

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 2004 and amended in May 2005. A partial update to the Comprehensive Plan was completed and approved by DCA in 2009. 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 has adopted a major update to the Comprehensive Plan in July 2017.

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 | 2019-22 | \$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 completion date is winter 2022. |
| 2. Draft County preservation plan with implementation tools | 2019-22 | 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 conjunction with the UDC. |
| 3. Extend water/sewer to targeted development locations | 2020-23 | \$5-7 Million | County | None | SPLOST & Connection Charges | In Progress – county is extending sewer service in targeted areas along SR 365 and in south Hall County. The county has no water system. The future development map will be used to guide sewer expansion. |
| 4. Work with Convention and Visitors Bureau re tourism infrastructure support | 2020-24 | 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 | 2020-24 | 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. | 2019-22 | N/A | County staff and consultants | N/A | Dev. Services Fund | Text amendments were adopted to Planned Residential Developments zoning district in 2019. Other 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. | 2020-24 | 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 | 2020-24 | 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. | 2019-22 | N/A | County staff and consultants | N/A | Dev. Services Fund | In Progress – The County hired an Arborist in 2019 and will continue evaluation during UDC process. |
| 2. Study revisions to county zoning maps to bring them into accord with the comprehensive plan. | 2019-22 | 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 | 2020-24 | N/A | County staff | N/A | N/A | In Progress – County has completed the restoration of the Healan’s Head’s Mill. A consultant has been hired to develop a master plan for the associated park. |
| 4. Extend water/sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas | 2020-24 | \$5-7 Million | County | None | SPLOST & Connection Charges | In Progress – County is extending sewer service in targeted areas of south and north Hall County. |
| 5. Adopt coordinated intergovernmental annexation policy that includes resource protection provisions | 2020-24 | N/A | County staff | N/A | N/A | In Progress – Continue implementation of the Service Delivery Strategy adopted in July 2017. |

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. | 2019-22 | 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 completion date is winter 2022. |
| 2. Revise county zoning maps to bring into accord with comprehensive plan location of development and infrastructure availability. | 2020-24 | N/A | County staff | N/A | N/A | In Progress – In conjunction with current Comprehensive Plan and future UDC. |
| 3. Extend water/sewer to targeted development locations. | 2020-24 | \$5-7 Million | County | None | SPLOST & Connection Charges | In Progress – County is extending sewer service in targeted areas of south and north Hall County. |
| 4. Adopt coordinated intergovernmental annexation policy and agreement. | 2020-24 | 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. | 2019-22 | 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 completion date is winter 2022. |
| 2. Study revisions to county zoning maps to bring into accord with comprehensive plan. | 2019-22 | N/A | County staff | N/A | N/A | In Progress – ongoing implementation with current Comprehensive Plan and future UDC. |
| 3. Extend water/sewer to targeted development locations. | 2020-24 | \$5-7 Million | County | None | SPLOST & Connection Charges | In Progress – County is extending sewer service in targeted areas of south and north Hall County. |
| 4. Improve regional marketing. | 2020-24 | 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. | 2020-24 | N/A | County | N/A | N/A | Completed – Continue implementation of the Service Delivery Strategy adopted in July 2017. Implement an internal procedure to inform elected officials of any new annexation requests. |
| 6. Comprehensive Plan Update | 2022 | \$150,000 | County | NA | Dev. Services Fund | The next comprehensive plan update will begin in 2022. |

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. | 2019-22 | 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 completion date is winter 2022. |
| 2. Draft county/city preservation plan with implementation tools. | 2019-22 | 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 conjunction with the UDC. |
| 3. Identify key natural and cultural resources and consider for acquisition. | 2020-24 | 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 water/sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas. | 2020-24 | \$5-7 Million | County | None | SPLOST & Connection Charges | In Progress – County is extending sewer service in targeted areas of south and north Hall County. |
| 5. Draft and adopt coordinated intergovernmental annexation policy. Use as countywide model. | 2020-24 | N/A | County staff | N/A | N/A | Completed – Continue implementation of the Service Delivery Strategy adopted in July 2017. |