

## 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 December 2024. 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.*

## 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	2025-29	\$245,000	County staff and Consultants	None	Dev. Services Fund	Completed. Adopted November 2024.
2. Draft County preservation plan with implementation tools	2025-29	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	2025-29	\$55 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. Work with Convention and Visitors Bureau re tourism infrastructure support	2025-29	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	2025-29	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.	2025-29	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.	2025-29	N/A	County staff	N/A	N/A	Completed.
3. Undertake housing analysis tied to economic development goals	2025-29	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.	2025-29	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.
2. Study revisions to county zoning maps to bring them into accord with the comprehensive plan.	2025-29	N/A	County staff	N/A	N/A	Completed.
3. Identify key natural and cultural resources and consider for acquisition	2025-29	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	2025-29	\$55 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	2025-29	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.	2025-29	N/A	County staff and consultants	N/A	N/A	Completed. Adopted November 2024.
2. Revise county zoning maps to bring into accord with comprehensive plan location of development and infrastructure availability.	2025-29	N/A	County staff	N/A	N/A	Completed
3. Extend sewer to targeted development locations.	2025-29	\$55 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.	2025-29	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.	2025-29	N/A	County staff and consultants	N/A	Dev. Services Fund	Completed. Adopted November 2024.
2. Study revisions to county zoning maps to bring into accord with comprehensive plan.	2025-29	N/A	County staff	N/A	N/A	Completed.
3. Extend sewer to targeted development locations.	2025-29	\$55 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.	2025-29	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.	2025-29	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	2025-29	\$150,000	County	NA	Dev. Services Fund	Completed. Minor update adopted December 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.	2025-29	N/A	County staff and consultants	N/A	Dev. Services Fund	Completed. Adopted November 2024.
2. Draft county/city preservation plan with implementation tools.	2025-29	N/A	County staff	N/A	N/A	Ongoing - County will be working on completing a joint preservation ordinance with City of Gainesville in conjunction with the UDC.
3. Identify key natural and cultural resources and consider for acquisition.	2025-29	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.	2025-29	\$55 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.	2025-29	N/A	County staff	N/A	N/A	Completed – Continue implementation of the Service Delivery Strategy adopted in July 2017.