

HALL COUNTY

Short-Term Work Program

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

The update of the Short-Term Work Program is provided to supplement the Impact Fee Update per Department of Community Affairs requirements. The Short-Term Work program provided here is a component of the adopted Comprehensive Plan adopted in June 2017. A minor updated Comprehensive Plan was approved in June 2022. The STWP is intended to provide the status of the respective items. The language in the Comments section of the Short-Term Work Program indicates the list of accomplishments. The Comments section indicates Completed, In Progress, Canceled, or Postponed with a brief explanation. Where appropriate the expected time frame of the work task is listed. The County is currently preparing a major update to the Comprehensive Plan with an anticipated adoption of September 2024.

Economic Development

| Major Actions | Time Frame | Estimated Cost | Responsible Party | Portion Chargeable to Impact Fees | Sources of Funds | Comments |
|---|------------|----------------|--|-----------------------------------|--|--|
| 1. Prepare a Unified Development Code to update, consolidate and streamline land use and development regulations to support the goals of the Comprehensive Plan | 2024-28 | \$245,000 | County staff and Consultants | None | Dev. Services Fund | TSW was hired in April 2019 to work on developing a new UDC. The estimated adoption date is August 2024. |
| 2. Draft County preservation plan with implementation tools | 2024-28 | N/A | County staff | N/A | N/A | County will be working on developing a joint historic preservation ordinance with City of Gainesville in conjunction with the UDC. |
| 3. Extend sewer to targeted development locations | 2024-28 | \$45 Million | County | None | SPLOST & Connection Charges American Relief Grant Funds | Complete |
| 4. Work with Convention and Visitors Bureau re tourism infrastructure support | 2024-28 | N/A | Convention and Visitors Bureau with County staff | N/A | N/A | In Progress – ongoing coordination/discussions to provide support. |
| 5. Cooperate with business/ educational community to create closer education/job training ties | 2024-28 | N/A | Greater Hall Chamber, local colleges, County staff | N/A | N/A | In Progress – Ongoing work with the Chamber. |

Housing

| Major Actions | Time Frame | Estimated Cost | Responsible Party | Portion Chargeable to Impact Fees | Sources of Funds | Comments |
|---|------------|----------------|------------------------------|-----------------------------------|--------------------|--|
| 1. Comprehensively revise county UDC—new residential uses and zone districts, residential quality and protection standards. | 2024-28 | N/A | County staff and consultants | N/A | Dev. Services Fund | In progress. Code changes will be evaluated on an ongoing basis and/or in conjunction with UDC. |
| 2. Study revisions to county zoning maps to implement the comprehensive plan. | 2024-28 | N/A | County staff | N/A | N/A | Ongoing activity – In conjunction with current Comprehensive Plan and future UDC. |
| 3. Undertake housing analysis tied to economic development goals | 2024-28 | N/A | County staff and consultants | N/A | N/A | In Progress – County staff is now providing direct oversight of ongoing housing programs within the county. The County has reinitiated the GICH program and the committee. |

Natural and Cultural Resources

| Major Actions | Time Frame | Estimated Cost | Responsible Party | Portion Chargeable to Impact Fees | Sources of Funds | Comments |
|---|------------|----------------|------------------------------|-----------------------------------|--|--|
| 1. Comprehensively revise county UDC—tree protection, open space, PD regulations priorities for revision. Address other environmental standards in Phase 2. | 2024-28 | N/A | County staff and consultants | N/A | Dev. Services Fund | In Progress – tree ordinance and other code changes will be evaluated on an ongoing basis and/or in conjunction with the new UDC. |
| 2. Study revisions to county zoning maps to bring them into accord with the comprehensive plan. | 2024-28 | N/A | County staff | N/A | N/A | In Progress – In conjunction with current UDC development process. |
| 3. Identify key natural and cultural resources and consider for acquisition | 2024-28 | N/A | County staff | N/A | Dev. Services Fund | In Progress – County is working on restoration of the Healan’s Head’s Mill and development of a 100 acre park associated with it. Greenspace planning is included in the Comprehensive Plan and the UDC. |
| 4. Extend sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas | 2024-28 | \$45 Million | County | None | SPLOST & Connection Charges American Relief Grant Funds | In Progress – County is extending sewer service in targeted areas per the most recent Sewer Master Plan updated in December 2021. |
| 5. Adopt coordinated intergovernmental annexation policy that includes resource protection provisions | 2024-28 | N/A | County staff | N/A | N/A | In Progress – Continue implementation of the Service Delivery Strategy adopted in July |

Community Facilities

| Major Actions | Time Frame | Estimated Cost | Responsible Party | Portion Chargeable to Impact Fees | Sources of Funds | Comments |
|--|------------|----------------|------------------------------|-----------------------------------|--|---|
| 1. Comprehensively revise county UDC—new residential uses and zone districts; fiscal impact analysis regulations. | 2024-28 | N/A | County staff and consultants | N/A | N/A | TSW was hired in April 2019 to work on developing a new UDC. The estimated adoption date is August 2024. |
| 2. Revise county zoning maps to bring into accord with comprehensive plan location of development and infrastructure availability. | 2024-28 | N/A | County staff | N/A | N/A | In Progress – In conjunction with current Comprehensive Plan and future UDC. |
| 3. Extend sewer to targeted development locations. | 2024-28 | \$45 Million | County | None | SPLOST & Connection Charges American Relief Grant Funds | In Progress – County is extending sewer service in targeted areas per the most recent Sewer Master Plan updated in December 2021. |
| 4. Adopt coordinated intergovernmental annexation policy and agreement. | 2024-28 | N/A | County | N/A | N/A | In Progress – Continue implementation of the Service Delivery Strategy adopted in July 2017. |

Land Use

| Major Actions | Time Frame | Estimated Cost | Responsible Party | Portion Chargeable to Impact Fees | Sources of Funds | Comments |
|---|------------|----------------|------------------------------|-----------------------------------|--|--|
| 1. Comprehensively revise county UDC—quality regulations, environmental standards, fiscal impact assessment, etc. | 2024-28 | N/A | County staff and consultants | N/A | Dev. Services Fund | TSW was hired in April 2019 to work on developing a new UDC. The estimated adoption date is August 2024. |
| 2. Study revisions to county zoning maps to bring into accord with comprehensive plan. | 2024-28 | N/A | County staff | N/A | N/A | In Progress – ongoing implementation with current Comprehensive Plan and future UDC. |
| 3. Extend sewer to targeted development locations. | 2024-28 | \$45 Million | County | None | SPLOST & Connection Charges American Relief Grant Funds | In Progress – County is extending sewer service in targeted areas per the most recent Sewer Master Plan updated in December 2021. |
| 4. Improve regional marketing. | 2024-28 | N/A | County/Greater Hall Chamber | N/A | N/A | In Progress – Ongoing work with the Chamber of Commerce. |
| 5. Adopt coordinated intergovernmental annexation policy and agreement. | 2024-28 | N/A | County | N/A | N/A | Completed – Continue implementation of the Service Delivery Strategy adopted in July 2017. Implement the policy with of any new annexation requests. |
| 6. Comprehensive Plan Update | 2024-28 | \$150,000 | County | NA | Dev. Services Fund | Ongoing. The minor update to the comprehensive plan was adopted in June 2022. Major Comprehensive Plan update adoption is anticipated in July 2024. |

Intergovernmental Actions

| Major Actions | Time Frame | Estimated Cost | Responsible Party | Portion Chargeable to Impact Fees | Sources of Funds | Comments |
|--|------------|----------------|------------------------------|-----------------------------------|--|---|
| 1. Revise County development codes/consider complementary design and other standards with Cities. | 2024-28 | N/A | County staff and consultants | N/A | Dev. Services Fund | TSW was hired in April 2019 to work on developing a new UDC. The estimated adoption is August 2024. |
| 2. Draft county/city preservation plan with implementation tools. | 2024-28 | N/A | County staff | N/A | N/A | County has developed a joint historic preservation ordinance with City of Gainesville. The County intends to adopt the ordinance in the next year. |
| 3. Identify key natural and cultural resources and consider for acquisition. | 2024-28 | N/A | County staff | N/A | N/A | In Progress – County updated the Park Master Plan in 2019 in conjunction with the CORPS Master Plan. Ongoing discussions/public involvement regarding park locations should take place. |
| 4. Extend sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas. | 2024-28 | \$45 Million | County | None | SPLOST & Connection Charges American Relief Grant Funds | In Progress – County is extending sewer service in targeted areas per the most recent Sewer Master Plan updated in December 2021. |
| 5. Draft and adopt coordinated intergovernmental annexation policy. Use as countywide model. | 2024-28 | N/A | County staff | N/A | N/A | Completed – Continue implementation of the Service Delivery Strategy adopted in July 2017. |