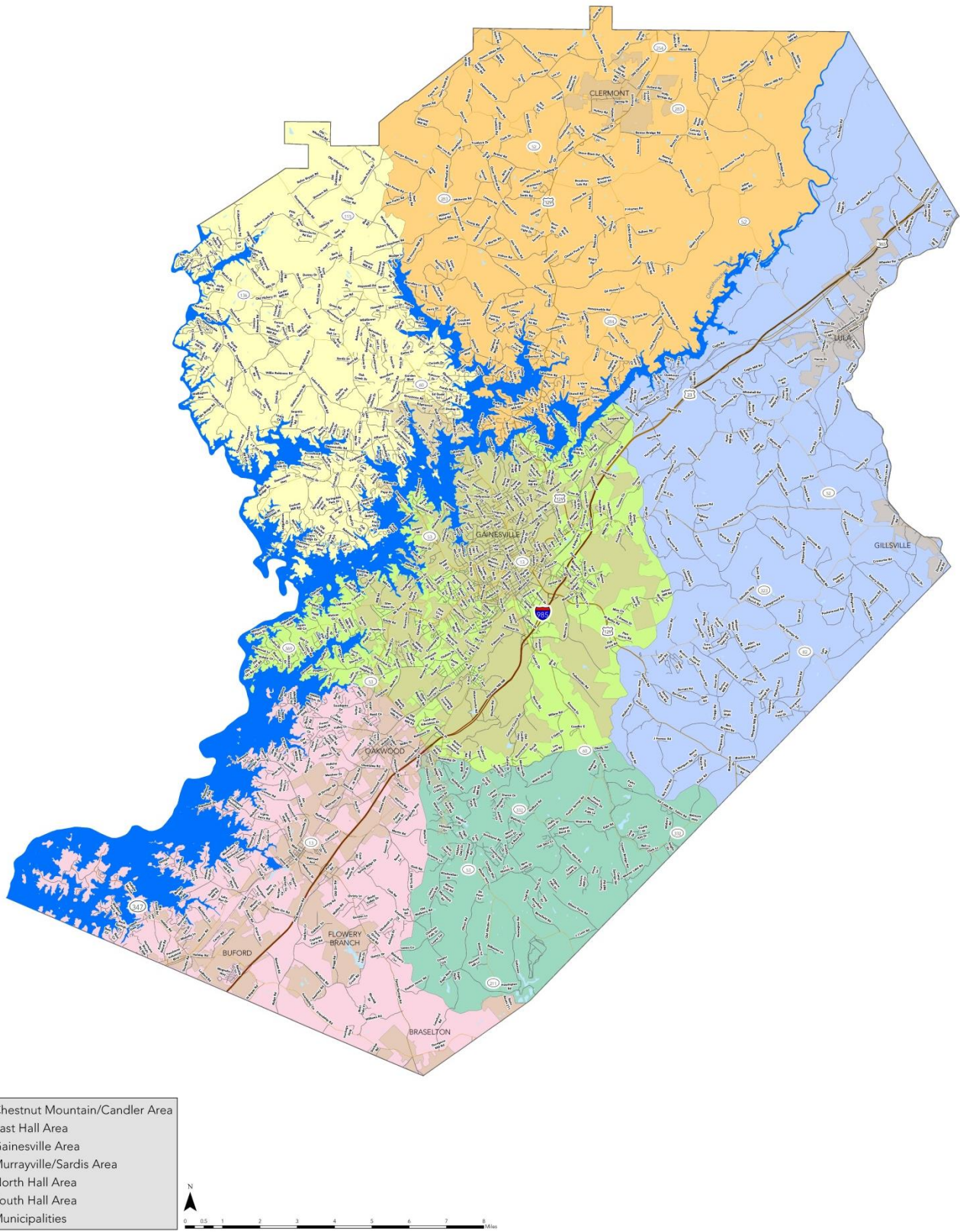
### Planning Geography (Planning Areas)

In order to better focus on specific areas for planning purposes, Hall County is divided into “Planning Areas”, reflecting differences in development trends, living patterns, etc. These Planning Areas are shown on the following map.

While there is a superficial correlation between some of the planning areas and the Census Divisions, data is reported separately for each. The Planning Areas are the foundation for population, housing and employment forecasts, which are derived from the County’s *Comprehensive Transportation Plan*.



Planning Areas Map



## Land Use

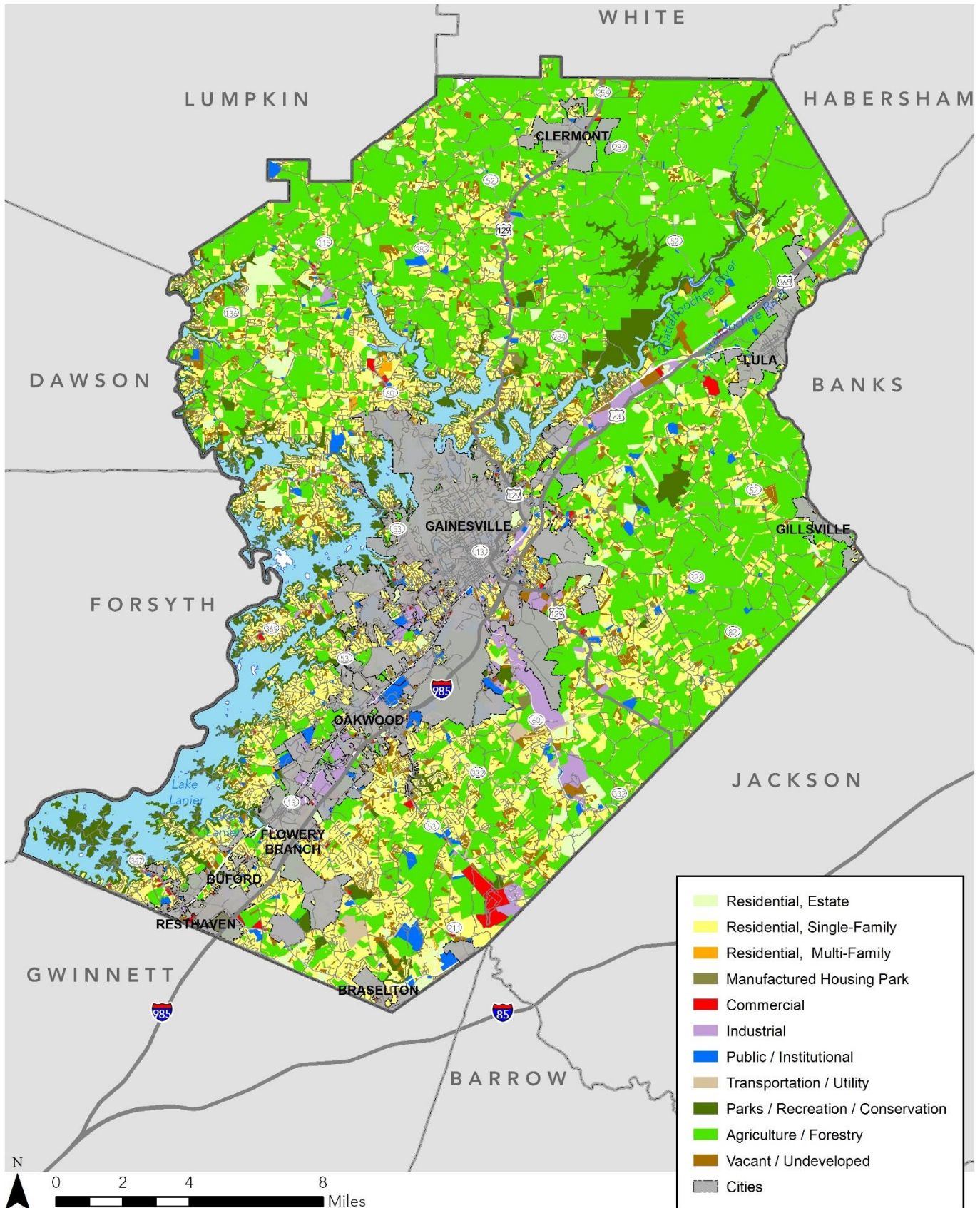
### ■ Existing Land Uses

This section describes the nature of existing land use in Hall County in terms of different land use types. The Existing Land Use Map displays countywide existing land use, defined as the current use of parcels of land and categorized as described in the Existing Land Use Categories table below. The Existing Land Use Map was developed through a process of GIS analysis that involved tax digest data from Hall County, aerial photography from various sources, and windshield surveys.

Existing Land Use Categories	
Category	Description
Agriculture/Forestry	Land dedicated to agricultural and forestry activities
Parks/Recreation/Conservation	Dedicated open space such as public parks and state and federal lands
Residential, Estate	Single-family detached homes and manufactured homes on individual lots > 5 acres
Residential, Single-Family	Single-family detached homes and manufactured homes on individual lots < 5 acres
Residential, Multi-Family	Apartments, attached homes (i.e. townhomes, duplexes), condominiums
Manufactured Home Park	Multiple manufactured homes ("mobile homes") on a single, unsubdivided lot
Commercial	Non-industrial businesses including retail sales, office, services and entertainment
Industrial	Land dedicated to warehousing, wholesale trade and manufacturing
Public/Institutional	State, federal or local government uses including city halls and government building complexes, police and fire stations, libraries, prisons, schools, etc.
Transportation/Communication/Utilities	Properties devoted to power generation plants, radio towers, telephone switching stations, electric utility substations, and other similar uses

Predominant land uses in unincorporated Hall County are agricultural and residential. Approximately 56% of land is classified as agricultural use, and 39% residential. North and East Hall County include large tracts of agricultural land, as well as large-lot residential uses. Agricultural uses are also scattered through much of unincorporated Hall County. Single-family residential development (lower density suburban development) is most predominant in South Hall and the Gainesville Area, extending northward into the Chestnut Mountain/Candler and Murrayville/Sardis areas. The areas of most intense development in Hall County include concentrations of commercial uses in incorporated areas and industrial development following interstate and rail corridors.

Existing Land Use Map



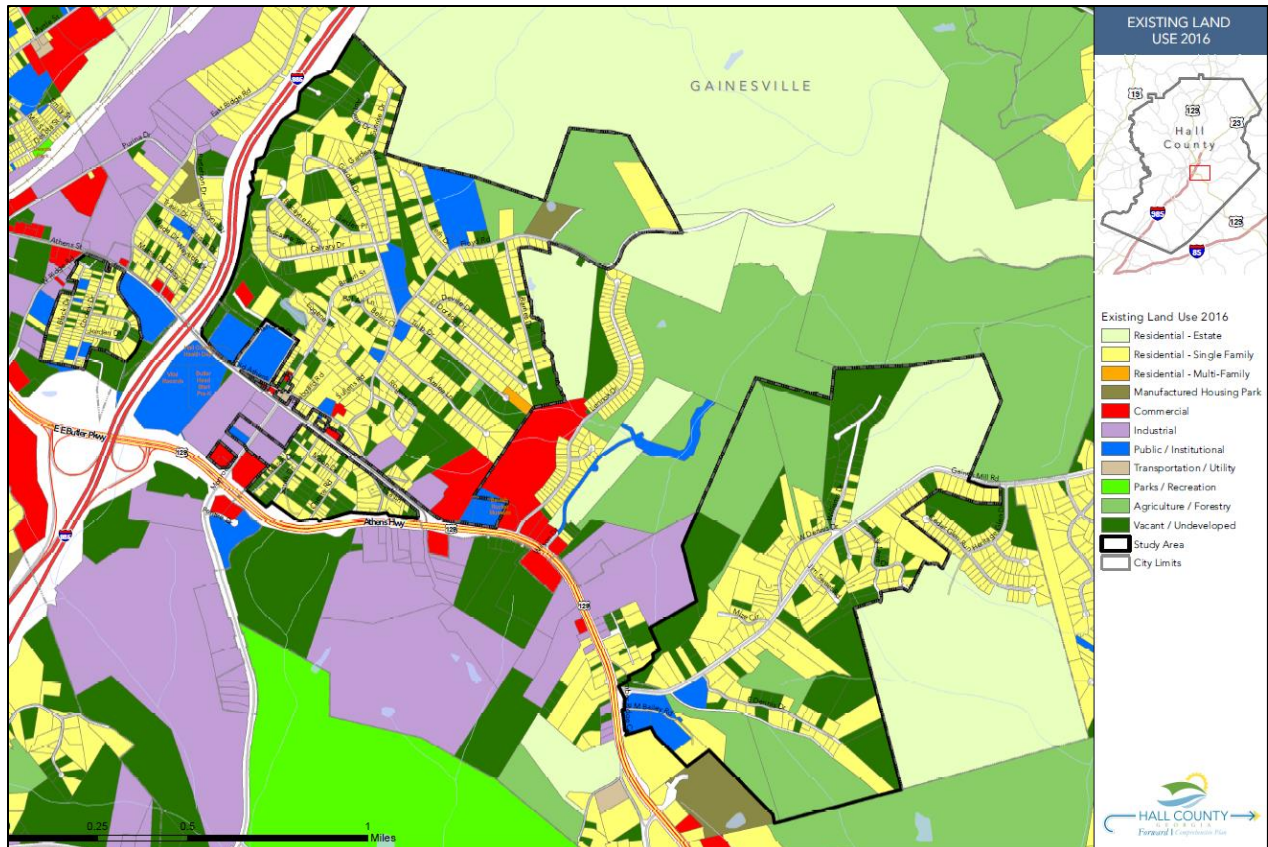
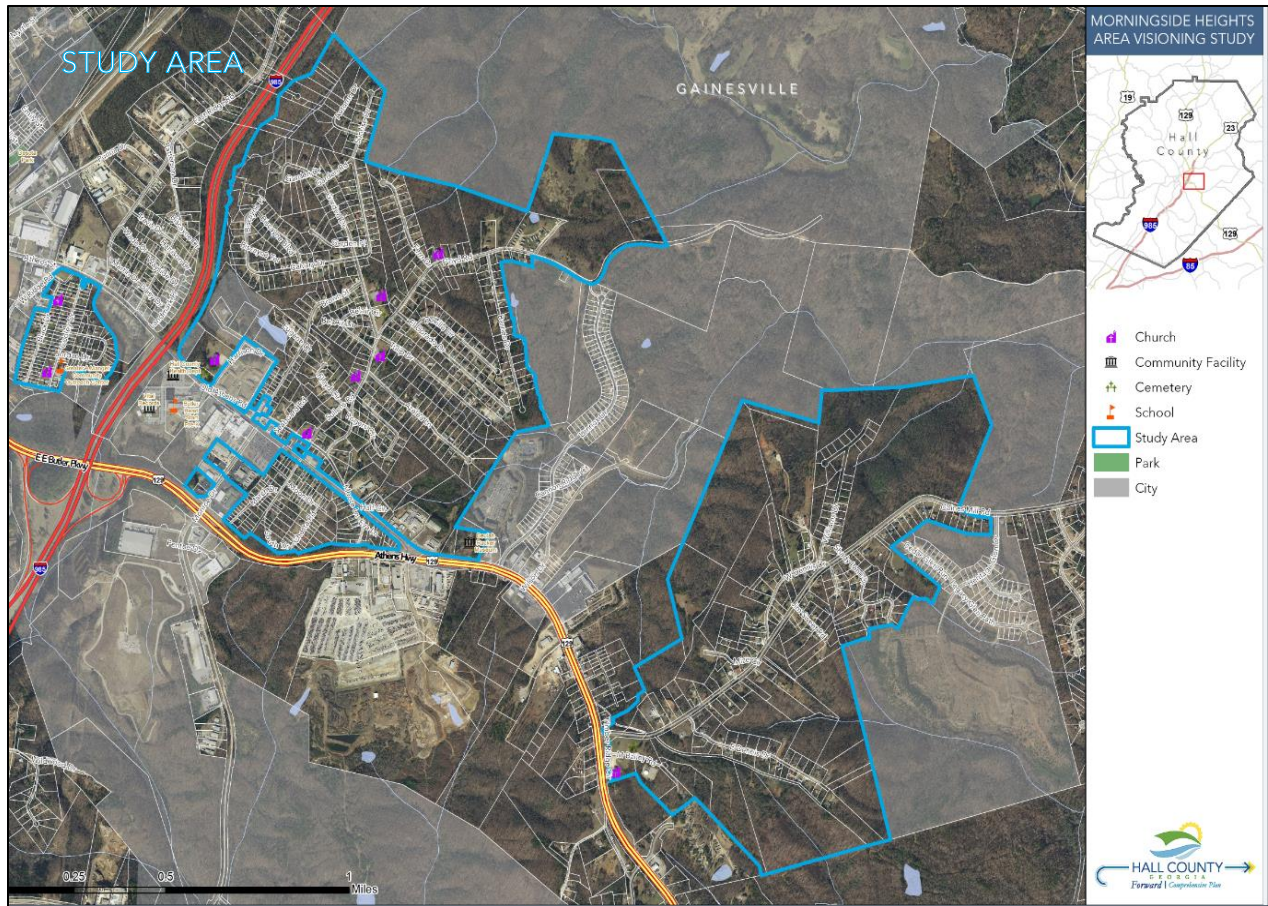
■ Community Revitalization Needs

During the development of *Hall County Forward*, a neighborhood level study of the Morningside Heights area was undertaken to identify residents’ concerns and goals for the traditionally underserved community east of downtown Gainesville. A neighborhood-level workshop was held to gather ideas, comments, and concerns for the future of the Morningside Heights, Gaines Mill Road, and Black and Cooley Drive areas. Residents of the area, which abuts I-985 east of Downtown Gainesville, shared their thoughts about local housing, development, connectivity, pedestrian safety, parks and open space, and public infrastructure (see Appendix B: Public Participation Documentation).

The following series of maps and representative photos summarize existing conditions in the area. As shown in the Study Area map on the next page, the Morningside Heights, Gaines Mill Road and Black and Cooley Drive neighborhoods abut the Gainesville city limits. Existing land uses are primarily detached single-family homes with residential or agricultural zoning designations, and numerous lots are vacant or contain abandoned buildings in disrepair. Some commercial and industrial uses are found along Athens Street. Several churches are located along Floyd Road, which provides one of two entrances into the Morningside Heights area. The Beulah Rucker Museum, which is listed on the National Register of Historic Places, is located at the southeastern edge of the neighborhood. Pedestrian connectivity is limited (see green line on Pedestrian Connections Map), with a sidewalk along the length of Floyd Road and some sidewalk segments in the western portion of the study along Old Athens Road and Athens Street that provide access to only a few of the Gainesville Connection bus stops that are in the area.

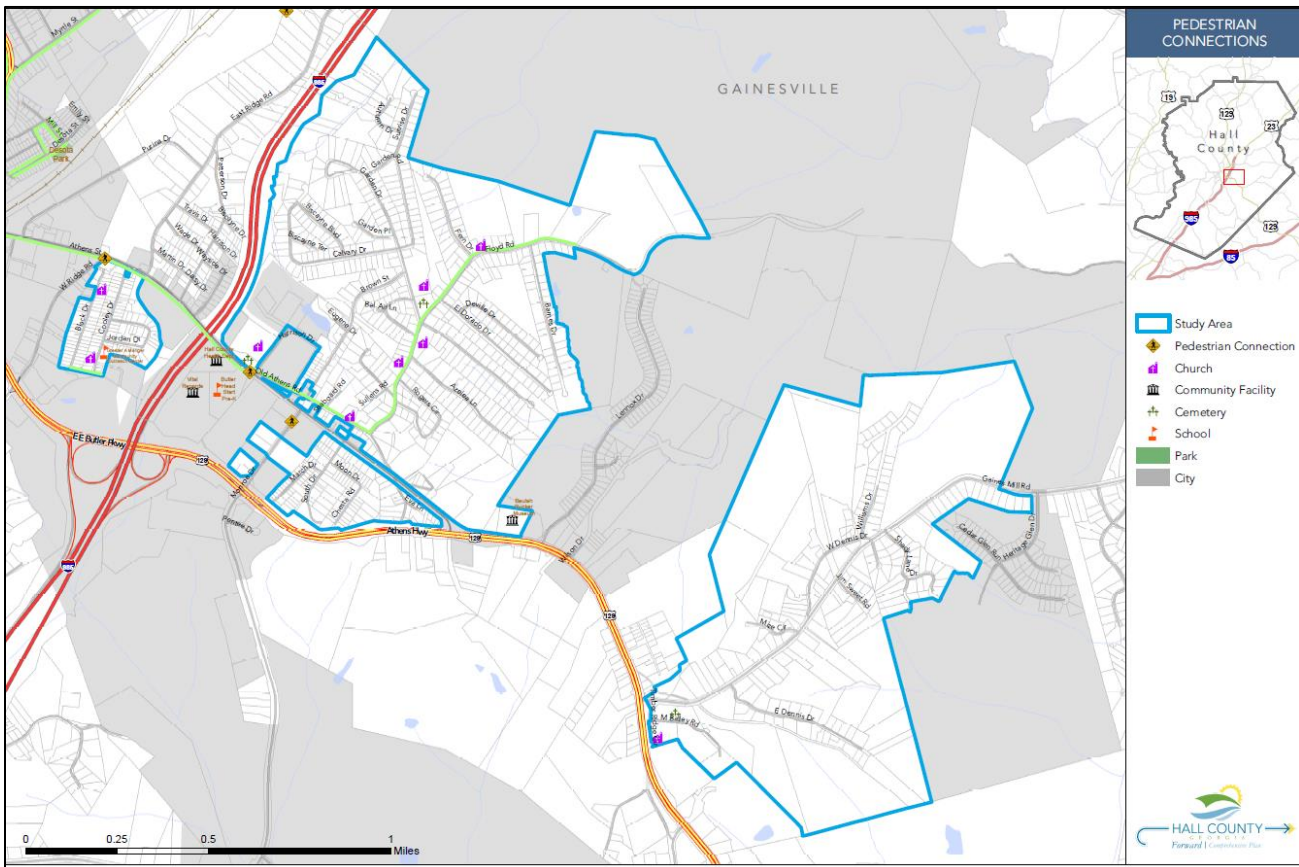
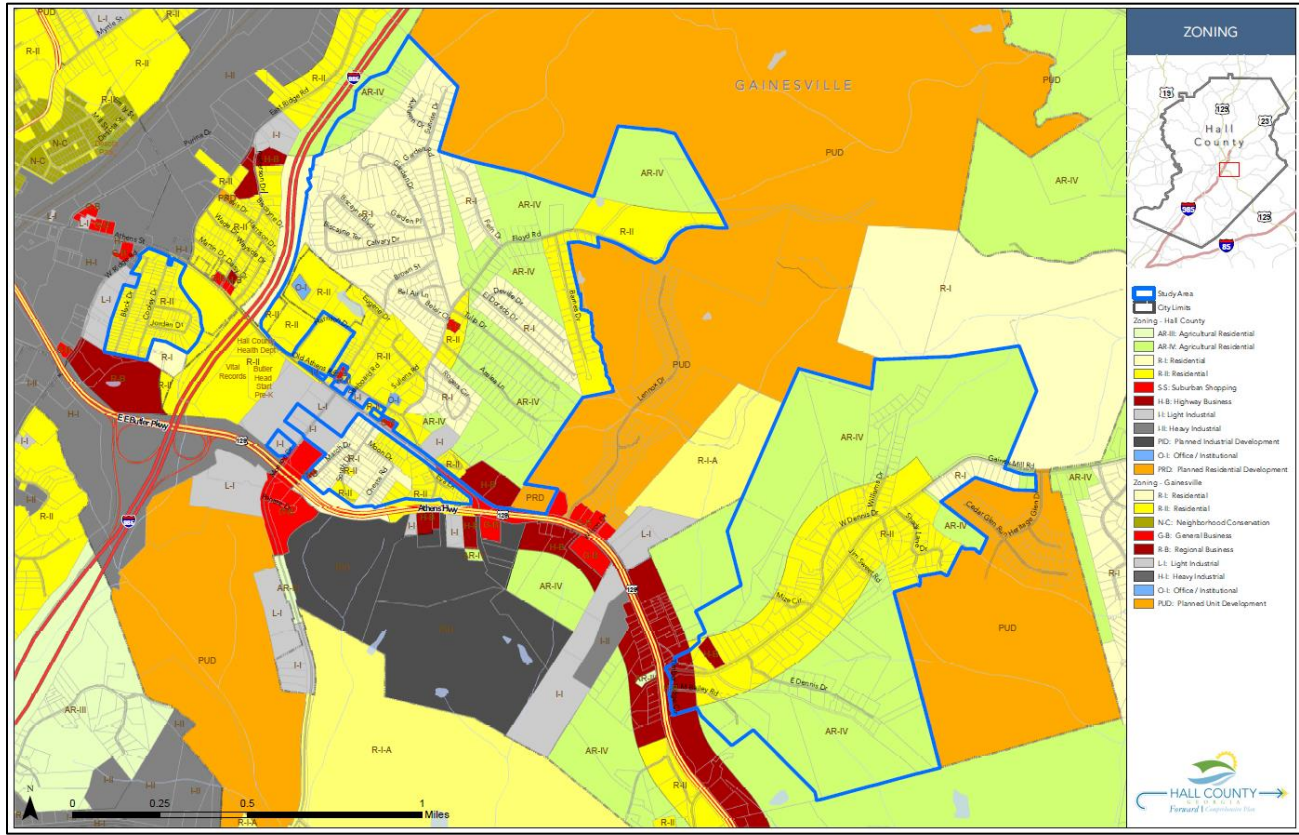
Recommendations for the area are described in Chapter 5: Implementation Program of *Hall County Forward*.







# Appendix C Community Assessment



## Natural Resources

### ■ Environmental Planning Criteria

In order to protect the state's natural resources and environment, the Georgia Department of Natural Resources (DNR) developed *Rules for Environmental Planning Criteria* (Chapter 391-3-16). These minimum standards and procedures, also known as *Part V Criteria*, are required under the Georgia Planning Act to be used by local communities in the development of comprehensive plans. In addition, the Georgia Department of Community Affairs' (DCA) Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-2-1) require local governments to review the Part V Criteria to determine if there is need to adapt development regulations to address protection of the following natural resources:

- Water Supply Watersheds
- Groundwater Recharge Areas
- Wetlands
- Protected Rivers
- Protected Mountains

The Compliance with State Environmental Planning Criteria table in this section indicates whether these natural resources are present in Hall County and if the County has implemented protection efforts. See also the Natural Resources Map in this section.

### ■ Regional Water Plan

DCA's Minimum Standards and Procedures for Local Comprehensive Planning require local governments to review the Regional Water Plan when preparing a comprehensive plan to determine whether additional or modified regulations/actions are needed. The Metropolitan North Georgia Water Planning District (MNGWPD or Metro Water District) coordinates regional planning efforts that address long-term water quality protection and adequate water supply. Its member jurisdictions include 15 counties and 95 cities. In June 2017 a consolidated Water Resource Management Plan was approved by the Metro Water District. Prior to that, three separate plans with associated requirements were in effect; these 2009 plans required compliance with recurring activities, as summarized below:

#### Water Supply/Water Conservation Management Plan (2009)

Many of the action items in the plan do not apply to Hall County, since the county does not manage a public water system. The local public water system is owned and operated by the City of Gainesville. Hall County is in compliance with applicable action items, including: education and public awareness initiatives for water conservation, installation of high efficiency fixtures in public buildings, requirement for new car washes to recycle water, and adoption of a water supply watershed protection district.

According to the June 2017 Water Resource Management Plan, the long term (2050) water supply will continue to be Lake Lanier, with the Cedar Creek Reservoir (built in 2000) in East Hall County as a future potential water supply source. The plan also states the proposed 850-acre Glades Reservoir in North Hall

County is not currently planned as a water supply reservoir and is therefore not addressed as a future water supply source.<sup>1</sup>

### Watershed Management Plan (2009)

The Watershed Management Plan includes recommendations for watershed and stormwater management and water quality protection for the six river basins within the Metro Water District's boundaries. The Chatahoochee and Oconee River basins include portions of Hall County, which is in compliance with the plan's required activities for watershed management, including:

- Adoption of a Post-Development Stormwater Management Ordinance
- Adoption of a Flood Damage Prevention Ordinance and floodplain mapping
- Adoption of a Stream Buffer Protection Ordinance
- Adoption of an Illicit Discharge and Illegal Connection Ordinance
- Adoption of a Litter Control Ordinance
- Coordination between local watershed management and local planning staff
- Sanitary sewer and septic system coordination
- Review of Erosion, Sediment and Pollution Control Plans
- Inspection and maintenance of county stormwater systems
- Development of pollution prevention and good housekeeping practices
- Long-term ambient trend, habitat, and biological monitoring
- Total Maximum Daily Load (TMDL) management for impaired waters
- Watershed improvement projects (includes recent City of Gainesville/Hall County Flat Creek Bandalong Litter Trap)

### Wastewater Management Plan (2009)

Hall County is in compliance with the plan's required activities, which include:

- Provision of adequate wastewater treatment facilities and a capacity certification program
- Sewer system inventory, mapping, inspection and maintenance programs (including training)
- Grease management program
- Sewer system overflow emergency response program
- Septic system planning, critical area management, disposal, regulations and policy to connect to sewer
- Wastewater master planning (North Hall and South Hall plans)

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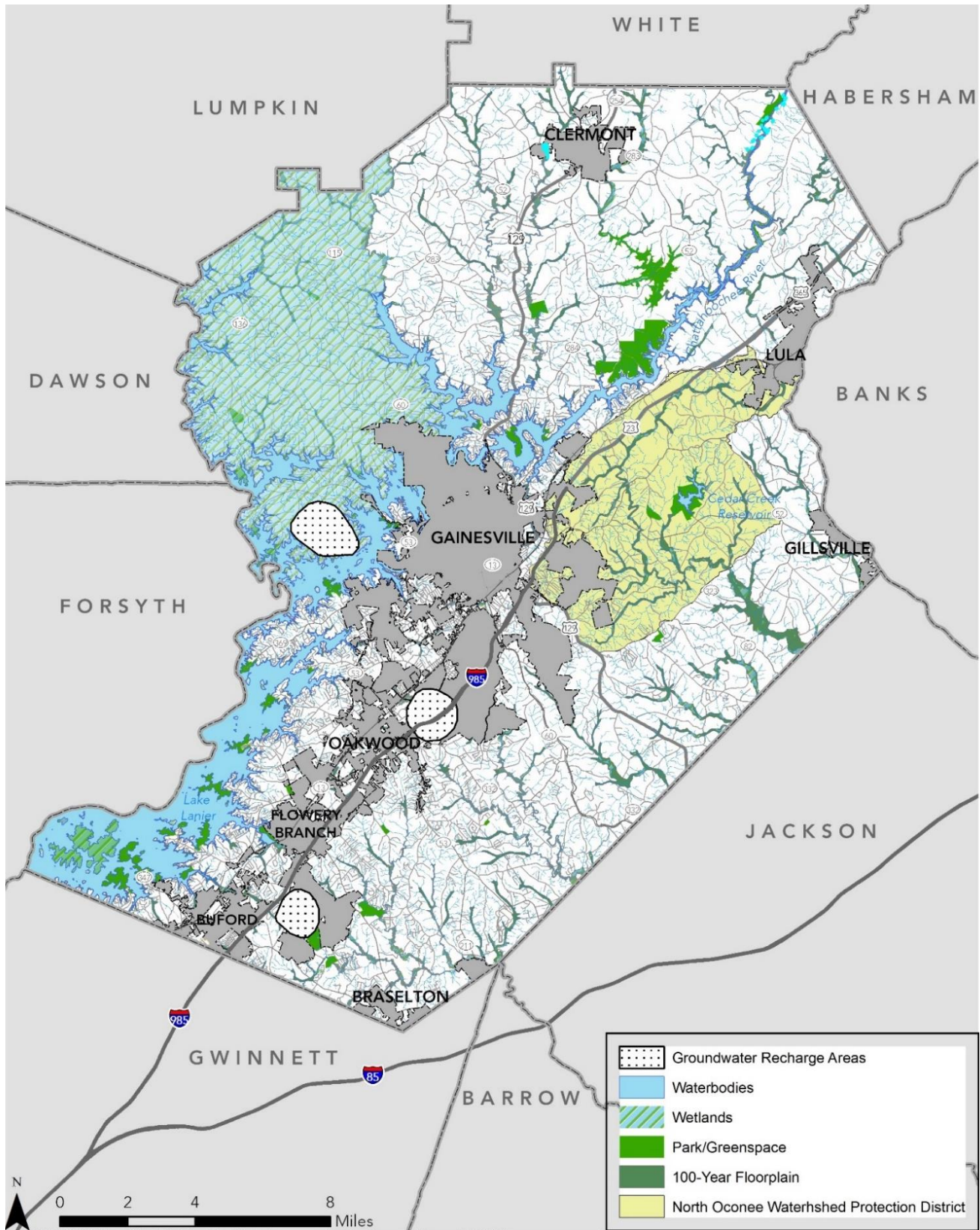
<sup>1</sup> The US Army Corps of Engineers, Savannah District, Regulatory Division maintains a website on the Glades Reservoir project, Permit Application #SAS-2007-00388, here: [www.gladesreservoir.com](http://www.gladesreservoir.com)

Compliance with State Environmental Planning Criteria

Resource	Definition <sup>1</sup>	Location	Local Protections
Water Supply Watershed	The area of land upstream of a governmentally owned public drinking water intake; a "small water supply watershed" has less than 100 square miles of land within the drainage basin upstream of a governmentally owned public drinking water supply intake	The North Oconee Water Supply Watershed Protection District (a small water supply watershed in East Hall)	Watershed Protection Ordinance: <b>Yes</b>
			Typical provisions: <ul style="list-style-type: none"> <li>• Buffer and impervious surface requirements streams within a 7-mile radius of a water supply reservoir</li> </ul>
Groundwater Recharge Areas	Any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer	As delineated by the DNR in Hydrologic Atlas 18, 1989 edition, there are three small, dispersed areas of low pollution susceptibility	Groundwater Recharge Area Protection Ordinance: <b>Yes</b>
			Typical provisions: <ul style="list-style-type: none"> <li>• Septic tank regulations, including minimum lot sizes for new homes</li> <li>• Special requirements for uses with on-site hazardous materials</li> </ul>
Wetlands	Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions	County-wide, as delineated by the U.S. Fish and Wildlife Service National Wetlands Inventory; especially prominent in the Murrayville/Sardis Area	Wetlands Protection Ordinance: <b>Yes</b>
			Typical provisions: <ul style="list-style-type: none"> <li>• Uses associated with contaminants are prohibited</li> <li>• Local development permit is required for regulated activity</li> </ul>
Protected Rivers	Any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents.	Chattahoochee River	River Corridor Protection Buffer: <b>No</b> (county stream buffer requirements currently apply: 50' vegetative buffer and additional 25' setback for impervious surfaces)
			Key provisions of a river corridor buffer per state model ordinance: <ul style="list-style-type: none"> <li>• 100-foot buffer</li> <li>• Limits on land disturbance within the buffer</li> </ul>
Protected Mountains	All land area 2,200 feet or more above mean sea level, that has a slope of 25% or greater for at least 500 feet horizontally, and shall include the crests, summits, and ridge tops which lie at elevations higher than any such area	There are no protected mountains in Hall County	Not applicable to Hall County

<sup>1</sup>Definitions taken from DNR Rules for Environmental Planning Criteria (Chapter 391-3-16)

Natural Resources Map



## ■ Other Natural Resources

### Floodplains

A floodplain is any land area susceptible to being inundated by water from any source. Floodplains serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can prevent floodplains from serving their purpose. For example, any fill material placed in the floodplain eliminates essential water storage capacity, causing water elevation to rise, resulting in the flooding of previously dry land. Hall County's 100-year floodplains are shown on the Natural Resources Map in this section. The 100-year floodplain is an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

The County has adopted a Floodplain Management/Flood Damage Prevention ordinance, which sets forth standards for development within the floodplain. A community's floodplain management activities, including having effective ordinances in place, can make it eligible to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). The CRS program is a voluntary incentive program that recognizes and encourages activities that exceed the minimum NFIP requirements. Depending upon the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%. Hall County currently does not participate in the CRS program.

### Impaired Waters

The Clean Water Act requires the Georgia Environmental Protection Division (GAEPD) to monitor the quality of fresh water rivers, streams and lakes. Waterbodies that do not support their designated uses (e.g. recreation, water supply, aquatic life) due to poor water quality are included on a list of impaired waters, also known as the 303(d) list of waters. Impairments must be addressed through the development of a Total Maximum Daily Load (TMDL), which sets a pollutant budget and outlines strategies for corrective action.

Lake Lanier is composed of five segments, one of which (Browns Bridge Road/SR 369) is on the 303(d) list for chlorophyll *a*. Chlorophyll *a* is a pigment in algae that is used as an indicator of the potential presence of nutrients in a waterbody that causes excess algal growth. The State of Georgia includes this segment of Lake Lanier on its list of priority waters for protection; however, a TMDL will be written for the entire lake.

### Greenspace

In 2000, the state created the Georgia Greenspace Program, making grants available to counties for the permanent protection of greenspace. To be eligible, a county had to develop and implement plans to protect a minimum of 20% of its geographic area as greenspace. In 2001 The Trust for Public Land prepared a countywide Greenspace Master Plan; at that time approximately 4% of the 20% goal was met through state (Don Carter State Park) and Corps of Engineers Land. Subsequent grant awards were made to the county's jurisdictions, including \$500,000 to Hall County. However, funding for the Georgia Greenspace Program ended in 2004.

In 2005 the Gainesville-Hall Chamber of Commerce undertake a strategic planning initiative that identified several "Big Ideas" for creating a desired vision for the county by the year 2030. One of the Big Ideas was creation of the Greenspace Initiative, a group of volunteers that has been active in greenspace planning and advocacy, as well as the development of the Highlands to Islands multi-use trail system. In 2013 the

committee developed a Greenspace Report and Greenspace Vision Map, which proposes a series of greenways, areas for accommodating additional regional parks, and watersheds and viewsheds for protection. The report's recommendations include the creation of a prioritized, phased implementation plan that gradually increases the amount of the county as permanently protected greenspace (whether trails, parkland, conservation easement, etc.) from 6.6% to 20%.

## Historic Resources

### ■ Inventory of Historic Resources

Historic resource surveys provide a working base for communities in devising a local preservation strategy. In 2012 a survey of unincorporated Hall County was conducted by FindIT, a state-wide cultural resource survey program sponsored by the Georgia Transmission Corporation (GTC) in partnership with the Georgia Department of Natural Resources (DNR), Historic Preservation Division. The program is housed in the College of Environment + Design at the University of Georgia.

The Historic Resources Map in this section shows the locations of the surveyed resources, which include buildings and cemeteries. The buildings are categorized by age: those built before 1900; between 1900 and 1950; and, after 1950. The public can view the resources and detailed information from the survey on DNR's official web-based database system: NAHRGIS (Natural, Archaeological, and Historic Resources Geographic Information Systems).

### ■ National Register of Historic Places

The National Register of Historic Places (National Register) is the official list of the nation's historic and archaeological resources worthy of protection. A program of the U.S. Department of the Interior's National Park Service, the National Register is intended to identify, evaluate and protect historic places. As an honorary designation, National Register status places no obligations or restrictions on private owners. However, in order to take advantage of incentive-based preservation programs such as the 20% Federal Historic Preservation Tax Incentives Program, rehabilitation projects must retain a property's historic character by following the Secretary of the Interior's Standards for Rehabilitation.

The National Register includes two historic resources in unincorporated Hall County (see Historic Resources Map): Healan's Mill – Head's Mill and the Beulah Rucker School / House.

#### Healan's Mill – Head's Mill

Located on Whitehall Road at the North Oconee River, the 1850 grist mill (and supporting buildings on the 4-acre property) was listed on the National Register of Historic Places in 1990. It was purchased by Fred and Burnice Healan in the 1960s and used as an antiques store.

In 2003, Hall County purchased the mill and four acres of surrounding land using grant funding from the Trust for Public Land. The County, along with a group of interested citizens (known as Friends of Healan's-Head's Mill), is undertaking a multi-phased project to restore the mill. Plans include stabilization (see photo at right), which is being funded by the 2015 Special Purpose Local Option Sales Tax (SPLOST) referendum.



Future phases include additional property acquisition, renovations to make the mill operational, and construction of a Visitor’s and Heritage Center and walking trails in close proximity to the mill.

**Beulah Rucker School / House**

The c. 1915 Georgian cottage is located at 2110 Athens Highway, which is located in the Morningside Heights community. The building was used as a house and school by Beulah Rucker, a noted educator who established a school for African-American children. The school was one of only a few available to African American children and at one time was the only high school. It was listed on the National Register in 1995. It was rehabilitated by the Educational Foundation and Museum of Beulah Rucker Inc. and is currently in use as a museum.



■ **Historical Markers**

Historical markers educate citizens and visitors about the people and events that shaped Georgia’s past and present. The Georgia Historical Society has managed the state markers program since 1998; prior to that time markers were placed by the Georgia Historical Commission. Local historical societies may also erect markers.

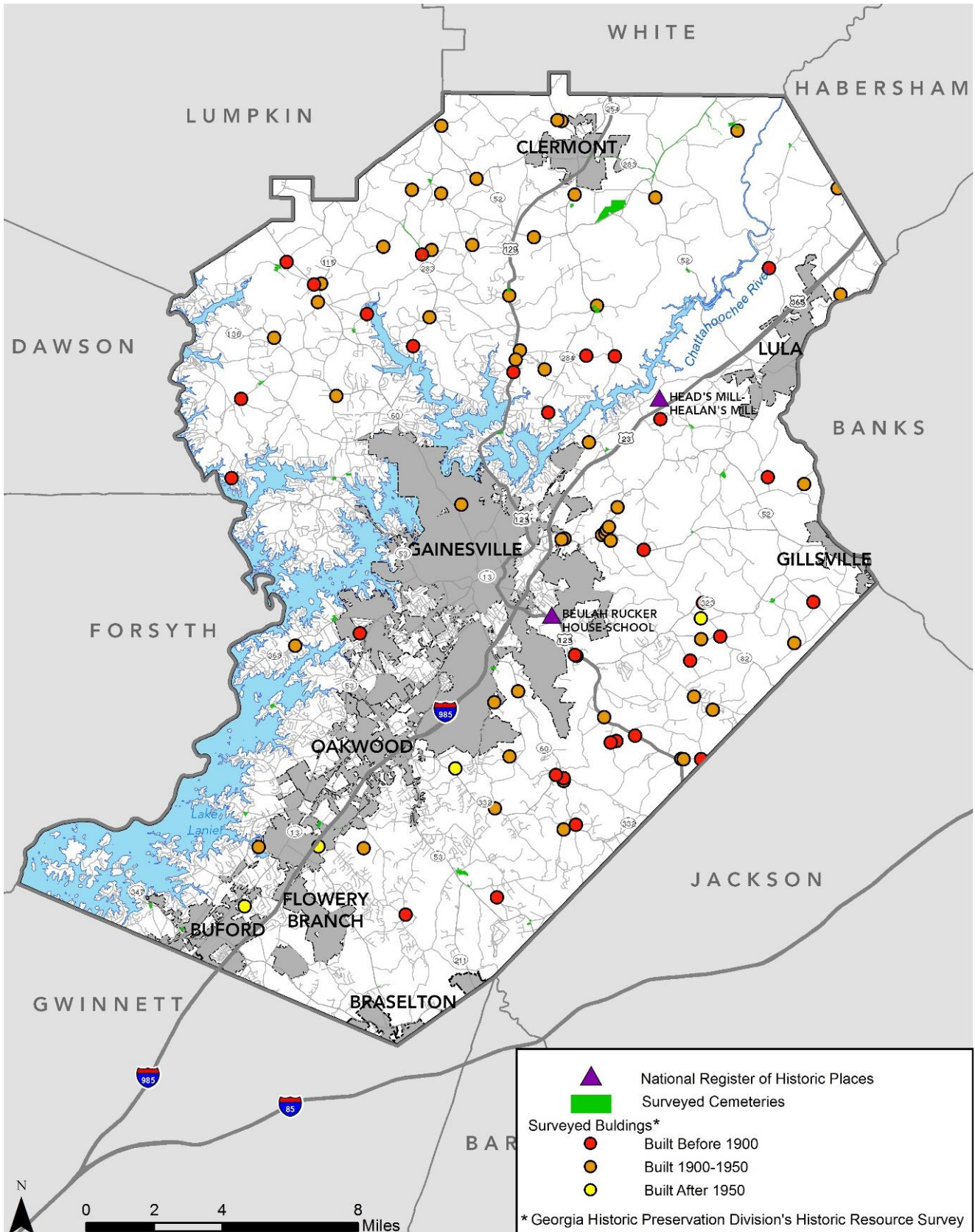
**Historical Markers in Hall County<sup>1</sup>**

Marker Name	Location
Bicentennial Park	E. E. Butler Highway between High and Myrtle Sts, Gainesville
Dr. Emmett Ethridge Butler 1908-1955	E.E. Butler Hwy at Brenau Ave, Gainesville
First Private Mint Templeton Reid Mint 1830-1831	Courthouse Square in Gainesville
Hall County Sesquicentennial	In front of the Civic Center, Green Street, Gainesville
Historic Redwine	At Redwine Church on Ga 332 N of Ga 53 and E of Ga 13
Jackson at Young's Tavern	Ga 13 2.2 miles NE of Flowery Branch near Martin Road
Jesse Jewell 1902-1975	455 Jesse Jewell Parkway at W. Academy, Gainesville
Lt.-Gen. James Longstreet	Courthouse square in Gainesville
Lyman Hall	Courthouse square in Gainesville
Old Federal Road	Ga 13 at Old Federal Road, northeast of Flowery Branch
The Historic Piedmont Hotel	On Maple St between High and Myrtle Sts, Gainesville
Two Georgia Governors	On Jesse Jewell Pkwy at Alta Vista Cemetery, Gainesville
Cooper Pants Factory and the Gainesville Tornado	Corner of Maple and Broad Sts, Gainesville

<sup>1</sup>Sources: Georgia Historical Society and Georgia Department of Community Affairs



Historic Resources Map



## Transportation

NOTE: The Gainesville-Hall Regional Transportation Plan: 2015 Update (RTP Update) and the Gainesville-Hall Bicycle and Pedestrian Plan Partial Update (2014) evaluate local conditions and are substituted for documentation in this Community Assessment. The studies can be found at [www.ghmpo.org](http://www.ghmpo.org).

## Appendix C-1: Detailed Socioeconomic Characteristics

### ■ Population

Detailed population characteristics for Hall County, its cities and its unincorporated areas, are only available from the last census, taken in 2010. Changes in total population alone are available from the Census Bureau’s Annual Population Estimating program, which can be compared to building permit activity under the Housing section of this appendix.

#### Total Population, Age and Sex

Compared to the state, Hall County had a slightly higher proportion of children under 18 and elderly 65 and older. While the unincorporated area closely approximated the county as a whole, the portions of Braselton in the county and the city of Gainesville had notably higher proportions of children than the county as a whole. Braselton and the city of Flowery Branch, on the other hand, had notably smaller proportions of elderly than the county as a whole, reflecting their more “suburban home” character.

**Table 1: 2010 Population by Place and Age**

Place	Total Population	Under 18		18 to 64		65 and older	
		Number	Percent	Number	Percent	Number	Percent
State of Georgia	9,687,653	2,491,552	25.7%	6,164,066	63.6%	1,032,035	10.7%
Hall County Total	179,684	50,166	27.9%	109,508	60.9%	20,010	11.1%
Braselton town (pt.)	1,690	529	31.3%	1,073	63.5%	88	5.2%
Buford city (pt.)	946	275	29.1%	503	53.2%	168	17.8%
Clermont town	875	235	26.9%	514	58.7%	126	14.4%
Flowery Branch city	5,679	1,556	27.4%	3,687	64.9%	436	7.7%
Gainesville city	33,804	10,276	30.4%	19,961	59.0%	3,567	10.6%
Gillsville city (pt.)	207	57	27.5%	120	58.0%	30	14.5%
Lula city (pt.)	2,600	761	29.3%	1,606	61.8%	233	9.0%
Oakwood city	3,970	950	23.9%	2,684	67.6%	336	8.5%
Rest Haven town (pt.)	30	7	23.3%	19	63.3%	4	13.3%
City Total	49,801	14,646	29.4%	30,167	60.6%	4,988	10.0%
Unincorporated Hall County	129,883	35,520	27.3%	79,341	61.1%	15,022	11.6%

Among the County Divisions that comprise the unincorporated area of the county, Table 2 reveals that the Central Hall area (the area surrounding but outside of Gainesville) had the highest proportion of children and the lowest proportion of elderly (and the lowest percentage of home ownership—64.5%) of all Divisions. Northwest Hall had the highest proportion of elderly, while Southern Hall (the Flowery Branch and Oakwood CCDs) more closely reflected the age distribution of the unincorporated area as a whole.

**Table 2: Unincorporated 2010 Population by County Division and Age**

County Division	Uninc Population	Under 18		18 to 64		65 and older	
		Number	Percent	Number	Percent	Number	Percent
Northern Hall (Clermont CCD)	13,335	3,551	26.6%	8,065	60.5%	1,719	12.9%
Northwest Hall (Murrayville CCD)	16,754	4,010	23.9%	10,031	59.9%	2,713	16.2%
Northeast Hall (Lula CCD)	6,575	1,626	24.7%	4,082	62.1%	867	13.2%
Central Hall (Gainesville CCD)	55,657	16,518	29.7%	33,881	60.9%	5,258	9.4%
Southern Hall (Flowery Branch & Oakwood CCDs)	37,562	9,815	26.1%	23,282	62.0%	4,465	11.9%
Unincorporated Hall County Total	129,883	35,520	27.3%	79,341	61.1%	15,022	11.6%

As shown on Table 3, compared to the state, Hall County had a slightly higher proportion of males and a slightly lower proportion of females. However, the cities collectively deviated from the statewide percentages by only 0.6 percentage points.

**Table 3: 2010 Population by Place and Sex**

Place	Total Population	Male		Female	
		Number	Percent	Number	Percent
State of Georgia	9,687,653	4,729,171	48.8%	4,958,482	51.2%
Hall County Total	179,684	89,601	49.9%	90,083	50.1%
Braselton town (pt.)	1,690	827	48.9%	863	51.1%
Buford city (pt.)	946	456	48.2%	490	51.8%
Clermont town	875	435	49.7%	440	50.3%
Flowery Branch city	5,679	2,725	48.0%	2,954	52.0%
Gainesville city	33,804	16,163	47.8%	17,641	52.2%
Gillsville city (pt.)	207	109	52.7%	98	47.3%
Lula city (pt.)	2,600	1,299	50.0%	1,301	50.0%
Oakwood city	3,970	1,960	49.4%	2,010	50.6%
Rest Haven town (pt.)	30	18	60.0%	12	40.0%
City Total	49,801	23,992	48.2%	25,809	51.8%
Unincorporated Hall County	129,883	65,609	50.5%	64,274	49.5%

In the unincorporated area, the percentage of males was 1.7 percentage points higher than the state, and 2.3 percentage points higher than all of the cities in the county combined. For females, every city in the county exceeded the proportion of females, compared to the county as a whole, except for Gillsville, Lula and Rest Haven. The city of Lula was only 0.1 percentage points below the countywide proportion, while Rest Haven appears to be a “fluke” based on a total population of only 30.

When looking at the Divisions of the unincorporated area, shown on Table 4, all areas were close to the overall proportions of the unincorporated area as a whole. The largest deviations are found in the Central Hall area (1.2 percentage points higher for males and lower for females) and Northwest Hall where the opposite was true (1.2 percentage points lower for males and higher for females). These differences are inconsequential for planning purposes.

**Table 4: Unincorporated 2010 Population by County Division and Sex**

County Division	Uninc Population	Male		Female	
		Number	Percent	Number	Percent
Northern Hall (Clermont CCD)	13,335	6,598	49.5%	6,737	50.5%
Northwest Hall (Murrayville CCD)	16,754	8,259	49.3%	8,495	50.7%
Northeast Hall (Lula CCD)	6,575	3,330	50.6%	3,245	49.4%
Central Hall (Gainesville CCD)	55,657	28,747	51.7%	26,910	48.3%
Southern Hall (Flowery Branch & Oakwood CCDs)	37,562	18,675	49.7%	18,887	50.3%
Unincorporated Hall County Total	129,883	65,609	50.5%	64,274	49.5%

### Racial Characteristics: Population

Compared to the state, Hall County had a considerably higher proportion of Whites, with comparatively small percentages of Black or African Americans and all other racial categories except those who identified themselves as “some other race”. (See Table 5.) Since multi-racial people are accounted for in the “two or more races” category, the racial characteristics of those of “some other race” is unclear and not otherwise identified by the Census.

Of the countywide total nonwhite population, those in the “some other race” category outnumbered all other nonwhite categories 25,042 to 21,445. The implication is that a relatively large (almost 14%) multi-cultural population resided in the county, which outnumbered all other races except White.

In the unincorporated area, the proportion of Whites was only 4.3 percentage points higher than in the county overall, and all other racial categories were generally lower proportionally. However, over half (51.2%) of the Black or African American population lived in the unincorporated area, as did 54.2% of the Asian population, 61.6% of the Native American population, and 64.6% of the multi-racial population (two or more races). Almost two-thirds (65.3%) of those who identified themselves as “some other race” lived outside of the cities as well.

Countywide, there was a high proportion of Hispanic or Latino people<sup>2</sup> living in Hall County—more than a quarter of the total population. Almost two-thirds of all Hispanics or Latinos (65.7%) lived outside of any city

<sup>2</sup> Hispanic or Latino people can be White, Black or African American, or of any other race.

and comprised a proportion of the unincorporated area only 2.4 percentage points fewer than the county as a whole.

**Table 5: 2010 Population by Race - All Races Reported by Census**

Race	State of Georgia		Hall County		Unincorporated Hall	
	Number	Percent	Number	Percent	Number	Percent
Total Population	9,687,653	100%	179,684	100%	129,883	100%
One Race:						
White	5,787,440	59.7%	133,197	74.1%	101,830	78.4%
Black or African American	2,950,435	30.5%	13,279	7.4%	6,800	5.2%
American Indian and Alaska Native	32,151	0.3%	811	0.5%	514	0.4%
Asian	314,467	3.2%	3,226	1.8%	1,750	1.3%
Native Hawaiian and Other Pacific	6,799	0.1%	167	0.1%	88	0.1%
Some Other Race	388,872	4.0%	25,042	13.9%	16,341	12.6%
Two or More Races	207,489	2.1%	3,962	2.2%	2,560	2.0%
Hispanic or Latino (of any race)	853,689	8.8%	46,906	26.1%	30,795	23.7%

Since 72.3% of the county’s population lived in the unincorporated area in 2010, it can be seen that racial minorities are well represented outside of the cities, but still have higher percentages within the incorporated areas. This is true of Hispanics and Latinos also, as shown on Table 6.

**Table 6: 2010 Population by Place and Race**

Place	Total Population	White		Black or African American		All Other Races*		Hispanic or Latino**	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
State of Georgia	9,687,653	5,787,440	59.7%	2,950,435	30.5%	949,778	9.8%	853,689	8.8%
Hall County Total	179,684	133,197	74.1%	13,279	7.4%	33,208	18.5%	46,906	26.1%
Braselton town (pt.)	1,690	1,443	85.4%	106	6.3%	141	8.3%	120	7.1%
Buford city (pt.)	946	751	79.4%	81	8.6%	114	12.1%	32	3.4%
Clermont town	875	845	96.6%	6	0.7%	24	2.7%	18	2.1%
Flowery Branch city	5,679	4,654	82.0%	482	8.5%	543	9.6%	783	13.8%
Gainesville city	33,804	18,333	54.2%	5,143	15.2%	10,328	30.6%	14,058	41.6%
Gillsville city (pt.)	207	206	99.5%	1	0.5%	-	0.0%	4	1.9%
Lula city (pt.)	2,600	2,232	85.8%	190	7.3%	178	6.8%	140	5.4%
Oakwood city	3,970	2,875	72.4%	470	11.8%	625	15.7%	954	24.0%
Rest Haven town (pt.)	30	28	93.3%	-	0.0%	2	6.7%	2	6.7%
City Total	49,801	31,367	63.0%	6,479	13.0%	11,955	24.0%	16,111	32.4%
Unincorporated Hall County	129,883	101,830	78.4%	6,800	5.2%	21,253	16.4%	30,795	23.7%

\* Includes Native American, Asian, Native Hawaiian, two or more races, and all others.

\*\* Of any race.

In 2010, the county’s nonwhite population of 46,487 comprised 25.9% of all residents. However, the minority population in the cities (18,434) represented 37% of the total city population, while the minority population in the unincorporated area (28,053) represented only 21.6% of the total population living outside of the cities. Within the cities, the minority population was most notably concentrated in Gainesville (45.8% of

the city’s population), followed by Oakwood (27.5%), the portion of Buford in the county (20.7%), and Flowery Branch (18.1%). These four cities contained 96.5% of all minorities living in the county’s cities, with Gainesville alone home to 83.9% of all minorities living in the cities.

Outside of the cities, Table 7 shows that the nonwhite population was also concentrated in the Divisions closest to the concentrations in the cities, with minorities representing 34.8% of the population in the Central Hall Division (around but outside of Gainesville), and 14.6% of the Southern Hall Division. Between them, these two Divisions contained 24,866 (88.6%) of the 28,053 nonwhites living in the unincorporated area.

**Table 7: Unincorporated 2010 Population by County Division and Race**

County Division	Total Uninc Population	White		Black or African American		All Other Races*		Hispanic or Latino**	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Northern Hall (Clermont CCD)	13,335	12,374	92.8%	115	0.9%	846	6.3%	1,090	8.2%
Northwest Hall (Murrayville CCD)	16,754	15,117	90.2%	270	1.6%	1,367	8.2%	1,709	10.2%
Northeast Hall (Lula CCD)	6,575	5,986	91.0%	152	2.3%	437	6.6%	448	6.8%
Central Hall (Gainesville CCD)	55,657	36,276	65.2%	4,581	8.2%	14,800	26.6%	22,494	40.4%
Southern Hall (Flowery Branch & Oakwood CCDs)	37,562	32,077	85.4%	1,682	4.5%	3,803	10.1%	5,054	13.5%
Unincorporated Hall County Total	129,883	101,830	78.4%	6,800	5.2%	21,253	16.4%	30,795	23.7%

\* Includes Native American, Asian, Native Hawaiian, two or more races, and all others.

\*\* Of any race.

For the people who identified themselves as Hispanic or Latino, without regard to race, the distribution of where they lived follows a pattern similar to the nonwhite population. The Hispanic or Latino population that lived in the cities (16,111) was 34.3% of the total living in the county. They were, however, heavily concentrated in three cities: Gainesville (41.6% of the city’s total population), Oakwood (24%) and Flowery Branch (13.8%). Overall, the Hispanic or Latino population in these three cities totaled 15,795 (98%) of all Hispanics or Latinos that lived in all of the cities, with Gainesville alone home to 87.3%.

The Hispanic or Latino population that lived in the unincorporated area was almost twice the number living in the cities (1.91x). As shown on Table 7, over 40% of the population that lived around but not in Gainesville (the Central Hall Division) were Hispanic or Latino, and represented 73% of all Hispanics or Latinos living in the unincorporated area. Adding in the Hispanic or Latino population that lived in the Southern Hall Division brings the percentage to 89.5% of all Hispanics or Latinos living outside of the cities.

**Racial Characteristics: Households**

Household racial characteristics in Hall County generally reflected population characteristics, with a few notable exceptions.

Compared to population (shown on Table 5), the number of households that were White was proportionally higher. At the state level, 59.7% of the population was White, but (as shown on Table 8) occupied 63.3% of

the housing units.<sup>3</sup> For all of Hall County, the population was 74.1% White but White households occupied 80.8% of the units (6.7 percentage points higher). For the unincorporated area also, the White population (78.4% of the total) occupied 84.8% of the units—an increase of 6.4 percentage points.

Headed in the opposite direction, “some other race” households showed a notable drop in households-to-population proportions (8.6% households to 13.9% population share countywide, a 38% reduction), as did the ratios for “two or more races”—1.4% of households versus 2.1% of total population (a 33% drop for this small population).

The variances noted above are due to differences in average household sizes, which are discussed in the next section by race and type of occupancy. Generally speaking, relatively smaller average household sizes would, collectively, occupy disproportionately more housing units, while much larger households would shelter in fewer housing units.

**Table 8: 2010 Households by Race - All Races Reported by Census**

Race	State of Georgia		Hall County		Unincorporated Hall	
	Number	Percent	Number	Percent	Number	Percent
Total Households	3,585,584	100%	60,691	100%	43,260	100%
One Race:						
White	2,270,546	63.3%	49,036	80.8%	36,694	84.8%
Black or African American	1,064,711	29.7%	4,488	7.4%	2,113	4.9%
American Indian and Alaska Native	10,909	0.3%	245	0.4%	166	0.4%
Asian	95,786	2.7%	821	1.4%	439	1.0%
Native Hawaiian and Other Pacific	1,961	0.1%	35	0.1%	17	0.0%
Some Other Race	91,232	2.5%	5,234	8.6%	3,306	7.6%
Two or More Races	50,439	1.4%	832	1.4%	525	1.2%
Hispanic or Latino (of any race)	207,734	5.8%	9,757	16.1%	6,195	14.3%

When looking at the racial characteristics of households in each of the cities on Table 9, the same pattern discussed above persisted—White households consistently occupied a greater proportion of the housing units compared to their population percentages (due to smaller average household sizes), while Black or African American households varied both above and below their population percentages from city to city. (Overall, Black or African American households had the same percentages of population and households at the countywide level, and a slightly higher percentage of households than population among all of the cities: 13.6% of households versus 13.0% of the all-city population.)

For “all other races” the differences are notable. At the countywide level, 18.5% of this population group occupied only 11.8% of the housing units, reflecting a comparatively larger average household size. City-by-city, this group (as well as the Hispanic or Latino households) reflected larger average household sizes compared to their population.

<sup>3</sup> Households and occupied housing units are interchangeable, in that a household occupies one housing unit by definition.



**Table 9: 2010 Households by Place and Race**

Place	Total Households	White		Black or African American		All Other Races*		Hispanic or Latino**	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
State of Georgia	3,585,584	2,270,546	63.3%	1,064,711	29.7%	250,327	7.0%	207,734	5.8%
Hall County Total	60,691	49,036	80.8%	4,488	7.4%	7,167	11.8%	9,757	16.1%
Braselton town (pt.)	554	488	88.1%	33	6.0%	33	6.0%	27	4.9%
Buford city (pt.)	354	302	85.3%	24	6.8%	28	7.9%	7	2.0%
Clermont town	315	304	96.5%	3	1.0%	8	2.5%	6	1.9%
Flowery Branch city	2,262	1,912	84.5%	197	8.7%	153	6.8%	228	10.1%
Gainesville city	11,273	7,148	63.4%	1,848	16.4%	2,277	20.2%	3,027	26.9%
Gillsville city (pt.)	72	71	98.6%	1	1.4%	-	0.0%	-	0.0%
Lula city (pt.)	910	791	86.9%	73	8.0%	46	5.1%	28	3.1%
Oakwood city	1,676	1,311	78.2%	196	11.7%	169	10.1%	239	14.3%
Rest Haven town (pt.)	15	15	100.0%	-	0.0%	-	0.0%	-	0.0%
City Total	17,431	12,342	70.8%	2,375	13.6%	2,714	15.6%	3,562	20.4%
Unincorporated Hall County	43,260	36,694	84.8%	2,113	4.9%	4,453	10.3%	6,195	14.3%

\* Includes Native American, Asian, Native Hawaiian, two or more races, and all others.

\*\* Of any race.

Within the unincorporated area of the county, the statistics mirror the basic racial patterns of the population: the majority of the minority households were concentrated in the area around Gainesville and in the Southern Hall County Division. The same was true of the Hispanic or Latino households, although a lower proportion lived in the Northeast Hall area (Lula CCD) and the Southern Hall area (Flowery Branch/Oakwood) than the proportion of nonwhite households.

**Table 10: Unincorporated 2010 Households by County Division and Race**

County Division	Total Uninc Households	White		Black or African American		All Other Races*		Hispanic or Latino**	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Northern Hall (Clermont CCD)	4,746	4,500	94.8%	37	0.8%	209	4.4%	237	5.0%
Northwest Hall (Murrayville CCD)	6,250	5,866	93.9%	76	1.2%	308	4.9%	369	5.9%
Northeast Hall (Lula CCD)	2,428	2,277	93.8%	50	2.1%	101	4.2%	103	4.2%
Central Hall (Gainesville CCD)	16,796	12,367	73.6%	1,434	8.5%	2,995	17.8%	4,399	26.2%
Southern Hall (Flowery Branch & Oakwood CCDs)	13,040	11,684	89.6%	516	4.0%	840	6.4%	1,087	8.3%
Unincorporated Hall County Total	43,260	36,694	84.8%	2,113	4.9%	4,453	10.3%	6,195	14.3%

\* Includes Native American, Asian, Native Hawaiian, two or more races, and all others.

\*\* Of any race.

### Average Household Size

This section looks at average household sizes from two perspectives: by race and housing occupancy.

*Average Household Sizes by Race*

Table 11 shows the average household sizes for the state, the county as a whole, each city and the unincorporated area, based on the population and household counts from the 2010 Census. As discussed in the preceding section, average household sizes play a major role in the differing proportions of housing occupancy by race.

**Table 11: Average Household Size by Race and Jurisdiction**

Place	White Households			Black or African American			All Other Races*		
	Population	Occupied Units	Average HH Size	Population	Occupied Units	Average HH Size	Population	Occupied Units	Average HH Size
State of Georgia	5,787,440	2,270,546	2.55	2,950,435	1,064,711	2.77	949,778	250,327	3.79
Hall County Total	133,197	49,036	2.72	13,279	4,488	2.96	33,208	7,167	4.63
Braselton town (pt.)	1,443	488	2.96	106	33	3.21	141	33	4.27
Buford city (pt.)	751	302	2.49	81	24	3.38	114	28	4.07
Clermont town	845	304	2.78	6	3	2.00	24	8	3.00
Flowery Branch city	4,654	1,912	2.43	482	197	2.45	543	153	3.55
Gainesville city	18,333	7,148	2.56	5,143	1,848	2.78	10,328	2,277	4.54
Gillsville city (pt.)	206	71	2.90	1	1	1.00	-	-	
Lula city (pt.)	2,232	791	2.82	190	73	2.60	178	46	3.87
Oakwood city	2,875	1,311	2.19	470	196	2.40	625	169	3.70
Rest Haven town (pt.)	28	15	1.87	-	-		2	-	
City Total	31,367	12,342	2.54	6,479	2,375	2.73	11,955	2,714	4.40
Unincorporated Hall County	101,830	36,694	2.78	6,800	2,113	3.22	21,253	4,453	4.77

\* Includes Native American, Asian, Native Hawaiian, two or more races, and all others.

**Table 12: Average Size for Hispanic or Latino Households**

Place	Hispanic or Latino Households*		
	Population	Occupied Units	Average HH Size
State of Georgia	853,689	207,734	4.11
Hall County Total	46,906	9,757	4.81
Braselton town (pt.)	120	27	4.44
Buford city (pt.)	32	7	4.57
Clermont town	18	6	3.00
Flowery Branch city	783	228	3.43
Gainesville city	14,058	3,027	4.64
Gillsville city (pt.)	4	-	
Lula city (pt.)	140	28	5.00
Oakwood city	954	239	3.99
Rest Haven town (pt.)	2	-	
City Total	16,111	3,562	4.52
Unincorporated Hall County	30,795	6,195	4.97

\* Of any race.

Average sizes for Hispanic or Latino households, in which race is not considered, also reflected relatively large household sizes, similar to but generally larger than the “all other races” category for the county as a whole, for all of the cities except Clermont and Flowery Branch, and for the unincorporated area.

Within the unincorporated area, Table 13 shows that Black or African American households were, as a rule, somewhat larger on average than White households (similar to the pattern reflected in Table 11 within the cities). In the “all other races” category, average household sizes were notably

larger than either the White households or the Black or African American households in every County Division, particularly in the Central and Southern Hall Divisions.

**Table 13: Average Household Size by Race and County Division**

County Division	White Households			Black or African American			All Other Races*		
	Population	Occupied Units	Average HH Size	Population	Occupied Units	Average HH Size	Population	Occupied Units	Average HH Size
Northern Hall (Clermont CCD)	12,374	4,500	2.75	115	37	3.11	846	209	4.05
Northwest Hall (Murrayville CCD)	15,117	5,866	2.58	270	76	3.55	1,367	308	4.44
Northeast Hall (Lula CCD)	5,986	2,277	2.63	152	50	3.04	437	101	4.33
Central Hall (Gainesville CCD)	36,276	12,367	2.93	4,581	1,434	3.19	14,800	2,995	4.94
Southern Hall (Flowery Branch & Oakwood CCDs)	32,077	11,684	2.75	1,682	516	3.26	3,803	840	4.53
Unincorporated Hall County Total	101,830	36,694	2.78	6,800	2,113	3.22	21,253	4,453	4.77

\* Includes Native American, Asian, Native Hawaiian, two or more races, and all others.

Average Household Sizes by Occupancy

Table 14 shows the differing average household sizes between owner-occupied and renter-occupied housing units. The information was reported by the Census for the state, the county as a whole, and each city (or portion of a city) in the county.

**Table 14: Average Household Size by Jurisdiction - 2010 Census**

Place	Total Occupied Units	Owner Occupied		Renter Occupied Total	Average HH size		
		Number	Percent		Owner Occupied	Renter Occupied	All units*
State of Georgia	3,585,584	2,354,402	65.7%	1,231,182	2.67	2.56	2.70
Hall County Total	60,691	42,079	69.3%	18,612	2.88	2.98	2.96
Braselton town (pt.)	554	507	91.5%	47	3.06	2.94	3.05
Buford city (pt.)	354	309	87.3%	45	2.68	2.60	2.67
Clermont town	315	244	77.5%	71	2.74	2.90	2.78
Flowery Branch city	2,262	1,304	57.6%	958	2.70	2.26	2.51
Gainesville city	11,273	4,280	38.0%	6,993	2.88	2.83	3.00
Gillsville city (pt.)	72	58	80.6%	14	2.74	3.43	2.88
Lula city (pt.)	910	693	76.2%	217	2.78	3.10	2.86
Oakwood city	1,676	636	37.9%	1,040	2.24	2.45	2.37
Rest Haven town (pt.)	15	10	66.7%	5	1.40	3.20	2.00
City Total	17,431	8,041	46.1%	9,390			2.86
Unincorporated Hall County	43,260	34,038	78.7%	9,222			3.00

= not available.

\* Not reported by Census. Calculated by dividing total Census population by total occupied housing units (on table).

Average household sizes were not available for all of the cities together, or for the unincorporated area; only the average household sizes for all units can be calculated for those areas.

Statewide, the average size for renter households in 2010 was slightly smaller than for owner households. In Hall County, however, the reverse was true, and the average sizes for both owner and renter households were notably higher than the statewide figures—by almost 8% and over 16%, respectively. (Overall, for both owners and renters together countywide, the independently calculated figure was almost 10% higher than the state average.)

Overall, Hall County’s owner-occupied housing units comprised 69.3% of the total units in the county, and a much higher 78.7% of the housing units in the unincorporated area alone. Within the cities, however, fewer than half of all housing units (46.1%) were owner-occupied.

Although the proportions of owners and renters varied from city to city, the cities generally had lower average household sizes (AHSs) than the county as a whole, with some exceptions: the portion of Braselton in the county had a higher AHS for owner-occupied housing, and the portions of Gillsville, Lula and tiny Rest Haven AHSs for renter-occupied housing higher than the countywide figure.

While renter and owner household data is not available and therefore cannot be compared in the various Divisions of the unincorporated area, it can be seen on Table 15 that the average household size for all occupancies in the most populous Division—Central Hall surrounding Gainesville—pulls up the overall average household size for the entire area to a figure higher than any of the other Divisions. Other than Central Hall, the other divisions fall into a range between 2.71 to 2.88, all of which are lower than the countywide average of 2.96. Including the Central Hall area, however, brings the average for the unincorporated area (3.00) very, very close to the countywide average.

**Table 15: Average Household Size - Unincorporated Area by 2010 County Division**

County Division	Total Occupied Units	Owner Occupied		Renter Occupied Total	Average HH size		
		Number	Percent		Owner Occupied	Renter Occupied	All units
Northern Hall (Clermont CCD)	4,746	3,764	79.3%	982			2.81
Northwest Hall (Murrayville CCD)	6,250	4,906	78.5%	1,344			2.68
Northeast Hall (Lula CCD)	2,428	1,894	78.0%	534			2.71
Central Hall (Gainesville CCD)	16,796	12,162	72.4%	4,634			3.31
Southern Hall (Flowery Branch & Oakwood CCDs)	13,040	11,312	86.7%	1,728			2.88
Unincorporated Hall County Total	43,260	34,038	78.7%	9,222			3.00
							= not available.

**Population Growth since 2010**

Beyond the 2010 Census, Hall County has continued to grow in population at a steady pace. The Census Bureau prepares estimates of population as of July 1 each year for each state, county and city in the US. The most recent estimates published are for 2015. The following Table 16 shows the Census estimates for

Georgia, Hall County and all of the cities (or portions of cities) in Hall County for each reported year. Figures for the unincorporated area are derived from the countywide and city estimates.

Major population growth at rates higher than the county overall has been estimated by the Census Bureau in the parts of Braselton and Buford in the county, and in Flowery Branch and Gainesville. The unincorporated area is estimated to have increased in population by 6.5% from 2010 to 2015, compared to the overall county increase of 7.5%.

Still, 61.6% of all of the population growth in the county since 2010 has occurred in the unincorporated area. Although at a slower “pace” than the cities overall, the preponderance of growth and housing construction remains outside of all of the cities combined.

**Table 16: Population Growth: 2010-2015**

Place	Population Estimate*						Change 2010-2015	
	2010	2011	2012	2013	2014	2015	Number	Percent
State of Georgia	9,713,454	9,812,280	9,917,639	9,991,562	10,097,132	10,214,860	501,406	5.2%
Hall County Total	180,003	182,920	185,012	187,588	190,525	193,535	13,532	7.5%
Braselton town (pt.)	1,711	1,745	1,771	1,803	1,951	2,107	396	23.1%
Buford city (pt.)	948	963	975	994	1,024	1,048	100	10.5%
Clermont town	878	888	896	902	913	922	44	5.0%
Flowery Branch city	5,717	5,859	6,001	6,154	6,383	6,683	966	16.9%
Gainesville city	35,339	35,848	36,271	36,955	37,821	38,712	3,373	9.5%
Gillsville city (pt.)	207	211	213	216	218	219	12	5.8%
Lula city (pt.)	2,606	2,638	2,661	2,687	2,706	2,719	113	4.3%
Oakwood city	3,984	4,041	4,081	4,125	4,158	4,178	194	4.9%
Rest Haven town (pt.)	30	31	31	31	31	32	2	6.7%
City Total	51,420	52,224	52,900	53,867	55,205	56,620	5,200	10.1%
Unincorporated Hall County	128,583	130,696	132,112	133,721	135,320	136,915	8,332	6.5%

\* Population estimates are as of July 1 each year (compared to the decennial censuses made as of April 1).

Source: US Bureau of the Census Annual Estimating Program.

For a comparison of housing construction activity, see the section on Historic Housing Development Rates and Table 25: Building Permits Issued for New Housing Units which shows the number of new housing units authorized by building permits by each jurisdiction each year for the past decade.

## Population Forecasts

Underpinning the *Comprehensive Transportation Plan* recently adopted by the county, are population forecasts made to the horizon year of 2040. These forecasts have been translated from the Traffic Analysis Zones (TAZs) on which traffic forecasts are based, to correspond with each of the cities (or portions of cities) in the county, and to the unincorporated portions of each Planning Area (shown on the map on page 6).

As shown on Table 17, the county as a whole is projected to more than double in population by 2040, growing an overall 106.8%. While population growth in the unincorporated area is projected to exceed the countywide increase somewhat at 110.3%, several cities are expected to grow by considerably higher percentages than the county overall—in descending order of percentage increase: Oakwood, the portion of Buford in the county, Flowery Branch, and tiny Rest Haven (the latter adding 35 new people to its current population of 30).

**Table 17: Population Forecasts by Place**

Place	2010		2040		2010-2040 % Change	
	Number	Percent	Number	Percent	Number	Percent
Hall County Total	179,684	100.0%	371,570	100.0%	191,886	106.8%
Braselton town (pt.)	1,690	0.9%	1,998	0.5%	308	18.2%
Buford city (pt.)	946	0.5%	2,525	0.7%	1,579	166.9%
Clermont town	875	0.5%	1,368	0.4%	493	56.3%
Flowery Branch city	5,679	3.2%	14,731	4.0%	9,052	159.4%
Gainesville city	33,804	18.8%	62,085	16.7%	28,281	83.7%
Gillsville city (pt.)	207	0.1%	222	0.1%	15	7.2%
Lula city (pt.)	2,600	1.4%	2,171	0.6%	(429)	-16.5%
Oakwood city	3,970	2.2%	13,241	3.6%	9,271	233.5%
Rest Haven town (pt.)	30	0.0%	65	0.0%	35	116.7%
City Total	49,801	27.7%	98,406	26.5%	48,605	97.6%
Unincorporated Hall County	129,883	72.3%	273,164	73.5%	143,281	110.3%

In the unincorporated area itself, Table 18 shows that the Murrayville/Sardis Planning Area is anticipated to experience the smallest percentage increase by 2040 (at less than 62%), while the greatest percentage population increase is expected to occur to the north and east of the city of Gainesville, in the East Hall Planning Area, the Chestnut Mountain/Candler Planning Area, and the North Hall Planning Area, in that order. The other two Planning Areas—Gainesville and South Hall—are projected to increase in population near but a bit lower than the overall average percentage increase for the unincorporated area as a whole.

**Table 18: Population Forecasts by Unincorporated Planning Area**

Conceptual Area	2010		2040		2010-2040 % Change	
	Number	Percent	Number	Percent	Number	Percent
Chestnut Mountain/Candler Area	17,970	13.8%	40,821	14.9%	22,851	127.2%
East Hall Area	20,979	16.2%	54,254	19.9%	33,275	158.6%
Gainesville Area	23,436	18.0%	47,736	17.5%	24,300	103.7%
Murrayville/Sardis Area	21,933	16.9%	35,468	13.0%	13,535	61.7%
North Hall Area	15,824	12.2%	35,217	12.9%	19,393	122.6%
South Hall Area	29,741	22.9%	59,668	21.8%	29,927	100.6%
Unincorporated Hall County Total	129,883	100.0%	273,164	100.0%	143,281	110.3%

### Forecasts: Number of Households

Forecasts of the number of households anticipated to be located in the county were also made for the *Comprehensive Transportation Plan*. The cities expected to increase by the highest percentages are the same first three as projected to increase the most in population: Oakwood, the portion of Buford in the county, and Flowery Branch.

**Table 19: Household Forecasts by Place**

Place	2010		2040		2010-2040 % Change	
	Number	Percent	Number	Percent	Number	Percent
Hall County Total	60,691	100.0%	127,086	100.0%	66,395	109.4%
Braselton town (pt.)	554	0.9%	742	0.6%	188	33.9%
Buford city (pt.)	354	0.6%	986	0.8%	632	178.5%
Clermont town	315	0.5%	514	0.4%	199	63.2%
Flowery Branch city	2,262	3.7%	5,469	4.3%	3,207	141.8%
Gainesville city	11,273	18.6%	20,572	16.2%	9,299	82.5%
Gillsville city (pt.)	72	0.1%	82	0.1%	10	13.9%
Lula city (pt.)	910	1.5%	769	0.6%	(141)	-15.5%
Oakwood city	1,676	2.8%	5,394	4.2%	3,718	221.8%
Rest Haven town (pt.)	15	0.0%	25	0.0%	10	66.7%
City Total	17,431	28.7%	34,553	27.2%	17,122	98.2%
Unincorporated Hall County	43,260	71.3%	92,533	72.8%	49,273	113.9%

Household increases in the unincorporated Planning Areas are also projected to track the same areas expected to experience above-average population growth: the East Hall Planning Area, the Chestnut Mountain/Candler Planning Area, and the North Hall Planning Area, in that order. The Gainesville and the South Hall Planning Areas are expected to experience increases in the number of households by slightly lower percentages than the unincorporated area as a whole, and limited growth is forecast for the Murrayville/Sardis area.

**Table 20: Household Forecasts by Unincorporated Planning Area**

Conceptual Area	2010		2040		2010-2040 % Change	
	Number	Percent	Number	Percent	Number	Percent
Chestnut Mountain/Candler Area	5,828	13.5%	13,612	14.7%	7,784	133.6%
East Hall Area	6,374	14.7%	17,290	18.7%	10,916	171.3%
Gainesville Area	7,091	16.4%	14,922	16.1%	7,831	110.4%
Murrayville/Sardis Area	8,001	18.5%	13,096	14.2%	5,095	63.7%
North Hall Area	5,607	13.0%	12,658	13.7%	7,051	125.8%
South Hall Area	10,359	23.9%	20,955	22.6%	10,596	102.3%
Unincorporated Hall County Total	43,260	100.0%	92,533	100.0%	49,273	113.9%



## ■ Housing

This section examines past 2010 Census data on housing occupancy (by owner-occupied or renter-occupied and units that are vacant), the availability of vacant housing units, housing construction rates and values since 2003 based on the issuance of building permits, and forecasts of future housing units for each city and for the unincorporated Planning Areas.

### Housing Occupancy

The number of housing units by ownership or rental occupancy, and the total number of vacant housing units, are shown on Table 21 for the state, Hall County as a whole, and each of the cities (or parts of cities) in the county, drawn from the 2010 Census.

**Table 21: 2010 Housing Units by Place and Occupancy**

Place	Total Housing Units	Owner Occupied		Renter Occupied		Vacant	
		Number	Percent	Number	Percent	Number	Percent
State of Georgia	4,088,801	2,354,402	57.6%	1,231,182	30.1%	503,217	12.3%
Hall County Total	68,825	42,079	61.1%	18,612	27.0%	8,134	11.8%
Braselton town (pt.)	600	507	84.5%	47	7.8%	46	7.7%
Buford city (pt.)	403	309	76.7%	45	11.2%	49	12.2%
Clermont town	363	244	67.2%	71	19.6%	48	13.2%
Flowery Branch city	2,530	1,304	51.5%	958	37.9%	268	10.6%
Gainesville city	12,967	4,280	33.0%	6,993	53.9%	1,694	13.1%
Gillsville city (pt.)	84	58	69.0%	14	16.7%	12	14.3%
Lula city (pt.)	1,038	693	66.8%	217	20.9%	128	12.3%
Oakwood city	2,134	636	29.8%	1,040	48.7%	458	21.5%
Rest Haven town (pt.)	16	10	62.5%	5	31.3%	1	6.3%
City Total	20,135	8,041	39.9%	9,390	46.6%	2,704	13.4%
Unincorporated Hall County	48,690	34,038	69.9%	9,222	18.9%	5,430	11.2%

Hall County showed a higher percentage of home ownership than for the state as a whole, and a concomitant lower percentage of housing rentals. The total percentage of vacant units was also slightly lower than the state, but by only ½ of a percentage point.

Three of the cities had lower percentages of ownership housing than the county as a whole—Flowery Branch, Gainesville and, the lowest, Oakwood (at less than 30% owner-occupied). While home ownership in the unincorporated area, at almost 70%, was well above the countywide average, two cities surpassed the unincorporated area: one with 76.7% owner occupancy (in the portion of Buford in the county), and one with the highest percentage of any city at 84.5% (in the portion of Braselton in the county).

As for total vacancies, most cities and the unincorporated area were within a relatively narrow range of the countywide average percentage, except for the portion of Braselton in the county at a very low 7.7% vacant, and Oakwood with a very high 21.5%.

In the unincorporated area (see Table 22) percentages of owner-occupied and renter-occupied housing were all within a reasonable range of the total percentages for all County Divisions, except for the Southern

Hall Division, which had an above average percentage of homeownership and a notably lower percentage of rental occupancy, and the Central Hall Division, which had a lower percentage of owner-occupied units by 5.4 percentage points and a higher percentage of rental units by 5.7 percentage points.

**Table 22: Unincorporated 2010 Housing Units by County Division and Occupancy**

County Division	Uninc Housing Units	Owner Occupied		Renter Occupied		Vacant	
		Number	Percent	Number	Percent	Number	Percent
Northern Hall (Clermont CCD)	5,323	3,764	70.7%	982	18.4%	577	10.8%
Northwest Hall (Murrayville CCD)	7,492	4,906	65.5%	1,344	17.9%	1,242	16.6%
Northeast Hall (Lula CCD)	2,682	1,894	70.6%	534	19.9%	254	9.5%
Central Hall (Gainesville CCD)	18,854	12,162	64.5%	4,634	24.6%	2,058	10.9%
Southern Hall (Flowery Branch & Oakwood CCDs)	14,339	11,312	78.9%	1,728	12.1%	1,299	9.1%
Unincorporated Hall County Total	48,690	34,038	69.9%	9,222	18.9%	5,430	11.2%

In terms of the percentage of total units that were vacant, most County Divisions fell in a narrow range between 9.1% and 10.9%, except for the Northwest Hall Division (the Murrayville area), which reported a total vacancy of almost 17%.

### Housing Availability

While many housing units may be vacant, only a portion of them are actually available for sale or rent. In Hall County, only 6,750 units are available for occupancy of the total 8,134 vacant units, the remainder being cabins, summer homes, lake homes, etc., that their owners hold for occasional or less-than-year-round use. According to the Census Bureau, this resulted in a countywide vacancy rate of 6.5% (comparing favorably to the statewide rate of 6.7%).

Of the units available for sale or rent, the vacancy rate for owner occupancy countywide was only 3.8%, and 12.1% for rental lodgings. While these rates compare well with the statewide vacancy rates for similar housing, notable differences are evident among the cities (or portions of cities) in the county, as shown on Table 23. Those at greatest variance include Oakwood (driven particularly by a vacancy rate more than twice that of the county for rental housing); Gainesville and Gillsville at 10% or more vacancy for all housing and particularly high rates for homeowner housing and, for Gillsville, rental housing; and the portion of Buford in the county, with a vacancy rate for sales housing over 2½ times the countywide rate.

Unfortunately, vacancy rates computed by the Census Bureau for the unincorporated area are not available.

**Table 23: 2010 Housing Availability by Place**

Place	Total Vacant Units	Seasonal, recreational, or occasional use	Available housing	Vacancy rate (%)*		
				Available housing	Home-owner	Rental
State of Georgia	503,217	81,511	421,706	6.7%	3.4%	12.3%
Hall County Total	8,134	1,384	6,750	6.5%	3.8%	12.1%
Braselton town (pt.)	46	1	45	5.8%	5.4%	9.6%
Buford city (pt.)	49	3	46	9.0%	9.9%	2.2%
Clermont town	48	5	43	5.6%	4.6%	9.0%
Flowery Branch city	268	20	248	6.6%	4.2%	9.8%
Gainesville city	1,694	65	1,629	10.2%	6.5%	12.3%
Gillsville city (pt.)	12	0	12	10.0%	7.9%	17.6%
Lula city (pt.)	128	3	125	7.7%	4.8%	15.9%
Oakwood city	458	6	452	19.0%	5.6%	25.5%
Rest Haven town (pt.)	1	0	1	6.3%	9.1%	0.0%
City Total	2,704	103	2,601			
Unincorporated Hall County	5,430	1,281	4,149			
* As reported by the Census Bureau.					= not available.	

Table 24 calculates the number of available housing units in the unincorporated area and each of the County Divisions. (Vacant units available for sale or rent are not available from the Census Bureau for these Divisions.) Using an alternate approach to calculating vacancy rates than the one used by the Census Bureau, the percentages for all available housing units is shown. The percentages for individual Divisions vary slightly from 1.4 percentage points below the average to 1.0 percentage points above.

**Table 24: 2010 Housing Availability by County Division**

County Division	Unic Vacant Units	Seasonal, recreational, or occasional use	Available housing	Vacancy rate (%)*		
				Available housing	Home-owner	Rental
Northern Hall (Clermont CCD)	577	128	449	8.4%		
Northwest Hall (Murrayville CCD)	1,242	554	688	9.2%		
Northeast Hall (Lula CCD)	254	45	209	7.8%		
Central Hall (Gainesville CCD)	2,058	266	1,792	9.5%		
Southern Hall (Flowery Branch & Oakwood CCDs)	1,299	288	1,011	7.1%		
Unincorporated Hall County Total	5,430	1,281	4,149	8.5%		
* As calculated from Census Bureau data.					= not available.	

Historic Housing Development Rates

The following Table 25 shows the number of housing units authorized by building permits in each major jurisdiction from 2003 through 2015 (the last complete year), as reported to the Census Bureau.

**Table 25: Building Permits Issued for New Housing Units**

Permit Issued	Uninc County	Clermont	Flowery Branch	Gainesville	Lula (pt)	Oakwood
2003	1,243	11	92	421	27	36
2004	1,222	15	218	180	67	56
2005	1,238	13	465	352	76	60
2006	1,225	10	231	280	76	32
2007	968	7	17	275	34	26
2008	303	0	52	43	20	320
2009	180	1	40	18	0	0
2010	152	0	31	1	0	0
2011	140	1	42	45	0	0
2012	167	0	42	94	0	0
2013	264	0	80	206	0	0
2014	343	2	117	259	1	0
2015	352	9	137	436	0	12

Note: Permits for new construction include all types of housing (single-family, duplex and multi-family units) and exclude manufactured homes.

The next table shows the average per-unit value of construction as estimated by the builders for the permits shown on Table 25.

**Table 26: Average Housing Unit Construction Cost**

Permit Issued	Uninc County	Clermont	Flowery Branch	Gainesville	Lula (pt)	Oakwood
2003	\$ 142,955	\$ 235,091	\$ 104,850	\$ 59,181	\$ 158,556	\$ 57,733
2004	\$ 169,317	\$ 177,800	\$ 135,324	\$ 112,506	\$ 109,000	\$ 64,288
2005	\$ 187,819	\$ 213,077	\$ 145,472	\$ 112,563	\$ 109,000	\$ 73,317
2006	\$ 208,629	\$ 210,500	\$ 159,097	\$ 147,829	\$ 70,329	\$ 98,844
2007	\$ 186,465	\$ 246,794	\$ 150,000	\$ 135,095	\$ 70,000	\$ 96,654
2008	\$ 181,517	n/a	\$ 171,961	\$ 158,787	\$ 144,000	\$ 42,938
2009	\$ 164,636	\$ 200,000	\$ 110,445	\$ 216,338	n/a	n/a
2010	\$ 155,393	n/a	\$ 195,405	\$ 300,000	n/a	n/a
2011	\$ 165,425	\$ 120,000	\$ 150,000	\$ 157,469	n/a	n/a
2012	\$ 170,346	n/a	\$ 160,476	\$ 168,199	n/a	n/a
2013	\$ 180,720	n/a	\$ 150,000	\$ 181,284	n/a	n/a
2014	\$ 198,157	\$ 130,000	\$ 69,216	\$ 167,982	\$ 235,000	n/a
2015	\$ 214,615	\$ 147,778	\$ 47,258	\$ 169,864	n/a	\$ 107,000

Note: Direct cost of construction as estimated by builders. Does not include land or profit. Cost averages include all types of housing (single-family, duplex and multi-family units) and exclude manufactured homes.

On the following page, the data from these two tables are graphed to illustrate the comparative rate of building activity for each jurisdiction and the relative per-unit amount of construction value claimed.

Figure 1 clearly reflects the effect of the Great Recession on housing production in Hall County. Prior to 2008 (the start of the recession) housing construction was at all-time highs, particularly in the unincorporated area. Since the recession, construction has slowly re-

bounded, particularly for the unincorporated area and Gainesville and, to a lesser extent, Flowery Branch.

Figure 1: Housing Units Permitted by Year and Place

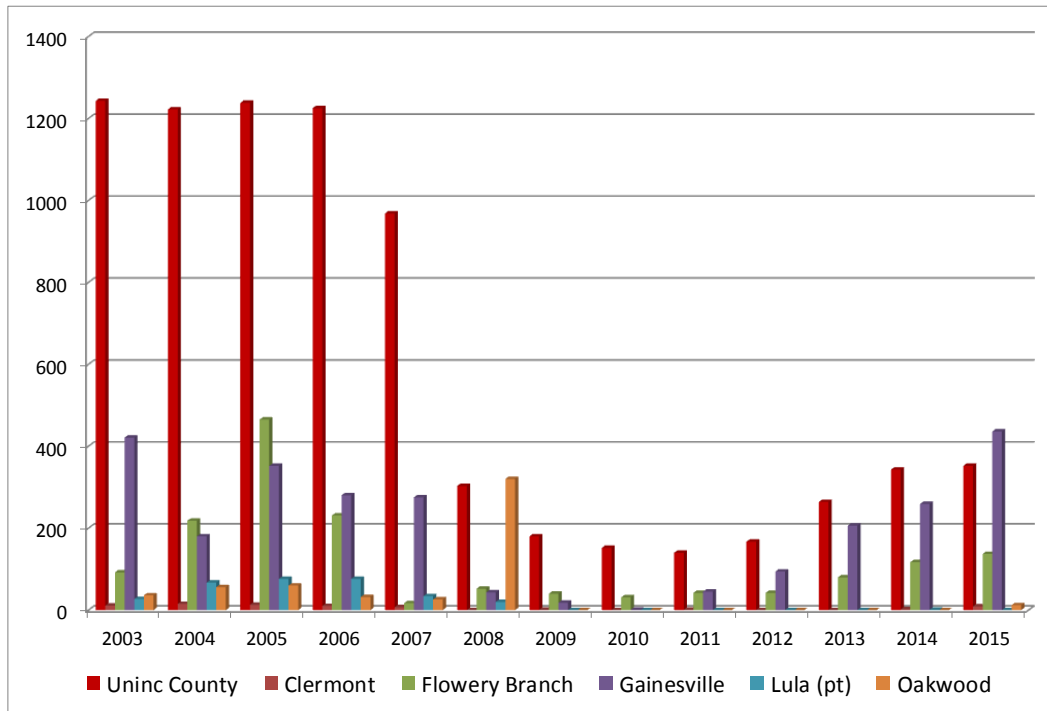
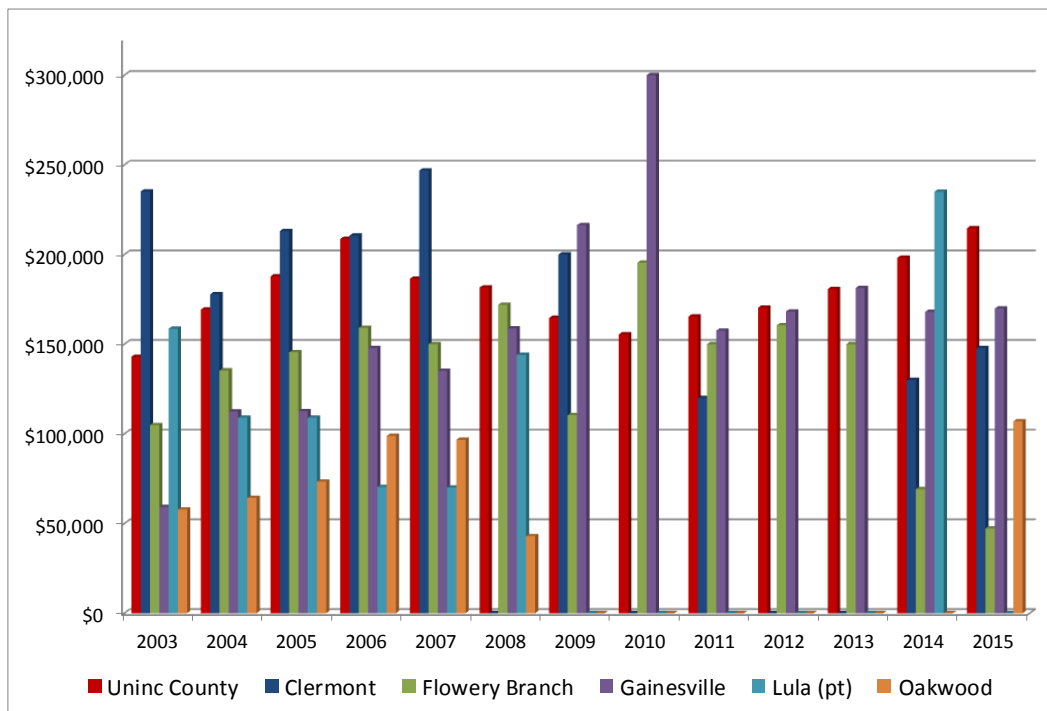


Figure 2: Average Housing Unit Construction Cost by Year and Place



Construction unit costs must be weighed against two factors: all housing unit types are included (so the mix of units may affect the averages), and the values should be considered against the volumes shown in Figure 1. In 2010 in Gainesville, for instance, only 1 house was built at a declared construction value of \$300,000.

Housing Forecasts

The number of housing units forecast in 2040 for the county was prepared as part of the recently adopted *Comprehensive Transportation Plan*, along with population, households and (discussed in a later section) employment. The forecasts counted only occupied housing units (since vacant housing units produce no traffic). To be comparable to the 2010 Census housing counts, vacant units were estimated and included using the same vacancy percentages as was found by the Census in 2010.

**Table 27: Housing Unit Forecasts by Place**

Place	2010		2040		2010-2040 % Change	
	Number	Percent	Number*	Percent	Number	Percent
Hall County Total	68,825	100.0%	142,106	100.0%	73,281	106.5%
Braselton town (pt.)	600	0.9%	799	0.6%	199	33.2%
Buford city (pt.)	403	0.6%	1,106	0.8%	703	174.4%
Clermont town	363	0.5%	582	0.4%	219	60.3%
Flowery Branch city	2,530	3.7%	6,048	4.3%	3,518	139.1%
Gainesville city	12,967	18.8%	23,260	16.4%	10,293	79.4%
Gillsville city (pt.)	84	0.1%	94	0.1%	10	11.9%
Lula city (pt.)	1,038	1.5%	864	0.6%	(174)	-16.8%
Oakwood city	2,134	3.1%	6,552	4.6%	4,418	207.0%
Rest Haven town (pt.)	16	0.0%	27	0.0%	11	68.8%
City Total	20,135	29.3%	39,332	27.7%	19,197	95.3%
Unincorporated Hall County	48,690	70.7%	102,774	72.3%	54,084	111.1%

\* Forecasted occupied units from CTP plus vacant units at 2010 percentages.

In the unincorporated area of the county, the TAZ housing figures from the *Comprehensive Transportation Plan* were aggregated for each Planning Area (and estimated vacant units were added in to the 2040 forecasts using the same methodology as for the jurisdictions in Table 27).

Similar to the population and household forecasts discussed in earlier sections, Table 28 on the next page reflects above-average growth that is anticipated in the East Hall Planning Area (a 185.5% increase), followed by the Chestnut Mountain/Candler Planning Area (a 136.7% increase), and to a lesser extent in the North Hall Planning Area (a 119.5% increase).

“Average” growth comparable to the percentage increase in housing units throughout the unincorporated area (an overall increase of 111.1%) is forecast for the Gainesville and the South Hall Planning Areas (with increases of 100.2% and 99.6% respectively). The Murrayville/Sardis Planning Area, northwest of the city of Gainesville, is expected to lag behind all of the other areas at ½ of the percentage increase forecast for the unincorporated portion of the county overall.

**Table 28: Housing Unit Forecasts by Unincorporated Planning Area**

Conceptual Area	2010		2040		2010-2040 % Change	
	Number	Percent	Number*	Percent	Number	Percent
Chestnut Mountain/Candler Area	6,375	13.1%	15,088	14.7%	8,713	136.7%
East Hall Area	7,059	14.5%	20,156	19.6%	13,097	185.5%
Gainesville Area	8,161	16.8%	16,335	15.9%	8,174	100.2%
Murrayville/Sardis Area	9,353	19.2%	14,525	14.1%	5,172	55.3%
North Hall Area	6,290	12.9%	13,805	13.4%	7,515	119.5%
South Hall Area	11,451	23.5%	22,853	22.2%	11,402	99.6%
Unincorporated Hall County Total	48,690	100.0%	102,762	100.0%	54,072	111.1%

\* Forecasted occupied units from CTP plus vacant units at 2010 percentages.

■ Employment

This section looks back to 2010 and forward to 2040 with regard, essentially, to the economic base of the county and its cities in terms of the number of people working in the county and in its various economic sectors, and also its economic interrelationships with other counties in the state.

Employment Base: 2010

We have two sources of employment data for 2010: the 2010 Census and the County’s recently adopted *Comprehensive Transportation Plan* (CTP) calculations. Each approach has its plusses and its short-comings.

The Census Bureau counts employed persons, not jobs. A person that has a second job, or multiple part-time jobs, is counted only as one employed person. On the other hand, the CTP attempts to count jobs, and includes sole proprietors (some of whom work out of their homes), including itinerant contractors (many of whom work out of their trucks). The CTP figures provide an excellent resource for estimating traffic (the trips on the roads that are generated by all these folks plying their trades or commuting to work), but over-estimate actual demand for nonresidential land use development.

Several things are clear, however:

- Gainesville was the prime “employment generator” in the county in 2010, accounting for one-half or more (between 49 and 57%, depending on the source) of all employment in the county.
- Only three other cities exceeded 1% of total county employment—Oakwood, Flowery Branch and the portion of Buford in the county. Along with Gainesville, these four cities accounted for a bit less than two-thirds of all countywide employment (61-to-66%).
- Well over a third of all employment (34-to-39%) was located in the unincorporated area (i.e., outside of any city).

**Table 29: Total 2010 Employment by Place**

Place	Census*		CTP**	
	Number	Percent	Number	Percent
Hall County Total	77,206	100.0%	89,211	100.0%
Braselton town (pt.)	347	0.4%	105	0.1%
Buford city (pt.)	2,192	2.8%	2,013	2.3%
Clermont town	200	0.3%	85	0.1%
Flowery Branch city	2,280	3.0%	2,177	2.4%
Gainesville city	37,763	48.9%	50,988	57.2%
Gillsville city (pt.)	16	0.0%	5	0.0%
Lula city (pt.)	372	0.5%	142	0.2%
Oakwood city	3,782	4.9%	3,195	3.6%
Rest Haven town (pt.)	11	0.0%	86	0.1%
City Total	46,963	60.8%	58,796	65.9%
Unincorporated Hall County	30,243	39.2%	30,415	34.1%

\* 2010 Census: Workers by place of work based on commuting patterns.

\*\* Comprehensive Transportation Plan. Includes sole proprietors and non-workplace based employees.



## Commuting Patterns

Accepting the limitations of the Census employment “counts”, the data generated by the Census (extrapolated from the “long form”) regarding commuting patterns are instructive with regard to Hall County’s interactions with surrounding areas.

Table 30 on the next page provides detailed data on commuting patterns reported in the 2010 Census. The data includes the number of commuters that lived elsewhere but came in to Hall County to work, and the number of commuters that lived in the county and either worked in Hall County or commuted to work outside of the county.

Interestingly, the number of people that lived in Hall County and had jobs (77,936) and the number of people that actually worked in Hall County (77,206) were almost equal. However, only 53,729 commuters both lived and worked in the county (just under 70% of total county employment). The remaining 30% of the workforce in the county was made up from 23,477 commuters coming into the county to work each day.

The percentage of commuters staying in, coming to and commuting out of the county present an overview of Hall County’s predominant role as a work place provider to its area.

- Having almost 70% of all its workers actually living in the county is an indicator of a relatively strong local economy, particularly during a year—2010—deep in the Great Recession.
- Of the roughly 30% of the county’s total employed residents who commuted out of the county to work, about two-thirds of them worked in one of the 10 counties that comprise the ARC Metro Area, indicating a relatively strong link to the Atlanta region as an employment resource.
- The link to the Atlanta region for employment was particularly strong with Gwinnett County (65% of Hall County’s commuters into the Atlanta Metro area), followed by Fulton County (20%).
- On the other hand, while only 10% of Hall County’s total employed residents commuted out of the county to work somewhere in Northern Georgia, fully 20% of the county’s employees commuted in from North Georgia counties. To that extent, the county provided a stronger base for North Georgia employment than from Metro Atlanta or elsewhere. No doubt this was influenced by the county’s access to the interstate system, both to the north and the northeast.
- Employees commuting into Hall County from the Atlanta Metro Area were overwhelmingly generated from Gwinnett County (almost 82%).
- Of all employees that commuted into Hall County from non-metro Northern Georgia, the overwhelming majority (13,589 or 87%) were generated from the 8 adjacent surrounding counties (excluding of course Gwinnett). Of these 8 counties, over 40% were generated from Jackson and White Counties alone, while the other 60% were generated (in descending order) from Lumpkin, Habersham, Forsyth, Banks, Barrow and Dawson Counties.

In summary, the Census commuting data indicates a strong local employment base (employing 70% of the workers that reside in the county), good access to nearby employment markets (particularly in Gwinnett and Fulton Counties), and an important regional employment attractor to (especially) its North Georgia neighbors.

**Table 30: 2010 Commuting Patterns**

Commuting From:		Commuting To:	
Atkinson County	13	Baldwin County	18
Banks County	1,397	Banks County	216
Barrow County	950	Barrow County	382
Bartow County	36	Bartow County	17
Bibb County	47	Bibb County	12
		Butts County	32
Carroll County	21		
Chatham County	6	Camden County	9
		Chattahoochee County	10
Cherokee County	85	Cherokee County	89
Clarke County	407	Clarke County	489
Clayton County	156	Clayton County	123
Cobb County	182	Cobb County	422
Coweta County	33	Coweta County	8
Dawson County	703	Dawson County	726
DeKalb County	466	DeKalb County	1,389
Douglas County	49	Douglas County	49
		Emanuel County	51
Fannin County	39	Fannin County	9
		Fayette County	28
Forsyth County	1,538	Forsyth County	2,555
Franklin County	156	Franklin County	51
Fulton County	370	Fulton County	3,104
Gilmer County	3		
Gordon County	11	Gordon County	5
Gwinnett County	5,885	Gwinnett County	9,836
Habersham County	1,751	Habersham County	561
Hall County	53,729	Hall County	53,729
Haralson County	55	Haralson County	41
Hart County	71		
		Henry County	47
Houston County	15	Jackson County	1,649
Jackson County	2,929	Jasper County	9
Lowndes County	10	Lumpkin County	689
Lumpkin County	1,777		
Madison County	51	Monroe County	30
		Morgan County	14
Morgan County	12		
Murray County	9	Muscogee County	10
Muscogee County	80	Newton County	3
Newton County	63	Oconee County	22
Oconee County	107		
Oglethorpe County	18	Paulding County	17
Paulding County	17		
Peach County	10	Pickens County	4
Pickens County	48	Rabun County	43
Rabun County	160	Richmond County	34
		Rockdale County	122
Spalding County	19	Stephens County	58
Stephens County	321		
Tattall County	13		
Towns County	25		
		Thomas County	13
Union County	194	Union County	16
Walton County	305	Walton County	33
Washington County	7		
White County	2,544	White County	467
Whitfield County	11	Whitfield County	22
Wilkinson County	12		
Out of State	290	Out of State	673
Total	77,206	Total	77,936

**Summary:**

**Number of Commuters**

Place of Work	Commuters Coming to Hall County to Work	Hall County Residents that Commute to Work
Hall County*	53,729	53,729
Atlanta Metro**	7,193	15,209
North of I-20	15,615	8,050
South of I-20	379	275
Out of State	290	673
Total	77,206	77,936

**Percent of Commuters**

Place of Work	Commuters Coming to Hall County to Work	Hall County Residents that Commute to Work
Hall County*	69.6%	68.9%
Atlanta Metro**	9.3%	19.5%
North of I-20	20.2%	10.3%
South of I-20	0.5%	0.4%
Out of State	0.4%	0.9%
Total	100.0%	100.0%

\*Employees that live and commute to work in Hall County.

\*\*Atlanta Metro consists of the 10-county ARC Region. The counties are highlighted in red.

Employment Forecasts: 2040

The number of employees forecast in 2040 in the county was prepared as part of the recently adopted *Comprehensive Transportation Plan*, along with the number of residents, households and housing units (discussed in earlier sections).

*Employment Growth in the County and its Cities*

Drawing on data shown on Table 31, by 2040 the county as a whole is projected to increase its employment base by 126,067, for an overall increase of 141.3%. While over one-half of this employment increase (67,440 or 53.5%) is projected to occur within the cities, the number of employees in the unincorporated area is projected to almost triple from 30,415 in 2010 to 89,042 in 2040, a net 192.8% increase over the coming 24 years.

**Table 31: Employment Forecasts by Place**

Place	Number of Employees					2040				
	2010					Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services
	Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services					
Hall County Total	89,211	13,233	13,861	6,374	55,743	215,278	32,329	38,228	23,415	121,306
Braselton town (pt.)	105	39	-	1	65	248	91	-	3	154
Buford city (pt.)	2,013	554	198	228	1,033	3,241	900	258	368	1,715
Clermont town	85	32	1	7	45	189	61	2	15	111
Flowery Branch city	2,177	511	331	80	1,255	14,750	2,169	3,568	974	8,039
Gainesville city	50,988	6,620	6,557	1,992	35,819	92,629	14,108	14,630	5,111	58,780
Gillsville city (pt.)	5	1	1	-	3	13	1	1	1	10
Lula city (pt.)	142	30	12	2	98	272	58	26	5	183
Oakwood city	3,195	796	331	558	1,510	14,757	2,928	1,642	4,235	5,952
Rest Haven town (pt.)	86	24	11	12	39	137	39	14	19	65
City Total	58,796	8,607	7,442	2,880	39,867	126,236	20,355	20,141	10,731	75,009
Unincorporated Hall County	30,415	4,626	6,419	3,494	15,876	89,042	11,974	18,087	12,684	46,297

Place	Percent of Total					2040				
	2010					Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services
	Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services					
Hall County Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Braselton town (pt.)	0.1%	0.3%	0.0%	0.0%	0.1%	0.1%	0.3%	0.0%	0.0%	0.1%
Buford city (pt.)	2.3%	4.2%	1.4%	3.6%	1.9%	1.5%	2.8%	0.7%	1.6%	1.4%
Clermont town	0.1%	0.2%	0.0%	0.1%	0.1%	0.1%	0.2%	0.0%	0.1%	0.1%
Flowery Branch city	2.4%	3.9%	2.4%	1.3%	2.3%	6.9%	6.7%	9.3%	4.2%	6.6%
Gainesville city	57.2%	50.0%	47.3%	31.3%	64.3%	43.0%	43.6%	38.3%	21.8%	48.5%
Gillsville city (pt.)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Lula city (pt.)	0.2%	0.2%	0.1%	0.0%	0.2%	0.1%	0.2%	0.1%	0.0%	0.2%
Oakwood city	3.6%	6.0%	2.4%	8.8%	2.7%	6.9%	9.1%	4.3%	18.1%	4.9%
Rest Haven town (pt.)	0.1%	0.2%	0.1%	0.2%	0.1%	0.1%	0.1%	0.0%	0.1%	0.1%
City Total	65.9%	65.0%	53.7%	45.2%	71.5%	58.6%	63.0%	52.7%	45.8%	61.8%
Unincorporated Hall County	34.1%	35.0%	46.3%	54.8%	28.5%	41.4%	37.0%	47.3%	54.2%	38.2%

Among the cities, the most dramatic employment increases on a percentage growth basis are projected for Flowery Branch (12,573 or 578%) and Oakwood (11,562 or 362%), followed by the portion of Braselton in

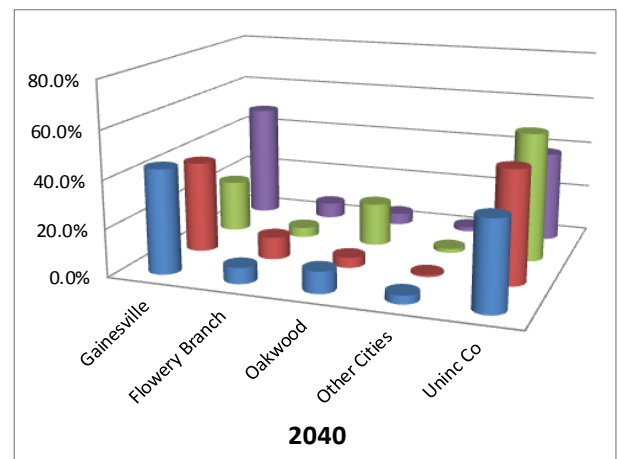
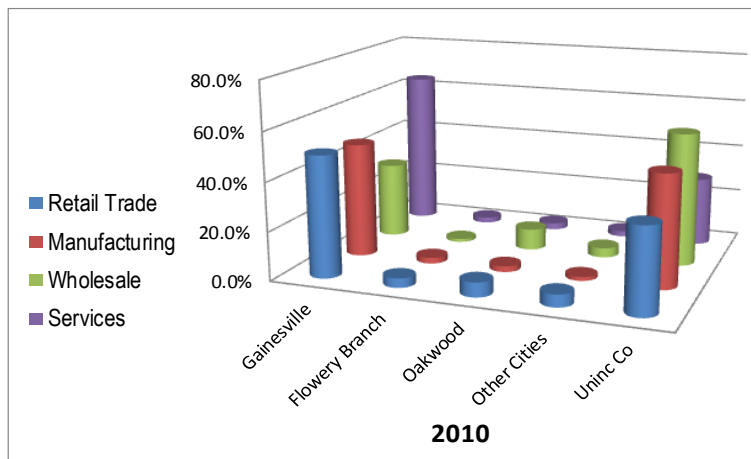
the county (143 or 136.2%) and Clermont (104 or 122.4%). Numerically, Gainesville is projected to add 41,641 employees (an 81.7% increase), dropping from 57% to 43% of all county workers.

The primary employment venues in Hall County, now and projected into the future, are: the city of Gainesville, the unincorporated area, and the cities of Oakwood and Flowery Branch (in descending order). As we saw on Table 31 above, by 2040, while the city of Gainesville’s employment base will continue to grow, but at a slower pace than the others, employment in the unincorporated area is expected to increase from 34% of all employees in the county in 2010 to over 41% by 2040. Similarly, Oakwood and Flowery Branch are projected to increase their share of countywide employment from 3.6% (Oakwood) and 2.4% (Flowery Branch) to 6.9% each.<sup>4</sup>

The “mix” of employees by economic sector in the primary employment venues varies from one to another, and is projected to change in different ways in the years to come. The percentage of countywide employees working in each economic sector is shown on Table 32 for each primary employment venue. As noted above, while employment in Gainesville will continue to grow, the percentage of countywide employment in that city will lessen by 2040, compared to all other primary venues.

**Table 32: Share of Countywide Employment by Economic Sector**

Primary Economic Venue	2010				2040			
	Retail Trade	Manu- facturing	Whole- sale	Services	Retail Trade	Manu- facturing	Whole- sale	Services
Gainesville	50.0%	47.3%	31.3%	64.3%	43.6%	38.3%	21.8%	48.5%
Flowery Branch	3.9%	2.4%	1.3%	2.3%	6.7%	9.3%	4.2%	6.6%
Oakwood	6.0%	2.4%	8.8%	2.7%	9.1%	4.3%	18.1%	4.9%
Other Cities	5.1%	1.6%	3.9%	2.3%	3.6%	0.8%	1.8%	1.8%
Unincorporated County	35.0%	46.3%	54.8%	28.5%	37.0%	47.3%	54.2%	38.2%



The graphs above illustrate the future shifts quantified on the table. For instance, in the city of Gainesville, while employment in all four economic sectors will increase in number (per Table 31), the percentage of its

<sup>4</sup> While employment in the Hall County portion of Buford in 2010 was just shy that of Flowery Branch, and some future growth is expected, its share of countywide employment will be reduced to only 1.5%.

countywide employment in each of the four sectors will fall (Table 32) compared to the other primary economic venues.

Table 33 delves more deeply into the shifts in employment mix anticipated in the coming years for the primary venues. The table reveals that Gainesville’s retention of countywide Retail employment in 2040 will be its strongest sector (with the 2040 Retail percentage being 87.2% of the 2010 percentage), followed by Manufacturing, with its 2040 percentage being 80.9% of the 2010 percentage.

**Table 33: Comparison - 2040 Share as a Percentage of 2010 Share**

Primary Economic Venue	Total Employees	Retail Trade	Manufacturing	Wholesale	Services
Gainesville	75.3%	87.2%	80.9%	69.8%	75.4%
Flowery Branch	280.8%	173.7%	390.8%	331.4%	294.4%
Oakwood	191.4%	150.6%	179.9%	206.6%	181.1%
Unincorporated County	121.3%	105.9%	102.2%	98.8%	134.0%

Both Flowery Branch and Oakwood will show major increases in their percentages of countywide employment, each with higher percentages in every economic sector compared to 2010. Flowery Branch will show its greatest increase in countywide employment share in the Manufacturing and Wholesale sectors, while Oakwood will show its greatest increases in countywide share in the Wholesale and Services sectors. The unincorporated portion of the county as a whole is projected to generally maintain its percentage share of countywide employment in every sector, except Services with a notable increase in percentage share.

While the preceding three tables examined employment in terms of each venue’s “share” of all employment in the county, the following tables consider the mix of employment by sector in each venue. The results are quite different in several ways, as discussed below.

**Table 34: Employment Mix by Primary Venue**

Number of Workers in Venue					
Primary Economic Venue	Total Employees 2010	Employees by Economic Sector			
		Retail Trade	Manufacturing	Wholesale	Services
Hall County Total	89,211	13,233	13,861	6,374	55,743
Gainesville	50,988	6,620	6,557	1,992	35,819
Flowery Branch	2,177	511	331	80	1,255
Oakwood	3,195	671	331	558	997
Other Cities	2,436	805	223	250	1,796
Unincorporated County	30,415	4,626	6,419	3,494	15,876

Employment Mix in Venue by Economic Sector					
Primary Economic Venue	Total Employees 2010	Percent by Economic Sector			
		Retail Trade	Manufacturing	Wholesale	Services
Hall County Total	89,211	14.8%	15.5%	7.1%	62.5%
Gainesville	50,988	13.0%	12.9%	3.9%	70.2%
Flowery Branch	2,177	23.5%	15.2%	3.7%	57.6%
Oakwood	3,195	21.0%	10.4%	17.5%	31.2%
Other Cities	2,436	33.0%	9.2%	10.3%	73.7%
Unincorporated County	30,415	15.2%	21.1%	11.5%	52.2%

Total Employees by Economic Sector					
Total Employees	Employees by Economic Sector				
	Retail Trade	Manufacturing	Wholesale	Services	
2010	215,278	32,329	38,228	23,415	121,306
2040	92,629	14,108	14,630	5,111	58,780
	14,750	2,169	3,568	974	8,039
	14,757	2,463	1,642	4,235	4,057
	4,100	1,615	301	411	4,133
	89,042	11,974	18,087	12,684	46,297

Total Employees by Economic Sector					
Total Employees	Percent by Economic Sector				
	Retail Trade	Manufacturing	Wholesale	Services	
2010	215,278	15.0%	17.8%	10.9%	56.3%
2040	92,629	15.2%	15.8%	5.5%	63.5%
	14,750	14.7%	24.2%	6.6%	54.5%
	14,757	16.7%	11.1%	28.7%	27.5%
	4,100	39.4%	7.3%	10.0%	100.8%
	89,042	13.4%	20.3%	14.2%	52.0%

The number of employees in each of the primary economic venues in 2010 and 2040, taken from the *Comprehensive Transportation Plan*, is shown on the above Table 34. The countywide total is also shown, as well as the total encompassing all other cities not listed separately.<sup>5</sup> The upper portion of the table shows the number of employees by economic sector in 2010 and 2040, while the lower portion shows, for each venue, the percentage of each venue’s total employment working in each economic sector. For instance, in the city of Gainesville in 2010, 6,620 of the city’s 50,988 workers were employed in the Retail Trade sector, which amounted to 13.0% of all employment in the city that year.

Table 34 therefore shows the increase in total employment in each primary venue forecasted between 2010 and 2040, and the forecasted number in each of the four economic sectors for each primary venue, as well as the percentage of each venue’s total employment working in each sector. An examination of the figures indicates how the future character of employment—the employment mix—is anticipated to change in the future and suggests how land development patterns and economic development strategies are anticipated to be affected.

These changes are clarified on the following Table 35. The numbers on the left side of the table are the numerical increase in workers expected in each primary venue’s economic sectors, suggesting the relative weight of future development anticipated. The percentages on the right side of the table are the differences in percentage points for each sector going from the 2010 to 2040 percentages shown on Table 34, suggesting where shifts in the “economic mix” for each venue is expected. Using the city of Gainesville again as an example, while the increase in employment in its Services sector will outnumber all of the other sectors combined, each of those other three sectors is forecast to increase in their percentage of employment in the city while the Services sector will actually lessen by 6.8 percentage points (from 70.2% in 2010 to 63.5% in 2040, as shown on Table 34).

**Table 35: Employment Changes by Primary Venue: 2010-2040**

Primary Economic Venue	Increase in Number of Employees: 2010-2040					Change in Percent by Sector: 2010-2040			
	Total New Employees	Retail Trade	Manu-facturing	Whole-sale	Services	Retail Trade	Manu-facturing	Whole-sale	Services
Hall County Total	126,067	19,096	24,367	17,041	65,563	0.2%	2.2%	3.7%	-6.1%
Gainesville	41,641	7,488	8,073	3,119	22,961	2.2%	2.9%	1.6%	-6.8%
Flowery Branch	12,573	1,658	3,237	894	6,784	-8.8%	9.0%	2.9%	-3.1%
Oakwood	11,562	1,792	1,311	3,677	3,060	-4.3%	0.8%	11.2%	-3.7%
Other Cities	1,664	810	78	161	2,337	6.3%	-1.8%	-0.2%	27.1%
Unincorporated County	58,627	7,348	11,668	9,190	30,421	-1.8%	-0.8%	2.8%	-0.2%

In the unincorporated area, while employment is forecast to increase in every sector in number, the percentage increases in 2040 will not vary significantly in any sector except Wholesale. This is in contrast to the finding earlier regarding employment in the unincorporated area as a “share” of total employment growth in the county as a whole. In that analysis, the unincorporated area was projected to increase its proportion of countywide employment most notably in the Services sector, moving from 15,876 Services workers in 2010 to 46,297 in 2040, a change from 28.5% to 38.2% of countywide employment. The change in “mix”,

<sup>5</sup> Total employment in all of the “other cities” collectively amounted to 2.7% of all employment in the county in 2010, and is projected to be only 1.9% of the countywide total in 2040.

however, is hardly noticeable when compared to the seemingly small change in Wholesale (only 9,190 workers) which produces a much greater “share” increase.

*Employment Growth in the Unincorporated Areas*

As noted in the section above, by 2040 employment in the county outside of the cities is expected to increase to almost three times the number of workers in 2010 (a 192.8% increase). Compared to the countywide overall increase of 141.3%, and an overall increase of 114.7% among all of the cities, the highest percentage of growth in employment in the county is forecast to be in the unincorporated area.

**Table 36: Employment Growth in Unincorporated Areas**

Conceptual Area	Total Employees		Increase 2010-2040	
	2010	2040	Number	Percent
Chestnut Mtn/Candler	2,134	5,730	3,596	169%
East Hall Area	2,292	6,615	4,323	189%
Gainesville Area	14,621	35,812	21,191	145%
Murrayville/Sardis Area	1,822	3,268	1,446	79%
North Hall Area	1,941	4,390	2,449	126%
South Hall Area	7,605	33,227	25,622	337%
Unincorporated Hall	30,415	89,042	58,627	193%

The table on the left shows the employment forecasts for the unincorporated area and its Planning Areas, derived from the recently adopted *Comprehensive Transportation Plan*. The South Hall area is expected to account for a bit less than half (44%) of all employment growth anticipated in the unincorporated area, followed by the area around but outside of Gainesville (at a little over one-third: 36%).

The Murrayville/Sardis area is projected to grow at the slowest pace, accounting for only 2.5% of all of the growth in the unincorporated area.

The next table, Table 37, shows the employment forecasts for the Planning Areas broken down by economic sector.

**Table 37: Employment Forecasts by Planning Area**

Number of Employees										
Conceptual Area	2010					2040				
	Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services	Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services
Chestnut Mtn/Candler	2,134	295	289	179	1,371	5,730	769	747	573	3,641
East Hall Area	2,292	228	108	337	1,619	6,615	827	268	1,286	4,234
Gainesville Area	14,621	1,925	4,552	1,754	6,390	35,812	3,911	10,261	4,451	17,189
Murrayville/Sardis Area	1,822	390	37	82	1,313	3,268	592	57	149	2,470
North Hall Area	1,941	226	71	356	1,288	4,390	463	157	804	2,966
South Hall Area	7,605	1,562	1,362	786	3,895	33,227	5,412	6,597	5,421	15,797
Unincorporated Hall Total	30,415	4,626	6,419	3,494	15,876	89,042	11,974	18,087	12,684	46,297

Percent of Total										
Conceptual Area	2010					2040				
	Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services	Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services
Chestnut Mtn/Candler	7.0%	6.4%	4.5%	5.1%	8.6%	6.4%	6.4%	4.1%	4.5%	7.9%
East Hall Area	7.5%	4.9%	1.7%	9.6%	10.2%	7.4%	6.9%	1.5%	10.1%	9.1%
Gainesville Area	48.1%	41.6%	70.9%	50.2%	40.2%	40.2%	32.7%	56.7%	35.1%	37.1%
Murrayville/Sardis Area	6.0%	8.4%	0.6%	2.3%	8.3%	3.7%	4.9%	0.3%	1.2%	5.3%
North Hall Area	6.4%	4.9%	1.1%	10.2%	8.1%	4.9%	3.9%	0.9%	6.3%	6.4%
South Hall Area	25.0%	33.8%	21.2%	22.5%	24.5%	37.3%	45.2%	36.5%	42.7%	34.1%
Unincorporated Hall Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The table also shows the percentage of employment in each economic sector that is located in each Planning Area. For instance, in 2010, 48% of all employment in the unincorporated area was located in the Gainesville Planning Area. Of that, almost 71% of all manufacturing jobs in the unincorporated area were located in that Planning Area. By 2040, the area is expected to account for only 40% of all unincorporated area workers and about 57% of all manufacturing workers outside of the cities.

While employment will increase in every Planning area and in every economic sector, some categories will grow faster than others, and differently among the various Planning Areas. The proportional “mix” of workers by economic sector in each of the Planning Areas is shown on Table 38.

Taking the unincorporated area as a whole, the percentage of workers in Retail Trade and Manufacturing is projected to lessen a bit between 2010 and 2040. Employment in the Wholesale sector (which includes trucking, storage and transfer) will increase, while the proportion employed in the various Services businesses and organizations will remain fairly stable.

On an area by area basis, however, very different patterns emerge. In the Gainesville Planning Area, for instance, the proportion of employment in Services will become more dominant (approaching half of all workers), whereas South Hall will see disproportionate increases in Manufacturing and Wholesale sectors, and East Hall will see proportionately more growth in the Retail Trade and Wholesale sectors. These changes in employment focus (as opposed to numerical increases) are discussed in more depth below.



**Table 38: Employment Mix in Each Planning Area by Economic Sector**

Conceptual Area	2010					2040				
	Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services	Total Employees	Retail Trade	Manu-facturing	Whole-sale	Services
Chestnut Mtn/Candler	2,134	13.8%	13.5%	8.4%	64.2%	5,730	13.4%	13.0%	10.0%	63.5%
East Hall Area	2,292	9.9%	4.7%	14.7%	70.6%	6,615	12.5%	4.1%	19.4%	64.0%
Gainesville Area	14,621	13.2%	31.1%	12.0%	43.7%	35,812	10.9%	28.7%	12.4%	48.0%
Murrayville/Sardis Area	1,822	21.4%	2.0%	4.5%	72.1%	3,268	18.1%	1.7%	4.6%	75.6%
North Hall Area	1,941	11.6%	3.7%	18.3%	66.4%	4,390	10.5%	3.6%	18.3%	67.6%
South Hall Area	7,605	20.5%	17.9%	10.3%	51.2%	33,227	16.3%	19.9%	16.3%	47.5%
Unincorporated Hall Total	30,415	15.2%	21.1%	11.5%	52.2%	89,042	13.4%	20.3%	14.2%	52.0%

Employment growth is projected in every Planning Area for every economic activity. The following Table 39 shows the projected numerical increase in workers by economic sector for each area and for the unincorporated area as a whole. The table also shows the change in the economic mix expected in each area by 2040 in terms of the differences in percentage points between 2010 and 2040. Negative percentage points indicate that the economic sector will become less important in that Planning Area than the sectors where an increase is projected over 2010 (the positive percentage increases).

By 2040, it is projected that the number of employees in the unincorporated area will grow by 58,627 over the count in 2010, bringing the total to almost three times as many workers as there were in 2010. Of this increase, over half (51.9%) are expected to be employed in the Services sector. Manufacturing employment is projected to account for about 20% of all growth, followed by almost 16% for the Wholesale sector and 12.5% in Retail Trade.

**Table 39: Employment Changes in Each Planning Area: 2010-2040**

Conceptual Area	Increase in Number of Employees: 2010-2040					Change in Percent by Sector: 2010-2040			
	Total New Employees	Retail Trade	Manu-facturing	Whole-sale	Services	Retail Trade	Manu-facturing	Whole-sale	Services
Chestnut Mtn/Candler	3,596	474	458	394	2,270	-0.4%	-0.5%	1.6%	-0.7%
East Hall Area	4,323	599	160	949	2,615	2.6%	-0.7%	4.7%	-6.6%
Gainesville Area	21,191	1,986	5,709	2,697	10,799	-2.2%	-2.5%	0.4%	4.3%
Murrayville/Sardis Area	1,446	202	20	67	1,157	-3.3%	-0.3%	0.1%	3.5%
North Hall Area	2,449	237	86	448	1,678	-1.1%	-0.1%	0.0%	1.2%
South Hall Area	25,622	3,850	5,235	4,635	11,902	-4.3%	1.9%	6.0%	-3.7%
Unincorporated Hall	58,627	7,348	11,668	9,190	30,421	-1.8%	-0.8%	2.8%	-0.2%

While the sheer numerical increases in employment are important, shifts in the “mix” of jobs should also be considered for their impact on individual areas. Table 39 shows the change in the economic mix expected in each area by 2040 in terms of the differences in percentage points between 2010 and 2040. Negative percentage points indicate that the economic sector will become less important in that Planning Area than the sectors where an increase is projected over 2010 (the positive percentage increases) in relative terms.

Growing employment strength of particular sectors differs among the various Planning Areas as the employment mix shifts throughout the unincorporated area. The East Hall Planning Area, for instance, is projected to increase its proportion of Retail Trade activity while retail is diminished proportionately in all other areas, including within the unincorporated area as a whole. East Hall’s greatest sector of growth, at least on

a percentage basis, is expected to be in Wholesale Trade. Even though new workers added in East Hall in the Services industries by 2040 far outnumber new workers in all other sectors (2,615 to 1,708), the overall percentage of Services workers will fall relative to the other economic sectors. In other words, growth in the Services sector in East Hall will be numerically very important, but other sectors will be growing proportionally at a greater pace.

Manufacturing employment is projected to grow proportionately in importance in South Hall, while proportional growth in the Wholesale sector is foreseen in the Chestnut Mountain/Candler Planning Area, in East Hall and especially in South Hall. The Planning Area around but outside of Gainesville is forecast to experience its greatest proportional shift to Services, which will also dominate growth in the Murrayville/Sardis and North Hall Planning Areas. Although it is projected that more workers in the Services sector will be added to the South Hall area, proportional growth in Manufacturing and Wholesale will gain proportionally more importance in that area.

## Capital Improvements Element

The Hall County Capital Improvements Element<sup>1</sup>, adopted June 25, 2009, is provided as an attachment to *Hall County Forward*.

# Attachment: 2009 Hall County Capital Improvements Element

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<sup>1</sup> The 2017-2021 Community Work Program includes the following item for 2018: "Update Impact Fee Program and Amend Capital Improvements Element (CIE)."

# Capital Improvements Element

An Amendment to the  
**Hall County Comprehensive Plan**



**Adopted – June 25, 2009**

**ROSS+associates**

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urban planning & plan implementation



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# Capital Improvements Element

## *An Amendment to the Hall County Comprehensive Plan*

### Introduction

The purpose of a Capital Improvements Element (CIE) is to establish where and when certain new capital facilities will be provided within a jurisdiction and how they may be financed through an impact fee program. As required by the Development Impact Fee Act, and defined by the Department of Community Affairs in its *Development Impact Fee Compliance Requirements*, the CIE must include the following for each category of capital facility for which an impact fee will be charged:

- the designation of **service areas** - the geographic area in which a defined set of public facilities provide service to development within the area;
- a **projection of needs** for the planning period of the adopted Comprehensive Plan;
- the designation of **levels of service** (LOS) - the service level that will be provided;
- a **schedule of improvements** listing impact fee related projects and costs for the first five years after plan adoption; and
- a description of **funding sources** proposed for each project during the first five years of scheduled system improvements.

System improvements expected to commence or be completed over the coming five years are also shown in the Short-Term Work Program (STWP). The STWP affects new and previously planned capital projects for the upcoming five-year period, beginning with the current year.

### ***Categories for Assessment of Impact Fees***

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that new development pays a reasonable share of the costs of public facilities, Hall County has developed this CIE for the categories of libraries, parks and public safety facilities (Fire, jail and Sheriff's Office).

### ***Components of the Impact Fee System***

The Hall County Impact Fee System consists of several components:

- The currently adopted Comprehensive Plan, including future land use assumptions and projected future demands;
- Service area population forecasts, based on population, households, dwelling unit and employment forecasts of the Comprehensive Plan;
- Service area definition and designation;
- Appropriate level of service standards for each impact fee eligible facility category;
- A methodology report, which establishes the impact cost of new growth and development and thus the maximum impact fees that can be assessed;
- This Capital Improvements Element to implement the County's proposed improvements; and
- A Development Impact Fee Ordinance, including an impact fee schedule by land use category.



**Forecasts**

**Table P-1** presents the service area forecasts used for impact fee calculations. These forecasts are based on population, dwelling unit and employment information contained in the Comprehensive Plan. The four service area population forecasts used in this CIE are: county-wide dwelling units (for library facilities), county-wide “day/night population” (jail), county-wide “day/night population” outside of Gainesville (Sheriff’s Patrol), and county-wide dwelling units outside Gainesville (parks). The “day/night population” forecast is the combination of the residential population and employment forecasts.

**Table P-1**  
**Service Area Forecasts**  
**2000 - 2030**

	County-wide Dwelling Units (Library)	County-wide Day/Night Population (Detention Facility)	County Outside Gainesville Day/Night Population (Fire & Sheriff's Patrol)	County-wide Dwelling Units Outside Gainesville (Parks)
2000	51,046	220,241	148,302	41,970
2001	52,688	226,793	153,392	43,304
2002	54,382	233,570	158,658	44,680
2003	56,131	240,580	164,104	46,101
2004	57,937	247,830	169,737	47,566
2005	59,800	255,330	175,563	49,078
2006	61,723	263,089	181,590	50,638
2007	63,709	271,115	187,823	52,247
2008	65,758	279,419	194,271	53,908
2009	66,113	280,600	195,648	54,203
2010	66,468	281,360	196,727	54,498
2011	67,579	286,003	200,223	55,287
2012	69,802	294,683	206,143	56,866
2013	73,136	308,030	215,024	59,233
2014	77,581	326,019	226,883	62,390
2015	82,026	344,770	239,422	65,546
2016	85,440	359,245	249,202	67,927
2017	88,954	373,310	258,618	70,365
2018	92,569	388,709	269,031	72,861
2019	96,284	404,585	279,771	75,413
2020	100,100	419,960	290,100	78,022
2021	104,017	436,747	301,490	80,689
2022	108,035	454,027	313,236	83,414
2023	112,153	471,818	325,348	86,195
2024	116,372	490,111	337,831	89,034
2025	120,691	508,927	350,698	91,929
2026	125,112	528,265	363,956	94,882
2027	129,632	548,127	377,611	97,891
2028	134,254	568,539	391,689	100,959
2029	138,976	590,858	407,179	104,083
2030	143,799	612,405	422,133	107,265
<b>Net Increase, 2000-2030:</b>	<b>92,753</b>	<b>392,164</b>	<b>273,831</b>	<b>65,295</b>

## Cost Adjustments

Calculations related to impact fees are made in terms of the 'present value' of past and future amounts of money, including project cost expenditures and credits for future revenue. The Georgia Development Impact Fee Act defines 'present value' as "the current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money." This Section describes the methodologies used to make appropriate adjustments to project cost figures, both past and future, to convert such costs into current dollars, and to determine the present value of future revenue from new development that would be applied as a credit against impact fees.

Calculations for present value (PV) differ when considering past expenditures versus future costs. In both cases, however, the concept is the same – the 'actual' expenditure made or to be made is adjusted to the current year using appropriate rates (an inflation rate for past expenditures and a deflator for future costs). In essence, the present value is considered in light of an alternate investment strategy – a determination of what the same amount of money would be worth if it were invested rather than spent.

### Past Expenditures

Past expenditures are considered in impact fee calculations only for previous expenditures for projects that created excess capacity for new development and are being recouped. An expenditure that was made in the past is converted to PV using the inflation rate of money – in this case the Consumer Price Index (CPI). Although this approach ignores the value of technological innovation (i.e., better computers are available today for the same historic prices) and evolving land prices (often accelerated beyond inflation by market pressures), the approach best captures the value of the money actually spent. For instance, it is not important that you can buy a better computer today for the same price that was paid 5 years ago; what is important is the money was spent 5 years ago and what that money would be worth today had it been saved instead of spent.

Table C-1 shows the historic CPI figures going back to 1967. The approach to bring past expenditures up to current dollars (PV) is straight-forward – the year in which the expenditure is made is inflated to the current year using the annual CPI figures. For instance, \$100 spent in 1967 would require the expenditure of \$645 in 2008 just to stay abreast of inflation; the PV of \$100 in 1967, therefore, is \$645. (Other examples are also shown on the table).

**Table C-1  
Consumer Price Index -- 1967-2008**

	CPI*		Examples of Present Value in 2008		
	1967=100%				
1967	100.0		\$ 100,000		
1968	104.2		104,200		
1969	109.8		109,800		
1970	116.3		116,300		
1971	121.3		121,300		
1972	125.3		125,300		
1973	133.1		133,100		
1974	147.7		147,700		
1975	161.2		161,200		
1976	170.5		170,500		
1977	181.5		181,500		
1978	195.4		195,400		
1979	217.4		217,400		
1980	246.8		246,800		
1981	272.4		272,400		
1982	289.1		289,100		
1983	298.4		298,400		
1984	311.1		311,100		
1985	322.2		322,200		
1986	328.4		328,400		
1987	340.4		340,400		
1988	354.3		354,300	\$ 100,000	
1989	371.3		371,300	104,798	
1990	391.4		391,400	110,471	
1991	408.0		408,000	115,157	
1992	420.3		420,300	118,628	
1993	432.7		432,700	122,128	
1994	444.0		444,000	125,318	
1995	456.5		456,500	128,846	
1996	469.9		469,900	132,628	
1997	480.8		480,800	135,704	
1998	488.3		488,300	137,821	\$ 100,000
1999	499.0		499,000	140,841	102,191
2000	515.8		515,800	145,583	105,632
2001	530.4		530,400	149,704	108,622
2002	538.8		538,800	152,075	110,342
2003	551.1		551,100	155,546	112,861
2004	565.8		565,800	159,695	115,871
2005	585.0		585,000	165,114	119,803
2006	603.9		603,900	170,449	123,674
2007	621.1		621,100	175,303	127,196
2008	645.0		\$ 645,000	\$ 182,049	\$ 132,091

\*Consumer Price Index data is from the U. S. Department of Labor.

## **Future Project Costs**

In order to determine the present value of a project expenditure that will be made in the future, the Net Present Value (NPV) of the expenditure is determined. To determine the NPV of any project cost, two figures are needed – the future cost of the project anticipated in the year the expenditure will be made, and the net discount rate. Given the current cost of a project, that cost is first inflated into the future to the target expenditure year to establish the estimated future cost. The future cost is then deflated to the present using the net discount rate, which establishes the NPV for the project in current dollars. These two formulas are:

$$\text{Future Cost} = \text{Current Cost} \times (1 + \text{Inflation Rate})^{\text{Year of Expenditure} - \text{Current Year}}$$

$$\text{Net Present Value} = \text{Future Cost} \times (1 + \text{Net Discount Rate})^{\text{Current Year} - \text{Year of Expenditure}}$$

In this section two important adjustments are discussed that are required to convert current costs into future cost figures, and then back into current dollars. First, a cost inflator is examined. This adjustment factor is important in determining the future cost of a project, based on current cost estimates. The cost inflator may be based on anticipated inflation in construction or building costs, or on anticipated inflation in the value of money (for capital projects that do not include a construction component). In essence, costs increase over time. By identifying the appropriate inflation rate that is related to the type of project (building, project construction or nonconstruction), current estimates can be used to predict future costs.

The second cost adjustment is a deflator – the Net Discount Rate – based on potential interest earnings. In essence, the Net Discount Rate represents the amount of money that, if invested instead of spent, would be put 'in the bank' now to grow with interest to pay for future costs when the money is needed. The discount rate is both 'net' of taxes and other administrative costs, and is the most risk-free investment available. For the calculations included in this report, an anticipated rate of 3.00% is used, based on the local government's current experience and anticipated conditions.

## **Cost Inflat**

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For infrastructure projects, such as roads or ball fields, a 'construction cost inflator' is used. For projects that require construction of a structure (such as a fire station), a 'building cost inflator' is used as the appropriate inflation rate. For all non-construction types of projects (such as a fire truck or park land), an inflation rate is used that is based on the Consumer Price Index. These different types of inflators are discussed below.

## **Engineering News Record's Cost Indexes**

ENR publishes both a Construction Cost Index (CCI) and a Building Cost Index (BCI) for the Atlanta area that are widely used in the construction industry. Both indexes have a materials and labor component. The components that comprise the CCI are: 200 hours of common labor at the local average of common labor rates, plus 25 cwt of standard structural steel shapes at the fabricated local price, plus 1.128 tons of portland cement at the local price, plus 1,088 board-ft of 2 x 4 lumber at the local price. For calculation of the CCI, costs in 1913 are set at 100. The BCI uses a labor component of 68.38 hours of skilled labor at the average local wage rate, plus fringes, for carpenters, bricklayers and structural ironworkers. The materials component is the same as that used in the CCI, and the BCI is also set at 100 in 1913.

## **Construction Cost Inflat**

Table C-2 uses the example of a calculation of the annual average rate of increase reflected in construction costs. For this analysis, the 1999-2008 period is used as a base time period for an estimate of future construction cost increases due to inflation in labor and materials costs.

Table C-2 shows a construction project that cost \$100,000 in 1999, and how much the same project would cost in each subsequent year using the Construction Cost Index published by Engineering News Record for the Atlanta area. Setting the 1999 Construction Cost Index (CCI) at '1.0,' the increase in the CCI as a multiple of 1999 is also shown on the table. The equivalent cost of the same project in each subsequent year is calculated by multiplying the CCI multiplier times \$100,000. When the total for all such projects is summed for the 1999-2008 period, the equivalent average annual rate of increase is calculated as the percentage that would produce the same total. This percentage is used in the text of this analysis as the applicable inflator for future construction projects that will begin in years after 2008.

**Table C-2  
Construction Cost Inflator -- CCI**

Year	Amount	CCI*		Effect of Inflation	
		1913=100	1998=1.0	CCI	Avg. Rate =
				<b>3.879837%</b>	
1999	\$ 100,000.00	3849.39	1.0000	\$ 100,000.00	\$ 100,000.00
2000		4105.86	1.0666	\$ 106,662.61	\$ 103,879.84
2001		4045.52	1.0510	\$ 105,095.09	\$ 107,910.21
2002		4189.12	1.0883	\$ 108,825.55	\$ 112,096.94
2003		4374.69	1.1365	\$ 113,646.32	\$ 116,446.12
2004		4611.31	1.1979	\$ 119,793.27	\$ 120,964.04
2005		4829.74	1.2547	\$ 125,467.67	\$ 125,657.25
2006		4893.35	1.2712	\$ 127,120.14	\$ 130,532.55
2007		5259.37	1.3663	\$ 136,628.66	\$ 135,597.00
2008		5801.13	1.5070	\$ 150,702.58	\$ 140,857.94
				\$ 1,193,941.89	\$ 1,193,941.89

\* Construction Cost Index.  
Source: *Engineering News Record*, Annual (December) Indices.

**Building Cost Inflator**

The inflator for future construction costs for buildings is based on ENR's Building Cost Index for each year from 1999 through 2008, and is calculated in the same manner as described above for the Construction Cost Inflator. Table C-3 shows the results.

**Table C-3  
Building Cost Inflatior -- BCI**

Year	Amount	BCI*		Effect of Inflation	
		1913=100	1998=1.0	BCI	Avg. Rate =
					<b>3.204070%</b>
1999	\$ 100,000.00	2,816.44	1.0000	\$ 100,000.00	\$ 100,000.00
2000		2,947.56	1.0466	\$ 104,655.52	\$ 103,204.07
2001		2,928.63	1.0398	\$ 103,983.40	\$ 106,510.80
2002		2,942.62	1.0448	\$ 104,480.12	\$ 109,923.48
2003		3,018.37	1.0717	\$ 107,169.69	\$ 113,445.51
2004		3,321.80	1.1794	\$ 117,943.22	\$ 117,080.38
2005		3,599.04	1.2779	\$ 127,786.85	\$ 120,831.71
2006		3,624.54	1.2869	\$ 128,692.25	\$ 124,703.25
2007		3,624.54	1.2869	\$ 128,692.25	\$ 128,698.83
2008		3,768.88	1.3382	\$ 133,817.16	\$ 132,822.43
				\$ 1,157,220.46	\$ 1,157,220.46

\* Building Cost Index.

Source: *Engineering News Record*, Annual (December) Indices.

### **CPI Inflatior**

For projects that do not involve construction, only the future value of money needs to be considered (without regard to inflation in labor or materials costs). For this calculation, the Consumer Price Index (CPI) is used, assuming past experience will continue into the foreseeable future.

Table C-4 shows the CPI figures for every year since 1967, with 1967 being 100%. In 2008 the CPI is 644.951% of the 1967 CPI. Thus, an amount of money saved in 1967 would be worth 6.45 times its 1967 face value in 2008, including interest earned and discounted for inflation. The first column under the CPI heading shows the annual CPI percentages. Using 2008 as the base (2008=1.0), the second column under CPI on the table shows the multipliers that would convert an amount of money spent in each year into year 2008 present value dollars.

Using an annual amount of \$10,000 as an example, the multipliers yield the figures shown for the CPI on the table under the Present Value heading. Cumulatively, the \$420,000 spent over the 1967-2008 period would have a total present value of just over a million dollars. Considering the present value figures for the \$10,000 annual expenditures, an 'average' overall inflation rate of almost 4.08% yields the same total amount over the same period.

The 42-year average of annual CPI change (the period of 1967-2008) shown on Table C-4 includes years of great variation, and may not be the best indicator of future change. While the historic CPI multipliers reflect major swings in interest and inflation in the past, these rates have moderated considerably in recent years as inflation has become a primary target of federal monetary policy. Looking only at the change in CPI from 1999 to 2008, an average annual inflation rate of about 3.02% best captures the change over that period. This lower inflation rate (compared to the 1967-2008 period) is assumed to be experienced 'on average' in future years, and is used for inflator calculations for future nonconstruction expenditures.

June 25, 2009

### ***NPV Net Discount Rate***

The Consumer Price Index is also used in determining the current value of money that will be spent in the future, based on inflation (the Net Present Value). In essence, the approach compares the expenditure to placing the funds in a savings account. That is, if one planned to spend \$10,000 in 2010, how much would need to be placed in a savings account now to have \$10,000 at that time? Since impact fees deal in public dollars, no deduction for taxes is required in the calculations.

June 25, 2009

**Table C-4**  
**Non-Construction Cost Inflator -- CPI**  
 Based on Historic Consumer Price Index

Year	Amount	CPI		Present Value		Inflator =
		1967=100%*	2008.=1.0	CPI	Inflator =	
						<b>4.07591%</b>
1967	\$ 10,000.00	100.0	6.44951	\$ 64,495.10	51,446.84	
1968	10,000.00	104.2	6.18955	61,895.49	49,432.04	
1969	10,000.00	109.8	5.87387	58,738.71	47,496.14	
1970	10,000.00	116.3	5.54558	55,455.80	45,636.05	
1971	10,000.00	121.3	5.31699	53,169.91	43,848.82	
1972	10,000.00	125.3	5.14725	51,472.55	42,131.57	
1973	10,000.00	133.1	4.84561	48,456.12	40,481.58	
1974	10,000.00	147.7	4.36663	43,666.28	38,896.21	
1975	10,000.00	161.2	4.00094	40,009.37	37,372.92	
1976	10,000.00	170.5	3.78270	37,827.04	35,909.29	
1977	10,000.00	181.5	3.55345	35,534.49	34,502.98	
1978	10,000.00	195.4	3.30067	33,006.70	33,151.74	
1979	10,000.00	217.4	2.96666	29,666.56	31,853.43	
1980	10,000.00	246.8	2.61325	26,132.54	30,605.96	
1981	10,000.00	272.4	2.36766	23,676.62	29,407.34	
1982	10,000.00	289.1	2.23089	22,308.92	28,255.66	
1983	10,000.00	298.4	2.16136	21,613.64	27,149.09	
1984	10,000.00	311.1	2.07313	20,731.31	26,085.86	
1985	10,000.00	322.2	2.00171	20,017.10	25,064.26	
1986	10,000.00	328.4	1.96392	19,639.19	24,082.67	
1987	10,000.00	340.4	1.89469	18,946.86	23,139.53	
1988	10,000.00	354.3	1.82035	18,203.53	22,233.32	
1989	10,000.00	371.3	1.73701	17,370.08	21,362.60	
1990	10,000.00	391.4	1.64781	16,478.05	20,525.98	
1991	10,000.00	408.0	1.58076	15,807.62	19,722.12	
1992	10,000.00	420.3	1.53450	15,345.02	18,949.75	
1993	10,000.00	432.7	1.49053	14,905.27	18,207.62	
1994	10,000.00	444.0	1.45259	14,525.92	17,494.56	
1995	10,000.00	456.5	1.41282	14,128.17	16,809.42	
1996	10,000.00	469.9	1.37253	13,725.28	16,151.12	Inflator =
1997	10,000.00	480.8	1.34141	13,414.12	15,518.59	<b>3.02086%</b>
1998	10,000.00	488.3	1.32081	13,208.09	14,910.84	
1999	10,000.00	499.0	1.29249	12,924.87	14,326.89	13,071.53
2000	10,000.00	515.8	1.25039	12,503.90	13,765.81	12,688.24
2001	10,000.00	530.4	1.21597	12,159.71	13,226.70	12,316.19
2002	10,000.00	538.8	1.19701	11,970.14	12,708.70	11,955.04
2003	10,000.00	551.1	1.17030	11,702.98	12,211.00	11,604.49
2004	10,000.00	565.8	1.13989	11,398.92	11,732.78	11,264.21
2005	10,000.00	585.0	1.10248	11,024.80	11,273.29	10,933.91
2006	10,000.00	603.9	1.06798	10,679.76	10,831.79	10,613.30
2007	10,000.00	621.1	1.03839	10,383.91	10,407.59	10,302.09
2008	10,000.00	645.0	1.00000	10,000.00	10,000.00	10,000.00
1967-08	\$ 420,000.00			\$1,068,320.44	\$1,068,320.43	
1999-08	\$ 100,000.00			\$114,748.99		\$114,748.99

\*Consumer Price Index data is from the U. S. Department of Labor.

## Library Facilities

The Hall County Library System provides its patrons with resources and services to meet their informational, educational, and recreational needs. Special focus is placed on providing and maintaining an adequate reference collection to support current and reliable information for the community and encouraging Hall County residents to develop an interest in reading and lifelong learning. The library system serves as a learning resource center for all library patrons in the community.

### Service Area

Materials, facilities and services of the Hall County libraries are equally available to the county's population. The entire county is considered a single service district for library services. An improvement in any part of the county increases service to all parts of the county to some extent.

### Projection of Needs

Demand for library services is almost exclusively related to the county's resident population. Businesses make some use of public libraries for research purposes, but the use is incidental compared to that of the families and individuals who live in the county. Thus, a library services system impact fee is limited to future residential growth. Between 2000 and 2030, the number of dwelling units in the library facilities service area will grow from 51,046 to 143,799, an increase of 92,753 dwelling units.

### Level of Service

The County decided in 2000 to adopt a level of service for library facilities based on the then current level of service in facility space and collection materials. There was, and remains, no existing deficiency. In **Table L-1**, the year 2000 facility space and collection materials levels of service figures are used to calculate future demand in square feet and collection volumes between 2000 and 2030. The additional number of forecasted dwelling units to the year 2030 is multiplied by the level of service to produce the future demand figures. Based on the adopted LOS, future growth will demand 97,939 additional square feet of library space by the year 2030 in order to maintain the adopted level of service. In addition, 330,703 collection materials will need to be added to serve new growth to 2030. Ultimately, more collection materials will need to be acquired in order to account for future collection material discards (see Table L-3).

### Capacity to Serve New Growth

**Table L-2** presents the expected facility space demand in an annual format, accompanied by library facility projects proposed to meet this demand. Any of these projects could be re-configured; it is the addition of 97,939 square feet that is required, not the configuration. Note that both the East Hall and Murrayville projects are 15,000 sf projects that replace 5,000 sf facilities; only the net new square footage is shown here.

**Table L-1**  
**Future Demand Calculation**  
**New Growth**

SF/dwelling unit	Number of New Dwelling Units (2000-30)	SF Demanded by New Growth
1.0559	92,753	97,939

Collection Materials/ dwelling unit	Number of New Dwelling Units (2000-30)	Collection Materials Demanded
3.5654	92,753	330,703



**Table L-2**  
**Future Library Facility Demand**

Year	New Dwelling Units	SF Demanded (annual)	Running Total: SF Demanded	Project	Net New Square Footage
2000	0	0	0		
2001	1,642	1,733	1,733		
2002	1,695	1,789	3,523		
2003	1,749	1,847	5,370		
2004	1,805	1,906	7,276		
2005	1,863	1,968	9,243		
2006	1,923	2,031	11,274		
2007	1,985	2,096	13,371		
2008	2,049	2,164	15,535	South Hall Branch	22,400
2009	355	375	15,909		
2010	355	375	16,284		
2011	1,111	1,173	17,457	Clermont/North Hall Branch	15,000
2012	2,223	2,347	19,805		
2013	3,334	3,520	23,325		
2014	4,445	4,694	28,019		
2015	4,445	4,694	32,712	East Hall Branch*	10,000
2016	3,414	3,605	36,317	Murrayville Branch*	10,000
2017	3,514	3,710	40,027	Gainesville	30,000
2018	3,615	3,817	43,845		
2019	3,715	3,923	47,767	New Branch	12,500
2020	3,816	4,029	51,797		
2021	3,917	4,136	55,933		
2022	4,018	4,243	60,175		
2023	4,118	4,348	64,524		
2024	4,219	4,455	68,978		
2025	4,319	4,560	73,539		
2026	4,421	4,668	78,207		
2027	4,520	4,773	82,980		
2028	4,622	4,880	87,860		
2029	4,722	4,986	92,846		
2030	4,823	5,093	97,939		
	92,753	97,939		<b>Net New Growth Total:</b>	<b>99,900</b>

\*Expansion project; only new square footage shown here.

**Table L-3** presents the figures for collection material demand. Materials demanded by new growth are calculated in the first columns. Note that the 'Materials Demanded (annual)' column represents the number of materials that must be purchased in order to meet new growth's demand.

**Table L-3**

**Future Collection Materials Demanded**

Year	New Growth Demand			Plus Discarded Materials	Total Materials Needed (annual)
	New Dwelling Units	Materials Demanded (annual)	Running Total		
2000	0	0		0	0
2001	1,642	5,853	5,853	468	6,321
2002	1,695	6,042	11,895	483	6,525
2003	1,749	6,236	18,131	499	6,735
2004	1,805	6,437	24,568	515	6,952
2005	1,863	6,644	31,212	532	7,176
2006	1,923	6,858	38,070	549	7,407
2007	1,985	7,078	45,148	566	7,644
2008	2,049	7,306	52,454	585	7,891
2009	355	1,266	53,720	101	1,367
2010	355	1,266	54,986	101	1,367
2011	1,111	3,961	58,947	317	4,278
2012	2,223	7,926	66,873	634	8,560
2013	3,334	11,887	78,760	951	12,838
2014	4,445	15,848	94,608	1,268	17,116
2015	4,445	15,848	110,456	1,268	17,116
2016	3,414	12,172	122,629	974	13,146
2017	3,514	12,529	135,158	1,002	13,531
2018	3,615	12,889	148,047	1,031	13,920
2019	3,715	13,246	161,292	1,060	14,306
2020	3,816	13,606	174,898	1,088	14,694
2021	3,917	13,966	188,863	1,117	15,083
2022	4,018	14,326	203,189	1,146	15,472
2023	4,118	14,682	217,872	1,175	15,857
2024	4,219	15,042	232,914	1,203	16,245
2025	4,319	15,399	248,313	1,232	16,631
2026	4,421	15,763	264,076	1,261	17,024
2027	4,520	16,116	280,191	1,289	17,405
2028	4,622	16,479	296,671	1,318	17,797
2029	4,722	16,836	313,507	1,347	18,183
2030	4,823	17,196	330,703	1,376	18,572
Total for New Growth		<b>330,703</b>		26,456	357,159

For collection materials the number of new items demanded by new growth that will be retained for at least 10 years is increased by an anticipated discard rate of 8.0% for “weeded” materials. This rate represents the number of materials required to meet the demand, as well as those “weeded” from the collection in a normal year. By including the weeded materials, the resulting ‘total materials needed’ reflects the total number of items required annually to maintain the LOS once these non-impact fee eligible materials are discarded. 330,703 new

materials will be needed to meet the demand of new growth to the year 2030; a total of 357,159 items will need to be purchased to maintain the level of service for new and existing development and to account for discarded materials (330,703 items for new growth, plus 26,456 items to account for discarded materials).

**Capital Project Costs**

The future facility projects and collection material purchases of the Department are shown on the schedules in **Tables L-4** and **L-5**. The costs are shown in current dollars, and then adjusted to reflect the net present value. For facility construction (Table L-4), the cost of construction is adjusted to reflect the construction cost inflation factor, before conversion to net present value.<sup>1</sup> For collection materials, the cost estimate is inflated based on the consumer price index, before conversion to net present value.

Again, note that the East Hall and Murrayville expansions are 20,000 sf projects that replace 10,000 sf facilities; the total square footage for both projects is shown here (compare with Table L-2). Because each facility doubles the size of the facility it is replacing, only half of the project cost is impact fee eligible.

**Table L-4**

**Facility Costs to Meet Future Demand**

Year	Project	Square Footage	Cost*	Adjusted Construction Cost**	Const. Cost - Net Present Value**	% for New Growth	New Growth Cost (NPV)
2008	South Hall Branch	22,400	\$4,300,800	\$4,300,800	\$4,300,800	100.00%	\$4,300,800
2011	Clermont/North Hall Branch	15,000	\$2,880,000	\$3,165,796	\$2,897,152	100.00%	\$2,897,152
2015	East Hall Branch	15,000	\$2,880,000	\$3,591,454	\$2,920,180	66.67%	\$1,946,787
2016	Murrayville Branch	15,000	\$2,880,000	\$3,706,526	\$2,925,966	66.67%	\$1,950,644
2017	Gainesville	30,000	\$5,760,000	\$7,650,572	\$5,863,526	100.00%	\$5,863,526
2019	New Branch	12,500	\$2,400,000	\$3,395,285	\$2,452,826	84.31%	\$2,067,998
		109,900	\$21,100,800	\$25,810,433	\$21,360,451		<b>\$19,026,907</b>

\*Project costs based on an average of \$192 per square foot construction cost.

\*\*Adjusted cost is based on building construction cost estimate adjustment (Table C-3); net present value is based on anticipated interest earnings.

In Table L-5 collection materials costs are estimated at \$29.92 per item. The percentage of the cost attributable for new growth in each year is based on the percentage of total items demanded that are attributable to new growth's demand (drawn from Table L-3).

<sup>1</sup> For more information on the cost inflator factor and net present value, see the 'Cost Adjustments' section of this document.

Table L-5

Collection Material Costs to Meet Future Demand

Year	Materials Needed (annual)	Gross Cost*	State Aid**	Net Total Cost	Adjusted Cost (Inflation)***	Net Present Value (Adjusted Cost)***	% for New Growth	New Growth Cost
2001	6,321	\$189,133.10	(\$56,251.93)	\$132,881.17	\$107,891.50	\$132,692.94	92.60%	\$122,868.95
2002	6,525	\$195,217.82	(\$58,255.32)	\$136,962.51	\$114,564.66	\$136,796.19	92.60%	\$126,669.60
2003	6,735	\$201,513.96	(\$60,330.71)	\$141,183.24	\$121,662.65	\$141,040.36	92.59%	\$130,590.74
2004	6,952	\$207,997.43	(\$62,480.74)	\$145,516.69	\$129,185.00	\$145,398.86	92.59%	\$134,627.47
2005	7,176	\$214,704.19	(\$64,708.10)	\$149,996.09	\$137,184.30	\$149,904.99	92.59%	\$138,791.54
2006	7,407	\$221,610.56	(\$67,015.61)	\$154,594.95	\$145,661.56	\$154,532.35	92.59%	\$143,078.20
2007	7,644	\$228,722.98	(\$69,406.19)	\$159,316.79	\$154,645.17	\$159,284.53	92.60%	\$147,491.05
2008	7,891	\$236,107.91	(\$71,882.85)	\$164,225.06	\$164,225.06	\$164,225.06	92.59%	\$152,050.69
2009	1,367	\$40,892.30	(\$40,892.30)	\$0.00	\$0.00	\$0.00	92.61%	\$0.00
2010	1,367	\$40,892.30	(\$40,892.30)	\$0.00	\$0.00	\$0.00	92.61%	\$0.00
2011	4,278	\$128,002.91	(\$73,523.58)	\$54,479.33	\$59,567.22	\$54,512.44	92.59%	\$50,473.23
2012	8,560	\$256,112.51	(\$75,672.87)	\$180,439.64	\$203,250.98	\$180,585.86	92.59%	\$167,210.55
2013	12,838	\$384,115.42	(\$79,005.03)	\$305,110.39	\$354,064.90	\$305,419.49	92.59%	\$282,795.09
2014	17,116	\$512,118.34	(\$83,507.58)	\$428,610.76	\$512,405.89	\$429,131.87	92.59%	\$397,341.08
2015	17,116	\$512,118.34	(\$88,292.10)	\$423,826.24	\$521,992.26	\$424,427.47	92.59%	\$392,985.20
2016	13,146	\$393,337.75	(\$91,967.07)	\$301,370.68	\$382,386.37	\$301,859.33	92.59%	\$279,494.81
2017	13,531	\$404,843.22	(\$95,406.09)	\$309,437.13	\$404,481.82	\$310,001.63	92.59%	\$287,045.09
2018	13,920	\$416,485.29	(\$99,283.47)	\$317,201.82	\$427,156.90	\$317,844.85	92.59%	\$294,303.26
2019	14,306	\$428,020.68	(\$103,267.71)	\$324,752.97	\$450,536.58	\$325,477.21	92.59%	\$301,360.21
2020	14,694	\$439,632.83	(\$106,974.27)	\$332,658.56	\$475,445.57	\$333,467.96	92.60%	\$308,776.06
2021	15,083	\$451,274.90	(\$111,160.53)	\$340,114.37	\$500,786.09	\$341,010.96	92.59%	\$315,756.28
2022	15,472	\$462,916.97	(\$115,454.43)	\$347,462.54	\$527,060.46	\$348,449.06	92.59%	\$322,639.39
2023	15,857	\$474,452.36	(\$119,855.19)	\$354,597.17	\$554,131.57	\$355,675.97	92.59%	\$329,321.07
2024	16,245	\$486,064.51	(\$124,363.98)	\$361,700.53	\$582,306.91	\$362,874.42	92.59%	\$336,003.06
2025	16,631	\$497,599.90	(\$128,979.63)	\$368,620.27	\$611,374.32	\$369,891.52	92.59%	\$342,490.52
2026	17,024	\$509,348.64	(\$133,704.09)	\$375,644.55	\$641,845.13	\$377,016.37	92.59%	\$349,089.53
2027	17,405	\$520,747.44	(\$138,534.63)	\$382,212.81	\$672,796.26	\$383,686.30	92.59%	\$355,270.26
2028	17,797	\$532,496.18	(\$143,473.98)	\$389,022.20	\$705,468.93	\$390,601.04	92.59%	\$361,674.68
2029	18,183	\$544,031.58	(\$149,056.44)	\$394,975.14	\$737,901.57	\$396,658.46	92.59%	\$367,273.72
2030	18,572	\$555,673.64	(\$154,229.40)	\$401,444.24	\$772,643.38	\$403,236.79	92.59%	\$373,360.93
	357,159	\$10,686,185.95	(\$2,807,828.11)	\$7,878,357.83	\$11,172,623.00	\$7,895,704.26		<b>\$7,310,832.25</b>

\*Cost is based on average unit cost of \$29.92 per volume.

\*\*State aid is based on the average annual contribution of \$0.39 per capita.

\*\*\*Adjusted cost is based on on CPI adjustment (Table C-4); net present value is based on anticipated interest earnings.

### Fire Protection Facilities

Fire protection is provided by the County to the entire county outside of Gainesville by the Hall County Fire Department. The capital value of this service is based upon fire stations, administrative office space, land, and

apparatus. In 2000, fire protection services were provided by a thirteen stations with a total square footage of 63,585, utilizing a total of 31 heavy vehicles.

### ***Service Area***

Fire services are provided on a system-wide basis, rather than on a rigidly defined service area basis, with all stations and companies covering one another. The City of Gainesville provides fire service within the City. In 1997 the County and City of Gainesville entered into a mutual dispatch agreement supplementing the amount of equipment and personnel responding on initial alarms for structure fires. This agreement has been expanded throughout the years to its current state. For any given call the nearest station responds with available equipment. Depending on the nature of the call, two or more stations may respond. If the equipment at a nearby station is not available, equipment is dispatched from the next nearest station.

The entire County, excluding the City of Gainesville, is therefore considered a single service district for fire services. An improvement in any portion of the county increases service to all parts of the county to some extent. New stations are added to the system primarily to maintain the maximum 5-mile response radius in areas as they become developed, and serve the existing population nearby in addition to providing increased capacity within their primary coverage areas and for the stations they supplement.

### ***Projection of Needs***

Between 2000 and 2030, the day/night population (a combination of residents and employees) in the fire protection facilities service area will grow from 148,302 to 422,133, an increase of 273,831 persons.

### ***Level of Service***

For the purposes of impact fee calculations the County in 2000 determined that a level of service, based on the addition of six stations and twelve heavy vehicles, would be adequate to serve the future service area population then projected for the year 2030 (422,133 day/night population). The adopted LOS standards from 2000 are next multiplied by the forecasted day/night population increase to produce the expected future demand in **Table F-1**. The 'day/night population increase' figure is taken from Table P-1. There is no existing deficiency in either facility space or heavy vehicles. The excess capacity available in facility space and heavy vehicles is subtracted from the total future demand to produce 'net demand' figures.

**Table F-1**

June 25, 2009

**Future Demand Calculation  
New Growth**

<b>SF/day/night population</b>	<b>Day/night Pop Increase (2000-30)</b>	<b>SF Demanded by New Growth</b>
0.2288	273,831	62,653

Excess Capacity (29,653)

---

**Net Demand 33,000**

<b>Heavy Vehicles/func- tional pop</b>	<b>Day/night Pop Increase (2000-30)</b>	<b>New Heavy Vehicles Demanded</b>
0.000066	273,831	18.16

Excess Capacity (6.16)

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**Net Demand 12.00**

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***Capacity to Serve New Growth***

Tables F-2 and F-3 provide an annual breakdown of the demand for stations and equipment following the adopted level of service standards. The facility projects shown in Table F-2 are based on the County's desire to increase the inventory of fire stations in a balanced way; the final projects could be reconfigured, with 33,000 new square feet ultimately required to serve new growth.

**Table F-2**

June 25, 2009

**Future Fire Protection Facility Projects**

<b>Year</b>	<b>Day/night Pop Increase</b>	<b>SF Demanded (annual)</b>	<b>Running Total: SF Demanded*</b>	<b>Project</b>	<b>Net New Square Footage*</b>
2000	0	0	(29,653)		29,653
2001	5,090	1,165	(28,488)		
2002	5,265	1,205	(27,284)		
2003	5,446	1,246	(26,038)		
2004	5,633	1,289	(24,749)		
2005	5,826	1,333	(23,416)		
2006	6,027	1,379	(22,037)	Fire Station #14	5,500
2007	6,234	1,426	(20,611)		
2008	6,448	1,475	(19,135)	Fire Station #15	5,500
2009	1,377	315	(18,820)		
2010	1,079	247	(18,573)		
2011	3,496	800	(17,774)	Fire Station #16	5,500
2012	5,920	1,355	(16,419)		
2013	8,881	2,032	(14,387)		
2014	11,859	2,713	(11,674)		
2015	12,539	2,869	(8,805)		
2016	9,780	2,238	(6,567)		
2017	9,416	2,154	(4,413)	Fire Station #17	5,500
2018	10,413	2,383	(2,030)		
2019	10,740	2,457	427		
2020	10,329	2,363	2,791	Fire Station #18	5,500
2021	11,390	2,606	5,397		
2022	11,746	2,688	8,084		
2023	12,112	2,771	10,855		
2024	12,483	2,856	13,712		
2025	12,867	2,944	16,656	Fire Station #19	5,500
2026	13,258	3,033	19,689		
2027	13,655	3,124	22,813		
2028	14,078	3,221	26,034		
2029	15,490	3,544	29,578		
2030	14,954	3,422	33,000		
<b>Net New Growth Total:</b>					<b>62,653</b>

\*Figures reflect existing excess capacity.

Any future fire stations will be built at locations to be determined in the future with regard to NFPA standards, ISO rating criteria and response times in order to adequately serve the demands created by new growth and development.

**Table F-3  
Future Heavy Vehicles Demanded**

<b>Year</b>	<b>Day/night Pop Increase</b>	<b>New Vehicles Demanded (annual)*</b>	<b>Actual Net New Vehicles</b>
2000	0	(6.16)	
2001	5,090	0.34	
2002	5,265	0.35	
2003	5,446	0.36	
2004	5,633	0.37	
2005	5,826	0.39	1
2006	6,027	0.40	
2007	6,234	0.41	
2008	6,448	0.43	
2009	1,377	0.09	
2010	1,079	0.07	
2011	3,496	0.23	3
2012	5,920	0.39	
2013	8,881	0.59	
2014	11,859	0.79	
2015	12,539	0.83	
2016	9,780	0.65	
2017	9,416	0.62	4
2018	10,413	0.69	
2019	10,740	0.71	
2020	10,329	0.69	2
2021	11,390	0.76	
2022	11,746	0.78	
2023	12,112	0.80	
2024	12,483	0.83	
2025	12,867	0.85	2
2026	13,258	0.88	
2027	13,655	0.91	
2028	14,078	0.93	
2029	15,490	1.03	
2030	14,954	0.99	
		12.00	12

\*Figures reflect existing excess capacity.



## Capital Project Costs

The future facility and heavy vehicle plans of the Department are shown on the schedules in **Tables F-4** and **F-5**. The costs are shown in current dollars, and then adjusted to reflect the net present value. For facility construction (Table F-4), the cost of construction is adjusted to reflect the construction cost inflation factor, before conversion to net present value.<sup>2</sup> For heavy vehicles, the cost estimate is inflated based on the consumer price index, before conversion to net present value.

**Table F-4**  
**Facility Costs to Meet Future Demand**

Year	Project	Square Footage	Cost*	Adjusted Construction Cost**	Const. Cost - Net Present Value**	% for New Growth	New Growth Cost (NPV)
2006	Fire Station #14	5,500	\$1,400,000	\$1,314,421	\$1,394,469	100.00%	\$1,394,469
2008	Fire Station #15	5,500	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	\$1,400,000
2011	Fire Station #16	5,500	\$1,400,000	\$1,538,929	\$1,408,338	100.00%	\$1,408,338
2017	Fire Station #17	5,500	\$1,400,000	\$1,859,514	\$1,425,163	100.00%	\$1,425,163
2020	Fire Station #18	5,500	\$1,400,000	\$2,044,042	\$1,433,650	100.00%	\$1,433,650
2025	Fire Station #19	5,500	\$1,400,000	\$2,393,173	\$1,447,909	100.00%	\$1,447,909
		33,000	\$8,400,000	\$10,550,078	\$8,509,528		<b>\$8,509,528</b>

\*Estimated costs based on comparable facilities (\$255 per square foot).

\*\*Adjusted cost is based on building construction cost estimate adjustment (Table C-3); net present value is based on anticipated interest earnings.

<sup>2</sup> For more information on the cost inflator factor and net present value, see the 'Cost Adjustments' section of this document.

**Table F-5  
Heavy Vehicle Costs to Meet Future Demand**

Year	New Vehicles	Gross Cost*	Adjusted Cost (Inflation)**	Net Present Value (Adjusted Cost)**	% for New Growth	New Growth Cost (NPV)
2005	Engine	\$390,000	\$356,688	\$389,763	100.00%	\$389,763
2011	Engine	\$390,000	\$426,423	\$390,237	100.00%	\$390,237
2011	Engine	\$390,000	\$426,423	\$390,237	100.00%	\$390,237
2017	Engine	\$390,000	\$509,790	\$390,711	100.00%	\$390,711
2011	Ladder	\$1,000,000	\$1,093,391	\$1,000,608	100.00%	\$1,000,608
2017	Engine	\$390,000	\$509,790	\$390,711	100.00%	\$390,711
2017	Engine	\$390,000	\$509,790	\$390,711	100.00%	\$390,711
2017	Engine	\$390,000	\$509,790	\$390,711	100.00%	\$390,711
2020	Engine	\$390,000	\$557,400	\$390,949	100.00%	\$390,949
2020	Engine	\$390,000	\$557,400	\$390,949	100.00%	\$390,949
2025	Ladder	\$1,000,000	\$1,658,548	\$1,003,449	100.00%	\$1,003,449
2025	Engine	\$390,000	\$646,834	\$391,345	100.00%	\$391,345
		<b>\$5,900,000</b>	<b>\$7,762,265</b>	<b>\$5,910,382</b>		<b>\$5,910,382</b>

\*Estimated costs based on comparable units.

\*\*Adjusted cost is based on on CPI adjustment (Table C-4); net present value is based on anticipated interest earnings.

## Detention Facilities

In 2000, the Hall County Sheriff's Department operated a 489-inmate jail facility in downtown Gainesville. The jail administration and operation was funded from county general fund and fees obtained from Gainesville and other jurisdictions for housing prisoners. The facility was initially constructed as Phase I in 1982 to house 145 inmates with expansions in 1992 (Phase II) adding 200 additional cells and in 1993 adding 144 additional cells. The Department also runs a male work release facility off Barber Road. In addition, some inmates are boarded offsite. The new Hall County Public Safety Facility (PSF) includes space for inmate housing, and Sheriff Department Administration.

### **Service Area**

The entire county is considered a single service area for the provision of the detention facility services because all residents and employees in the county have equal access to the benefits of the program.

### **Projection of Needs**

Between 2000 and 2030, the day/night population (a combination of residents and employees) in the detention facilities service area will grow from 220,241 to 612,405, an increase of 392,164 persons.

### **Level of Service**

In 2000, the County determined that it would adopt a LOS based on the several additions to the jail, serving the county up to the year 2020. Based on that calculation there was a resulting year 2000 deficiency of 145,733 square feet. In **Table D-1** the adopted level of service is applied to future growth. The 'day/night population increase' figure is calculated from Table P-1. The additional number of forecasted day/night population to the year 2030 is multiplied by the adopted level of service to produce the future demand figure. New growth will demand a total of 440,932 square feet, but because of the original deficiency of 145,733 square feet, a total of 586,665 square feet will need to be provided to serve new and existing development.

**Table D-1  
Future Demand Calculation**

SF/day/night population	Day/night Pop Increase (2000-30)	Total SF Demanded
1.1244	392,164	440,932
	Existing Deficiency	145,733
	Total SF Demanded	<b>586,665</b>

## Capacity to Serve New Growth

A set of future projects are contemplated to meet future demand. **Table D-2** presents the annual forecasted square footage demand, accompanied by proposed facility projects. These projects could be reconfigured to be a series of projects; in the end, 440,932 square feet of new facility space is impact fee eligible.

**Table D-2**  
**Future Jail Expansion Projects**

Year	Day/night Pop Increase	SF Demanded (annual)	Running Total: SF Demanded*	Future Projects	Net New Square Footage*
2000	0	0	145,733		(145,733)
2001	6,552	7,367	153,100		
2002	6,777	7,620	160,719		
2003	7,010	7,881	168,601		
2004	7,250	8,152	176,753		
2005	7,500	8,433	185,186		
2006	7,759	8,723	193,909	New Jail (Phase One)	275,522
2007	8,026	9,024	202,933		
2008	8,304	9,336	212,270		
2009	1,181	1,328	213,598		
2010	760	855	214,452		
2011	4,643	5,220	219,672		
2012	8,680	9,759	229,432		
2013	13,347	15,007	244,439		
2014	17,989	20,226	264,665		
2015	18,751	21,083	285,748		
2016	14,475	16,275	302,023		
2017	14,065	15,814	317,837		
2018	15,399	17,314	335,151		
2019	15,876	17,850	353,001		
2020	15,375	17,287	370,288		
2021	16,787	18,875	389,163	Expansion (Phase Two)	94,766
2022	17,280	19,429	408,591		
2023	17,791	20,003	428,595		
2024	18,293	20,568	449,163		
2025	18,816	21,156	470,319	Future Expansion	175,000
2026	19,338	21,743	492,061		
2027	19,862	22,332	514,393		
2028	20,412	22,950	537,344		
2029	22,319	25,095	562,438		
2030	21,547	24,227	586,665	Future Expansion	190,000
<b>New Growth Total:</b>					<b>589,555</b>

\*Figure reflects existing deficiency.

**Capital Project Costs**

Future cost to meet the square footage demanded by new growth to 2030 is shown in **Table D-3**. Since there is an existing deficiency in facility space, a portion of the first project is not impact fee eligible. Likewise, a portion of the last project represents excess capacity that will be available to serve new growth beyond the current planning horizon (2030). The costs are shown in current dollars, and then adjusted to reflect the net present value; the cost of construction is adjusted to reflect the construction cost inflation factor, before conversion to net present value.<sup>3</sup>

**Table D-3  
Facility Costs to Meet Future Demand**

Year	Future Projects	Square Feet	Cost*	Adjusted Construction Cost**	Const. Cost - Net Present Value**	% for New Growth	New Growth Cost (NPV)
2006	New Jail (Phase One)	275,522	\$38,053,675	\$35,727,527	\$37,903,334	47.11%	\$17,855,030
2021	Expansion (Phase Two)	94,766	\$9,476,600	\$14,279,442	\$9,723,605	100.00%	\$9,723,605
2025	Future Expansion	175,000	\$32,725,000	\$55,940,411	\$33,844,868	100.00%	\$33,844,868
2030	Future Expansion	190,000	\$35,530,000	\$71,109,122	\$37,111,318	99.51%	\$36,929,362
		735,288	\$115,785,275	\$177,056,502	\$118,583,125		<b>\$98,352,866</b>

\*Phase One and Two project costs provided by the County; project cost for third project is based on average of \$187 per square foot.

\*\*Adjusted cost is based on building construction cost estimate adjustment (Table C-3); net present value is based on anticipated interest earnings.

<sup>3</sup> For more information on the cost inflator factor and net present value, see the 'Cost Adjustments' section of this document.

## Sheriff's Patrol Facilities

The Hall County Sheriff's Department is a full service department that plays many roles. Among other things, the department serves warrants, provides for officers to the court, and acts as the primary responder for law enforcement service in the county, outside of Gainesville. In terms of law enforcement, the department provides public safety services to all residents and employees within the county limits, as well as protection to all property within that boundary, outside the City of Gainesville. Further, the sheriff provides backup to other emergency service staff, including Gainesville's police officers, depending on the specific situation. Deputies also provide education and training to the public. While incidental assistance is provided to Gainesville on an on-request basis, the primary law enforcement role of the Sheriff focuses on the remainder of the county outside of Gainesville. It is this law enforcement role that is treated in this chapter.

A precinct system for law enforcement in Hall County is desirable to address long term law enforcement needs. Response time will continue to decrease as the county develops unless strategically placed stations are located in growth areas of the county. Based on current and future populations, the Sheriff's department is anticipating adding two new precincts to its system, in addition to accessory space for evidence and property storage.

### **Service Area**

The entire county outside the City of Gainesville is considered a single service area for the provision of Sheriff's Patrol services because all residents and employees outside Gainesville have equal access to the benefits of the program.

### **Projection of Needs**

Between 2000 and 2030, the day/night population (a combination of residents and employees) in the Sheriff's Patrol facilities service area will grow from 148,302 to 422,133, an increase of 273,831 persons.

### **Level of Service**

The County determined in 2000 that it would adopt a LOS based on the current level of service. In **Table SP-1** the adopted level of service, based on the year 2000 LOS, is applied to future growth. The 'day/night population increase' figure is calculated from Table P-1. The additional number of forecasted day/night population to the year 2030 is multiplied by the adopted level of service to produce the future demand figure. There is no existing deficiency.

**Table SP-1  
Future Demand Calculation**

SF/day/night population	Day/night Pop Increase (2000-30)	New Square Feet Demanded
0.0681	273,831	18,637

**Capacity to Serve New Growth**

For the purposes of impact fee calculations the County has determined that a level of service, based on the addition of four facilities (three precincts and a storage facility—for a total of 17,500 new square feet in facility space), would be adequate to serve the future service area population then projected for the year 2030 (422,133 day/night population). The calculation of the resulting levels of service, based on these additions, is shown in **Table SP-2**. The result is an excess capacity of 1,137 square feet; there is no existing deficiency.

**Table SP-2  
Adopted Level of Service Calculation**

Existing Square Feet	11,231
Square Feet to Be Added	17,500
Total Square Feet (2030)	28,731
Total Square Feet (2030)	28,731
day/night population in 2030	422,133
<b>Square Feet/day/night population</b>	<b>0.068061</b>
Current Demand in Square Feet	10,094
Existing Square Feet	11,231
Excess Capacity (SF)	1,137

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The adopted LOS standard from Table SP-2 is next multiplied by the forecasted day/night population increase to produce the expected future demand in **Table SP-3**. The 'day/night population increase' figure is taken from Table P-1. The current excess capacity in facility space is subtracted from new growth's demand for facility space to produce the total square feet required to attain and maintain the adopted level of service.

**Table SP-3  
Future Demand Calculation**

SF/day/night population	Day/night Pop Increase (2000-30)	New Square Feet Demanded
0.0681	273,831	18,637
		Excess Capacity
		(1,137)
		<b>Net Demand</b>
		<b>17,500</b>

Future Sheriff's Patrol facilities projects are contemplated to meet future demand. **Table SP-4** presents the annual forecasted square footage demand, accompanied by the proposed facility projects. The projects could

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be reconfigured; 18,637 square feet are ultimately impact fee eligible, though the County does not intend to recoup the value of the excess capacity; a total of 17,500 square feet must be built to meet new demand.

**Table SP-4  
Future Facility Projects**

Year	Day/night Pop Increase	SF Danded (annual)	Running Total: SF Danded*	Project	Net New Square Footage*
2000	0	0	(1,137)		1,137
2001	5,090	346	(791)		
2002	5,265	358	(433)		
2003	5,446	371	(62)		
2004	5,633	383	322		
2005	5,826	397	718		
2006	6,027	410	1,128		
2007	6,234	424	1,553		
2008	6,448	439	1,991		
2009	1,377	94	2,085		
2010	1,079	73	2,159	South Hall Precinct	5,000
2011	3,496	238	2,396		
2012	5,920	403	2,799		
2013	8,881	604	3,404		
2014	11,859	807	4,211		
2015	12,539	853	5,064	Northwest Hall Precinct	5,000
2016	9,780	666	5,730	Evidence & Property Storage	2,500
2017	9,416	641	6,371		
2018	10,413	709	7,080		
2019	10,740	731	7,811		
2020	10,329	703	8,514		
2021	11,390	775	9,289		
2022	11,746	799	10,088	North Hall Precinct	5,000
2023	12,112	824	10,913		
2024	12,483	850	11,762		
2025	12,867	876	12,638		
2026	13,258	902	13,540		
2027	13,655	929	14,470		
2028	14,078	958	15,428		
2029	15,490	1,054	16,482		
2030	14,954	1,018	17,500		

**New Growth Total: 18,637**

\*Figures reflect existing excess capacity.



**Capital Project Costs**

Future costs to meet the square footage demanded by new growth to 2030 are shown in **Table SP-5**. Estimated project cost is based on comparable facility estimates of other jurisdictions. The costs are shown in current dollars, and then adjusted to reflect the net present value. For facility construction, the cost of construction is adjusted to reflect the construction cost inflation factor, before conversion to net present value.<sup>4</sup>

**Table SP-5  
Project Costs to Meet Future Demand**

Year	Project	Square Footage	Cost*	Adjusted Construction Cost**	Const. Cost - Net Present Value**	% for New Growth	New Growth Cost (NPV)
2010	South Hall Precinct	5,000	\$875,000	\$931,969	\$878,471	100.00%	\$878,471
2016	Evidence & Prop. Strge	2,500	\$437,500	\$563,057	\$444,483	100.00%	\$444,483
2015	Northwest Hall Precinct	5,000	\$875,000	\$1,091,153	\$887,208	100.00%	\$887,208
2022	North Hall Precinct	5,000	\$875,000	\$1,360,704	\$899,585	100.00%	\$899,585
		17,500	\$3,062,500	\$3,946,884	\$3,109,746		<b>\$3,109,746</b>

\*Cost estimate is based on an estimated per square foot cost of \$175.

\*\*Adjusted cost is based on building construction cost estimate adjustment (Table C-3); net present value is based on anticipated interest earnings.

<sup>4</sup> For more information on the construction cost inflator and net present value, see the 'Cost Adjustments' section of this document.

## **Parks and Recreation Facilities**

Public open space and recreational opportunities are available throughout Hall County through a variety of parks and facilities, some of which are owned and operated by the County, others that are leased from the Corps of Engineers, others that are jointly owned and operated by the City of Gainesville and Hall County, some that are operated by the individual cities and others that are operated by private non-profit associations. As the county population grows, the provision of open space is becoming a more important issue. The development of parks and the preservation of open land have several significant psychological and physical benefits. Public open space adds desirability to a community, preserves property values and broadens recreational opportunities for the citizens of Hall County. Hall County will continue to research new areas that can be used as open space and passive parks that provide a higher standard of living for Hall County's residents. These parks and open space projects are not a component of the County's Greenspace Plan, which is not a part of this impact fee program. The following are some policies and goals related to the County's park and recreation program:

- Increase accessibility. Provide adequate geographical coverage, provide parks in high growth areas, and improve recreation site visibility. Consider developing four regional recreation complexes at strategic geographic locations within the county.
- Increase the quantity of land available for recreation use by present and future residents of Hall County.
- Utilize land previously acquired but not yet developed, and acquire new land well in advance of development.
- Focus on the development of large community and neighborhood parks, making maintenance more cost-effective.
- Construct pedestrian trails and bikeways where feasible to provide linkages between residential areas, activity centers and county parks. Construct pedestrian trails and bikeways where feasible to provide linkages between residential areas, activity centers and county parks. The County would like to extend trail and passive use by using: wetlands, floodplains and lake Lanier resources.
- Develop more partnership to provide recreational opportunities: develop more "School in a Park" facilities.

### ***Service Area***

The county park system operates as part of a county-wide system of parks—excluding the City of Gainesville. Parks and recreational facilities are made available to the county's population outside of Gainesville without regard to where in the county the resident lives. In addition, the facilities are provided equally to all residents, and often used on the basis of the programs available, as opposed to proximity of the facility. For instance, children active in the little leagues play games at various locations throughout the county, based on scheduling rather than geography. Other programs are located only at certain centralized facilities, to which any Hall resident can come. As a general rule, parks facilities are located throughout the county, and future facilities will continue to be located around the county so that all residents will have recreational opportunities available on an equal basis. Thus, the entire county outside of Gainesville is considered a single service area for parks & recreation.

### ***Projection of Needs***

Demand for recreational facilities is almost exclusively related to the county's resident population. Businesses may make some use of public parks for office events, company softball leagues, etc., but the use is minimal and considered incidental compared to that of the families and individuals who live in the county. Thus, a parks and recreation impact fee is limited to future residential growth. Between 2000 and 2030, the number of dwelling units in the park facilities service area will grow from 41,970 to 107,265, an increase of 65,295 dwelling units.

**Level of Service**

The County has adopted a level of service standard for parks acreage and developed components based on the year 2000 LOS. **Table PR-1** shows the future demand in parks acreage and components based on the adopted LOS standard for parks acreage and developed components. The increase in dwelling units between 2000 and 2030 is multiplied by the level of service standards to produce the future demand. The 'new dwelling units' figure is taken from Table P-1. There are no existing deficiencies.

**Table PR-1  
Future Demand Calculation  
New Growth**

<b>AC/1,000 Dwelling Units</b>	<b>Number of New Dwelling Units (2000-30)</b>	<b>Acres Demanded</b>
18.81	65,295	1,228

<b>Adopted LOS per 1,000 Dwelling Units</b>	<b>New Components Demanded (2000-2030)</b>	
0.524	34.2	Ball Fields
0.048	3.1	Football Fields
0.381	24.9	Soccer Fields
0.500	32.7	Tennis Court
0.131	8.6	Basketball Court
0.071	4.7	Volleyball Court
0.071	4.7	Play Fields
0.048	3.1	Trails*
0.357	23.3	Pavillions
0.310	20.2	Playgrounds
0.071	4.7	Gymnasiums

\*Includes multi-purpose, walking, and jogging trails.

**Capacity to Serve New Growth**

**Table PR-2** presents a schedule of future park acreage demand, and projects to meet that demand, based on the adopted LOS. While the specific land acquisition projects may be re-configured over time, 1,228 new acres are ultimately impact fee eligible.

**Table PR-2**

June 25, 2009

## Future Park Land Acquisition

Year	New Dwelling Units	AC Demanded (annual)	Running Total: AC Demanded	Project	Net New Acres
2000	0	0		Cedar Creek Reservoir	520
2001	1,334	25.1	25	East Hall Community Park	90
2002	1,376	25.9	51	Williams Mill	48
2003	1,420	26.7	78	Healan's Mill	4
2004	1,465	27.6	105		
2005	1,512	28.4	134	Cherokee Bluffs Park	106
2006	1,560	29.3	163	Mulberry Creek	22
2007	1,610	30.3	193	North Hall Park (Clermont)	40
2008	1,661	31.2	225		
2009	295	5.5	230	Marina Bay	80
2010	295	5.5	236	North Hall Community Park	80
2011	789	14.8	251		
2012	1,579	29.7	280		
2013	2,367	44.5	325		
2014	3,157	59.4	384		
2015	3,156	59.4	443	Neighborhood Park	80
2016	2,381	44.8	488		
2017	2,438	45.9	534		
2018	2,496	47.0	581	Future Unnamed Park A	125
2019	2,552	48.0	629		
2020	2,609	49.1	678		
2021	2,667	50.2	728		
2022	2,725	51.3	780		
2023	2,781	52.3	832		
2024	2,839	53.4	885	Future Unnamed Park B	142
2025	2,895	54.5	940		
2026	2,953	55.5	995		
2027	3,009	56.6	1,052		
2028	3,068	57.7	1,110		
2029	3,124	58.8	1,168		
2030	3,182	59.9	1,228		
<b>Net New Growth Total:</b>					<b>1,337</b>

## Capital Project Costs

Table PR-3 presents the estimated costs for the land acquisition projects. The cost estimate for land acquisition has been provided by the County or is based on comparable land acquisition costs (\$30,000 per acre). The costs are shown in current dollars, and then adjusted to reflect the net present value.<sup>5</sup>

**Table PR-3**  
**Land Acquisition Costs**

Year	Project	Acres	Gross Cost*	Adjusted Cost (Inflation)**	Net Present Value (Adjusted Cost)**	% for New Growth	New Growth Cost
2000	Cedar Creek Reservoir	520	\$2,100,000	\$1,655,076	\$2,096,601	100.00%	\$2,096,601
2002	East Hall Community Park	90	\$675,000	\$564,615	\$674,180	100.00%	\$674,180
2002	Williams Mill	48	\$1,200,000	\$1,003,761	\$1,198,543	100.00%	\$1,198,543
2003	Healan's Mill	4	\$264,000	\$227,498	\$263,733	100.00%	\$263,733
2005	Cherokee Bluffs Park	106	\$3,373,000	\$3,084,898	\$3,370,951	100.00%	\$3,370,951
2006	Mulberry Creek	22	\$823,000	\$775,442	\$822,667	100.00%	\$822,667
2007	North Hall Park (Clermont)	40	\$1,200,000	\$1,164,813	\$1,199,757	100.00%	\$1,199,757
2009	Marina Bay	80	\$0	\$0	\$0	100.00%	\$0
2010	North Hall Community Park	80	\$2,800,000	\$2,971,723	\$2,801,134	100.00%	\$2,801,134
2015	Neighborhood Park	80	\$2,400,000	\$2,955,885	\$2,403,405	100.00%	\$2,403,405
2018	Future Unnamed Park A	125	\$3,750,000	\$5,049,903	\$3,757,602	100.00%	\$3,757,602
2024	Future Unnamed Park B	142	\$4,260,000	\$6,858,236	\$4,273,826	23.43%	\$1,001,275
		1,337	\$22,845,000	\$26,311,850	\$22,862,398		<b>\$19,589,848</b>

\*Project costs provided by the county or otherwise based on land acquisition costs based on an average cost of \$30,000 per acre.

\*\*Adjusted cost is based on on CPI adjustment (Table C-4); net present value is based on anticipated interest earnings.

Table PR-4 is a listing of the future capital projects costs for the developed components required in order to maintain the adopted level of service standards. The 'units to be added' figures are drawn directly from Table PR-1, and rounded up to the next whole facility. As a result, some portions of these projects are not impact fee eligible since they provide excess capacity beyond that demanded by currently forecasted growth. This is because the County cannot construct a portion of a facility, but must provide developed components in 'whole' numbers. For example, new growth to 2030 requires 34.2 ball fields in order to maintain the current LOS (see table PR-1). However, 35 ball fields will have to be built, since 34 ball fields is not enough, and there is no such thing as 0.2 of a ball field. So 35 ball fields will be built, and 0.8 of one ball field will be excess capacity that can be recouped through future impact fee collections from growth beyond 2030.

<sup>5</sup> For more information on the cost inflator factor and net present value, see the 'Cost Adjustments' section of this document.

Table PR-4

Future Park Facility Costs

Year	Facility Type	Units to be Added	Cost per Unit*	Gross Cost	Adjusted Cost (Inflation)**	Net Present Value (Adjusted Cost)**	% for New Growth	Net Cost to New Growth
2011	Ball Fields	5	\$325,000	\$1,625,000	\$1,821,575	\$1,666,999	100.00%	\$1,666,999
2015	Ball Fields	10	\$325,000	\$3,250,000	\$4,242,308	\$3,449,384	100.00%	\$3,449,384
2018	Ball Fields	10	\$325,000	\$3,250,000	\$4,755,497	\$3,538,537	100.00%	\$3,538,537
2024	Ball Fields	10	\$325,000	\$3,250,000	\$5,975,627	\$3,723,813	92.00%	\$3,425,908
2018	Football Fields	4	\$462,000	\$1,848,000	\$2,704,049	\$2,012,066	77.50%	\$1,559,351
2011	Soccer Fields	10	\$455,000	\$4,550,000	\$5,100,411	\$4,667,599	100.00%	\$4,667,599
2018	Soccer Fields	10	\$455,000	\$4,550,000	\$6,657,696	\$4,953,951	100.00%	\$4,953,951
2024	Soccer Fields	5	\$455,000	\$2,275,000	\$4,182,939	\$2,606,669	98.00%	\$2,554,536
2011	Tennis Court	8	\$55,000	\$440,000	\$493,227	\$451,372	100.00%	\$451,372
2015	Tennis Court	8	\$55,000	\$440,000	\$574,343	\$466,994	100.00%	\$466,994
2018	Tennis Court	8	\$55,000	\$440,000	\$643,821	\$479,063	100.00%	\$479,063
2024	Tennis Court	9	\$55,000	\$495,000	\$910,134	\$567,165	96.67%	\$548,260
2018	Basketball Court	4	\$42,000	\$168,000	\$245,823	\$182,915	100.00%	\$182,915
2024	Basketball Court	5	\$42,000	\$210,000	\$386,117	\$240,616	92.00%	\$221,366
2024	Volleyball Court	5	\$42,000	\$210,000	\$386,117	\$240,616	94.00%	\$226,179
2009	Play Fields	2	\$91,000	\$182,000	\$189,061	\$183,555	100.00%	\$183,555
2013	Play Fields	3	\$91,000	\$273,000	\$330,232	\$284,861	90.00%	\$256,375
2020	Track/Trail	4	\$100,000	\$400,000	\$631,590	\$442,984	77.50%	\$343,313
2018	Pavillions	12	\$41,200	\$494,400	\$723,421	\$538,293	100.00%	\$538,293
2024	Pavillions	12	\$41,200	\$494,400	\$909,031	\$566,478	94.17%	\$533,433
2012	Playground	10	\$160,000	\$1,600,000	\$1,863,138	\$1,655,374	100.00%	\$1,655,374
2016	Playground	11	\$160,000	\$1,760,000	\$2,386,507	\$1,883,931	92.73%	\$1,746,918
2011	Gymnasiums	1	\$1,000,000	\$1,000,000	\$1,120,969	\$1,025,846	100.00%	\$1,025,846
2018	Gymnasiums	2	\$1,000,000	\$2,000,000	\$2,926,460	\$2,177,561	100.00%	\$2,177,561
2024	Gymnasiums	2	\$1,000,000	\$2,000,000	\$3,677,309	\$2,291,577	85.00%	\$1,947,841
				\$37,204,800	\$53,837,404	\$40,298,221		<b>\$38,800,924</b>

\*Cost estimates are based on comparable facility costs.

\*\*Adjusted cost is based on construction cost estimate adjustment (Table C-2); net present value is based on anticipated interest earnings.

Project years have been selected to match the proposed projects from Table PR-3, where practical. Project cost estimates have been supplied by the County, or are based on comparable facility construction estimates; these gross costs have been converted to net present value figures.<sup>6</sup>

<sup>6</sup> For more information on the cost inflator factor and net present value, see the 'Cost Adjustments' section of this document.

**Resolution to Adopt  
Hall County Comprehensive Plan – 2017 Update**

WHEREAS, Hall County has completed *Hall County Forward*, the 20-year Comprehensive Plan Update document; and

WHEREAS, *Hall County Forward* is the product of a planning process that included public workshops, informational meetings, and community surveys; and

WHEREAS, *Hall County Forward* has been prepared according to the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, *Hall County Forward* has been reviewed by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs and determined to have met the applicable minimum planning standards; and

WHEREAS, *Hall County Forward* will be updated in accordance with state requirements, at a minimum every five years, to accurately reflect current community conditions and local goals and priorities for the future; and

BE IT THEREFORE RESOLVED, that the Hall County Board of Commissioners does hereby adopt *Hall County Forward*, the 20-year Comprehensive Plan Update document.

The County Clerk is hereby requested to transmit a certified copy of this Resolution to the Georgia Mountains Regional Commission within seven (7) days of this date.

Adopted this 27<sup>th</sup> day of July

HALL COUNTY BOARD OF COMMISSIONERS

By:   
Chairman

By:   
Commissioner

By:   
Commissioner

By:   
Commissioner

By:   
Commissioner

ATTEST:   
Commission Clerk  
Hall County Board of Commissioners